



Nantucket Planning Board

Application for a Secondary Dwelling Permit

Applicant: _____

Mailing address: _____

Daytime phone number: _____ Fax: _____

E-mail Address: _____

Owner (if other than applicant): _____

Mailing address: _____

Site Information:

Street Address _____

Assessors Tax Map # _____ Parcel # _____

Size of Parcel _____ Zoning District _____

Secondary Dwelling # of Bedrooms ____ Primary Dwelling # of Bedrooms ____

Secondary Dwelling Footprint (sq. ft.) _____ Primary Dwelling Footprint _____

Submission Requirements:

See attached checklist dated December 14, 2009.



Town of Nantucket

Secondary Dwelling Checklist

(Updated December 14, 2009)

- ◆ Application to Planning Board for a Secondary Dwelling. See Planning Board meeting schedule for meeting dates and deadlines. Applicants are strongly encouraged to attend the meeting, however, all applicants will be notified by mail of the Board's decision, unless the applicant requests to pick up their approval/denial letter in the office.
- ◆ \$100.00 Application Fee Payable to the Town of Nantucket, this includes three (3) inspections,
 1. Prior to Planning Board hearing
 2. Prior to issuance of Building Permit
 3. Prior to issuance of Certificate of Occupancy
- ◆ \$50.00 for all other inspections
- ◆ Two (2) site plans no larger than 11"x 17", which identify the following:
 - ◆ The entire site, including all property lines, existing structures;
 - ◆ The road which accesses the site;
 - ◆ The driveway and parking area for each dwelling. The dimensions of the driveway shall be indicated on the site plan. Please note that if the driveway is shared with another property or crosses an abutting property, a copy of the recorded driveway easement will be required;
 - ◆ Existing and proposed parking spaces. All parking spaces should be a minimum of nine (9) feet by twenty (20) feet. One compact parking space is permitted per lot which shall be no smaller than seven (7) feet by seventeen (17) feet. All parking shall be dimensioned on the site plan;
 - ◆ The existing or proposed construction of the driveway (i.e. dirt, gravel, shell, pavement, etc). Note that unpaved driveways connecting to paved roads will require the construction of a driveway apron pursuant to Zoning Bylaw section 139-20.1;
 - ◆ Existing and proposed structures. The footprint of the dwellings shall be indicated on the site plan to ensure that the one (1) of the two (2) dwellings is at least twenty (20) percent smaller in footprint than the other;

*******See Attached "Table of Parking Requirements" dated December 14, 2009**

TABLE OF PARKING REQUIREMENTS
(December 14, 2009)

Residential Parking Requirements (2009 ATM Article 28)

	Zoning Districts	Single Family Dwelling	Secondary Dwelling Unit*	Garage Apartment		Zoning Districts	Single Family Dwelling	Secondary Dwelling Unit*	Garage Apartment
Town Residential Districts	R-1 SR-1	1	.6 / br	0.75 / br	Town Commercial Districts	CDT	1	0	0.3 / br
	ROH SOH	1	1	0.75 / br		LC	1	1	0.75 / br
	R-5	1	1	1.0 / br		CMI	1	N/A	1.0 / br
	R-10 SR-10	2	1.75 / br	1.0 / br		CN	1	N/A	1.0 / br
	R-20 SR-20	2	1.0 / br	1.0 / br		CTEC	1	N/A	1.0 / br
	R-40	2	1.0 / br	1.0 / br		CI	N/A	N/A	1.0 / br
Country Residential Districts	V-R	2	2	1.0 / br	Country Commercial Districts	RC	1	1	0.75 / br
	LUG-1	2	2	1.0 / br		RC-2	2	.75 / br	1.0 / br
	LUG-2	2	2	1.0 / br		VN	2	N/A	1.0 / br
	LUG-3	2	2	1.0 / br	VTEC	2	N/A	1.0 / br	
	MMD	2	2	1.0 / br					

Notes: "br" shall mean "bedroom" as determined by the ZEO. December 14, 2009

*For interpretation purposes, the secondary dwelling unit shall be the unit with the lesser number of bedrooms and shall not be related to the sequence of building.