

APPENDIX E: DEVELOPMENT REGULATION AMENDMENTS: Historical

SUPPLEMENT 46

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	01/16/2024	02/13/2024	03/12/2024	04/02/2024
<ol style="list-style-type: none"> 1. Modify temporary uses and structures exempt from review [§2.07-E]; 2. Modify requirements for accessory buildings and add section for exempt accessory structures [§2.09-A]; 3. Align requirements for Accessory Dwelling Units with state statute [§2.09-B(1)]; 4. Define permitting thresholds and requirements for heights of fences, modify exemptions, and update definition [§2.10, Article 12]; 5. Modify Sign Regulations [§2.18]; 6. Update GD3/FBC Street Tables to accommodate required additional floor bonus for affordable housing development per S.100, and add definitions [§4.03 Tables 2, 3, and 4 and Article 12]; 7. Amend and restructure regulations pertaining to Congregate Housing Density Bonus [§9.07-D, Article 12]; 8. Add new section on Temporary Certificates of Occupancy, include and relocate allowance for a temporary certificate of occupancy under Article 10 to this section [§10.01-C, §11.04-B]; 9. Remove requirement for demonstrated RV parking for 18+ unit proposals [§10.01-J]; 10. Decrease parking requirements for Duplex and Multi-Unit Dwellings per S.100 [§10.01-O, Table 10-2]; 11. Remove duplicative section for landscaping screening & buffering requirements [§10.04-B]; 12. Add “Emergency Shelter” as a Use and add definition [Article 12 and Table A-1]; 13. Allow use 2.172, Large Equipment Sales” as a conditional use in the GD2 zoning district [Table A-1]; 14. Change single unit and duplex residential use from Conditional use to Permitted use in the LS1 zoning district [Table A-1] 15. Modify Frontage Requirements to remove dwelling unit ratio and reduce frontage requirements for each District [Table A-2]; 16. Amend definition of ‘Inn” [Article 12]; 17. Minor Amendments for Clarity and Consistency: <ol style="list-style-type: none"> a. Modify sections and definitions throughout to change references from “Single-Family Dwelling” to “Single-Unit Dwelling,” “Two-Family Dwelling” to “Duplex,” and “Multi-Family Dwelling” to “Multi-Unit Dwelling.” Delete definitions of “Family” and “Household.” [throughout] b. Clarify language regarding structure exempt from setback requirements [§2.05-G] c. Update title referencing “Fire Prevention Ordinance” [§2.16] d. Update language referencing “Sign Ordinance” [§10.13] e. Clarify language allowing extensions of Zoning Permit approvals [§11.05-A] 				

f. Remove Swimming Pools as an Accessory Use [Article 12]

SUPPLEMENT 45

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	02/21/2023	03/14/2023	04/11/2023	05/3/2023
<ol style="list-style-type: none"> 1. Update and clarify sections pertaining to water and wastewater infrastructure, as necessitated by warned changes to Chapter 8 of the Colchester Code of Ordinances [2.04E, 2.05J, 2.07E, 2.14, 2.15, 3.06B, 3.07B, 4.05E, 7.03C, 7.04E(3), 9.02B(1), 9.05A, 9.05G, 9.05H, 9.07C, 10.14, 11.01, 11.02, 11.03B, 11.04A, 11.05A and 12]; 2. Reorganization of application requirements for Site Plan, Conditional Use, and Subdivision applications; add language regarding responsibility of adjoining landowner notifications [8.05D, 8.05G, 9.04D, 9.04E, and Appendix G]; 3. Add language regarding required setbacks from public infrastructure [2.07, 2.19C, 11.02]; 4. New definitions, including “Appurtenances,” “Degree of Encroachment” and “Footprint” [Article 12]. 5. Add to Appendix B a figure illustrating “Degree of Encroachment.” 				

SUPPLEMENT 44

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	9/20/2022	10/5/2022	10/27/2022	11/15/2022
<ol style="list-style-type: none"> 1. Create new residential zoning districts Lakeshore 3 (LS3) and Lakeshore 4 (LS4). [Chapters 3.06 and 3.07, Table A-1, Table A-2, new residential building types]; 2. Reorganization of statutory references to Municipal Plan, Permitted Uses and Conditional uses to reduce redundancy [Chapter 1.07 and throughout]; 3. Updates to process for zone change requests to align with PC policy adopted February 2022 [2.03D] 4. Clarifications and minor substantive adjustments related to dimensional standards of accessory structures, including height and placement. [2.09 and Table A-2]; 				

