

## Narrative to Accompany Proposed Table of Uses

July 26<sup>th</sup> 2022

The new proposed table of uses is the result of taking three different tables, residential, commercial, and accessory uses and consolidating them into a single user-friendly table. This is the work product of LUA Conroy and PZC Chair Klemens. Once adopted, the Regulations will be revised to comport with this table. In short, the table will be a blueprint to guide the regulation rewrite. Parts of this already have been completed. The temporary event section of this table (and the regulations) requires input and **decision from the PZC on August 1<sup>st</sup>**. Commissioners Riva and Cockerline will be reporting to us on their recommendations for temporary events.

1. This new table comports with current State and Federal statutes. For example, churches were previously not allowed in the MR zone, a violation of RLUPA. Other antiquated and illegal exclusions concerned group homes, nursery and day care centers, and crematories.
2. This new table includes the LA zone which was not on previous tables.
3. This new table eliminates the R1V zone.
4. This new table is user friendly, grouping various categories in a logical manner and treating principle and accessory uses as separate, but contiguous columns.
5. This new table attempts to incentivize certain activities within the zones which we have determined they are most appropriate. For instance, certain activities require no permit, a zoning permit, and site plan, or a special permit. In zones where certain activities are desired we have made the regulatory pathway simpler with reduced regulatory hoops. We have eliminated residential use in the Light Industrial Zone—though pre-existing residences are grandfathered.
6. This table eliminates references to not-for-profit and related uses. We regulate the use, not the user. In short the impacts of a charitable event and identical to a for-profit event. This is an arcane and illegal distinction which still finds it was into the PZC discourse, most recently over special permit events at Lime Rock Park.