

MORRISVILLE / MORRISTOWN **PLANNING COUNCIL AGENDA**

Tuesday 9 January 2024 at 5:00 P.M.

**Morristown Municipal Offices, 43 Portland Street
Community meeting room of the Old Tegu Theatre**

- p. 2-3 1. Vote: prior Council meeting minutes
- p. 4-5 2. Discuss: Revise §455 driveway location intersection setback
- p. 4 3. Discuss: Create §456 for existing Access Permit process
- 4. Discuss: Selectboard request for Planning Council alternates
- p. 6-7 5. Discuss: Revisions to limitations per (24 VSA §4412)
- p. 8-13 6. Discuss: Proposed S.100 “homes for everyone” zoning edits
(minimum & maximum lot sizes in village areas, waiver
addition, & revised building height regulation)

Morristown/Morrisville Planning Council
PO Box 748 / Morrisville, VT 05661
Phone (802) 888-6373

Meeting Minutes of Tuesday 12 December 2023

Council Members present: Joshua Goldstein, Etienne Hancock, John Meyer, & Wally Reeve

Council Guests: Seth Costa, Tom Cloutier, and Jamie Morris

Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock, participating over the phone, called the meeting to order in the Community Meeting Room of the Town Offices at 43 Portland Street in Morrisville at 5:00 P.M. Mr. Thomas asked the Council to add a discussion at the end of the agenda for candidate interviews for the open Planning Council Seat. The agenda was amended as such by consensus.

Meeting Minutes: Member Meyer moved to approve the October 24th meeting minutes. A vote of 4-0 affirmed the motion.

Discuss: Recording of Planning Council meetings. Mr. Thomas said that Bonnie McDermott, who was hired to assist with recording planning meetings, was home sick. As such, the meeting tonight could not be recorded. Video recording would instead begin at the Planning Council's next meeting on January 9th, with the video of that meeting, and the video of future meetings being uploaded to the Town's YouTube channel once the Selectboard adds video to its written record retention policy and creates said channel.

Discuss: 2023 Zoning change postmortem. Mr. Thomas shared that the 2023 zoning changes were approved unanimously as proposed by the Selectboard & Village Trustees in November.

Discuss: Citizen request to ban message boards on signs. The Council discussed resident Jamie Brewster's request to ban message boards on signs as part of the next zoning update. Member Goldstein said that he did not find the pictures included in the meeting packet of local signs with message boards to be problematic. Mr. Thomas explained, per a question asked of him at the previous non-quorumed meeting, that none of the surrounding towns limit the percentage of signs that can be used as message boards. Prospective Planning Council candidate Jamie Morris asked if electronic messaging signs were allowed. Mr. Thomas said electronic signs were not allowed, and that the current practice of allowing the old-fashioned non electronic message boards on signs was meant to be a compromise for the business owners who had previously approached the Planning Council requesting that electronic message board signs be allowed. The Council, by consensus, decided that message boards were not a pressing problem at this time, so they declined to take any further action on Mr. Brewster's request to ban them.

Discuss: Citizen request to place zoning restrictions on tree clearing. The Council discussed resident Jamie Brewster's request to regulate tree clearing under zoning, and if clearing was a problem that needed regulation. Member Meyer cautioned that by the time clearing was found to detrimental in the future, establishing such a regulation then could already be too late, as local development pressures had grown quicker than imagined in recent years. Mr. Thomas presenting his findings about how surrounding communities limited or regulated tree clearing. He explained

that there was very limited to no regulation of tree clearing in the communities that surround Morristown, other than Hyde Park (Green River Reservoir Overlay District) and Stowe (Ridgeline and Hilltop Overlay District). The Council briefly discussed establishing a similar overlay district until Member Goldstein expressed doubts that the Council could properly regulate it without a lot of expert guidance and public input, which it did not have time to take on currently. Chair Hancock added that he sees large tree clearing as a State or regional issue, and something that it is too big for one town successfully regulate (ex: the mountain backdrop to Morrisville lies in multiple other municipalities). The Council, by consensus, declined to take any further action on Mr. Brewster's request to regulate tree clearing at this disjuncture.