5. Minor changes to language related to accessory dwelling units: change from use of “apartment” and “residential unit” to be consistent with statute; clarity with respect to obtaining a wastewater permit prior to issuance of a zoning permit [2.09B and definitions, 12.02];
6. Clarify how heights of fences are measured [2.10B]
7. Changes to status of non-conforming use status to provide for limited extension [2.12];
8. Explicitly connect wastewater requirements of Chapter 4 of the Code of Ordinances to the Development Regulations [2.15]
9. Update reference to Building Code subsection to reflect changes in Chapter 4 of the Code of Ordinances [2.17];
10. Clarify that the Severance Corners Form Based District is the General Development 3 (GD3) District [4.03];
11. Amend Water Protection District to include exemptions permitted under state statute for stormwater management systems [7.04C];
12. Include regulations related to electric vehicle charging stations [10.01 C (7-9)];
13. Extend expiration period for major subdivisions and clarify rights associated with 24 VSA 4463 for subdivision plats [9.04H];
14. Updates related to bicycle parking [10.01K];
15. Amend commercial vehicle definitions and parking standards [10.01M];
16. Amend Photovoltaic Systems (solar collectors) for consistency with statute and Chapter 4 of the Code of Ordinances [10.08];
17. Updates related to non net-metered Photovoltaic systems to provide for increased height and reduced screening requirements of ground-mounted systems [10.08B3];
18. Updates to fence and setback requirements for wind turbines [10.09];
19. Clarifications related to requirements for water and wastewater permits [11.03B];
20. Extend expiration period for zoning, sign, water, and wastewater permits [11.04 & 11.05];
21. Amend definition of “Inn” to reduce number of allowed rooms and length of stay [Chapter 12];
22. Amend definition of “Excavation” to exclude work exempt from or authorized under State permitting [Chapter 12];
23. Various, non-substantive grammatical and organizational adjustments [text and Table A-1];
24. Zoning Map; includes changes to R2, creation of LS3 and LS4 districts.

SUPPLEMENT 43

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	6/15/21	9/08/2021	9/28/2021	10/19/21
1. Added Section 2.07E(10) exempting small chicken coops from permits.				

2. Clarified in Section 2.09A standards for accessory buildings exceeding 50% of principal structure size.
3. Amend Section 2.09B(1)(e) to exclude unenclosed structures from max allowable sq. footage of accessory apartments.
4. Amend Section 6.03F(1) from one foot to two feet.
5. Clarified Section 8.03B to reference 24 V.S.A. Section 4413.
6. Amended Section 9.02 and 9.04 to require parcel IDs on subdivision plans.
7. Clarify Section 9.07D(4) exemption is for all GD Districts and not just GD3.
8. Clarify pavement types in Section 10.01C.
9. Amended Section 10.08B(3) to be 10 ft. max height for solar panel instead of 8 ft.
10. Clarified Section 11.05A expirations to be for tank wastewater permits.
11. Amend Section 12.20 definitions for Congregate Housing, Hospice Care Home, Nursing Care Institution, Mental Health Facility, and Residential Care Home to reference 33 V.S.A Section 7102
12. Amend Section 12.02 to add a definition of Group Quarters and Lowest Horizontal Member. Amend the definition of Dormitory to reflect Group Quarters.
13. Amend Table A-1 to add Group Quarters. Add 4.230 Landscape contractor's yard as conditional use to GD Districts and Lumber contractor's yard (4.210) as a conditional use to GD2. Add 9.210 Warehousing and 9.230 Archival Facility as conditional use to GD2.
14. Rezone parcel ID# 64-004002-0000000 IND to R1.
15. Rezone parcel ID# 64-005002-0000000 IND to R1.

SUPPLEMENT 42

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	11/28/2019	12/17/2019	2/11/2020	3/4/2020
<ol style="list-style-type: none"> 1. Amend Section 2.09(2) and (7) to allow larger accessory buildings administratively and clarify process. 2. Clarify Section 6.03F(1) that floodproofing is required only for substantial improvement, reconstruction, or enlargement. 3. Amend Section 7.03F(4) to add design certification for seawalls and similar structures. 4. Amend Section 8.03A to add accessory on-farm business 5. Clarify in Section 9.05D and Section 12.02 Building Envelopes that accessory buildings may be located outside the building envelopes. 6. Amend Sections 2.04, 2.04 and 9.07D(1) and (3) to include footprint lot references. 7. In Section 9.07D(5) clarify recreational amenities required for more than 5 units on lots greater than 3 acres. 8. Add Section 10.15 Change of Occupancy and reference in Section 11.03A. 9. Amend Section 12.02 to add definition of Accessory On-Farm Business and Footprint Lot. 				

10. Amend Section 12.02 to separate out definitions of Accessory Building and Accessory Structure.
11. Amend Section 12.02 Community Septic to remove requirement for separate lot.
12. Amend Section 12.02 to include definition for Footprint Lot.
13. Amend Section 12.02 Inn to clarify size of establishment subject to limitations on apartment type accommodations.
14. Amend Section 12.02 Silvicultural Operations to define tree size and exclusions.
15. Amend Table A-1 to remove mining and landfills (Sections 10.3 & 4) from FLP, ADD 10.5 Accessory on-farm business, and clarify that blank equals not allowed.
16. Amend Table A-2 to increase maximum lot coverage in the Mobile Home Park District from 20% to 80%.
17. Amend Appendix C to clarify noise limits.

