

Zoning Review Committee
2-23-2017

Zoning Code Provisions	Code Section	Current Zoning	Proposed Zoning
Clarification and Corrections	Throughout		Corrects code number errors and spelling errors Clarifies several sections with better description
Definitions	§ 140-4 Specific Definitions		Adds 15 new definitions for new topics or clarification Amends 5 definitions Removes mixed use definition to clarify conflict with multiple permitted use definition
Lot Standards	§ 140-10 Lot Development Standards	Measured 25' from centerline of road	Clarifies front yard setback starting point
Accessory Structures	§ 140-10 Lot Development Standards	Accessory structures not allowed in front of principal structures except beyond 100' from road	Accessory structures allowed if smaller than the principal structure
Cargo Container Storage	§ 140-10 Lot Development Standards	Cargo containers allowed only with commercial or institutional uses	Cargo containers allowed for storage in all zoning districts with standards for use
Fences	§ 140-10 Lot Development Standards	Front yard fence maximum 4 ft	Front yard maximum increased to 6' Berms or building up ground not allowed Maximum fence height 8' but allows Planning Board to modify
Home Occupation Signs	§ 140-19 Home Occupation Regulations	Clarification of code and chart discrepancy	Allows a 12 sf sign in Class II or Class III home occupations
Digital Signs	§ 140-21 Signs	Does not address digital signs	Allows digital signs with new code section Addresses standards for digital signs
Short Term Rentals	§140-26A Short Term Transient Rentals	Not addressed	Adds new code section for Short Term Rentals Adds definitions Allowed as accessory use with permit from CEO Sets standards for operation and review Adds complaint process and enforcement
Commercial Events Facilities	§140-35 Commercial Events Facilities	12 events per year Hours of Operation 9am-11pm Allowed in all zoning districts	Clarifies number of events per year Lowers hours of operation on weekdays 9am-10pm Removes from R-1 and R-2 zoning district
Non Conforming Uses	§ 140-39A Definitions	Not addressed	Adds specific definitions for clarity
Non Conforming Uses	§ 140-41 Restoration, Reconstruction or Replacement	5 year restoration if damaged	18 month restoration if damaged
Non Conforming Uses	§ 140-43 Abandonment and Re-establishment	5 year period for reestablishment	2 year period for reestablishment