Discuss: S.100 Homes for Everyone zoning changes. Mr. Thomas presented the first wave of zoning changes designed to bring the Town's development regulations into compliance with Vermont's new S.100 "Homes for Everyone" law. The Planning Council discussed and made decisions regarding the proposed zoning changes, which included: emergency shelters, increasing minimum lot sizes to combat undesired density increases in rural areas, confirming when pavement is requirement for residential development within the Village, treating single-family homes and duplexes uniformly in Section 206 Design Review, and establishing maximum lot sizes within much of the Village. Member Goldstein said he did not support some of the zoning changes that were meant to push back on the S.100 mandates, including doubling the minimum lot size in rural areas from 2 builder's acres to 4 builder's acres. The Council ultimately agreed to compromise on 3 builder's acres (120,000 ft²) for a minimum lot size in the Rural Residential Agricultural (RRA) Zone. After a long discussion, the Council also agreed to 8,000 ft² (approximately 1/5-acre) maximum lot sizes in the less populated residential sections of the village that are served by water & sewer, 10,000 ft² maximum lot sizes in the High Density Zone, and 20,000 ft² maximum lot sizes in the Central Business Zone. Mr. Thomas said he would refine his draft S.100 changes per the discussion and present them for an informal sign-off at the January 9th Planning Council meeting.

Discuss: 2023 Town Report Submission. Mr. Thomas presented the Planning Council's submission into the 2022 Town Report as a means of asking what should be included in the 2023 Town Report entry that he would write for the Council later in the month. It was decided that the report should focus on the successful 2023 zoning update process, the unsuccessful Jersey Heights sidewalk connection initiative, and the coming S.100 zoning changes. Mr. Thomas said he would e-mail out a draft submission for the 2023 Town Report within the following week.

Discuss: Interviews for open Planning Council seat. Interviews were held with prospective candidates for the open seat on the Planning Council. It was determined that both candidates (Jamie Morris & Seth Costa) would be able to serve the Town well on the Council. The Council members ultimately recommend that Jamie Morris be appointed to the open seat on the basis that he applied to fill the vacancy first (a first come first served tiebreaker). Additionally, it was decided that Seth Costa would be added to Town Administration's Planning Council candidate list for 2024.

The meeting adjourned at 7:15 PM, submitted by Todd Thomas

454. The DRB may increase or decrease the number of parking spaces required if it is demonstrated that a different number of spaces is more appropriate for the particular use.

455. **Driveway Location.** All driveways are to be located at least ~~75 feet~~ 15 feet plus the full width of the proposed driveway from the nearest ~~corner pavement or gravel section~~ of any street intersection. ~~This shall apply to all uses except Dwelling Unit, Single-Family and Dwelling Unit and Two-Family. On roads where the posted speed-limit is 35mph or more, the driveway setback shall be 15 feet plus double the full width of the proposed driveway from the nearest pavement or gravel section.~~ For any use and where feasible, the sharing of driveway accesses between adjoining lots is preferred and encouraged.

456. **Access Permits required for new driveway.** Proposed driveways on Town Roads, but not private roads nor on State roads, require an Access Permit issued by the Zoning Administrator prior to their construction or use. The Zoning Administrator shall take direction from the Highway Superintendent, or his designated foreman, prior to issuing an Access Permit regarding the required grade of the proposed driveway, sight distance thereto, and the potential need for a culvert underneath it.

Section 470. Signs

471. **Objective.** The purpose guiding these regulations is to allow for Signs that are compatible with the zone in which they are located, maintained in good repair, are not distracting, do not pose a traffic and safety hazards, protect public health, safety, and welfare, and, per §477, do not contribute to light pollution.

471.1. General Sign Requirements.

- a. Approval Required. Prior written approval from the zoning administrator is required for all Signs except those exempted from this Bylaw (see §479).
- b. Sign Count. Every business, unless otherwise specified, shall be limited to a maximum of two signs, which is typically comprised of a free standing pylon sign along a road, or a sandwich board sign along a sidewalk, and a façade sign.
- c. Setbacks. Signs are exempt from Setback requirements.
- d. Off-Premise Advertising Prohibited. A sign or display promoting a business or activity that is not the main activity of the facility on the premises is prohibited.
- e. Facade Sign Height. No facade sign shall extend above the highest roofline of the building upon which it is located.
- f. Pylon Sign Height. No free standing sign shall extend higher than 15 feet from the average grade of the surrounding ground to the highest point of the Sign.
- g. Business/Use Name Change. When the use of a property is changed or when a business ceases to operate or changes names, any sign associated with such original use or business, including frames and supports, shall be removed within thirty days. Any new sign after the use of a property is changed or terminated or after a business changes names or ceases to operate, shall require a permit and comply with the requirements of this Bylaw.
- h. All signs shall be kept in good repair. Evidence of rust, a broken sign structure, or other obvious defects shall be corrected by the sign's owner within 30 days of receiving notice from the Zoning Administrator that the sign is consider not in good repair.

