

SUMMARY OF ZONING BYLAW CHANGES

OLD BYLAW	TOPIC	NEW BYLAW
3224	Animals accessory to dwellings	Not a zoning topic; covered by Health Regulations
3400	Family Suite Special Permit Only by Planning Board	7.1
4145	Lot Widths Changed from Z-Factor to Circle	5.3.1.A
4240	Single Family Structure in Commercial & Industrial Districts	N/A – Not Allowed
5100	Parking & Loading Requirements	6.1 (Off-Street Parking & Loading)
5140	Parking Dimensions – New Changes, Size of Stalls	6.1.7
5222	Added “Message of Sign” and Others, Prohibited Signs	6.2.3
5253	Wall Signs Changed for Multi-Use Tenants	6.2
	Added Directory Signs	6.2.10.B
	Added Blade Signs	6.2.10.E
	Added Sandwich Board Signs	6.2.10.F
	Added Banner Signs	6.2.10.G
	Added Monument Signs w/ incentives over Free-Standing	6.2.10.D
	Added Temporary One-time Sale of Personal Property	6.2.6
	Added Temporary signs – grand re-opening	6.2.6
	Added Maintenance of Sign Requirements	6.3.F
5331	Lighting Fixture Types	3.6.4.C.8
5350	Solid Waste	N/A – Removed
5361	Solid Waste Storage	N/A – Removed; governed by health code
5400	Landscaping Requirements	Section 6
6200	Transitional District Regulations	N/A – Removed; covered under use
6300	Office Research District	5.3.4
6400	Wireless Communication Facilities	N/A – Removed; covered in SP
6420	Wireless Communication Facilities Definitions & Regulations	Definitions moved to Section 2; see Section 8.5
6500	Special Requirements for Registered Marijuana Dispensaries	Definitions moved to Section 2; see Section 8.7
6600	Large Scale Ground Mounted Solar Photovoltaic	7.4
6605	Dimension and Density Requirements (Solar)	7.4.5.A
6700	Westside Neighborhood Business District (WNBD)	Integrated into multiple sections 5.2, 4.2, 5.4.3, 5.4.2, 3.6, 5.3.3.A, 6.1
6800	Restrictions for Recreational Marijuana	Retail Prohibited 5.4.2.C; Allowed Uses 8.7
7010	Affordable Housing – Applicability	8.3.2
	Affordable Housing – Methods of Compliance	8.3.4 Mandate Multifamily affordable units

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	Affordable Housing – Added Commercial Component	8.3.5
	Affordable Housing – Programmatic Requirements	N/A – Removed
	Affordable Housing – Severability	N/A - Removed
7100	Multi-Family Development – Added Design Standards	8.2.8
7200	Multi-Family 55+ (MFD/55)	N/A – Removed
7400	Community Development District (CDD)	N/A – Removed
7500	Open Space Residential Design (OSRD)	8.4
8100	Floodplain District	5.5; includes FEMA updates
8500	Highway Corridor Overlay District	N/A – Removed
8600	Town Center Overlay District (TCOD)	6.4; Replaced with Town Center District
8630	Village Residential Overlay District (VROD)	N/A – Replaced with Village Residential
8640	Village Mixed Use Overlay District (VMOD)	N/A – Replaced with Mixed Use Business
8680	Community Village Overlay District (CVOD)	N/A – Replaced with MUB, Multifamily
9340	Development Impact Statement (DIS)	N/A – Removed; included in Stormwater, etc
9380	(SPGA) Regulations	Already in place
9390	(SPGA) Fees	Statutory
9400	Site Plan Special Permit	3.6 (Site Plan Review)
9470	Open Space Landscaping Standards	6.1
9480	Reserved Parking Spaces	6.1
9482	Occupancy –Parking	6.1
9484	Occupancy – Increase Reserved Spaces	6.1
9500	Use Special Permit	N/A – Removed; included in 3.6

DEFINITIONS

OLD BYLAW	NEW BYLAW
Commercial Radio Service	Statutory
Community Development Use	Removed from bylaw

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Daily Vehicle Trip	Industry Standards
MFD/55	Removed from bylaw
Earth Moving	Not referenced
Itinerant Roadside Vending	Not used
Light Manufacturing	Not used
Mobile Parked Food	Not used
Objectionable Features	Not used
Overlay District	Not used
Parking Stall Length	Industry Standard
Restaurant Fast Food	Not differentiated from restaurants
Semi-detached	Not referenced
Width of Parking Stall	Addressed elsewhere in bylaw

NEW SECTIONS

N/A	Section 3.7 Accommodation
N/A	Section 8.6 Small Wireless Facility
N/A	Section 8.7 Marijuana Establishments and Medical Marijuana Treatment Centers

******* SEE SIDE BY SIDE COMPARISON OF EXISTING BYLAW 2021 TO ZONING BYLAW DRAFT 2021 REV.2B FINAL FOR DETAILS*******

FOR DETAILS OF BYLAW ENHANCEMENTS SINCE SEPTEMBER 2021 SEE DOCUMENT:

“2022 ZONING ARTICLE COMPARED TO 2021 ARTICLE”