



**CITY OF ESSEX JUNCTION
PLANNING COMMISSION
REGULAR MEETING AGENDA**

Online & 2 Lincoln St.
Essex Junction, VT 0545
Thursday, October 10th 2024,
6:30 PM

E-mail: cyuen@essexjunction.org

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Phone: 802-878-6944, ext. 1607

This meeting will be held in-person at 2 Lincoln Street and available remotely. Options to join the meeting remotely:

- **JOIN ONLINE:** [Join Zoom Meeting](#)
- **JOIN CALLING:** (toll free audio only): (888) 788-0099 | Meeting ID: 953 1240 7791; Passcode: 040339

1. **CALL TO ORDER** [6:30 PM]
2. **AGENDA ADDITIONS/CHANGES**
3. **PUBLIC TO BE HEARD**
 - a. Comments from Public on Items Not on Agenda
4. **MINUTES**
 - a. September 5th, 2024
5. **BUSINESS ITEMS**
 - a. Connect the Junction Transit Oriented Development Master Plan update [6:40 PM]
 - b. Land Development Code Amendments* [6:55 PM]
6. **MEMBERS UPDATES** [8:00 PM]
7. **STAFF UPDATES** [8:10 PM]
8. **ADJOURN**

*attachments included in the packet

Agenda item timestamps are estimates of the starting time of each topic and are subject to change.

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**CITY OF ESSEX JUNCTION
PLANNING COMMISSION
MINUTES OF MEETING
SEPTEMBER 5, 2024
DRAFT**

MEMBERS PRESENT: Diane Clemens, Chair; Scott McCormick, Vice-Chair; Elena Juodisius; Elijah Massey, Kirstie Paschall

ADMINISTRATION: Chris Yuen, Community Development Director

OTHERS PRESENT: Olivia Miller-Johnson, Sonya

1. CALL TO ORDER

Ms. Clemens called the meeting to order at 6:33 PM.

2. AGENDA ADDITIONS/CHANGES

None.

3. PUBLIC TO BE HEARD

a. Comments from Public on Items Not on Agenda

None.

4. MINUTES

a. August 1, 2024

MOTION by SCOTT MCCORMICK, seconded by ELIJAH MASSEY, to approve the minutes of August 1, 2024. Motion passed 5-0.

5. BUSINESS ITEMS

a. Reschedule October 3 Meeting

The October 3, 2024 meeting needs to be rescheduled due to a conflict with a religious holiday. All agreed to reschedule to October 10, 2024.

b. 2005 Zoning Map Error

Mr. Yuen described how some properties were inadvertently listed in incorrect zoning district due to a clerical error. He said that this would need to be amended with an update to the Land Development Code. The PC will also incorporate these changes into the Comprehensive Plan during the next plan update.

c. H. 612 (Act 166) Cannabis Regulation Implications

Mr. Yuen described recent changes to state legislation regarding municipal oversight of outdoor commercial cannabis cultivation. Municipalities can no prohibit outdoor cannabis cultivation by zoning district; however they may set a setback of up to fifty feet. Setting this large of a setback would essentially limit commercial cultivation in most small-lot backyards in Essex Junction. Municipalities may also establish a cannabis cultivation district if desired. The PC discussed the difference between personal and commercial cannabis cultivation, odor concerns, as well as the possibility of plants growing over the property line. Mr. Yuen will draft verbiage for review by the PC.

d. Connect the Junction Transit Oriented Development Master Plan Update

Mr. Yuen said that the consultant has held focus groups with a variety of different community organizations and partners. Mr. McCormick suggested direct contact and outreach to encourage business owners to participate. The planning charette will be held from October 4-8, and Mr. Yuen detailed the community outreach methods that will be utilized. One unique method includes providing bar coasters for restaurants with a QR code. Mr. Yuen detailed the event activities, which include a site walk and additional focus groups. Ms. Clemens said that she hopes that more attention can be given to the transit orientated development district rather than just the downtown area. Mr. Yuen said that he would suggest another walking tour of this area.

e. Land Development Code Amendments

Mr. Yuen said that it is difficult to do two separate public engagement processes at the same time and suggested that this round of LDC amendments is more of a technical review to allow for the focus to be on the TOD Master Plan. Mr. Yuen reviewed potential changes, which are detailed below.

