

Summary of Major Changes:

Ch. 1

- Minor changes to wording as required by recent changes to Statute

Ch. 2

- Added definitions for all uses and major terms used.
- Revised existing definitions – including those related to setbacks, lots, agriculture, and building height,

Ch. 4

- Added requirement for 75% contiguous buildable area and clarified intent of the Minimum Lot Area requirement. Added criteria for what is buildable vs unbuildable.
- Added provision that applications for ALL proposed lots (subdivision/Resubdivision) or for development on an existing lot (some exceptions apply) must be capable of supporting a driveway that conforms to the regulations at the time of application.
- Added section to allow minor projections from structures such as canopies, eaves, bay windows, open stoops, ramps etc. to be permitted in any required setback (specific distances provided). Added same type of standards for fences, patios and signs.
- **Added Section 4.4 Exceptions:** This is a new section to address the non-conforming location of existing homes built before after subdivision regulations were passed - trying to come up with a way to allow residents to invest in their properties by allowing for setbacks that make more sense for the lot as it is currently developed. The 2nd part of the section addresses vacant lots created before subdivision regulations – basing setbacks distances on the size of the lot vs the underlying zone.
- The dimensional requirements for each district were adjusted significantly to help ensure better subdivision design and better lot-layout.
- Eliminated the higher setback requirement for lots fronting a State Rd. – ROW is typically wider there anyway. Setback requirements based on what makes sense for the lot size in a particular zone rather than the one size fits all approach.
- Added Max height of 45ft and max. stories of 3.5 for NON-residential and Multi-family buildings in residential districts. (Down from 50 as originally proposed)
- Allow Accessory Structures anywhere within the building envelope.
- Added Lot width requirements.

Separated residential and non-residential Zoning District regulations

- Generalized the Land Uses and grouped into categories to allow for proper flexibility – not the kind where the commission decides how to interpret the scope or intent of a particular EXISTING use in order to approve a PROPOSED USE that isn't specifically listed and doesn't quite fit. Will also prevent the practice of classifying a proposed use that is not specifically listed, as a mixture of listed uses listed in the regulations... i.e. Landscaping Business being classified as “warehouse” and “vehicle dispatch” or “outdoor storage and

sales”, etc. It is a Commercial Service, and that specific Use needs to be listed in the Use Table.

- The generalization of land uses, coupled with a clear definition of each allows for uses not initially anticipated to be permitted without having to first write a specific regulation and applying for a text amendment to the Table of Uses. This allows for both flexibility on the commission’s end and increased predictability on the developer and public’s end.
- Took out references to the Design Guidelines and ARB as they are not mandatory and there is no ARB.

Ch. 5

- *Generalized and categorized the Permitted Uses.*
- Fixed the purposes for each zone to reflect changes in statute regarding use of the word “character.”
- Got rid of both AFFORDABLE HOUSING DISTRICT and INCENTIVE HOUSING ZONE –
- Took out AGE RESTRICTED HOUSING and ASSISTED LIVING FOR SENIOR CITIZENS – There were no standards or application process as they were likely tied to a specific development at some point.
- Took out Rooming and Boarding and Mobil Home Leased Communities
- Increased frontage requirements and added maximum distance to achieve minimum lot width.
- Changes to permitted uses to allow Duplex via Zoning Permit and Multi-family in all residential zones (with minimum acreage requirements). Duplexes no longer require a Special Permit.
- Blended the Conservation and Open Space Subdivision regulations to get rid of redundancy adjusted dimensional regulations for each.
 - Added restrictions related to driveways, access strips and rights of ways across multiple properties;
 - added maximum lot size; and
 - restricted the number of special interior lots to facilitate better design and achieve stated purposes for these types of subdivisions.

Ch. 6

- Changed the “Design Districts” to “Development Districts” as there are no actual formal design districts with mandatory design guidelines. Took out any “design” requirements that are not under the control of PZC and/or created more uniform Site Standards for all uses requiring a Commission review. Old regs the standards were different for each zone and sometimes for different uses within the zone and were scattered throughout the document.
- Adjusted Dimensional requirements and permitted uses to better reflect the actual properties in the zone and desired type of growth while still protecting natural resources.
- Allow height increase to 65ft with conditions.

- Took out specific density restrictions – allow health code and bulk requirements etc. dictate.
- Took out Commercial Complex – replaced with Mixed use and made it a Special Permit in all districts.
- ***Took out Outdoor storage & sales.***–*Don't like this one. Should be encouraging products to be in a building so the town gets the tax revenue. Will prevent the selling fireworks from a tent for example. Handle Outdoor Storage in the Site Development Standards. Most of what you were envisioning under this use probably falls under Commercial Services – and you DEFINITELY don't want outdoor storage to be encouraged there.*
- Took out Alcoholic Liquor – no idea what that means.
- Added Commercial Services by SUP. This will cover all the following uses that were in existing Regulations. *Car wash; Equipment sales & repair; Funeral homes & undertaking; Fishing Gear Rental; Laundromat; **Motor Vehicle Repair (Mechanical); Motor vehicle body repair & painting;** Nurseries, including retail & wholesale; Repair shops (radio, tv, shoes, computer, etc.); RV Sales, Service, & Accessories; **Sawmill; Sawmill – Temporary;** Storage Facility; Self Storage w/ truck rental accessory use; Vehicle dispatching and repair*
- Added Temp. Forms of Outdoor Entertainment to the LCDD too.
- Took out the regulation that permitted a developer to build multi-family apartments and Planned communities up to 75% of the lot or of building usage if the remaining portion of the lot and/or building OR A BUILDING ON ANOTHER LOT is developed commercially....*because that flies in the face of zoning in so many ways!*
- Took out language that seemed to allow multiple uses on a property – no matter the use... even those NOT in the use table... left it to the discretion of the Commission. Not allowed at all. Uniformity rule.
- Took away any requirement related to off-site improvements. *Not legal*
- Allow Multi-family developments in all residential zones including R60 (*Where it was prohibited*)
- Took out the Tier I and Tier II language pertaining to personal services in old supplemental regulations as they were not distinguished as such in the table of uses.

