

Town of Orleans
Zoning Amendment approved May 10, 2010 ATM
 (AG Submission #3, Final version of Bylaw as amended)

1. **Chapter 164-4. Definitions**

ARTICLE 24. AMEND ZONING BYLAWS SECTION 164-4 DEFINITIONS

Building Height: The vertical distance from the average undisturbed existing natural grade at the foundation on the street side of the building to the top of the ridge. Except as otherwise provided in Section 164-40-2-B, or Section 164-35.1 D. Non-Commercial Wind Facilities, the only portions of a structure permitted above the ridge line shall be chimneys, air conditioning equipment, skylights, ventilators and antennae and other like features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy and which in no event shall exceed 5 feet above the ridge line.

2. **164-13. Schedule of Use Regulations**

ARTICLE 25. AMEND THE ZONING BYLAWS SECTION 164-13 SCHEDULE OF USE REGULATIONS

COMMERCIAL	R	RB	LB	GB	VC⁵	I	CD⁶	SC	MB
Beauty salon and beauty parlors	O	P ²	A	P ⁴	P ⁴	A ²	O	O	O
Gift Shops, antique shops	O	P ⁴⁻²	P ⁴	P ⁴	P ⁴	O	O	O	O

3. **Chapter 164-22. Modifications**

ARTICLE 26. AMEND THE ZONING BYLAWS SECTION 164-22 MODIFICATIONS

One (1) single family dwelling may be erected, enlarged, or maintained on any lot, regardless of a common ownership with that of adjoining land located in the same residential district, which existed on August 2, 1973 or which was shown on a preliminary plan prior to that date and which was further shown on a definitive plan which was subsequently filed and approved by the Planning Board, and contained at least 20,000 sq. ft. and had a minimum frontage of 120 ft. or has 50 ft of arc frontage on a cul-de-sac and is 120 ft. wide at the building line and the existing structure(s) or the proposed structure is located on such lot so as to conform with the minimum requirements of front, side and rear yard setbacks and to all other requirements for such structures in effect at the time of building.