- The City is working on developing a new stormwater ordinance and utility to better manage stormwater. Properties will be charged based on the amount of impermeable surface present. There are some corresponding amendments to the LDC in anticipation of the new ordinance.
- Mr. Yuen reviewed the previous proposal to removing the limit on the maximum number of principal structures per lot. The intention of this change is to allow for multiple smaller structures in place of a single larger structure. Currently a property with an existing duplex (principal structure) and a detached garage (accessory structure) would be prohibited from adding a residential unit in the detached garage building. However, a property with an existing duplex and attached garage is allowed to add up to two additional units, even if the total square footage is the same as the first example. Previous discussion by the Planning Commission suggested that allowing multiple principal structures should be considered, so long as the total number of units, lot coverage, setback, and height limits remain in place. However, it was also acknowledged that lifting the maximum number of principal structures will likely be perceived as a major policy shift. To be consistent with the intent to focus the proposed LDC amendments on technical fixes and “low-hanging fruit”, Yuen suggested retaining a limit of two primary structures rather than lifting the limit altogether, in the districts that currently have a limit of one principal structure per lot. Mr. McCormick spoke about the importance of a housing committee and/or housing plan. He said that he is hesitant to make this type of change without a formal strategy. Mr. Massey said that he is in favor of increasing the number of principal structures to two and sees this as a reasonable compromise. Ms. Clemens said that this change may take away from the “Village-feel” that some believe has been lost. She discussed current language which requires homes to look like a single-family home. Ms. Clemens discussed the importance of well-thought-out change, rather than nostalgia. All Commissioners ultimately voiced support of a limit of two principal structures per lot in the residential areas and agreed to review the draft language that Mr. Yuen will prepare. If approved, it will also go through the public hearing process.
- In public input, Sonya asked if the definition of families will be changed to be inclusive of unrelated people, and asked how this would affect occupancy limits in condos. Mr. Yuen said that this would not have an impact, however there are state occupancy limits.
- Mr. Yuen suggested that language related to “detached frontage-style home” be replaced with verbiage stating that there needs to be a primary pedestrian entrance to the street. He said that he

believes the intention of this is to ensure visual and functional connectivity between the street and the homes. The PC discussed the conflict with this goal and current site conditions.

- Mr. Yuen said that parking is currently not allowed within the side setbacks, however driveways are allowed. All were in favor of allowing parking within two feet of the side property line with screening. In the R2 district, detached garages are allowed within 15 feet of the rear property line, but parking needs to be 25 feet away. All agreed that these should be treated the same. Mr. Yuen discussed other inconsistencies with parking and driveway regulations in the residential districts. He suggested that the LDC only apply the requirement that parking take up no more than 30% of the lot's frontage when parking is in front or beside the principal structure and discussed potential landscaping requirements for side parking to mitigate these concerns.
- Mr. Yuen suggested that lawn signage be allowed in the municipal street right of way within two weeks of elections. This would be consistent with sign regulations along state highways. All were amenable to this change.
- Mr. Yuen suggested that corner lots should be considered to have two fronts and two sides for the purposes of setbacks. All agreed.
- Mr. Yuen suggested that most changes to dimensional standards be considered through the TOD Master Plan process, rather than the LDC.
- Mr. Yuen provided the technical conflict between two concurrent front setback requirements in several zoning districts. Currently, most zones have both a minimum front setback requirement of X feet and an additional setback requirement stating that "the front yard setback shall be established by the average setback of the principal structures on the two adjacent lots". In zoning districts with large minimum setbacks, such as the MF1 or MF3 districts (30 ft), the minimum setback often exceeds that of the existing historical development pattern, such that the two setback standards are in conflict. Mr. Yuen noted that excessive front setback requirements may have negative aesthetic and functional consequences, such as encouraging parking to be located in front of the building, counter to the LDC's intent of encouraging parking to be located at the side or rear. To address these issues, Yuen recommended replacing the average adjacent setback requirement to a maximum setback requirement and reducing the minimum front setback requirements in the MF1, MCU, MF3, and R-O districts to 15 feet to match existing development patterns. All agreed in principle to this proposal.