The *New York State Local Technical Assistance Program Center (NYS LTAP)*[^] is hosted by the Cornell Local Roads Program.



NYS LTAP Center - Cornell Local Roads Program

How close can a residential driveway be to an intersection?

The NYSDOT Highway Design Manual [Chapter 5](#) and [Appendix 5A](#) provides information regarding the placement of a variety of driveway types. With regard to residential driveways, a recommended distance from an intersection's closest edge of the travel lane is equal to 2x's the width of the driveway plus 15 feet ($2W + 15$ feet; W = width of driveway). If the intersection is signaled, a minimum of 100 feet is recommended. These are standards for State Highways but are also a good reference source for local roads and streets. Figure 5A, from Appendix 5A, provides diagrams and notes that should help provide guidance for different types of driveways.

Resources

NYSDOT Policy and Standards of Entrances to State Highways (Driveway Design Policy):

February 2016

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Section 423. Limitations Established in the Act (24 VSA §4412).

All limitations imposed upon this municipality by §4412 of the Act shall be adhered to; these may include but are not limited to the following:

- 423.1 **Residential Care Home, or Group Home, & Recovery Residence (§4412.1G).** A residential care home, or group home, or recovery residence operating under state licensing or registration, serving not more than 8 persons who have a handicap or disability as defined in 9 VSA §4501, as defined in 24 VSA §4412.1.G, all serving not more than 8 qualifying persons, shall be considered by right to constitute a permitted single-family residential use of property. ~~A residential care home or group home operating under state licensing or registration serving more than 8 persons who have a handicap or disability as defined in 9 VSA §4501 may be allowed as a Conditional Use as limited by the underlying zoning district (see §204.5a).~~
- 423.2 **Family Child Care Facility (§4412.5).** A "family child care home or facility", as used in this section, means a home or facility where the owner or operator is licensed or registered by the state for child care. A family child care home serving six (6) or fewer children shall be considered to constitute a permitted single-family residential use of property. A family child care home serving no more than six full-time children and four part-time children, as defined in 33 VSA §4902(3)(A), shall be considered to constitute a permitted use of property but shall require site plan approval by the DRB. A family child care facility serving more than six full-time and four part-time children shall be considered a Day Care Facility, a conditional use requiring review and approval by the DRB.
- 423.3 **Height Regulation Limitations for Renewable Energy Structures & Telecommunications Antennas (§4412.6).** ~~The height of antenna structures, any of which are mounted on complying structures, shall not be regulated unless the bylaws provide specific standards for regulation. Local zoning regulations regarding the height of renewable energy structures and telecommunication antennas are strictly limited per 24 VSA §4412.6.~~
- 423.4 **Accessory Apartment Dwelling Unit (§4412.1.E).** One Accessory Apartment Dwelling Unit, located within an owner-occupied or appurtenant to a single-family dwelling, or within an accessory building on the same property or on an owner-occupied lot, shall be a permitted ~~allowed~~ in all zones under the same regulations as a single-family dwelling would be on the subject property ~~use on lots that do not otherwise meet the minimum dimensional requirements for a two-family unit, provided that the property has:~~
- Sufficient wastewater capacity (requires new state wastewater permit);
 - The proposed accessory apartment is not greater than ~~60~~30% of the heated floor space of the existing, or a proposed, primary dwelling.
 - Meets applicable setbacks.
- 423.5 **Accessory On-Farm Business (§4412.11)** - A business operated by the farm owner or someone residing on the farm parcel subject to limited site plan review per 24 VSA §4412.11 & Act 143 of 2018 for any activity located on, and accessory to, a farm regulated by the VT Agency of Agriculture under the Required Agricultural Practices rule that includes one or both of the following: (1) the storage, preparation, processing, and sale of qualifying products, provided that more than 50% of the total annual sales are from products that are produced on the farm at which the business is located. Qualifying products are those wholly grown raised or produced on a farm or manufactured on-farm from such products. (2) educational, recreational, or social events that feature agricultural practices or qualifying products, or both. Such events may include tours of the farm, farm

stays, tastings and meals featuring qualifying products, and classes or exhibits in the preparation, processing, or harvesting of qualifying products.

