

Currently the draft version of the Village Center district has a front setback of 0'. This matches the 0' setback in the current Central Business zoning district but is less than the other 15' setback for the Compact Residential district. The front setback starts 25' from the centerline of a road – thus the proposed setback is 25' and the existing is either 25' or 40'.

If the proposed setback was 35' – using the 10' that the Village Neighborhood uses, the following highlighted properties would be non-conforming:

1. 38 Brickhouse Road – 24+'
2. 64 Cedar Street (no correlating information) 28' according to the digital overlay
3. 289 Cedar Street – 25' nearest
4. 309 Cedar Street – 45'
5. 327 Cedar Street (McFeeters)– 34'/35'
6. 5 East Church Street – 30' to house (closest edge to East Main)
7. 40 East Church Street (in buyout program)
8. 52 East Church Street (in buyout program)
9. 80 East Church Street (Grange) – 38' to porch
10. 130 East Church Street – 37' to house, 35' to garage
11. 35 Main Street – 27' to the porch
12. 45 Main Street (Post Office) – 37'
13. 65 Main Street - 36'
14. 75 Main Street – 36'
15. 85 Main Street – 36'
16. 101 Main Street – 36'
17. 117 Main Street (permit to be demolished) – 28'
18. 129 Main Street – 42'
19. 30 River Street (River House) – 24+' (to Main Street)
20. 14 Pleasant Street – 39' (Bay Window)
21. 28 School Street – House is 35' and porch is 28'
22. 70 School Street – Garage (no difference between Accessory Structure and Single Family Dwelling for a front setback). – 33' to the garage
23. 108 School Street - 33' to the house
24. 83 Stevens Lane – 34' to house , 30' to shed

Moving to 30' (5' setback) brings most buildings into compliance – except for 28 School Street, 117 Main Street (to be demolished), 35 Main Street, 30 River Street, 289 Cedar Street, 64 Cedar Street, 40 East Church (in buyout program), 52 East Church (in buyout program), 38 Brickhouse Road.