

Proposed Zoning Bylaw Corrections

To accompany Article 49 of Annual Town Meeting 2025

| Footnote | Correct? | Change |
|--------------------|----------|---|
| 1 | No | Change to "Intensity Regulations" and apply to "Single-family dwelling" |
| 2 | Yes | |
| 3 | Yes | |
| 4 | Yes | |
| 5 | Yes | |
| 6 | Yes | |
| 7 | Yes | |
| 8 | Yes | |
| 9 | Yes | |
| 10 | Yes | |
| 11 | Yes | |
| 12 | Yes | |
| 13 | Yes | |
| 14 | Yes | |
| 15 | Yes | Revise footnote to read "Interntionally left blank" |
| 16 | Yes | Remove reference from "Single-family dwelling" |
| 17 | Yes | |
| 18 | Yes | |
| 19 | Yes | |
| 20 | Yes | |
| 21 | Yes | |
| 22 | No | Revise to read "See Section 7.2 Small Wireless Facilities Outside of the Public Right of Way" |
| 23 | Yes | |
| 24 | Yes | |
| 25 | Yes | |
| Dimensional | | |
| 1 | No | Insert as "Deleted at Annual Town Meeting 2022" |
| 2 | Yes | |
| 3 | Yes | |
| 4 | Yes | |
| 5 | Yes | |
| 6 | Yes | |
| 7 | Yes | |
| 8 | Yes | |
| 9 | Yes | |

| Page | Section | Change Description | Effect |
|------|-----------|---|--|
| 3 | 2.1.1 | Replace reference to section "2.4" with "2.5" | Changes reference to the correct section. |
| 9 | 2.6.3 | Change reference from "4.4.3" to "4.4.2 (a)" | Deletion of a reference to a section that no longer exists. |
| 14 | 4.1.3a | Bed and Breakfast use Footnote 1 will be changed to refer to "Section 5.3 Intensity Regulations" | Footnote 1 refers to the correct section 5.3 instead of the incorrect Section 5.2. |
| 14 | 4.1.3a | Footnote for Single Family Dwelling will be changed to Footnote 15 | Refers to the correct footnote of Intensity Regulations Section 5.3e instead of Section 7.3. |
| 31 | 5.1.2 | Insert "Footnote 1: Deleted at Annual Town Meeting 2022." | Updates footnotes to correctly reflect the deletion of the previous Footnote 1, does not require reordering of old footnotes |
| 31 | 5.1.2 | Change "Floor Area Ratio" to "Maximum Floor Area Ratio" | Changes language to correctly refer to the upper bound of floor area ratio. |
| 31 | 5.1.2 | Remove footnote 5 from Floor Area Ratio box and create row labeled Gross Floor Area | Corrects the enforcement of floor area ration wiithin a district that is not subject to floor area ratio |
| 43 | 6.4 | Replace reference to section "6.4.3.c" with "6.5" | Redirects reference to signage, while section 6.4.3(c) does not exist |
| 48 | 6.5.1 | Change "this Section 6.4" to "this Section" | Removes reference to the incorrect section as it should be referring to itself. |
| 48 | 6.5.3 (h) | Replace reference to section "6.3" with "6.4" | Redirects to the correct section |
| 49 | 6.5.3 (i) | Remove "(" | Corrects erroneous "(" |
| 50 | 6.5.5d | Change reference "Any sign not specifically authorized by Section 6.4" to "Any sign not specifically authorized by this section. " | Removes reference to Outdoor Lighting Bylaw and replaces it with the correct reference to section regarding Signs. |
| 61 | 7.4.3 (h) | Replace reference to section "4.2.1.h" with section "4.2.1 (b)" | Corrects citation and reformats appropriately |

Article 49 Supplemental – Changes in standard format

~~Deletions~~ followed by **Insertions**

2.1.1 Building Permits. No permit or license shall be granted for a use of a building, structure, or land unless the use conforms in all respects with the provisions of this Bylaw. The Inspector of Buildings shall not issue a building permit without the written approval of a site plan by the Planning Board, where applicable, or unless 30 days lapse from the date of the close of the public hearing without action by the Planning Board under Section ~~2.4. 5.~~

2.6.3 Applicability. Design Review in accordance with this section shall be required for:

(a) new construction, exterior alteration, or expansion of buildings in the Town Center District (except for pre-existing single-family dwellings as specified in Section 4.4.3 ~~2(a)~~) that is subject to site plan approval....

4.1.3.a RESIDENTIAL USES

DISTRICTS

| | AR | R1 | B | B1 | OP | TC | IC |
|--------------------------------------|----|----|---|----|----|-----|----|
| Single Family Dwelling ¹⁶ | Y | Y | N | N | N | ZBA | N |

FOOTNOTES

1 See Section 5.3: ~~Reduced Frontage Lots~~ **Intensity Regulations**

15 See Section 5.3: ~~Further Supplemental Intensity Regulations.~~ **Intentionally left blank.**

22 See Section 7.4: ~~Trailers~~ **2: Small Wireless Facilities Outside of the Public Right of Way**

5.1.2 Dimensional Schedule

DISTRICTS

| | AR | R1 | B | B1 | OP | TC | IC |
|---------------------------------|----|----|----|----|-----|---------------------------|-----|
| Maximum Floor Area Ratio | -- | -- | -- | -- | 0.1 | -- 5 | 0.1 |
| Gross Floor Area (Sq Ft) | -- | -- | -- | -- | -- | 8,000 ⁵ | -- |

Footnotes

Footnote 1: Deleted at Annual Town Meeting 2022

6.4 Outdoor Lighting.

Outdoor lighting from any source, including sign illumination (see Section ~~6.4.3-c~~ **6.5**), shall be dark sky compliant.....

6.5.1 Purpose. The purposes of this Section ~~6.4~~ are to promote the public health....

6.5.3 General Requirements

(h) Sign Illumination. Any illuminated sign shall employ only white light of constant intensity and shall conform with Section ~~6.3~~ **6.4**. No sign shall be illuminated

(i) { Except as otherwise provided herein....

6.5.5 Prohibited Signs

(d) Any sign not specifically authorized by Section ~~6.4~~ **this section**.

7.4.3 Construction Trailers

(h) Storage of a camping or travel trailer shall be permitted as specified in Section 4.2.1. ~~h~~ **(b)**.