MPC S.100 zoning change schedule through rest of fiscal year						
Meeting Date	Board	Time	Location	S.100 New Zoning Change Topics	Bill §	Notes
11/28/2023	MPC	5:00 PM	Town Offices	Review duplex pavement requirement, double minimum lot size in RRA Zone, & delete homeless shelter language	§1, §2 & §3	
12/12/2023	MPC	5:00 PM	Town Offices	Decide on lot sizes for village areas (proposed at 8,000 ft2 maximums @ 5+ single-family homes per acre)	§2	
12/26/2023	MPC	5:00 PM	Town Offices	-	-	No meeting - Christmas
1/9/2024	MPC	5:00 PM	Town Offices	Decide on lot sizes for village areas (proposed at 8,000 ft2 maximums @ 5+ single-family homes per acre)	§2	
1/23/2024	MPC	5:00 PM	Town Offices	waiver & revised building height language	§2	
2/13/2024	MPC	5:00 PM	Town Offices	-	-	No meeting - Todd vacation
2/27/2024	MPC	5:00 PM	Town Offices	Revise Accessory Apt language & permit process for administrative subdivisions	§2 & §6-§7	
3/12/2024	MPC	5:00 PM	Town Offices	Review and edit Sewer Service Area so it matches zoned areas for village maximum lot size plus allow small gravity sewer expansion areas (as supported by MW&L)	§2 & §4	
3/26/2024	MPC	5:00 PM	Town Offices	Review and edit Sewer Service Area so it matches zoned areas for village maximum lot size plus allow small gravity sewer expansion areas (as supported by MW&L)	§2 & §4	

4/9/2024	MPC	5:00 PM	Town Offices	Revise 206 of ZBL so duplexes in village have same design regulations as single family homes	§2	
4/23/2024	MPC	5:00 PM	Town Offices	Revise definitions in ZBL changed by S.100 (ADU, emergency shelter, "served by water and sewer", duplex, & multi-family)	§4	
5/14/2024	MPC	5:00 PM	Town Offices	Revise ZBL for appeal party change, new DRB character of area & by-right development restrictions	§6, §9 & §7	
5/28/2024	MPC	5:00 PM	Town Offices	Review all of S.100 zoning changes before public hearing	all	
6/11/2024	MPC	5:00 PM	Town Offices	S.100 Zoning Change public hearing		S.100 MPC Public hearing!
6/25/2024	MPC	5:00 PM	Town Offices	S.100 Zoning Change MPC vote to send changes to Selectboard & Trustees for final approval		S.100 MPC zoning change vote

require 1.5 spaces for duplexes and multi-family dwellings in areas without sewer and water for multiunit dwellings if existing public parking is not sufficient, rounded to the nearest whole number when calculating the total number of required spaces for multi-unit dwellings.

§2 – Required Provisions and Prohibited Effects

Duplexes and small multiunit uses: Amends 24 V.S.A. § 4412 (required provisions and prohibited effects) Municipalities must allow anywhere single unit homes (also known as single-family or single-household dwellings) are allowed for year-round use. Municipalities must apply the same or less prohibitive dimensional standards to duplexes as would apply to a single unit dwelling. In areas served by municipal sewer and water, municipalities must allow multiunit dwellings with three or four units to be a permitted (not conditional) use.

Accessory Dwelling Units (ADUs) allowances: ADU review, dimensional, or other regulations must not be more restrictive than those for single-unit dwellings. For instance, if a single-unit dwelling is not subject to a special design review, the ADU may not be subject to design review. Also, the criteria to convert an existing detached nonresidential building (such as a carriage barn) to habitable space for an ADU must not be more restrictive than a single-unit dwelling without an ADU.

Hotels & Housing Assistance: Bylaws must not prevent or penalize hotels used to rent rooms with public funds for the purpose of providing Vermont General [housing] Assistance.

Dwelling unit density standards for allowed residential uses: In areas served by municipal sewer and water that allow residential development, bylaws shall establish lot and building dimensional standards that allow 5 or more dwelling units per acre for each allowed residential use and density requirements for multi-family cannot be more restrictive than those required for single-family dwellings.