SUPPLEMENT 41

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	11/7/17	1/4/18	1/23/18	2/14/18
<ol style="list-style-type: none"> 1. Amend Article 1 to rename the Zoning Regulations the Development Regulations to incorporate the Subdivision Regulations; 2. Amendments throughout the Regulations to delete “Zoning” as the title of the regulations and add ”Development” to the title of the regulations; 3. Amend Section 2.02C to add subdivision approval; 4. Amend Section 2.07E(7) to clarify exempt play structures; 5. Amend Section 2.18 to clarify multiple signage allowed for multi-unit buildings; 6. Amend Section 7.03C to remove Pumphouses as a permitted use in the Shoreland District; 7. Amend Section 7.03C(7) to specify public recreational uses; 8. Amend Section 7.03F(6) to allow Shoreland stairs to be 48” instead of 44”; 9. Amend Section 8.05 to correct spelling and clarify technical review; 10. Amend Article 9 to incorporate the Subdivision Regulations; 11. Amend Article 11 to incorporate the Subdivision Regulations; 12. Amend Section 12.02 to add a definition of Firing Range Indoor & Outdoor, Recreational Amenities Informal, Recreational Amenities Active, Poolhouse, Wet Bar, and Subdivision Regulation definitions; 13. Amend TableA-1 to add Indoor Firing Range and Outdoor Firing Range to Section 6.000. 14. Add Appendix H Plat and Boundary Line Adjustment Requirements 				

SUPPLEMENT 40

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	11/10/16	2/23/17	3/28/17	4/19/17
<ol style="list-style-type: none"> 1. Amend Section 2.02C Official Map to remove the Lakeshore Drive Bypass and relabel the Circumferential Highway as a future road. Add proposed separated path and emergency access in the vicinity of Malletts Bay Avenue and the Circumferential Highway corridor. 2. Amend Section 2.10B(1) to clarify fence location; 3. Amend Section 2.18B to add exemption for construction signs; 4. Amend Sections 3.04F, 3.05F, and 6.01F to add additional standards for contractors yard landscape; 5. Amend Table A-1 to add contractors yard landscaping as conditional use in R5, R10, & AGR Districts; 6. Amend Appendix F to rezone parcels the following parcels: Portions of Parcel ID #08-021003 AGR to R2 12-022000-0000000 AGR to R5 12-023000-0000000 AGR to R5 Portions of 06-005002-0000000 AGR to R2 				

SUPPLEMENT 39

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	6/7/16	6/30/16	8/9/16	8/31/16
<ol style="list-style-type: none"> 1. Amend Section 2.05B to reference setbacks in Lakeshore District on Blakely Road; 2. Amend Section 2.05H to allow green infrastructure and outside seating in the front setback; 3. Amend Section 2.12 to reference LS1 District; 				

4. Amend Section 4.05 to establish the Lakeshore One District;
5. Add Section 4.06 to establish the Lakeshore Two District;
6. Amend Section 6.03C to allow green infrastructure;
7. Amend Section 6.03D to establish a process for increasing footprints of floodproofed structures conditionally in the West Lakeshore Drive vicinity;
8. Amend Section 7.03D to delete the word “residential”;
9. Amend Section 10.01C to allow marina access, circulation, and parking to not be paved;
10. Amend Section 10.01O to reduce parking requirements for marinas;
11. Amend Section 10.04 to include impervious area infiltration requirements to landscaping standards;
12. Amend Section 12.02 to add definitions of event facility, green stormwater infrastructure, greening, and manufacturing small-scale and enhance the definition of marinas;
13. Amend Table A-1 to add LS1 and LS2 District;
14. Amend Table A-1 add Section 2.640 Marine Rental, 4.150 Small-Scale Manufacturing, 6.150 Event Facility, and 9.260 Marine Storage Indoor;
15. Amend Table A-2 to add the LS1 & LS2 Districts;
16. Amend Appendix F to rezone parcels to LS1 and LS2.

SUPPLEMENT 38

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	12/15/15	1/21/2016	2/9/2016	3/2/16
<ol style="list-style-type: none"> 1. Amend Section 2.07E to exempt fishing houses from permits; 2. Amend Section 2.09A(7) to allow accessory structures in front yards without proof of hardship; 3. Amend Section 2.12 to include digital application requirements for variance applications; 4. Amend Section 4.03 Table 1 to allow multi-family dwellings conditionally on the first floor of B Streets; 5. Amend Section 4.03 Table 2 subsection 2C to reduce the minimum height of buildings on A Streets to 2 stories and require that no more than 60% of the total frontage of A Streets be the minimum height; 6. Amend Section 4.03 Table 2 subsection 2C to reduce ground floor ceiling height and add a requirement for ground floor façade height; 7. Amend Section 4.03 Table 3 subsection 3C to increase the maximum height on B Streets; 				

8. Amend Section 4.03 Table 3 subsection 3C to reduce ground floor ceiling height
9. Amend Section 4.03 Table 5 subsection 5B to require not more than 50% of B Streets frontage be multifamily in use and that the second story on an A or B Street must have an articulated vertical façade of 50% or greater in order to count for a second story.
10. Amend Section 4.03 Table 5 subsection 5D to clarify drive through locations;
11. Amend Section 4.03 Table 6 to clarify when linear buildings are required;
12. Amend Section 8.03 to clarify triggers for site plan review;
13. Amend Section 8.05D to include digital application requirements for site plan applications;
14. Amend Section 8.05F for digital record copies of site plan approvals;
15. Amend Section 8.05I for digital as-built requirements;
16. Amend Section 8.10 to include digital application requirements for conditional use applications;
17. Amend Section 11.03 to include digital application requirements for zoning, wastewater, and sign permits;
18. Amend Section 11.09 to include digital application requirements for appeals;
19. Amend Section 12.02 to strike “seasonal” from mobile food unit definition;
20. Amend Section 12.02 to add definitions of indoor and outdoor firing ranges.
21. Amend Table A-1 to add Section 6.400 Firing Ranges and permissible and conditional uses in districts;
22. Amend Table A-1 Section 8.400 to strike “seasonal” from mobile food unit;
23. Amend Table A-1 Section 14.0 to clarify that PUDs are allowed in all buildable districts;
24. Amend Table A-2 notes to clarify front yards on private roads or drives;
25. Amend Appendix F to rezone portions of parcel ID#08-021003 from AGR to R2;
26. Amend Appendix G to update digital application requirements.

