

**CHANGES TO THE ZONING BYLAW IN THE
PLANNING COMMISSION PUBLIC HEARING DRAFT**

Except in Sections 205-241, Article III, and Section 701, inserted text is underlined, deleted text is in . Please refer to the draft for more details.

Article I

No changes

Article II Zoning Districts and Map

Sections 205-240: Zoning districts are revised to be compatible with the Land Use section of the Town Plan and the Town Plan Future Land Use Map.

- Zoning districts removed: Forest Reserve; Reserve;
- Zoning districts added: Productive Lands; Rural; Residential
- The Village district is revised and renamed Settlement Areas.
- Zoning Map is revised with new districts and boundaries.
- The Allowed Uses and Conditional Uses for each district are revised.
- Uses removed: Camp, Conservation, Public Utility, Greenhouse/Nursery, Dumpster
- Uses added: Agritourism; Gasoline Service Station; Licensed Childcare Facility; Neighborhood Store; Residential Care Facility; Solid Waste Facility; Storage Facility
- Setbacks are not altered except in the Settlement Areas district, where they are reduced.
- Minimum Lot Area is revised in many parts of town, depending on the change in district.

Section 241: Descriptive language describing map removed.

Section 245 and 255: revisions as shown in draft

Article III Riparian Areas

- The terms “Resource Area” and “Shoreland Area” are both changed to “Riparian Area” throughout the article.
- The setback requirement for sewage is removed as that is now regulated by the state.
- No other changes to requirements.

Article IV Flood Hazard Area Regulations

No changes

Article V Planned Unit Development

No changes

Article VI General Regulations

Section 603: updated statutory regulations of Residential Care Home.

Sections 615,616,669: revisions as shown in draft

Continued on other side

Article VII Administration and Enforcement

Section 701: added language clarifying subdivision as land development; other revisions as marked

Section 705 Certificate of Occupancy: deleted

Sections 715,716,717,724: revised as marked

Article VIII Definitions

Definitions revised or edited:

Accessory Dwelling Unit; Agriculture; Camp; Community Center; Coverage; Single Family Dwelling; Family; Family Child Care Home; Forestry; Interested Person; Personal Service; Structure; Subdivision; Portable Storage Container

Definitions added:

Administrative Officer; Agritourism; Animal Hospital; Auto Service and Repair; Building Footprint; Cemetery; Change of Use; Earth and Mineral Extraction; Easement; Gasoline Service Station; Kennel; Landscaping; Licensed Childcare Facility; Mixed Use Structure; Neighborhood Store; Office Building; Public or Governmental Building; Residential Care Facility; Right of Way; School ; Solid Waste Facility; Storage Facility

Definitions Removed:

Dumpster; Enclosed Storage; Greenhouse/Nursery; Group Home; Private Club;