

Material reviewed at this meeting: Part 2

Material to be reviewed at the next meeting: Continuing review of Part 2

GENERAL DISCUSSION

There was discussion of access management standards. A cross-reference to state access management standards should be included.

Commercial composting is a use that should have specific standards.

Planning Commission wants to see a map of steep slopes.

Planning Commission would like examples of lot coverage and green stormwater infrastructure practices.

NOTES BY SECTION

CHAPTER 210. BASE ZONING DISTRICTS

Section 2103. Commercial (COM) District. This district will be extended east along Junction Road encompassing more of the area that is currently zoned Industrial.

Subsection 2103.E Access Management Standards. These standards will be removed from the district and incorporated into the site plan review standards in Part 3. Some language may remain in this section related to eliminating any pre-existing uncontrolled or undefined access.

Subsection 2103.F Walkability Standards. The Planning Commission agreed that sidewalks should be required along Route 302 in this district. These standards will be removed from the district and incorporated into the site plan review standards in Part 3.

Subsection 2103.G Greening Standards. These standards will be removed from the district and incorporated into the site plan review standards in Part 3.

Subsection 2103.H Architectural Standards. The intro sentence was revised for clarity.

Section 2104. Highway Commercial (HC) District

Subsection 2104.A Purpose. The phrase “integrated land use patterns” needs to be explained. Perhaps include an illustration.

Subsection 2104.B Permitted Uses. No changes made.

Subsection 2104.C Conditional Uses. No changes made.

Subsection 2104.D Dimensional Standards. No changes made.

Subsection 2104.E Access Management Standards. These standards will be removed from the district and incorporated into the site plan review standards in Part 3. Some language will remain in this section related to eliminating any pre-existing uncontrolled or undefined access.

Subsection 2104.F Walkability Standards. The Planning Commission thought that sidewalks should be required throughout in this district. These standards will be removed from the district and incorporated into the site plan review standards in Part 3.

Subsection 2104.G Greening Standards. These standards will be removed from the district and incorporated into the site plan review standards in Part 3.

Section 2105. Light Industrial (LI) District

Subsection 2105.A Purpose. No changes made.

Subsection 2105.B Permitted Uses. No changes made.

Subsection 2105.C Conditional Uses. Religious facility will be added.

Subsection 2105.D Dimensional Standards. No changes made. There was discussion of lot coverage and whether 50% was too low. The Planning Commission would like more information about existing lot coverage in the district.

Subsection 2105.E Access Management Standards. These standards will be removed from the district and incorporated into the site plan review standards in Part 3. Some language will remain in this section related to eliminating any pre-existing uncontrolled or undefined access.

Subsection 2105.F Greening Standards. These standards will be removed from the district and incorporated into the site plan review standards in Part 3.

Section 2106. Industrial (IND) District

Subsection 2106.A Purpose. No changes made.

Subsection 2106.B Permitted Uses. No changes made.

Subsection 2106.C Conditional Uses. No changes made.

Subsection 2106.D Dimensional Standards. No changes made. There was discussion of lot size and whether 80,000 sf was too high. It is currently 40,000 sf. The Planning Commission would like more information about existing lot sizes in the district.

Subsection 2106.E Access Management Standards. These standards will be removed from the district and incorporated into the site plan review standards in Part 3. Some language will remain in this section related to eliminating any pre-existing uncontrolled or undefined access.

Subsection 2106.F Greening Standards. These standards will be removed from the district and incorporated into the site plan review standards in Part 3.

Section 2107. Residential (RES) District. There was discussion of expanding this district east of Paine Turnpike. No decision was made. This is something that could be discussed at a public meeting on the districts.

Subsection 2107.A Purpose. No changes made.

Subsection 2107.B Permitted Uses. No changes made.

Subsection 2107.C Conditional Uses. Kennel was removed as a conditional use. There was discussion of rural enterprise. The Planning Commission will reconsider that use after they review the standards for it in Part 3.

Subsection 2107.D Dimensional Standards. No changes made.

Subsection 2107.E Access Management Standards. These standards will be removed from the district and incorporated into the site plan review standards in Part 3.

Subsection 2107.F Walkability Standards. The Planning Commission decided that sidewalks should be required in this district, including within new subdivisions.

Subsection 2107.G Greening Standards. These standards will be removed from the district and incorporated into the site plan review standards in Part 3.

Section 2108. Hamlet (HAM) District

Subsection 2108.A Purpose. No changes made.

Subsection 2108.B Permitted Uses. No changes made.

Subsection 2108.C Conditional Uses. Kennel was removed as a conditional use. The note regarding fueling stations will be revised for clarity.

Subsection 2108.D Dimensional Standards. The maximum lot coverage was increased to 80% and the minimum front setback was reduced to 10 feet in order to increase the number of developed lots that are in conformance.

Subsection 2108.E Walkability Standards. The Planning Commission decided not to require sidewalks in this district.

Subsection 2108.F Greening Standards. These standards will be removed from the district and incorporated into the site plan review standards in Part 3.

Subsection 2108.G Architectural Standards. No changes made.

Section 2109. Rural (RL) District

Subsection 2109.A Purpose. No changes made.

Subsection 2109.B Permitted Uses. No changes made.

Subsection 2109.C Conditional Uses. Salvage yard was removed as a conditional use. There was discussion about expanding the provision that retail uses are only allowed on Class 2 roads and state highways to include other non-residential high traffic uses. This is something the Planning Commission will consider further.

Subsection 2109.D Dimensional Standards. No changes made.

Subsection 2109.E Rural Standards. No changes made.