SUPPLEMENT 37

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	5/27/2015	8/20/15	9/8/15	9/30/15
<ol style="list-style-type: none"> 1. Amend Section 2.03 District Boundaries to clarify Floodplain District boundaries; 2. Amend Section 212B to include reference to Section 6.03 and 7.04; 3. Amend Section 6.03 to clarify the Floodplain Regulations and allow floodproofing of structures to be done administratively through the 				

building permit process, allow for the enlargement of residential structures that are floodproofed so long as the footprint is maintained or reduced, and allow for the rebuilding of sheds so long as they are wet-floodproofed;

4. Amend Section 7.03 to change the Shoreland District bounds to 250 feet from the mean watermark of Colchester Pond and Lake Champlain (delete Winooski & Lamoille Rivers), clarify tree cutting and replanting requirements, and add paths to permitted uses as long as they are meeting the set dimensional requirements for stairs;
5. Amend Section 7.04 Water Protection District to include a new Fluvial Erosion Hazard Overlay District that mimics the Shoreland District under Section 7.03 however only applies to the Winooski and Lamoille Rivers;
6. Amend Zoning Map to rezone parcels as codified in Appendix F herein: 25-005003 R3 to GD1 and Portions of Parcel ID #41-035002 GD1 to R3 (per Zoning Map)

SUPPLEMENT 36

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	2/3/2015	3/5/2015	3/25/2015	4/14/2015
<ol style="list-style-type: none"> 1. Amend Section 10.13B to allow commercial vehicles exceeding the size requirements of 10.01M as part of a home businesses. 2. Amend Section 12.02 to add a definition of Hospice Care Home. 3. Amend Appendix A-1, Table of Uses, to add 1.720 Home Business as a Conditional Use in the R1, R2, and R3 Districts. 4. Amend Appendix A-1 to add 7.900 Hospice Care Home 				

SUPPLEMENT 35

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	7/15/2014	9/25/2014	10/14/2014	11/5/2014
<ol style="list-style-type: none"> 1. Amend Section 2.02C Official Map to update parks, roads, facilities, parcels, proposed roads in the vicinity of Severance Corners, and existing and proposed separated paths. 				

2. Strike Section 2.04F that currently requires a certificate of appropriateness for development on pre-existing lots without public road frontage.
3. Amend Section 2.18 to allow feather signs, increase the size of permanent signs at Water Tower Hill, and allow temporary signs to increase from 10 feet to 12 feet in height.
4. Amend Section 8.09B to create a cumulative limit for administrative amendments of five years.
5. Amend Section 8.09C to delete Development Review Coordinator and replace with Administrative Officer.
6. Amend Section 10.14 to allow the waiver of septic integrity reports and septic replacement areas.
7. Amend Section 12.02 definition for Bar to allow entertainment and recreational activities.
8. Amend Section 12.02 definition for Gross Floor Area to be measured from exterior walls and include all appurtenances.
9. Amend Section 12.02 definition for Nightclub to define as a Bar that charges for entertainment.
10. Amend Appendix A-2 to define DU as dwelling unit.
11. Amend Zoning Map to rezone parcels as codified in Appendix F herein:
03-031003 GD3 to R3
03-030003 GD3 to R3

SUPPLEMENT 34

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
		11/21/13	12/10/13	1/1/14
1. Amend Zoning Map to rezone parcels as codified in Appendix F herein: 40-006002 COM to GD1 40-007002 COM to GD1 40-061002 and all subnumbers R2 to R3 40-061132 R2 to R3				

SUPPLEMENT #33

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	7/16/13	9/19/13	10/08/13	10/30/13
<ol style="list-style-type: none"> 1. Amend Article Seven to add Section 7.07 General Development One Commercial District 2. Amend Sections 8.05D and 8.10C to require land owner signature on applications. 3. Amend Section 10.04F to decrease length of surety for landscaping. 4. Amend Section 10.04G to decrease amount retained of landscape surety. 5. Amend Section 11.03 to require digital formats, fix typos, and landowner signature on applications. 6. Amend Section 12.02 to add definition of Shopping Center with Drive-Up and delete Firewood Operation. 7. Amend Table A-1 to add GD1C Overlay District and shopping centers with drive-up use. Delete Firewood Operation. 8. Amend Table A-2 to delete footnote four. 9. Amend Zoning Map to rezone parcels in the Heineberg/Prim Road neighborhood to create cohesive planning areas as codified in Appendix F herein. 				