Affordable housing and mixed used development density bonus: In municipal water sewer service areas that allow residential development bylaws must permit a dwelling unit density bonus of 40% and a bonus of one habitable floor above the height maximum.

§3 – Limited Regulation of Emergency Shelters: Amends 24 V.S.A. §4413 (limitations on municipal bylaws) Shelters must be regulated similarly to state or community-owned and operated institutions. Bylaws may not interfere with daily or seasonal hours of operation or otherwise interfere with the functional use of a shelter.

§4 – Definitions: Amends 24 V.S.A. § 4303 (definitions) to move the existing ADU definition from the ADU section to this section, establish a definition for a duplex, (to mean a two-unit dwelling with a shared wall or floor/ceiling), define emergency shelter (to

Section 202. Zoning Maps. The official zoning maps entitled "Morrisville Zoning Map and Morristown Zoning Map," located in the office of the Zoning Administrator, are hereby adopted as part of these Bylaws.

Section 203. Special Protection Areas. For the purposes of these Bylaws, the Town is divided into the following overlay Special Protection Areas that shall be part of any of the zones established in §200. Development within these Special Protection Areas is subject to the additional requirements described in §300–§348 of these Bylaws: Ground Water Source Protection Areas (SPA), Flood Hazard Areas (FHA), & Environmental Protection Areas (EPA). The official maps for the Special Protection Areas, as described in §300–§348, shall be kept on file at the office of the Zoning Administrator, and are hereby adopted as part of these Bylaws.

Section 204. Permitted and Conditional Uses, Variances, Waivers, dimensions and design requirements.

- 204.1 **Permitted uses.** Uses that the Zoning Administrator may issue zoning permits for without requiring a hearing provided that any specific requirements are met. The letter "P" designates in what zones permitted uses are allowed on the "use table" found on the next page.
- 204.2 **Conditional uses.** Uses for which the DRB must conduct a warned public hearing and may approve the application with conditions as appropriate. The letter "C" designates in what zones conditional uses are allowed on the "dimension table" on the next page.
- 204.3 **Variances.** Variances for frontage, setbacks, and other various requirements of these Bylaws and of §4469 of the Act may be granted by the DRB after submittal of a §500 Site Plan and a public hearing per §4465-§4469 of the Act. Issuing variances for Development controlled by §320 Flood Hazard Areas and 24 VSA §4469 should be avoided. The Board shall notify applicants that the issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance
- 204.4 **Waiver.** The DRB may reduce up to 25% of any dimensional or numerical requirement, with said percentage calculated by dividing the area lacking the minimum requirement by the required minimum area, provided the waiver request can be found to meet at least 2 of the following goals:
- Maintains compact development patterns in the village and the rural feel of the Town
 - Minimizes impacts to the environment and natural surroundings
 - Does not disrupt the neighborhood's existing settlement pattern
 - Does not detract from the value of adjacent properties on the Town's Grand-List
 - Protects or enhances historic resources
 - The installation of a permanent public art installation. Eligible public art installations include, but are not limited to, murals, place-making architecture, and sculptures. The DRB shall be in receipt of a supporting letter from a community group such as River Arts or MACC stating that the proposed art installation is durable, desirable, and makes the town a more interesting place to work and live. A maximum waiver of 2 additional dwelling units is available via this waiver.

205.5 **Affordable Housing Waiver.** The DRB shall waive up to 1 additional floor of Building Height and grant up to a 40% density increase for the creation of new affordable housing per 24 VSA §4303 (1-2) that is permanently deed restricted. ~~The Said 40% Waiver percentage~~ allowed for the creation of new affordable housing shall also be applicable to the totality of mixed use buildings that contain some affordable housing, which and includes a 40% waiver for all minimum parking requirements therein, shall match the percentage of affordable units proposed in any Affordable Housing Development (ex. a development that is 50% affordable gets up to a 50% Waiver). Said waiver % shall not exceed 75% even if a higher level of affordability is proposed.

S.100
required
waiver for
affordable
housing

Bedroom - a room with one or two beds in it being used for sleeping purposes.

