

Proposed change to Webster Zoning Ordinances and Driveway Regulations

October 19, 2023

Driveway Regulations Section IV, B, 2a

- a. In the case of a driveway intersecting a State road, ~~issuance of a State driveway permit shall be regarded as compliance with the Webster requirements for the design of the driveway/street intersection.~~ **a State driveway permit shall be a requirement for a Webster driveway permit.**

Article IV – Lot and Yard Requirements

1.

A. All lots in the Residential/Agricultural District shall be at least ~~five (5)~~ **three (3)** acres in size, provided however, ~~that lots of record within this District as of the effective date of this Amendment~~ **that lots of record within this District as of March 13, 2007** that (a) are in size equal to or greater than four (4) acres but less than ten (10) acres and (b) satisfy all other requirements of this Ordinance, the Town's Subdivision Regulations, and all other Town ordinances and regulations (hereinafter "Qualifying Lots") shall be permitted to be subdivided once into a total of two lots each of a minimum size of two (2) acres. ~~No further subdivision of Qualifying Lots shall be permitted.~~

B. No lots in the Pillsbury Lake District may be subdivided.

2. Each lot shall have a minimum of ~~250~~ **200** foot frontage on the road or highway that serves it.

Zoning Ordinance Article XI Impact Fee

New development shall not include the replacement of an existing mobile home, or the reconstruction of a structure that has been destroyed by fire or natural disaster where there is no change in its size, density or type of use, and where there is no net increase in demand on the public capital facilities of the Town of Webster. **All claims for abatement of Impact fee for replacement after a fire or natural disaster, must occur within three years of the incident.**

Zoning Ordinance Housekeeping Warrant Article

The Planning Board has the authority to assign such section numbers to the Zoning Ordinance as it may deem appropriate provided that no substantive change to the ordinance shall occur as a result of this renumbering.