

Planning Board Sponsored Article Summary 12/16/19

Zoning Map Changes

Article	Current Zone	Proposed Zone	GC Change	Lot Size Change	Lot Division Potential	Other Comments
AA	RC-2	R-5	-20%	No change	No change	Places residential properties in a residential district
BB	RC-2	R-5	-20%	No change	No change/reduce	Places residential properties in a residential district
CC	RC-2	R-5	-20%	No change	No change	Places residential properties in a residential district
DD	RC-2	CN	-20%	Increases from 5,000 to 7,500	No change/reduce	Places commercial properties in a commercial district
EE	RC-2	CTEC	0%	Increases from 5,000 to 10,000	Reduce	Places commercial properties in a commercial district
FF	RC-2	CN/R-5	-20%	No change/Increases from 5,000 to 7,500	No change/reduce	Places residential property in a residential district/Places a mostly vacant large lot in a mixed-use district
GG	Not moving forward at this time					
HH	RC	CN	-20%	Increases from 5,000 to 7,500	No change/reduce	Places properties that are a combination of commercial and residential in a mixed-use district
II	Not moving forward at this time					
JJ	SR-1	SOH	40%	No change	No change	Places residential properties in a residential district more in keeping with the development and character of this area. Although ground cover increase may appear dramatic, most of these properties are pre-existing nonconforming with no additional building potential. Removes potential for residential swimming pools.
KK	Not moving forward at this time					
LL	R-20	R-40	-5%	Increases from 20,000 to 40,000	Reduce	Places residential properties in a district more in keeping with the low density character of the area

Zoning Bylaw Amendments

- Increase minimum lot size and setbacks for swimming pool allowance in the R-1/SR-1 and R-5/R-5L districts. Would reduce potential for new swimming pools in these districts.
- Add a requirement for secondary dwellings that one of the two dwellings on the lot must be owner occupied.
- Add an exception for sheds under 50 square feet to be located within the side or rear yard setback in the R-5 and R-10 districts.
- Revise the demolition delay requirements for consistency with current practices.
- Misc. technical amendments, including a split lot correction to place a single lot entirely in the R-20 district.
- 1 article for CAC addressing marijuana cultivators, craft marijuana cooperative, and microbusiness.

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