Brewery: A facility for the production and packaging of beer, vinous, distilled or fermented alcohol products for distribution, retail, or wholesale, on or off-premise. A majority of a Brewery's on-premise alcohol sales (retail, tastings, etc.) shall be brewed or distilled on-site.

Building – See definition of Structure.

Building Front Line - Line parallel to the front lot line transecting that point in the Building face which is closest to the front lot line. This face includes decks and porches whether enclosed or not, but does not include steps or ramps.

Building Height - Vertical distance measured from the average elevation of the Building's finished grade to the midpoint of its roofline, or, in the case of a flat roof, to its highest point. ~~Building Height above the maximum height specified in each zone shall require Conditional Use review. Building or structure height above 35 feet may only be permitted upon prior written confirmation from the Fire Chief that adequate access exists to the portion of the structure above 35 feet in height via the Town's existing fire-fighting apparatus.~~ *Town reaction to S.100 affordable housing waiver*

Bulk Storage of Fuels - The storage of 1,000 gallons or more of liquid or gaseous fuels for distribution. Such fuels include fuel oil, and pressurized gasses such as propane and compressed natural gas.

Business Services - Establishments providing primarily services to individuals, institutions, farms, industries, or other businesses (ex. including: bank, distributors, real estate agency, barbershop, beauty parlor, laundry, photographic studio, and wholesalers). Business Services is also inclusive of the assemblage of parts to manufacture hardware or consumer products.

Class 1 Development - Any use in which all necessary water supplies AND sewage disposal is provided by municipal off-lot water and sewage systems.

Class 2 Development - Any use in which either the necessary water supply OR the necessary sewage disposal is provided for on the same lot as the building(s) for which these utilities are provided; and the other utility is provided by an off-lot system.

Class 3 Development - Any use in which the necessary water supply and the necessary sewage disposal is provided for on the same lot as the building(s) for which these utilities are provided.

Clubs, Private - Building, facilities, or uses catering exclusively to club members and their guests for recreational purposes and not operated primarily for profit.

Commercial Use - This use shall include all operations and processes for businesses, whether they be located in stores, warehouses, offices, or similar Structures. This use shall not include the Gas Station or Sexually Oriented Business uses.

Community Facility - Any meeting hall, place of assembly, government office, government facility, museum, art gallery, library, school, or other similar establishment not operated primarily for profit.

* = new S.100 zoning changes to review on 1/9/2024.

204.5a Uses Allowances. The use definitions allowed in each zone are shown in the following table:

USE TABLE	CB	COM	MOR	IND	HOS	HDR	MDR	LDR	RRA
Accessory Retail & Food	P	P	P	P	P				
Accessory On-Farm Business	P	P		P	P	P	P	P	P
Acc. Use / Acc. Dwelling Unit	P	P	P	P	P	P	P	P	P
Bar	C	C							
Brewery	P	P		P					
Bulk Storage of Fuels				C					
Business Services	P	P		P					
Clubs, Private	P	P	G			C	G	C	
Commercial Use	C	C		P					
Community Facility	P	C	G	C		C	G		
Day Care Facility	P	C	G	C	C	C	G	C	
Drive-Through	C	C							
Dwelling Unit, Single-Family	C		P		C	C	P	P	P
Dwelling Unit, Two-Family	C	C	P		C	P	G		
Dwelling Unit, Multi-Family	P	C			C*	C°			
Family Child Care Facility	P	C	P	P	P	P	P	P	P
Fence (non by-right)	C	C	G	C	C	C	G	C	C
Firewood Processing				C				C [∞]	C
Gas Station									
Group Home / Recovery Residence	C		P		C	C	P	P	P
Health Care Facility	P	P			P				
Home Business			G		C	C	G	C	C
Home Occupation	P	P	P		P	P	P	P	P
Hotel, Inn or Motel	C	C		C					
Motor Vehicle Sales & Repair		C							
Parking Facility	C	C							
Professional Office	P	P	P	P					
Recreation Facility	P	P	G	C	C	C	G	C	C
Restaurant	P	C							
Retail Sales of Goods & Services	P	P							
Sale of Goods Produced On-Site	P	P		P					
Sexually Oriented Business				C^					
Shelter	G	G	P		G	G			
Special Industrial									C^
Short-Term Rentals	P	P	G	P	C	C	G	C	C
Structures above 35 feet in Height ^β	P	C	G	C	C	C	G	C	C
Structures above 50 feet in height	G	G		G					
Warehouse & Storage Facility				P					

* = The Dwelling Unit Multi-Family use is only allowed in the Hospital Zone as part of a Health Care Facility use

^ = Sexually Oriented Business are only allowed in Zone IND #3 Trombley Hill)

~ = The Special Industry use is only allowed east of Garfield Road between the river (south) and the town line (north)

∞ = The Firewood Processing use is only allowed in the LDR-2 Zone. It is not allowed in Zones LDR-1, 3, 4, and 5.