Mr. Yuen will provide an additional write-up for the next meeting.

7. MEMBERS UPDATES

a. Vermont Climate Action Plan Update

Mr. McCormick said that the state is in the process of updating this plan, and that he is on the Rural Resilience Subcommittee. He gave a brief update on the work on the committee and said that he is working to represent municipalities in this process.

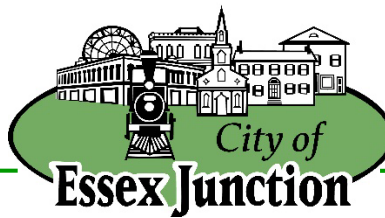
8. STAFF UPDATES

None.

9. ADJOURN

MOTION by ELENA JUODISIUS, seconded by SCOTT MCCORMICK, to adjourn the meeting at 8:53 PM. Motion passed 5-0.

Respectfully submitted,
Darby Mayville



MEMORANDUM

To: Planning Commission

From: Christopher Yuen, Community Development Director

Meeting Date: October 10th, 2024

Subject: Land Development Code (LDC) Amendments – Summary Report and Additional Changes to Consider

Issue: Draft amendments to the LDC have been updated based on legal and engineering review; and may be ready for public hearing in November.

Discussion:

Two land-use policy initiatives are currently underway- the Land Development Code amendments that the Planning Commission has been drafting since January 2024, and the larger “Connect the Junction” Transit-Oriented-Development (TOD) Master Plan project. The former consists of important technical fixes, as well as some low-hanging-fruit zoning tweaks while the latter consists of a substantial re-imagining of the built-environment surrounding the City’s main public transit corridors through a robust public engagement process.

As previously discussed by the Planning Commission, the scope current round of LDC amendments is limited to technical and minor fixes. Substantial policy issues should be considered as a part of the TOD project to take advantage of its larger public engagement process. This memo will discuss the former LDC amendment process.

Draft Summary of LDC amendments

Separately attached is a draft summary of the amendments to the Land Development proposed so far. The draft zoning text with track-changes has also been provided to the Commission.

The Commission should review the summary and provide comments, as needed.

Recent Additions and Outstanding Issues:

The following items were modified in the draft amendments in response to comments by the City Engineer and the City Attorney.

1. Definition of Impervious Surfaces and Lot Coverage

To better align with the state stormwater definitions, the definition of impervious area has been updated to exclude swimming pools and slatted decks. However, the definition of Lot Coverage, as regulated by maximum lot coverage percentages in some zoning districts, has been clarified to include swimming pools and decks while excluding stormwater permeable driveways. (Sections 201.C; 201.H)

2. Uses not substantially similar to uses on the use chart

As previously discussed, the proposed amendments to Section 502.C would treat uses not identified in the use chart, as “conditional uses”. The City Attorney suggests that there may be some risk with this approach. This should be further discussed.

3. Aerodrome land use

At the advice of the City Attorney, and based a recent land-use case in Lincoln VT, rules around Airstrips and landing pads should be specified. In the latest draft, “Aerodrome” has been added as a use, and prohibited in all zoning districts. It may also be feasible to make it a “conditional use” in certain zoning districts if desired (Sections 201.C and 622.G)

4. Lighting regulation amendments

A requirement for private residential exterior light sources to be Dark Sky Compliant has been extended to all residential and commercial uses. (Section 704.B.7). The maximum lighting uniformity ratio in parking lots has been clarified to be 10:1 (Section 704.D.9). A requirement for string lights to be switched off outside of business hours has been added (Section 704.B.10).

