

Zoning and Subdivision Ordinances Update Committee List

Subdivision Ordinance Revisions Committee

- Revise the definition of “setback” in the Subdivision Ordinance so that it matches the definition of setback in the Zoning Ordinance
- Reduce the minimum block size from 300 feet to 150 feet between intersections
- Require that local streets with projected ADT less than 4,000 vehicles be designed with an effective turning radius of 15 to 20 feet. Add a definition of “effective turning radius” in the definitions section
- Require sidewalks with a minimum width of 5 feet, and a planted strip of 6 feet in width between the curb and sidewalk with street trees, on both sides of all new streets created in the Town.
- Provide additional requirements for street trees to be provided not only on new streets but also on any improved streets.

Physical Development Standards

- Remove lot coverage requirement and replace it with a special section under Article V Supplemental Regulations that addresses lot coverage more comprehensively in multiple districts.
- Reduce front yard setbacks from 25 ft. to 15 ft. in RB District
- Change the front yard requirements in Section 4-36 so that the front setback is described as a range, with a minimum and maximum yard requirement. The range is recommended to be a 4 ft. minimum and a 15 ft. maximum.
- Increase the height limit in the CB District from 35 ft. to 45 ft.
- Zoning regulations related to renewable energy sources (solar, wind, etc.)
- Telecommunication towers

Special Uses and Parking Committee

- Accessory Dwelling Units (ADU) regulations and specifications
- Short-Term Rentals/ Homestay Ordinance (AirBnb, etc.)
- Add provisions in the GB District that large retail uses (over 30,000 s.f.) would require a special use permit.
- Add provisions in the CB District that large retail uses (over 30,000 s.f.) would require a special use permit (same provision as in GB District, above).
- Off-Street parking requirements
- Miscellaneous uses and codes (pawn shops, dog daycares, internet sales, chicken ordinance, etc.)

Landscaping, Screening, and Buffering Committee

- Remove provisions for screening of parking in the front yard and replace them with more comprehensive parking location and screening standards to be added in Article V.
- Remove provisions for parking and driving aisles in Sections 4-36 and 4-37 and replace them with more comprehensive parking location and screening standards to be added in Article V.
- Proposed landscaping requirements
- Proposed buffering and screening requirements

Signage Committee

- Updating Town Code to match the State Code regarding signage regulations