SUPPLEMENT 32

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	12/11/12	1/17/13	2/13/13	3/6/13
<ol style="list-style-type: none"> 1. Amend Section 11.07(A) & (B) to conform to revised 24 V.S.A. Section 1974(a) for fines. 2. Remove “Life Safety” and replace with “Building” Inspector throughout. 3. Amend Section 8.10E(3) to insert “an undue” to comply with 24 V.S.A. Section 4414(3)(A). 4. Amend Section 10.01I to comply with 2010 ADA standards for accessible parking spaces. 5. Amend Section 2.05 Setbacks and Buffer to remove applicability to GD3 District. 6. Amend Section 10.01 to remove applicability of parking standards to GD3 District. 7. Strike and replace Section 4.03 GD3 District. 8. Strike GD3 District from Table A-1 Table of Permissible Uses and reference Section 4.03 instead. 				

9. Strike GD3 District from Table A-2 Dimensional Requirements and reference Section 4.03 instead.

SUPPLEMENT 31

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	2/21/12	4/19/12	5/8/12	5/30/12
1. Amend Section 2.07 of the Zoning Regulations to exempt piers, docks, and similar structures from permits. 2. Amend Section 2.18 to clarify multi-tenant building signage and projecting signage height requirements 3. Amend Section 2.09A(2) to conditionally allow larger accessory structures on larger parcels. 4. Amend Section 7.03 to exempt piers, docks, and similar structures from permits. Clarify enlargement of residential structures requirements, and fence and boat launching ramp permitting requirements. 5. Amend Section 9.01C(9) to clarify buffer requirements. 6. Amend Section 11.03C to include sign permit effective dates. 7. Amend Section 11.05A align with Building Permit requirements of Chapter 4 of the Colchester Code of Ordinances. 8. Amend Section 12.02 definitions of Marina and Residential Marine Association to remove hazard to navigation requirements and additional frontage for additional boat requirements. Amend definition of Structure to remove “water”. 9. Amend Section 12.02 definitions to clarify Seasonal Mobile Food Unit time of operation.				

SUPPLEMENT 30

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	3/15/11	3/31/11	4/26/11	5/18/11
1. Delete the Sign Regulations in its entirety; 2. Move all sign regulations to Section 2.18 of the Zoning Regulations 3. Amend Article XI and Section 2.12 of the Zoning Regulations to reference signs.				

4. Amend Article XII of the Zoning Regulations to include sign definitions
5. Include changes to temporary sign regulation in Section 2.18 of the Zoning Regulations allowing longer durations of display.
6. Amend Table A-1 of the Zoning Regulations to allow Automotive Service and Repair (section 3.311) conditionally in the GD2 District.
7. Rezoning .77 of an acre of the northwest corner of parcel 06-023002 depicted in Appendix F and on the Zoning Map from IND to COM.

SUPPLEMENT 29

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	10/5/10	2/3/11	2/22/11	3/16/11
<ol style="list-style-type: none"> 1. Reduce the minimum acreage requirement for PUD's in Section 9.01C(3) from five acres to 1.5 acres. 2. Change 9.01C to do away with the requirement for a density plan with each application. 3. Clarify Section 9.01C(5) to specify Class II and III wetlands and floodplains instead of "wet areas and soils unsuitable for development". 4. Specify in Section 9.01C(9) that the PUD buffer of 50 feet is for residential districts and not commercial. 5. Section 9.01D(1) delete GD District to clearly state that the waiver of dimensional standards, not just setbacks, is applicable to all districts per current practice of the DRB. 6. Change Section 9.01D(3) to allow for the use of structured recreational areas within open space in the GD1 District. 7. Change Section 5.03 to eliminate a 45 foot setback for gas canopies in the Business District. 				

SUPPLEMENT 28

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	6/1/10	6/24/10	7/13/10	8/3/10
<ol style="list-style-type: none"> 1. Change the title DRB Coordinator to Zoning Administration throughout. 				

2. Change the title Town Planner to Director in Section 2.03D(1)
3. Fix a typo under Section 2.04H to delete Street and insert Road.
4. Add language to Section 2.05D to clarify how setbacks are measured in the MHP District.
5. Clarify Section 2.05J for setback waivers to clearly state that structures can encroach in the setbacks up the amount already encroaching as currently interpreted.
6. State in Section 2.07 that port-o-lets are temporary structures and must be removed in 15 days unless associated with an ag operation, public park or construction site. A follow-up to this is in Section 2.097(e) that states portable toilets can not be permanently permitted.
7. Clearly state in Section 2.07 that play structures such as swings and treehouses are exempt from permits.
8. Clarify and consolidate Section 2.09B (2) and Section 10.03 for regulating trailers and trash.
9. Change Section 2.12 to clarify nonconformity as related to seasonal dwellings to allow for reconstruction and possible expansion.
10. Delete the first sentence of 2.19B as the new Public Works Standards now take precedent.
11. Section 7.03 specify the maximum stair size and handrail requirements for at least one side of the stairs in the Shoreland District (as currently interpreted in a handout). Provide flexibility in accommodating rise and run in the Shoreland District for exterior stairs. Clarify that nonconforming structures within the Shoreland are not subject to the time limitations of Section 2.12.
12. Section 8.04 further specify that interior fit-ups for commercial properties that do not have the potential to increase the impact of the use can be done as just a building permit (i.e. no increase in employees, traffic, wastewater, parking, etc.)
13. Section 8.05 clarify the department responsible for providing abutter lists.
14. Section 10.01C (6) require five-ft setbacks for driveways from property lines however allow for waivers where shared drives are proposed.
15. Section 10.14, Seasonal Dwelling, the time limits to seasonal occupancy have been expanded.
16. Section 10.14, Seasonal Dwelling, processes are proposed to allow for the consideration of improvements or expansion to seasonal dwellings, a nonconforming use, which had previously been not allowed.
17. Section 10.14, Seasonal Dwelling, it is clarified that the time limits of Section 2.12 do not apply to seasonal dwellings.
18. Section 12.02 Dwelling Unit, Seasonal expand the time limits to seasonal occupancy
19. Table of Uses (A-1) section 6.110 allows Athletic Facilities as permissible uses in the GD1, GD3, and Business Districts.

