

Bylaw modernization – Summary of proposed changes:02042025

- 1) Revising section 105 Design Advisory Committee to include the role of advising both the DRB and Administrative Officer and to outline a review process and criteria.
- 2) Adding section 202.03 statutory limitations on municipal bylaws
- 3) Defining major and minor site plans and major change to a conditional use along with a process for the administrative officer to act on minor site plan review.
- 4) Adding language to allow waivers under certain conditions and a process for applicants to request waiver along with criteria for the DRB to review.
 - a. Limitations on waivers include: Not more than 50% to dimensional standards, excluding the Flood Hazard Overlay District, wetland setbacks or buffers.
- 5) Changing the description of Generally Permitted Accessory Dwelling Units
- 6) Changing many of the zoning district names, standards and some minor adjustments conditional and allowed uses. Changes to district names and new districts include:
 - a. Adding a new Downtown District
 - b. Replacing Residential Town, Residential A and Residential B with:
 - i. Residential 15 (up to 15 units per acre – New District)
 - ii. Residential 10 (up to 10 units per acre – Similar to Current Residential B District)
 - iii. Residential 5 (up to 5 units per acre – Similar to current Residential A District)
 - iv. Residential 1 – (up to 2 units per acre – similar to current Rural Town District)
 - c. Rural lands. Combining Rural lands one and two into one Rural land district.
 - d. General business – replaces the current Industrial district.
 - e. Boundaries of new zoning districts were mapped largely following current lot lines where possible and following the existing zoning boundaries where current zoning districts exists, with minor modifications.
- 7) Minor changes to Section 401 – existing small lots
- 8) Minor changes to Section 404 Off street parking to address nonconforming parking spaces and align with updated uses.
- 9) Substantial revision of Section 418 to define manufactured homes and development standards within existing manufactured home parks (called mobile home park in previous zoning) or for new manufactured home parks.
- 10) Removal of sections on Temporary Overnight Shelters and Transitional residence
- 11) Updated or added definitions for: Accessory Dwelling Unit, Agriculture, Bed and Breakfast, Bulk storage of hazardous materials, Driver Through Facility, Dwelling unit, Dwelling unit single unit, Dwelling unit two unit, Dwelling unit three unit, Dwelling unit four unit, Dwelling attached, Dwelling muti-unit, Dwelling in mixed use building, Emergency Shelter, Household, Manufactured home, Manufactured home park or subdivision, Park or Nature Preserve, Parking, Recreation indoor, Recreation outdoor, Religious institution, Residential care home, Residential care facility, Riding academy, Rooming house, Sale of hazardous materials, Secure residential facility, Specialized housing, Stump dump, Wireless communications facilities
- 12) Removal of definitions for: Animal hospital, Assisted living facility, Boarding House, Building coverage, Building front line, Church, Clear sight triangle, Community care home, Corner, Dormitory, Lodging house, Materials revery facility, Maximum number of dwelling units, Mobile home, Mobile home park or subdivision, Multi-family unit dwelling, Nursing home, Official submittal date, Off Lot water or sewer, On lot water or sewer, One family unit dwelling, Overlay, Pellet, RPD, Private swimming pool, PUD, Rehabilitation center, Renewable energy resources, Residential Care Home, Residential use, Setback

List of added/revised definitions:

- a. Accessory Dwelling Unit
- b. Agriculture
- c. Bed and Breakfast
- d. Bulk storage of hazardous materials
- e. Driver Through Facility
- f. Dwelling unit

- g. Dwelling unit single unit
- h. Dwelling unit two unit
- i. Dwelling unit three unit
- j. Dwelling unit four unit
- k. Dwelling attached
- l. Dwelling multi-unit
- m. Dwelling in mixed use building
- n. Emergency Shelter
- o. Household
- p. Manufactured home
- q. Manufactured home park or subdivision
- r. Park or Nature Preserve
- s. Parking
- t. Recreation indoor
- u. Recreation outdoor
- v. Religious institution
- w. Residential care home
- x. Residential care facility
- y. Riding academy
- z. Rooming house
- aa. Sale of hazardous materials
- bb. Secure residential facility
- cc. Specialized housing
- dd. Stump dump

13) Removal of definitions for:

- a. Animal hospital (duplicative with Veterinary services)
- b. Assisted living facility
- c. Boarding House
- d. Building coverage
- e. Building front line
- f. Church
- g. Clear sight triangle
- h. Community care home
- i. Corner
- j. Dormitory
- k. Lodging house
- l. Materials recovery facility
- m. Maximum number of dwelling units
- n. Mobile home
- o. Mobile home park or subdivision
- p. Multi-family unit dwelling
- q. Nursing home
- r. Official submittal date
- s. Off Lot water or sewer
- t. On lot water or sewer
- u. One family unit dwelling
- v. Overlay
- w. Pellet
- x. RPD
- y. Private swimming Pool
- z. PUD
- aa. Rehabilitation center
- bb. Renewable energy resources
- cc. Residential Care Home
- dd. Residential use
- ee. Setback
- ff. Many definitions under wireless communication facilities