

BUILDING PERMITS

EXCERPT FROM PITTSFIELD ZONING ORDINANCE CHAPTER 13

Pages 13-14

A. General Requirements

The following general requirements shall apply to all districts except the Shoreland districts:

1. No structure shall be erected or used, and no lot shall be used or divided, unless in conformity with the provisions of this Ordinance, except as provided below. All structures and lots, and uses of structures and lots, which fail to conform to the provisions of this Ordinance, are prohibited, except as provided herein.
 - a) Accessory buildings, for residential uses only, that have less than 200 square feet of footprint, are less than 15 feet in height, contain no plumbing and are not permanently attached shall not be required to comply with the setback requirements of Table P and shall not require a building permit subject to the following;
 - i. Accessory buildings shall not be allowed in the front yard area of a lot except in the C-4 District where a single building for shelter while awaiting transportation shall be allowed in the front yard area.
 1. If the building does not meet the lot line setback established for the district in Table P then the owner of the property abutting the sideline adjacent to the building must give a written approval for the building.
 - ii. In no case shall any accessory structure be located closer than 5' to the property lines.

For the purposes of this section permanently attached shall mean to be on a concrete foundation or slab or otherwise constructed such that it can not be removed without the need for excavation and demolition.
2. When a lot is situated in part in the Town of Pittsfield and in part in an adjacent municipality, the provisions of this Ordinance shall be applied to that portion of such lot that lies in the Town of Pittsfield as if the entire lot were situated in Pittsfield.
3. When a lot is transected by a zoning district boundary, the regulations set forth in this Ordinance applying to the larger part by area of such lot may also be deemed to govern in the smaller part beyond such zoning district boundary but only to an extent not more than thirty (30) feet in depth beyond said zoning district boundary. The Planning Board may grant a Conditional Use to allow the lot to be used in its entirety to the conditions of either one or the other zones in the lot. The Planning Board shall follow the Conditional Uses approval process of this Chapter 13 – Section 6 “Conditional Uses” in granting or denying a request.

4. No dwelling shall be erected except on a lot that fronts on a street, as defined. The minimum street frontage, measured along the lot line at the street, shall be at least equal to the minimum lot width.
5. The area of the lot that lies within the right-of-way lines of a public or private way shall not be counted as part of such lot for the purposes of meeting the area requirements of this Ordinance even if the fee to such land is held by the lot owner.
6. Any land taken by eminent domain, or conveyed for a public purpose, for which the land could have been or was taken by eminent domain, shall not be deemed to have been transferred in violation of the lot size, lot coverage and setback provisions of this Ordinance.