The exemption for the requirement for a zoning permit prior the installation and replacement of lighting fixtures has been extended to cover residential lots with four or fewer housing units. [Section 704.C]

The maximum mounting height for residential street lighting has been reduced from 30 feet to 25 feet, to reduce impacts on nearby homes. 30 feet is uncommon among peer municipalities. (Section 704.F.3)

5. Definition of Family

The Planning Commission previously discussed the modification of definition of “Family” to remove limits on unrelated persons living together. This change was intended to enable a diverse spectrum of living arrangements outside of the traditional nuclear family. Since the passage of H.687 (Act 181 of 2024), by the State Legislature, 24 V.S.A. § 4412 now prohibits municipalities from prohibiting unrelated occupants from residing in the same dwelling unit.

The City Attorney flagged a potential issue with this amendment and suggested that the definition of “single housekeeping unit” be clarified. This change has been integrated into the most recent draft. [Section 201.C]

6. Food Trucks

The City Attorney has flagged the previous proposal to allow consecutive renewals of temporary use permits for the year-round operation of food trucks as potentially problematic, since that conflicts with the definition of “temporary”. The City Attorney recommend treating Food Trucks as permanent structures and setting defined parameters for their placement and operations. The latest draft specifies standards for allowing the year-round operation of food trucks on private property, in certain zoning districts (Section 727). In this draft “Food trucks”:

- have been defined as a land use and would be permitted in all districts where “Eating and Drinking Establishments” are permitted.
- would not be required to connect to the City’s Sewer system
- would not be required to undergo site plan approval by the Development Review Board [Section 502.F]

- would be required to provide trash receptacles
- unless permitted as a temporary use, Food Trucks located on a lot with one more other food trucks, would be required to provide access to restroom.
- the use of portable gasoline or diesel electric generators would be prohibited when associated with food trucks operating on the same property for more than thirty days within any six-month period.

7. Development Review Board Site Plan Review Requirements for “Middle-Housing”

The LDC currently requires all developments, except for single-family homes and duplexes, to undergo review by the DRB, at both a conceptual and final site plan hearing. The full site plan applications include costly requirements such as a landscaping plan created by a certified landscape architect, and a traffic impact study. To reduce barriers for small-scale development, the latest draft proposes to extend the option for administrative review of single-family homes and duplexes to developments with up to four housing units within one lot. (Section 502.F)

8. Requirement for the Submission of Floor Plans

To enable better understanding of proposed developments, a requirement for the submission of floor plans has been added for all developments except for applications only involving a single-family dwelling. (Sections 502.A and 502.F)

9. Update to Public Works Details

Public works details have been amended at the request of the City Engineer.

Cost:

There are no costs associated with proposed zoning bylaw amendments.

Recommendation:

The Planning Commission should review the LDC amendments, and the Draft Summary Report. If the Commission is satisfied with the drafts as written, it is recommended that the Planning Commission:

- Warn the Land Development Code Amendments [as presented, or as amended], for public hearing on November 7, 2024.
- Approve the Summary Report [as presented, or as amended]

Recommended Motion:

- I move that the Planning Commission warn the Land Development Code Amendments [as presented, or as amended], for public hearing on November 7, 2024.
- I move that the Planning Commission approve the Summary Report [as presented, or as amended]

Attachments:

1. Draft Summary Report Proposed 2024 LDC Amendments
2. Draft LDC Amendments redline (in .docx document)

Essex Junction Planning Commission Reporting Form for Land Development Code Amendments

October 10, 2024 DRAFT

The following report was approved by the Planning Commission on [insert approval date here].