SUPPLEMENT 27

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	5/4/10	6/3/10	6/22/10	7/14/10

1. Amend Section 2.08 Multiple Uses to delete the following from the first sentence: “and only one use per lot”.
2. Amend Zoning Map to rezone parcels in the Exit 16 Neighborhood to Business District as codified in Appendix F herein

SUPPLEMENT 26

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	2/2/10	2/18/10	3/9/10	3/31/10
<p>The amendments are to Sections 6.04, 12.02, Table A-1, Table A-2 of the Zoning Regulations to refine and clarify the purpose and permitted uses of the Agricultural Mixed Use (AMU) District. These changes include clarifications of the area, density, and dimensional requirements of the district. The proposed amendments also include the implementation of the AMU District through the rezoning of the following parcels depicted in Appendix F and on the Zoning Map:</p> <p>03-033003 AGR to AMU 07-033003 AGR to AMU 07-046003 AGR to AMU</p>				

SUPPLEMENT 25

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	1/19/10	2/18/10	3/9/10	3/31/10
<p>Amendments to Sections 2.01, 2.12, 6.03, 7.04, 11.10, & 12.02 of the Zoning Regulations to comply with FEMA requirements for municipal floodplain regulation including, but not limited to, referencing the Digital Flood Insurance Rate Maps forthcoming the summer of 2010</p>				

SUPPLEMENT 24

	PLANNING COMMISSION	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
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PROPOSAL	PUBLIC HEARING			
	12/15/09	1/21/10	2/9/10	3/2/10
Amend Zoning Map to rezone parcels in the Town Services and Shipman Hill Neighborhoods to create cohesive planning areas as codified in Appendix F herein				

SUPPLEMENT 23

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	08/04/09 & 08/12/09	09/17/09	10/13/09	11/04/09
Amend Zoning Map to rezone parcels in the Village Core to create cohesive planning areas as codified in Appendix F herein				

SUPPLEMENT 22

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	08/04/09	09/17/09	10/13/09	11/04/09
Amend Zoning Map to rezone parcels in the Village Core to create cohesive planning areas as codified in Appendix F herein				

SUPPLEMENT 21

	PLANNING	WARNED FOR	ADOPTED	EFFECTIVE
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PROPOSAL	COMMISSION PUBLIC HEARING	SELECT BOARD		DATE
	2/17/09	3/5/09	3/24/09	4/15/09
<ol style="list-style-type: none">1. Amend Section 7.03F to clarify seawall requirements2. Amend Section 12.02 to clarify Convenience Store definition and Building Height definition.3. Amend Table A-2 to increase heights.4. Amend Appendix B to revise height diagrams to measure to top of structure and floor area diagrams to eliminate parking floor area and rename total floor area gross floor area.5. Amend Zoning Map to rezone parcels on outer limits of the Village Neighborhood Area to eliminate split-zoned parcels and create cohesive planning areas as codified in Appendix F herein				

SUPPLEMENT 20

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
	5/20/08	7/3/08	8/26/08	9/17/08
<ol style="list-style-type: none"> 1. Amend Section 2.04F to clarify when Board review is triggered 2. Amend Section 2.05C to include planned ROWs, sidewalks, and bikepaths 3. Create Business District in Section 2.01, 5.03, 10.01B, 10.02, Table A-1 and Table A-2 4. Rename Conservation District the Agricultural Mixed Use District and amend Section 2.01, 6.04, 7.06, 10.02, Table A-1 and Table A-2 5. Allow admin. review in Section 7.03F(4) and clarify seawall construction requirements 6. Fix Typos in Section 7.03 and 10.01N 7. Amend Section 10.01C4 to eliminate stacked spaces from counting to required min. parking requirement 8. Amend Section 11.05B to remove conflicting procedure & time limits of Article VIII 9. Amend Article XII and Table A-1 to create Inn use under Section 1.5 10. Amend Table A-1 to add med. childcare facilities conditionally in residential district 11. Amend Table A-2 to clarify that frontage requirements are per dwelling unit. 12. Amend Appendix G to include infrastructure 				

SUPPLEMENT 19

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	6/20/06	6/1/06	8/22/06	9/12/06
<ol style="list-style-type: none"> 1. Amend Section 2.06 to allow for height waivers for accessory structures with accessory apartments 2. Amend Section 2.19 Compliance with Chapter 14 of the Colchester Code of Ordinance to include a reference to Chapter 18 3. Amend Table A-2 to reference changes to Section 2.06 <p>Amend Appendix G Digital Format Requirements to require public infrastructure to be submitted digitally</p>				