° = Regardless of any density calculations in the HDR Zone, the adaptive reuse of accessory buildings that existed on 1 January 2023 into 1 or 2 new dwelling units may be administratively approved by the Zoning Administrator.

S.100
driven
change

* = S.100 related zoning changes new at 1/9/2024 meeting ^{MPC}

β = "Structures above 35' in Height" may only be permitted upon written confirmation from the Fire Chief that adequate access exists to the portion of the structure above 35' in height via the Town's existing fire-fighting apparatus.

Please Note: All permitted uses with new footprints larger than 20,000 ft² require \$500 DRB Site Plan Approval.

→ see page 11 of meeting packet for definition change

204.5b **Dimensional requirements.** Development Class, maximum & minimum lot sizes, areas, frontage and setbacks in each zone are shown in the following table:

Dimension Table	CB	COM	MOR	IND	HOS	HDR	MDR	LDR	RRA
Development Class	1	1	4	1,2* & 3*	1	1	4	1,2** & 3**	3
Maximum Lot Size	20,000	-	-	-	-	10,000	-	8,000	-
Minimum Lot Size	1,500	10,000	4,000	40,000	8,000	2,000	4,000	10,000* 6,000**	80,000 120,000
Minimum Area Single-Family	750	10,000 2,000	4,000	-	8,000	2,000	4,000	10,000*	80,000 120,000
Minimum Area Two-Family	1,500 750	10,000 2,000	10,000	-	16,000 8,000	4,000 2,000	10,000	-	- 120,000
Minimum Area Multi-Family (per unit)	No limit	2,000***	-	-	No limit****	2,000	-	-	-
Minimum Lot Frontage	20	50	50	50	50	20	50	50	50
Maximum Front Setback	8	-	-	-	-	-15*	-	-	-
Minimum Front Setback	-	30	35	50	35	-18*	25	35	45
Minimum Side Setback	-	5	5	10	10	-	5	10	15
Minimum Rear Setback	-	5	10	10	10	10	10	15	15
Minimum Shoreline Setback	50	50	50	50	50	50	50	50	50

* = IND Zone Class 2 & 3 Development allowed in IND#2 (Houle Ave. frontage to the east), IND#3, IND#4 (west of Ryder Brook only), & IND#5

** = Areas of LDR Zone with Class 2 Development require a 15,000 ft² minimum lot size per family, and any areas of the LDR Zone relying on Class 3 Development require a 25,000 ft² minimum lot size per family.

*** = The Dwelling Multi-Family use is only allowed in the Commercial Zone when a Business Services, Restaurant, or Retail Sales of Goods & Services use, or a combination thereof, is provided on at least 50% of the ground / first floor of the building.

**** = The Dwelling Unit Multi-Family use is only allowed in the Hospital Zone as part of a Health Care Facility use.

**** = 4,000 ft² of land area per Dwelling Unit is required on Brooklyn St (not 2,000 ft² as required elsewhere in the HDR Zone)

^ = An 8-foot minimum front setback is required only in the HDR section of Brooklyn Street

Section 205. General zoning requirements. In addition to the use and dimensional tables found above in §204a and §204b, all zoning application shall comply with Article III Special Protection Areas, the General Regulations found in §400-§499 of these Bylaws, and §500 Site Plan Approval.

Section 206. Design Criteria. The Zoning Administrator or DRB may require the submission of a proposed building rendering to ensure that the below design criteria requirements are met for Dwelling Unit Multi-Family, Dwelling Unit Two-Family, Dwelling Unit Single-Family, and business uses in the following zones: CB, COM, IND #4 (north of Bridge St only) & IND #5 (airport), HOS, HDR, & MDR.

Adding Section 206 regulations to single-family homes has to be done due to S.100 to match the intent of last year's zoning change, which regulated duplexes in the MDR Zone for the first time.