

ORDINANCE NO. 2000-4

TOWN OF OPHIR

WHEREAS, the General Assembly desires to amend the Ophir Land Use Code to clarify and modify maximum floor area requirements; and,

WHEREAS, the General Assembly finds that the modification and clarification of Maximum Floor Area requirements will promote the health, safety and general welfare of the Ophir Community;

NOW, THEREFORE, BE IT ORDAINED BY THE GENERAL ASSEMBLY OF THE TOWN OF OPHIR the following;

- I. **Amendment.** Section 409 is hereby repealed and reenacted in its entirety to read as follows:

SECTION 409. MAXIMUM FLOOR AREA

409.1 The combined maximum floor area for all buildings shall be determined by the following formulas:

<u>Lot Area</u>	<u>Maximum Floor Area Formula</u>
0 - 5,000 sq.ft.	2500 sq.ft.
5,001 - 7,500 sq.ft.	2,500 sq.ft. + .24 x (lot area - 5,000 sq.ft.)
7,501 - 10,000 sq.ft.	3100 sq.ft. + .16 x (lot area - 7,500 sq.ft.)
> 10,000 sq.ft.	3,500

409.2 In no case shall the floor area of a principal building exceed 3,500 sq.ft.

- II. **Amendment.** Section 201 is hereby amendment to repeal the definition of Floor Area and reenact the definition with the following:

“Floor Area: The sum of the gross horizontal areas of all floors of all buildings measured from the exterior faces of the exterior walls.”

III. **Public Hearing.** This Ordinance shall be referred to a public hearing on the 16th day of May, 2000.

IV. **Effective Date:** This Ordinance shall be in full force and effect upon publication of notice of final adoption.

First reading introduced, read and approved by the General Assembly on the 10th day of April, 2000.

Second and final reading approved and adopted by the General Assembly of the Town of Ophir on the 16th day of May, 2000.

By: _____
David Glynn, Mayor

Attest: _____
Lawrence Van Hoey, Town Clerk

Approved as to Form: Eric James Heil, Town Attorney