SUPPLEMENT 18

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	6/21/05	6/28/05	9/13/05	10/04/05
<ol style="list-style-type: none"> 1. Modify Section 2.05C - Setback exemptions from Town easement and rights-of-way areas 2. Add Section 2.05K - ADA / Fire egress exemptions to setbacks 3. Delete Section 2.09(B)2(g) - Accessory Structures and Uses 4. Modify Table of Permissible Uses - 5. In GD4 District add 3.294 (Animal Shelter), 9.230 (Archival Facility) and 9.240 (Distribution Facility) as Conditional Uses. In R3, R2, R1, GD2, GD3, and MHP add 10.200 (Silvicultural Operations) as a Conditional Use. 6. Substantial revisions to the Zoning Map to eliminate spot zoning and create cohesive planning areas codified in Appendix F herein 				

SUPPLEMENT 17

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	8/3/04	8/5/04	11/30/04	12/21/04
<ol style="list-style-type: none"> 1. Updated technical standards 2. Re-numbered and re-ordered the regulations 3. Complied with Act 115 4. Expanded definitions and use table 5. Replace Zoning Regulations in their entirety 				

SUPPLEMENT 16

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	1/13/04	1/15/04	2/24/04	3/16/04
<ol style="list-style-type: none"> Added Section 2.03 Official Map Delete Article 17 Signs Section 1820 Alteration of Existing Grade and Impervious Area – require permits for any extension of impervious area on a lot Delete Section 1821 Replaced Article 19 Administration and Enforcement – Allow for municipal ticketing of violations 				

SUPPLEMENT 15

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	7/2/02	7/18/02	8/27/02	9/27/02
<ol style="list-style-type: none"> Change “Zoning Board of Adjustment” and “Planning Commission” to DRB Revise Section 1826 to allow accessory structures with front yard Section 1801 Conforming Uses – allow administrative approvals Section 1203 – conversion of non-residential to residential in GD-1 district New Accessory Apartment definition New Section 1842 Accessory Apartments Delete existing Section 902.12 Section 1808, same language for PUD’s as for PRD’s Section 903 – Conditional Uses – allow small offices with DRB approval Section 1827.11(a) Housing for the Elderly – new parking requirements Article I Bars and Café – revise definition for and separate from permitted restaurant uses 				

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| 12. Section 1710.12 and 1711 – allow changing message board signs in certain districts and situations
13. Article X – Add restrictions and construction guidelines on new seawalls
14. Section 1835 – clarify Storage and Sale of Equipment, Vehicles, Salvage Material or Junk
15. Table of Permissible Uses – minor housekeeping items and change in layout
16. Section 1812 – reduce allowed front yard coverage
17. Article I – New or revised definitions for “DRB”, “Accessory Apt.”, “Post Office”, “Structure”
18. Section 1503.2 and 1603.4 – revised to allow flexibility in buffer strips |
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SUPPLEMENT 14

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	9/18/01	7/23/01	9/18/01	10/8/01
1. Amendment to Article I, Section 101 Definitions 2. Planned Unit Development 3. Amendment to Article XVI, add to heading – Residential and Commercial 4. Amendment to Article II, Section 200 DISTRICTS. Add GD-4 and GD-4C OVERLAY) 5. Permissible Use Section – changes to format 6. Addition of Article XXI – GD-4 and GD-4C overlay				

SUPPLEMENT 13

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
Amendment to the Zoning Map	4/2001	4/17/01	4/24/01	5/16/01

SUPPLEMENT 12

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	7/28/99	12/30/98	2/15/00	3/8/00
<ol style="list-style-type: none"> 1. Establish a Watercourse Protection District 2. Establish a Telecommunications Ordinance 3. Add Fire Safety Standards to the Site Plan Review Criteria 4. Revised language pertaining to tree cutting within 85 ft. of shoreline 5. Allow the Town Planner increased authority to approve amendments to Site Plans 6. Added new section regarding final authorization for connection to public sewer system 7. Require conformance with the Master Plan for all Site Plans 				

SUPPLEMENT 11

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	8/12/98	7/23/98	3/16/99	4/14/99
<ol style="list-style-type: none"> 1. Added design review standards and amended filing requirements to Site Plan Review Criteria 2. Added signage requirements for Window Signs 3. Removed "Residential accommodations for servants or caretakers" as an accessory use 4. Added Circumferential Highway to the definition of an Arterial Highway and established a setback for the Circumferential Highway 5. Clarified seasonal dwelling units and basic amenities 6. Clarified language and intent of Section 1807 pertaining to lots not fronting on a public road or public waters 7. Clarified Article VIII, Section 804 pertaining to PRD's 8. Added new section for seasonal dwelling units that do not meet the definition of a non-conforming use 9. Added definition of "Elderly Housing" and amended Article XV to allow Elderly Housing with density bonuses 10. Add Elderly Housing to the Table of Permissible Uses in Districts R-1, R-2, R-3, GD-1, GD-2, and GD-3. Add Elderly Housing in the Commercial District subject to Zoning Board Conditional Use Approval. Add multi-family housing in GD-2 District 				

SUPPLEMENT 10

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	5/28/97	7/24/97	8/12/97	9/2/97
<ol style="list-style-type: none"> 1. Clarify definitions relating to non-conforming uses 2. Ease the regulations pertaining to non-conforming uses and seasonal dwelling units 3. Amendments to the Zoning Map 				

