

Substitute Motion for Article 28 – May 20, 2019

Annual Town Meeting - May 2019

Article 28

Updated May 2, 2019

SUBSTITUTED MOTION : I move that the Town vote to amend the Zoning By-Law of the Town of Shrewsbury, Section VII.B – Area, Frontage, Yard and Lot Coverage Requirements as follows:

Insert the following as Section VII.B.8

No lot in a residential zoning district shall be created to be so irregularly shaped or extended that it has a “Lot Shape Factor” less than “.45”. In determining the Lot Shape Factor for Rear Lots, the formula shall not include the perimeter or area of the access strip. The access strip shall be defined as that section of a lot which connects the buildable area of a rear lot with its frontage. For the purposes of determining a Lot Shape Factor, access strips shall be measured from where the side lot lines meet the frontage line and end where the side lot lines widen to the minimum required frontage width of the zoning district in which the lot is located.

The lot shape factor is defined as the lot area multiplied by 16 and divided by the square of the lot perimeter.

Lot Shape Factor Formula: P = lot perimeter and A = lot area

$$\text{Lot Shape Factor} = \frac{16(A)}{P^2}$$

PURPOSE: *The purpose of this article is to introduce a “lot shape” requirement to the Shrewsbury Zoning Bylaw for new residential lots. Currently, there is no limit on how creative a land surveyor can be when satisfying the square footage area requirements for a lot. This has led to highly irregularly shaped lots that can have narrow, unusable strips of land often used to avoid certain zoning regulations or to connect one portion of a lot to a larger piece of land in order to satisfy minimum lot area requirements. The result is an undermining of the Town’s ability to regulate density and enforce other zoning requirements. The Planning Department believes that a Lot Shape Factor formula is the best method for limiting the irregularity of newly drawn residential lots.*