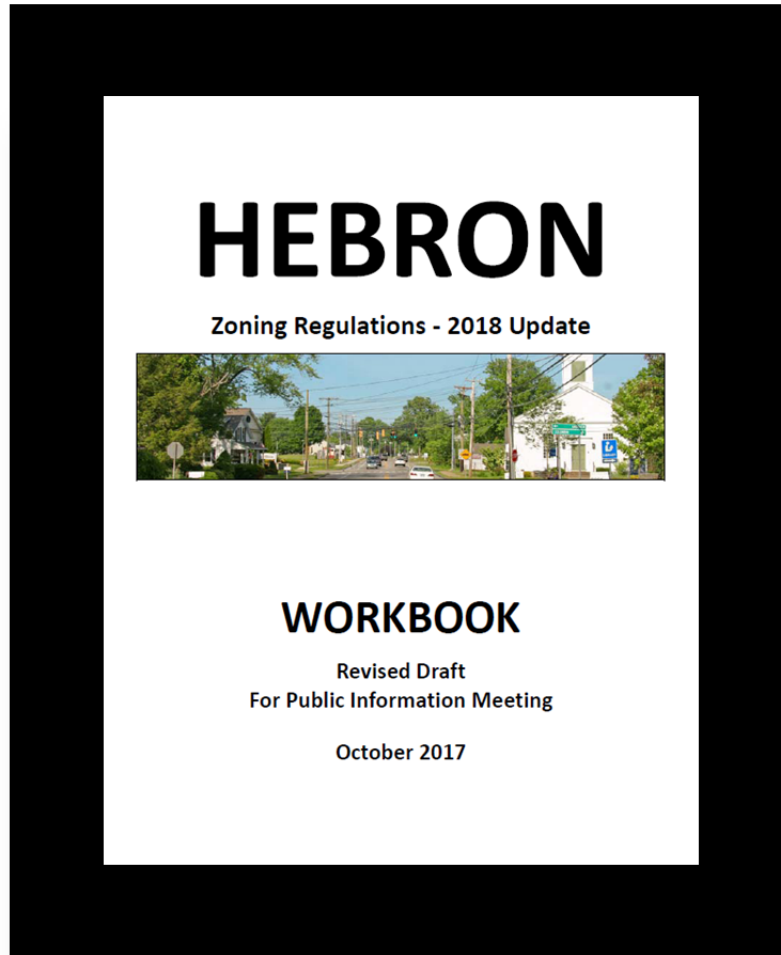


SUMMARY OF MAJOR CHANGES



Planning and Zoning Commission

Public Information Meeting

October 24, 2017

SECTION 1 GETTING STARTED

1. Added a “user-friendly” introduction to the regulations for novice users
2. Moved other sections to the rear to get into regulatory provisions quickly

SECTION 2 RESIDENCE DISTRICTS & USES

1. Established *use tables* to clarify what is allowed in which residential zone
2. Created separate tables of accessory uses and structures
3. Modified regulations to encourage “conservation development” subdivisions and discourage “conventional subdivisions”
4. May allow certain business uses on arterial streets (day care center, veterinarian services, pet grooming, adaptive re-use)
5. Allow “Minimum Buildable Land” to be located in the side and rear yard setbacks
6. No longer require a public hearing for new houses and conversions in the Amston Lake district
7. Exempted some small accessory buildings from needing to obtain a zoning permit
8. Added standards to regulate commercial vehicles and construction equipment
9. Modified the Planned Residential Development regulations
10. Modified the Conservation Development regulations
11. Distinguished between home-based business and home-based contractor

SECTION 3 BUSINESS DISTRICTS & USES

1. Declared some zones to be “village districts” and subject to higher architectural / design review
2. Renamed some business zoning districts to try and make them more intuitive
3. Modified some zones and uses

SECTION 4 SPECIAL DISTRICTS

1. Updated Flood Hazard regulations to latest FEMA standards
2. Updated the Mixed-Use" overlay district

SECTION 5 DEVELOPMENT STANDARDS

1. Incorporated and consolidated Design Review standards
2. Added a requirement for pervious pavement above a certain parking ratio depending on the use
3. Modified some parking ratios
4. Modified and clarified some landscaping requirements
5. Revised the stormwater management section to refer to the *Connecticut Stormwater Quality Manual*
6. Expanded the section on Lighting Requirements
7. Added a section on pedestrian and bicycle accommodations
8. Revised the section on Soil erosion and sediment control
9. Added a section on access management
10. Added a section on driveways
11. Modified provisions related to earth removal and filling
12. Reorganized standards on alcoholic beverages

SECTION 6 SPECIAL PROVISIONS

1. Grouped text related to possible dimensional exceptions
2. Clarified and reorganized text related to non-conforming situations

SECTION 7 PROCEDURES

1. Comprehensively re-organized to reflect statutes
2. Added flow charts to help applicants visualize the process and timeframes
3. Revised Special Permit criteria

SECTION 8 ADMINISTRATION

1. (no major changes)

SECTION 9 GLOSSARY OF TERMS

1. Comprehensively reviewed and updated definitions
2. Grouped related terms together to better explain zoning concepts
3. Added graphics to help illustrate zoning concepts

SECTION 10 ZONING MAPS

1. Retained zoning maps bound into the regulation booklet

APPENDICES

1. Made the Design Guidelines an appendix to the regulations
2. Prepared checklists as an aid to applicants, design professionals, staff and the commission