

Schedule A
Proposed Zoning Amendment

1241 E Main St Associates LLC
Revised December 8, 2025

Amendment to Section 10.C.1 – Modification of Non-Conforming Buildings or Structures. Additions are indicated with a **red and bold font**.

Section 10.C.1

Any modification of a non-conforming Building or Structure shall be made with the goal of reducing the non-conformity. For the modification of non-conforming Buildings or Structures, the following rules shall apply....

c. Height.

- (1) If a *Building* or *Structure* exceeds the permitted *Building Height*, then the *Height* may only be increased if required to meet federal, state or local life or safety codes or to allow for the installation of green roofs or solar panels.
- (2) This subsection shall not apply to building features exempt from the *Building Height* regulations pursuant to Section 3.B. of these Regulations. **Any existing portion of a *Building* or *Structure* that is exempt from *Building Height* pursuant to the definition of *Building Height* in Section 3.B. of these Regulations may be converted to *Floor Area* notwithstanding that the *Building* or *Structure* already exceeds the permitted *Building Height*. In no event shall the actual *Building Height* be increased by said conversion.** The *Height* of another portion of the *Building* may be increased if the resulting *Height* does not exceed the permitted *Building Height* and if it would not result in a new or increased non-conformity with other zoning regulations (e.g., *Permitted Density*).

d. Expansion of *Buildings* and *Structures*

- (1) In zoning districts where Floor Area Ratio (FAR) is defined, and an existing Building or Structure exceeds the permitted Floor Area Ratio, its Floor Area may only be increased or enlarged if required to provide access, or meet health, safety or other legal requirements such as the Americans with Disabilities Act. Unenclosed areas under an existing permanent roof **or enclosed areas currently exempt from FAR pursuant to the definition of *Floor Area Ratio* in Section 3.B of these Regulations** may be ~~enclosed and~~ converted to Floor Area notwithstanding that the Building or Structure already exceeds the permitted FAR.