

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 "Internationally 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 ratio within 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 "(" Change reference "Any sign not specifically authorized by Section 6.4" to "Any sign not specifically authorized by this section. "	Corrects erroneous "("
50	6.5.5d	Replace reference to section "4.2.1.h" with section "4.2.1 (b)"	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)	--	--	--	--	--	8,000⁵	--

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.e 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).