

ARTICLE ___

(Zoning Bylaw Amendment: Swimming Pool - Residential)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, by taking the following actions (*NOTE: new language is shown as highlighted text; language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

1. Amend section 2A (definitions) as follows:

SWIMMING POOL - RESIDENTIAL

A structure designed to be used for recreational purposes, either above or below grade, containing water more than 24 inches in depth and exceeding 150 square feet of water surface area, or exceeding 1,000 gallons. This shall not include ornamental ponds, decorative water features, including, but not limited to, fountains, bird baths, and the like. The swimming pool must be located on the same or contiguous lot as a residential dwelling or constructed for the benefit of a group of residences, such as a multifamily development, subdivision, or in conjunction with a neighborhood association.

- In the VR District only, the Zoning Board of Appeals, acting as the special permit granting authority, may grant a special permit to allow a residential swimming pool on a lot, subject to the following criteria being met: (1) the lot must meet or exceed the minimum lot size for the district, and (2) side and rear yard setbacks of 20 feet shall apply to the residential swimming pool and associated mechanical equipment.
- In the R-1, SR-1, R-5, and R-5L districts only, the following criteria must be met: (1) a minimum lot area of 10,000 square feet is required, and (2) side and rear yard setbacks of 10 feet shall apply to the residential swimming pool and associated mechanical equipment. This requirement shall apply to residential swimming pools for which a building permit is issued after September 30, 2020.

2. Amend section 7A (use chart) by replacing "A" with "A with lot \geq 10,000 sq ft" in the "Swimming pool - residential" row in the R-1/SR-1 and R-5/R-5L columns.

Or, to take any other action related thereto.

(Select Board for Planning Board)

R-1 and R-5 Review (01/14/20)

R-1

293	Acres (excluding roadways)
994	Total Lots
959	Buildable Lots
229	Lots over 15,000 square feet
155	Lots between 10,000 and 14,999 square feet
170	Lots between 7,500 and 9,999 square feet
13,304	Average Lot Size
8,557	Median Lot Size
15.8%	Average Ground Cover

R-5

109	Acres (excluding roadways)
582	Total Lots
558	Buildable Lots
45	Lots over 15,000 square feet
51	Lots between 10,000 and 14,999 square feet
90	Lots between 7,500 and 9,999 square feet
8,532	Average Lot Size
6,246	Median Lot Size
17.6%	Average Ground Cover (aggregate for all parcels and structures)