

## Explanation of Proposed Changes as of 1/31/2022

### General Edits for Consistency

- Cover Page – Date corrections
- Index – Page Corrections (to be finalized upon final draft of language)
- Replace Salisbury “Conservation Commission” with “Inland Wetlands and Watercourses Commission”
- Section 202 & 203 – update to reference new maps.
- Consistency of term – “right of way” to “right-of-way”, “storm water” to “stormwater”, “run off” to “runoff”, “non-conforming” to “nonconforming”, “single family” to “single-family”, “Fee Owned” to “fee-owned”, “owner occupied” to “owner-occupied”
- Eliminate reference to “Non-profit” and “not for profit”
- Conflicting standards for uses (ex. 224.5 building coverage)
- “Fee Owned” versus “fee-owned”
- Alphabetize definitions
- Consistency of zoning district abbreviation

### Text Changes

- Legislative Update – Enabling Language – 100 “Authority and Purpose” – Refer to enabling statute, simplify.
- Section 201 – Replace “Zones” with “District”.
- Section 202 – Revise header and update map names to reflect 2019 revisions.
- Section 203 – Eliminate – combined with 202.
- Section 205 – Insert Tables of Uses
- Section 206.3 – Spelling – Wononscopomuc or Wononskopomuc
- Section 208.1. h. – Eliminate – align with new legislation. Renumber 208.1.i
- Section 212 – Reword title and text to eliminate “Non-Profit” and align with terminology throughout regulations
- Section 212.1 – Nursery School to Public/Private School or Educational Institutions, Minimum Lot Area & Setback Requirements
- Section 212.2 – Eliminate non-profit reference. Defer to IRS to qualify.
- Section 212.3.b & 212.3.d – eliminate non-profit reference. Building Coverage and Access
- Section 214 – Comprehensive. Eliminate reference to “non-profit”/“commercial”
- Section 215 – Short Term Event – Carnival, Fair, Circus, Show, Athletic Meet or Similar Event to Temporary Events. Hierarchy correction “a.” to “215.1” and “b.” to “215.2”. See new definition
- Section 218 – Strike – non-profit
- Section 224.5.a – Consistency with maximum Building Coverage
- Section 224.9 – Non-Profit & consistency of terms and uses.
- Section 300 – Strike “300.1” = General introductory statement

- Section 300.2 - Renumber to 300.1 & insert table of dimensional requirements
- Section 300.3 – Renumber to 300.2 & insert table of dimensional requirements
- Section 300.4 – Renumber to 300.3 & insert table of dimensional requirements
- Section 301 – Minimum Lot Area *Requirements* & eliminate “301.1 Calculation of Lot Area.” = General introductory statement.
- Section 301.2 – Renumber to 301.1 – Keep text?
- Section 301.3 – Renumber to 301.2 & Strike “In the LA-20,000 square feet”
- Section 301.4 – Renumber to 301.3 – Keep text?
- Section 302 – Minimum Buildable Area *Requirements*. Remove “effective date”
- Section 302.1 – Strike “302.1” = General introductory statement. Remaining text in definition.
- Section 302.2 – Renumber to 302.1. Minimum lot area and eliminate reference to buildable area rectangle.
- Section 302.3 & 302.4 – Renumber to 302.2 & 302.3 Correct references, consistency of terms
- Section 302.5 & 302.6 – Renumber & merge 302.4 & 302.5, consistency of terms
- Section 303 – Minimum Square *Requirements*, reword for clarity
- Section 304 – Minimum Yard Setback Requirements - Comprehensive
- Section 305 – Setback from *Wetlands* and Watercourses - Comprehensive
- Section 306 – “Fee Owned” definition. Strike “306.1” = General introductory statement. Renumber subsequent sections
- Section 307 – Move “Building Footprint” definition and general explanation
- Section 308 – Move “Impervious Surface” definition
- Section 309 - Strike “309.1” = General introductory statement. Renumber subsequent sections. Strike separate methodology for height calculation of accessory structures.
- Section 500 – move definitions and renumber. Add Section 502.
- Section 501 – Define Special Permit Process. Strike numbers and 501.2
- Section 502 – Abandonment of Nonconforming Use - move to Section 500.
- Section 503 – Enlargement of a Nonconforming ~~Use~~, Building, or Structure
- Section 503.1 – Strike number, general statement of 503. “In all zones, except” becomes 503.1
- Section 504 – Restoration or Replacement of a Nonconforming Building or Structure. Strike text of 504.1, replace with text of 504.2. Strike “damaged by fire...”. Replace “dwelling” with “building or structure”. Strike 504.3. Renumber 504.4 to 504.2 and replace dwelling with building or structure.
- Section 704.2.1.c - bulleted “temporary sign” is redundant, strike. Eliminate non-profit reference
- Section 704.3.2 eliminate non-profit reference

#### Definitions

- “Accessway Easement” not used in text – “Access Right of Way” used in “Yard, Front and Front Yard Setback” definition and throughout the text.
- Accessory Building or Structure – Eliminate “or on a contiguous...”
- Accessory Building, detached – Eliminate (use in text sufficient)
- Add Accessory Storage Building definition – those buildings eligible for reduced yard setback requirements
- Buildable Area – consider alternatives
- Building Height – eliminate “for a principal building”
- Commercial Use – carried “out” not “on”
- Family – eliminate “nonprofit”
- Fee Owned – consider use of “fee simple”
- Fraternal Club or Lodge – eliminate not profit reference & religious examples
- Impervious Surface definition – consider alternatives
- Lot, Minimum Area – Consider alternatives
- Nonconforming lot, nonconforming building or structure, nonconforming use – moved from text
- Ordinary High-Water Mark – Consider new definitions referred by subcommittee
- Patio – Any concerns??
- Permeable Paving – Delete, not used in text
- Seasonal Farm Stand – definition moved from text
- Stacking Space – “drive-up”
- Structure definition – insert generators? Consider alternatives
- Temporary Event – New definition
- Wetland or Watercourses Buffer – New definition
- Zoning Administrator and Zoning Enforcement Officer – eliminate italics

Use Tables - Later

- MR Ac to Sq Ft
- Eliminate distance between buildings – Not found/supported in text
- Simplify Parking Table - Gross Floor Area (GFA) in Square Feet (Ft<sup>2</sup>)
- Legislative Update – Cannot require more than space per Studio, 1 Bedroom Dwelling Unit, or accessory apartment.

**Commented [AC1]:** Use of accessory building throughout text is confusing. It appears that unless the term is detached accessory building that it is intended to include building or structure.