SUPPLEMENT 9

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	4/17/97 4/23/97	7/24/97	8/26/97	9/9/97
<ol style="list-style-type: none"> 1. Amendment to the Table of Permissible Uses to add the new GD-3 district and other zoning district changes 2. Allow the keeping of animals in the GD-1 and GD-2 districts, with restrictions 3. Clarify and add definitions 4. Allow retail sales as conditional uses in the Industrial district 5. Revise sign regulations 6. Parking and access revisions to address ADA compliance 7. Forestry/agricultural use exemptions and revisions to pre-existing, small lot regulations, per statute 8. Expanded site plan review criteria 9. Codify existing site plan and fill placement waiver policies 10. Add figures to go with existing language 11. Change building height restrictions 12. Revise home-occupation/business regulations 				

13. Address temporary structures and commercial use tents
14. Allow Planning Commission to vary off-street parking requirements
15. Increase height of parking lot lights from 16' to 20'
16. Clarify expiration of approvals under the Zoning regulations
17. Create a new General Development GD-3 district, with design guidelines
18. Minor Revisions to the wetland regulations
19. Create a new 10 acre rural-residential district
20. Delete access restrictions for neighboring fast food businesses

SUPPLEMENT 8 and 8A

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
Amendment to the Zoning Map	7/96	3/25/97	4/22/97	5/13/97
Amendment to the Zoning Map	7/96	3/25/97	5/13/97	6/3/97

SUPPLEMENT 7

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	3/10/93	7/2/93	7/30/93	8/20/93
<ol style="list-style-type: none"> 1. Amendment to the Zoning Map 2. Article 1 - Clarify definition of Front Lot Line. 3. Clarify inadvertent omissions in the text by removing the list of "Permissible Uses" in each district and clarifying the "Table of Permissible Uses" 4. Clarify the "Special Required Conditions" section of the Shoreline District 				

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| 5. Amendment to Section 1828.7 to allow the Planning Commission to waive the paving requirements on certain projects that meet minimum requirements established.
6. Addition of conditional use clause in all residential and agricultural districts.
7. Add Firewood Operations as a permitted use in agricultural districts. |
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SUPPLEMENT 6

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
Amendment to the Zoning Map.	10/28/92	11/22/92	12/22/92	1/13/93

SUPPLEMENT 5

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	09/19/91	12/06/91	03/10/92	04/14/92
Article 1 - Clarify and add definitions. Amend the Table of Permissible Uses. Amendments to the Zoning Map.				

SUPPLEMENT 4A

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	1/9/91	11/26/91	12/10/91	1/1/92
Add definitions - Marine Association, Residential and Residence, Primary with Accessory Apartment Amend Sections 702 and 902 adding minimum requirements for residential marinas Amend table of permissible uses to add Residential Marine Associations (6.275) and Marinas and yacht clubs (6.270) Amend Sections 1102 and 1202 adding minimum requirements for Marinas and Yacht Clubs				

SUPPLEMENT 4

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	1/9/91	5/28/91	8/27/91	9/17/91
Clarify and add definitions Amend Section 1801 and 1802 regarding non-complying structures and non-conforming uses to more clearly distinguish between the two and clarify what can be done to non-conforming uses and non-complying structures Provide a table of permissible uses for all districts Revise the lot coverage requirement for the Commercial, General Development GD1 and General Development GD2 districts Change the zoning designation of all properties currently zoned Governmental and eliminate the Governmental District				

SUPPLEMENT 3

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	08/01/90	01/04/91	05/14/91	06/04/91
<p>Article I - Definition - Add the word/definition of "STORAGE".</p> <p>General Development - GD-1 - The elimination of the following permitted uses: Shopping centers, automotive repair shops, warehouse/wholesale distributors, automotive, small equipment or trailer sales & service, enclosed light manufacturing/ processing industry, drive-in restaurant/fast food outlets and gasoline service stations.</p> <p>Zoning District Changes - A complete list of the affected properties is on file in the Town Clerk's Office and the Zoning and Planning Department.</p>				

SUPPLEMENT 2

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	05/16/90	09/21/90	11/13/90	12/05/90
<p>Article XVIII - General Provisions - New section 1814.5, Public ROW Dedication</p> <p>Article XVIII - General Provisions - New section 1826, Special Historic Properties</p>				

SUPPLEMENT #1

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	NOTICE TO TOWN CLERK	ADOPTED	EFFECTIVE DATE
	12/13/89	02/28/90	04/17/90	05/18/90
<p>Article I - Definitions – Defined Sewage Disposal Systems, Cross-District GOV, MHP, R-1, -2, -3, COMM, GD-1, GD-2 and I Permitted cross-district sewage disposal systems when approved by the Zoning Board of Adjustment</p> <p>Article V - Revised Section 501.7 to say "property is actively involved in" instead of "occupant shall be engaged"</p> <p>Article V - Revised Section 502.6(b) to say "sufficient" instead of "minimum of eight"</p> <p>Article VII - Section 702.7(b) - Removed minimum acreage requirement</p> <p>Article IX - Section 905.3 – Revised building height requirements</p> <p>Article XI - Section 1102 – Deleted Section .6(c)</p> <p>Article XVIII - Section 1816 - Added .2 and .3 regarding cross-district sewage disposal</p> <p>Article XVIII - Section 1822 - Removed the requirement to obtain a zoning permit</p>				