

## MAJOR CHANGES TO CURRENT ZONING CODE & MAP

### Zoning Map

- Addition of a new zone, C-LI (Commercial-Light Industrial). This zone mainly encompasses the River Road corridor and is intended to acquire heavier commercial uses not suited to the main commercial corridor on 352. It is located on River Road, as this is where the trend in these types of uses is occurring. No new homes will be permitted in this zone, however, existing homes may continue and expand as needed as long as they comply with floodplain regulations.
- Removal of Planned District, Planned Residential District, and Highway Business District.
- Replacement of the Highway Business District with the C (Commercial) District.
- Zoning district lines were aligned to follow existing lot lines to avoid multiple zoning on one lot.

### Zoning Text Changes by Page

- 40: Minimum lot sizes reduced for the R-3 Zone from 30,000 sq. ft. to 25,000 sq. ft.
- 42-45: Many new uses added (including cottage industry, backyard chicken keeping, RV parks, commercial event facility, and many temporary uses.
- 46: "Administrative Permits." These permits are issued by Code Enforcement for various temporary uses allowed in the Town. They will also be issued for Home Occupations, now under the review of Code Enforcement.
- 54-61: A new & expanded Signage section.
- 62-66: A new Landscaping & Buffers section.
- 70-71: Changes to off-street parking. Applicants will no longer use a formula for parking spaces. The responsibility will fall on the developer to provide an ample number of spaces, along with the guidance of the planning board during Conditional Use Permit review.
- 72: Clear Vision Zones
- 77-110: An in-depth Development Standards section for multiple uses within the Town.
- 111-123: New Solar Energy Systems standards
- 124-129: New Wireless Telecommunications standards
- 133-154: Robust Floodplain Regulation Update
- 129-131: Non-conforming uses section change to allow non-conforming residential uses remain in all zones and have ability to expand in the C & C-LI zones.