Chapter 7: General Requirements which pertain to all zones and chapter

- Added snow stack requirement for driveways – i.e. can't be closer than 10ft from a property line.
- Added the requirement that the proposed frontage of a lot, whether a frontage or interior lot, must be capable of accommodating a driveway for access to the main part of the lot (i.e., the portion of the lot containing the principal use or structure) and meeting these Regulations' minimum driveway standards.
- Added requirement for turnouts for driveways greater than 400ft.
- Revised Shared Driveway requirements:

- Added: “The shared portion of any driveway must be located entirely within the access strip of the farthest lot it services. The individual driveway branching off the shared portion must directly connect to the main part of the lot (i.e., the portion of the lot containing the principal use or structure) it is to serve without crossing over any portion of any other lots. (See exception for Special Interior Lot §7.5A(2)(a)).”
- Added: “The shared driveway access easement area shall not count toward the minimum lot area for all lots utilizing the access easement area or otherwise encumbered by it.”
- Reduce the number of lots that can share a driveway from 4 to 3 (exception for Cons. Sub).
- Added a maximum of 400 feet for any interior lot access strip (flag lot).
- Added exception language about Special Interior Lots in Open Space Subdivisions

Added Chapter 8: Supplemental Regulations which pertain to the specific permitted uses in each zone. This section is only for Uses listed in the permitted use tables that needed additional criteria than what is provided in the Site Development Standards – such as acreage requirements, owner occupancy requirements, limits to hours of operation etc.

- Added requirements for new uses as appropriate and edited existing criteria to correct discrepancies and regulations that are outside of the Commission’s authority to regulate.
- Added Excavation to this section and out of “Natural Resources” as it is a specific permitted use
- Added Alternative Energy Systems as they are also in the use table
- Removed Conservation and Open Space Subdivisions from the existing Supplemental Regulation Chapter as they are types of development – not “uses”
- Removed Portable Storage Unit and add it to General/MISC Regulations as it is not a specifically listed use.
- Major overhaul of the Agricultural Regulations
- Took out extremely restrictive dimensional requirements for keeping animals.
- Added new type of Home Occupation in non-residential districts where there is an existing house. The thought was to allow someone the opportunity to try out a business without converting the whole property to a commercial use -thereby giving up the non-conforming residential status. Added Home Occupation: Commercial Services.

Added much needed Chapter 9: Site Development Standards: These are absolutely necessary. The PZC MUST add specific criteria for each standard required or discussed (i.e. landscaping and lighting, etc.) so there are clear standards upon which to review applications and determine compliance.

- All applications before the Commission must be evaluated based on conformance to specific standards spelled out in the regulations – that are uniform and applied consistently.
- Added Design Objectives based on the Design Guidelines and based some of the Site Development Standards on these design guidelines as well. The Site Development Standards only apply to uses that require a Site Plan or Special permit – i.e. Commission review. They do NOT apply to applications reviewed and approved by staff. Those applications have their own Site/Plot Plan requirements and review criteria.

- Added standards for Landscaping and Buffering, Lighting, Access Management (for non-residential uses and Multi-family developments), General Performance Standards, Low Impact Design, Refuse Storage, Outdoor Storage, Outdoor Display of merchandise, Architectural Design, Off-street Parking and Loading, Consolidated parcels, Soil & Erosion Control measures, and Stormwater Management. Referenced ordinances as applicable.

Ch. 10 and Ch. 11

Grouped all the administrative “stuff” making sure to differentiate between the process for applications that are reviewed and approved by staff vs the commission or ZBA.

- Added detail on Commission Permit Review and Approval for Concept Plans; Site Plans; Special Permits; Map and Text Amendments and Master Plans
- Added note that “All signatures must be live, and date of signature provided (including that of the Soil Scientist).
- Added timelines for filing Plans and clarified that all Site Plans approved by the Commission are filed with the Town Clerk. Currently are silent about Site Plans.
- Added expiration period for all types of permits/approvals
- Added Change of Use and Free Split/Boundary line adjustment requirements
- Took all the Site Plan requirements that used to be in Chapter 6 and put them on a Check Sheet.
- Took out the additional requirements by district and incorporated much of the requirements into the Site Development Standards or Supplemental Regs for a particular use rather than the whole zone.
- Beefed up the Special Permit Criteria.

Ch. 12 Put the section on CAM and FEMA together in this Chapter. – No change to the language.

Ch. 13 is now ADMINISTRATION AND ENFORCEMENT

Ch. 14 is Zoning Board of Appeals including Floodplain Variances.

Ch. 15 is the chapter on Aquifer Protection.

Other:

- Added APPENDIX B (Site Plan Standards Check Sheet), APPENDIX C (SFR & Duplex Dwelling Check Sheet) & APPENDIX D (Plot Plan Requirements)
- Additional Changes were made throughout to comply with new Statutes and to clear up many errors and inconsistencies that made the current regulations impossible to enforce at times.