

**Proposed Amendment to Allow Some Alterations of
Nonconforming Single and Two-Family Structures By-Right**

Add a new section 1.51 that will allow some alterations of non-conforming structures by right:

1.51 Nonconforming Single and Two-Family Residential Structures

Nonconforming single and two-family residential structures may be reconstructed, extended, altered, or structurally changed upon a determination by the Inspector of Buildings that such proposed reconstruction, extension, alteration, or change does not increase the nonconforming nature of said structure. The following circumstances do not increase the nonconforming nature of said structure:

- a. a reconstruction, extension, alteration, or change to a structure located on a lot with insufficient frontage that complies with all current area, setback, yard, and building height requirements.
- b. a reconstruction, extension, alteration, or change to a structure which encroaches upon one or more required yard or setback areas, where the alteration will comply with all current setback, yard, and building height requirements, and the lot complies with the district's minimum lot size requirement.
- c. a reconstruction, extension, alteration, or change to a structure that will not increase the footprint of the existing structure provided that the existing height restrictions shall not be exceeded and the lot complies with the district's minimum lot size requirement.

In the event that the Inspector of Buildings determines that the proposed reconstruction, extension, alteration, or change would increase the nonconforming nature of such structure, the Planning Board may, by special permit, allow such reconstruction, extension, alteration, or change where it determines that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood.