



# Building Zone Regulations Revision

Building Zone Regulations Working Group

Kick-Off

October 4, 2021



# Introduction

- Purpose of Working Group
- Scope of Potential Revisions
- Approach and Schedule
- Discussion

## Expected Outcomes for Today:

- ✓ Build Consensus on Approach
- ✓ Prioritize Potential Revisions
- ✓ Set Future Meeting Dates/ Milestones



# Purpose of Working Group

- Recommend revised Building Zone Regulations text to TPZ and Town Council for adoption
- Guide staff work on revisions
- Review draft language
- Ensure milestones are met

*Ask that you as a member:*

- *Review materials and provide feedback*
- *Communicate with Town Council and TPZ to apprise them of progress and direction, and to solicit input as necessary*



# Scope of Potential Revisions

Topic	Changes To Be Made	Why?	Time Sensitivity
Residential Minimum Floor Areas	Remove from Regulations	Comply with Public Act 21-29	<b>October 1, 2021</b> state law in effect
Accessory Dwelling Units (ADUs)	Revise Section 6.11 to permit as of right attached or detached ADUs; limit to no more than 30% of principle or 1,000 sq ft and other provisions	Comply with Public Act 21-29	<b>Jan. 1, 2023</b> state provisions take effect unless opt out or adopt some local regs
Residential Minimum Floor Areas	Remove from Regulations	Comply with Public Act 21-29	<b>October 1, 2021</b> state law in effect
Outdoor Dining	Revise Section 6.6 to permit as of right outdoor dining	Comply with Public Act 21-2	<b>April 1, 2022</b> Executive Orders expire and local approval required
Recreational Cannabis	Prohibit or permit with parameters cannabis establishments	Comply with Public Act 21-1	<b>March 1, 2023</b> Local temporary moratorium expires
Parking	Review all sections for residential parking requirements	Comply with Public Act 21-29	<b>October 1, 2021</b> state provisions take effect unless opt out
Neighborhood Character	Review Section 12 to ensure special permit criteria are grounded in physical characteristics, rather than "neighborhood character"	Comply with Public Act 21-29	<b>October 1, 2021</b> state law in effect
Permitted Uses	Revamp Sections 4 and 5 to clean up inconsistencies, omissions and errors	Numerous issues with current regs	
Food Trucks	Develop new regulations	Address increasingly prevalent use	
Excavation Permits	Review Section 6.2 to delineate and establish standards for excavation associated with subdivision or site plan development as opposed to excavation operation	Current practice is a work around open to challenge	
Short-Term Rental	Definitions for Guest House; Boarding, Rooming or Lodging House; and Tourist Home; Review Section 7.1(b)(2)e; Implications for ADUs	Modernize language, address Air BnB-type uses, ADU changes may impact	
Stormwater Management	Potential addition to Section 19	Comply with MS4 requirements through regulations rather than conditions of approval	
PAD affordable housing provisions	Consider revisions to 4.12	Affordable Housing Plan recommendations	
Customary Home Occupations	Consider revisions to Section 7 to clarify any permitting required	Current procedures not reflected in regulations	
Open Space Subdivisions	Review Section 6.7 to ensure open space dedication is usable land	Unbuildable land meets regs but may not meet intent	



# Approach and Schedule

Task	2021			2022												2023
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sept	Oct	Nov	Dec	Jan
Mandated/ Time-Sensitive Revisions	Blue	Blue	Blue		Orange	Orange	Orange									
Revisions Needing Early Public Input		Green	Green	Green	Blue	Blue	Blue	Orange	Orange	Orange						
Potential Additional Revisions								Green	Green	Green	Blue	Blue	Blue	Orange	Orange	Orange

- Research, draft and edit
- Public hearings and adoption
- Workshops and other outreach



# Discussion

- Questions?
- Missing priorities?

## Consensus

- Phase I - Mandated/ Time-Sensitive Revisions
- Phase II - Revisions Needing Input
- Phase III - Additional Revisions



# Next Steps

- Preferred meeting times?
- Draft language, next meeting will be initial review for Phase I revisions