

**Material reviewed at this meeting:** Chapters 330, 340, 350 and 310  
**Material to be reviewed at the next meeting:** Chapter 310 and Part 5

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## **NOTES BY SECTION**

### CHAPTER 330. CONDITIONAL USE STANDARDS

**Section 3301. Applicability.** No changes made.

**Section 3302. Capacity of Community Facilities and Utilities.** No changes made.

**Section 3303. Traffic.** No changes made.

**Section 3304. Character of the Area.** No changes made.

**Section 3305. Settlement Pattern.** This section was deleted but the definition of strip development will be retained in the definitions.

**Section 3306. Natural Resource Protection.** No changes made.

**Section 3307. Energy Conservation.** Paragraph (4) related to solar-ready roofs was deleted.

**Section 3308. Conformance with these Regulations.** No changes made.

**Section 3309. Conditions of Approval.** No changes made.

### CHAPTER 340. PLANNED UNIT DEVELOPMENT STANDARDS

**Section 3401. Applicability.** No changes made

#### **Section 3402. Neighborhood Development**

**Subsection 3402.A Purpose.** No changes made.

**Subsection 3402.B Applicability.** The number of homes/lots that would trigger a neighborhood development was lowered from 40 to 20. Language was added to clarify that all development on contiguous, commonly owned lands within 5 years will count towards that trigger.

**Subsection 3402.C Density.** No changes made.

**Subsection 3402.D Dimensional Standards.** No changes made.

**Subsection 3402.E Allowed Uses.** No changes made.

**Subsection 3402.F Housing Types.** No changes made.

**Subsection 3402.G Site Design.** No changes made.

**Subsection 3402.H Street Design.** No changes made.

**Subsection 3402.I Building Design.** No changes made.

**Subsection 3402.J Parks and Open Space.** No changes made.

**Section 3403. Cottage Cluster Development.** No changes made.

**Section 3404. Manufactured Home Parks.** No changes made.

**Section 3405. Conservation Subdivision**

**Subsection 3405.A Purpose.** No changes made.

**Subsection 3405.B Applicability.** The number of lots that would trigger a conservation subdivision was increased from 3 to 5.

**Subsection 3405.C Density.** No changes made.

**Subsection 3405.D Dimensional Standards.** No changes made.

**Subsection 3405.E Conservation Areas.** Reference to river corridors was replaced by riparian setbacks.

**Subsection 3405.F Development Areas.** No changes made.

**Subsection 3405.G Community Buildings.** No changes made.

**Subsection 3405.H Application Requirements.** No changes made.

**Section 3406. Rural Business Development**

**Subsection 3406.A Purpose.** No changes made.

**Subsection 3406.B Applicability.** No changes made.

**Subsection 3406.C Dimensional Standards.** No changes made.

**Subsection 3406.D Allowed Uses.** Hotel, motel, restaurant and tavern were removed from the allowed uses list. The PC discussed that those type of uses should be guided to existing commercial areas and the village and town center districts.

**Subsection 3406.E Development Standards.** No changes made.

**CHAPTER 350. SUBDIVISION STANDARDS**

**Section 3501. Applicability.** No changes made.

**Section 3502. Capacity of Community Facilities and Utilities.** No changes made.

**Section 3503. Suitability of the Land.** No changes made.

**Section 3504. Design and Configuration of Parcel Boundaries**

**Subsection 3504.A Lot Arrangement.** Typo in Paragraph (4) corrected.

**Subsection 3504.B Lot Dimensions.** No changes made.

**Subsection 3504.C Building Envelopes.** The Planning Commission discussed whether or not to include a building envelope provision. This is an issue they will seek specific feedback on. The dimensional standards will be adjusted to provided more flexibility and larger building envelopes.

**Section 3505. Design and Layout of Necessary Improvements**

**Subsection 3505.A Roads.** Clarified meaning of through traffic in provision (2)(f). Eliminated provision (2)(h) related to solar orientation.

**Subsection 3505.B Pedestrian and Bicycle Facilities.** Revised Paragraph (1) to be consistent with site plan standards for sidewalks – they are required in Village Center and Town Center districts, and the DRB may require them elsewhere for large subdivisions.

**Subsection 3505.C Water and Wastewater Facilities.** Revised to clarify reference to public water and wastewater systems, not all of which are the town’s facilities.

**Subsection 3505.D Firefighting Facilities.** No changes made.

**Subsection 3505.E Public and Private Utilities.** Requirement to underground utilities was deleted. Language related to easements for utilities not in road rights-of-way was clarified.

**Subsection 3505.F Landscaping.** Paragraphs 3 and 4 were eliminated. Paragraph 2 was revised to reference only screening for abutting parcels. Cross references to riparian buffer and stormwater sections were added.

**Subsection 3505.G Erosion Control.** No changes made.

**Subsection 3505.H Stormwater Management.** No changes made.

**Subsection 3505.I Parks and Recreation Areas.** This subsection was eliminated.

**Subsection 3505.J Monuments and Corner Markers.** Cross reference to the Rules of the Board of Land Surveyors added.

**Subsection 3505.K Construction and Maintenance of Necessary Improvements.** No changes made.

**Section 3506. Character of the Area and Settlement Pattern.** There was discussion of whether to keep this section. The PC will seek further feedback on this section.

**Section 3507. Renewable Energy and Energy Conservation.** This section was deleted.

**Section 3508. Natural Resource and Open Space Protection.** This section was deleted. The conservation subdivision PUD requirement will address natural resource and open space protection. Subsection C related to soil preservation will be retained.

**Section 3509. Conformance with these Regulations.** No changes made.

## CHAPTER 310. SPECIAL USE STANDARDS

**Section 3101. Accessory Dwelling Unit.** No changes made.

**Section 3102. Home Occupation.** No changes made.

**Section 3103. Home Business.** The Planning Commission discussed the scale of home businesses that should be allowed. They will seek further feedback on this section.

**Section 3104. Family Childcare Home.** No changes made.

**Section 3105. Group Home.** No changes made.

**Section 3106. Campground.** No changes made.

**Section 3107. Bed and Breakfast or Inn.** No changes made.

**Section 3108. Rooming or Boarding House.** No changes made.

**Section 3109. Hotel or Motel.** No changes made.

**Section 3110. Automobile Repair or Service.** Subsection B was revised to increase time period that vehicles may be onsite awaiting repair to 30 days. A subsection was added to clarify when storage of vehicles will be considered operation of a salvage yard.