

Amendments to the Stafford Zoning Regulations:

Section 2.1 - Definitions

Add following new definitions:

Coverage, building: lot area covered by the combined area of all structures on the lot, including porches, decks, ramps, balconies plus the area covered by pools, tennis courts and other structures.

Coverage, building ratio: That percentage of usable lot area (as defined in Section 3.11) covered by the combined area of all structures on the lot, including porches, decks, ramps, balconies plus the area covered by pools, tennis courts and other structures

Coverage, impervious: The area of all buildings on a lot plus the area covered by parking and loading areas and driveways (whether paved or unpaved)

Coverage ratio, impervious: The ratio of the Impervious coverage to the usable lot area (as defined in Section 3.11)

Floor area, Gross: That sum of the total horizontal area of all floors of a building as measured from the exterior walls. Such area shall not include any space with the headroom of less than seven (7) feet.

Floor area ratio: The ratio of the gross floor area divided by usable lot area (as defined in Section 3.11)

Section 3.2 - Lot of Record:

The lot frontage and lot ~~area~~ **size** requirements of these regulations or amendments thereto shall not prevent construction of a permitted building or establishment of a permitted use on a lot that:

- A. Was owned and maintained separately from any adjoining land prior to April 2, 1972, as evidenced by deed recorded in the Stafford land records; or
- B. Was shown on a valid filed plan of subdivision, approved by the Commission after February 15, 1972;
- C. And provided that such lot in a) or b) above has its frontage on an improved public street and sanitary sewage disposal and a potable water supply can be assured without hazard to public health;
- D. And provided construction on such lot can meet all yard requirements.

Where two (2) or more nonconforming adjoining lots of record are in the same ownership, then such lots shall be combined to meet or more nearly meet, the lot area and lot frontage requirements of these regulations.

Amendments to the Stafford Zoning Regulations:

Section 5.2 - Schedule of Permitted Main (Principal) Uses

Delete row 34 and insert the following in lieu thereof:

	WM	OS	LB	HB	CB	IN	HI
34. Retail uses having a gross floor area of more than thirty thousand (30,000) square feet			SP	SP	SP		SP

Section 5.7 - Standards for Business and Industrial

Districts Delete row entitled "Lot coverage, maximum"

Insert in lieu thereof, the following three rows:

	Local Business LB	Highway Business HB	Central Business CB	Industrial IN	Highway Industrial HI
Building coverage ratio (maximum)	25%	30%	100%	40%	25%
Floor area ratio (maximum)	20%	25%	200%	40%	35%
impervious coverage ratio (maximum)	60%	60%	100%	60%	60%

Section 10.D.1-Area and Bulk

Delete subsections a, b, c, d, e. Reletter f and g as a and b.