

**Full Text of Proposed Zoning Amendments
March 2018**

Amendment 1:

Replace Article IV: General Provisions: A. Definitions: **Frontage** with the following:

The length of a lot bordering on a town maintained class V highway, a state-maintained highway (not including limited access highways or class VI roads) or a street within a subdivision shown on a subdivision plan approved by the planning board. Frontage on different streets is not additive for meeting zoning, building or subdivision requirements.

Amendment 2:

Replace the current definition of Article IV: General Provisions: A. Definitions: **Home Occupation** with the following:

Any occupational, commercial or business use conducted entirely within a dwelling or an accessory building. The non-residential use must clearly be incidental and secondary to the use of the property as a residential dwelling. The scope, operation and appearance of the non-residential use may not change the residential or rural character of the neighborhood and must comply with provisions of Section K. of Article IV.

and add to Article IV: General Provisions:

Section K. **Home Occupations**

Any home occupation shall be permitted in all zones subject to the following conditions:

1. A home occupation is clearly an accessory use of the property. Home occupations shall include such uses as offices for an engineer, doctor, architect, lawyer or other recognized profession or for a real estate or insurance business. It shall also include such home occupations as hairdressing, dressmaking, manufacture of craft or food products for sale.
2. The home occupation is carried on by not more than four persons at least one of which shall be a resident of the property.
3. The home occupation shall be conducted only within the principal or accessory structure, and there shall be no commercial disruption of the residential appearance of the area.
4. A home occupation shall be allowed one sign in accordance with Article IV: General Provision: B. Signs.
5. Operations which are disruptive to or diminish the residential atmosphere of the neighborhood or that generate undue noise shall not be allowed.
6. Operations that cause interference with radio or television reception or that generate dust, smoke, fumes or bright light beyond the property line are not allowed.
7. A home occupation shall not display or create any evidence of the operation (ie: storage or display of materials or goods) outside the dwelling or accessory building, except for

the permitted sign and vehicles (if reasonable: such as, but not limited to, cars, vans or small trucks).

8. No more than two home occupations shall be established on a lot at one time. However, the total number of persons, including residents, carrying on the home occupation(s) shall not exceed 4 per lot.
9. Home occupations shall not utilize more than a total of 1,000 square feet of the principal and/or accessory structure without special approval by the Planning Board provided that all other criteria are met and there is no detrimental effect on the character of the neighborhood.
10. Home occupations will be allowed upon submittal and approval of a Home Occupation Permit by the Town Planning Board.
11. Any home occupation, and associated structures, that existed on April 1, 2018 and that conform with the provisions of this Section do not need to obtain a permit. Any changes in use or structures of a pre-existing conforming home occupation after April 1, 2018 will require a permit.
12. Any home occupation, along with its associated structures, that does not conform with the provisions of this Section will be allowed to continue in its existing state as of April 1, 2018. Any changes in use or structures of a non-conforming home occupation after April 1, 2018 must obtain a permit and must be compliant with these regulations. Maintenance of structures or replacement of vehicles is allowed, but there will be no expansion or alteration of such structures, including signs and land dedicated to operations. Replacement vehicles must be of a similar type to the vehicle being replaced.

Amendment 3

Transfer the following lots from the rural residential zone to the commercial zone:

R10-5-1 R10-5-1A R10-5-2A R10-12 R10-13 R10-14 R10-16 R10-17 R10-18 R10-19 E10-20 10-21 R10-22 R10-28 and R10-29

Transfer the following lots from the village district zone to the commercial zone:

V-TT-1 V-TT-2 V-TT-9 and V-117

and update the town zoning map.