This report is in accordance with 24 V.S.A. §4441(c) which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments..... The report shall provide(:

(A) brief explanation of the proposed bylaw, amendment, or repeal andinclude a statement of purpose as required for notice under §4444 of this title,

Overall purpose of the proposed Land Development Code (LDC) amendments:

1. Replacement and reorganization of sign regulations to be content-neutral, based on 2015 and 2022 Supreme Court caselaw specifying that local governments may only regulate signage based on content neutral criteria such as size, materials, lighting, moving parts, and portability. The text and formatting of the amended sign regulations have been adapted from the zoning text of a nearby municipality (Burlington VT), with specific regulations adjusted based on local context.
2. Adjustment of density limits in residential and Residential-office districts to meet the requirements of the Vermont HOME Act of 2023 (Act 47) and to help meet statewide housing production goals.
3. Adjustment of site layout and dimensional standards to allow for the replication of existing traditional development patterns
4. Removal of certain stormwater regulations from the LDC which fall within the scope of a future separate City Stormwater Ordinance.
5. Addition of standards for the year-round operation of food carts in areas where similar uses are currently permitted.
6. Adjustment of language and grammar throughout the document to improve consistency and for demographic and cultural inclusivity.
7. Incorporation of recent State Statute changes.
8. Correction of technical inconsistencies, clarification and adjustment of certain design standards and review procedures.

(A)nd shall include findings regarding how the proposal:

1. *Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:*

The proposed amendments conform with the goals and policies of the City's Comprehensive Plan by enabling increased housing stock, encouraging economic development, and reducing environmental impact as called for in the Comprehensive Plan. This is achieved through various technical requirements and procedural adjustments in the zoning bylaw.

2. *Is compatible with the proposed future land uses and densities of the municipal plan:*

The proposed amendments are compatible with the proposed future land uses and densities of the municipal plan, except where superseded by new requirements of state statute.

3. *Carries out, as applicable, any specific proposals for any planned community facilities."*

The proposed amendments do not carry out any specific proposals for planned community facilities and it would not impact any plans for community facilities.

General amendments throughout the LDC include:

- Zoning district acronyms have been standardized for consistency.
- References to "Use Table", "Table of Uses" and "Use Chart" have been standardized to "Use Chart".
- References to "Church" have been changed to "Place of Worship" for more cultural inclusivity.

Chapter 2: Definitions

Specific amendments in this chapter include:

- Removed most sign definitions which were integrated within Sign Standards in Section 714. [Section 201.G]
- Clarified the definition of "Temporary Structure" [Section 201.C]
- Definition of "Family" has been modified to remove limits on unrelated persons living together. This change is intended to enable a diverse spectrum of living arrangements outside of the traditional nuclear family. Since the passage of H.687 (Act 181 of 2024), by the State Legislature, 24 V.S.A. § 4412 now prohibits municipalities from prohibiting unrelated occupants from residing in the same dwelling unit. [Section 201.C]
- Definition of "impervious surface" "Illicit connection" and "illicit discharge" have been changed or removed to align with the City's future storm water ordinance. [Section 201.C and Section 201.H]
- Definition of "lot coverage" has been clarified to include swimming pools and decks, while excluding stormwater permeable driveways (Section 201.C)

Chapter 5: Development Review Procedures

Specific amendments in this chapter include:

- Limitations on municipal powers to regulate certain uses such as Schools, Hospitals, and Emergency Shelters have been clarified in accordance with 24 V.S.A. § 4413. [Section 502.C]

- Clarified how development applications that do not fall under a defined category in the Use Chart [Section 622] are to be reviewed. [Sections 502.B - 502.D]
- Extended the option for administrative review of single-family dwellings and duplexes to developments with up to four housing units within one lot to reduce barriers for small-scale development. (Section 502.F)
- Added a requirement for the submission of floor plans for the developments except for applications only involving a single-family dwelling. (Sections 502.A and 502.F)
- Moved approval procedure for sign permits to Section 714 for clarity. [Section 502.H]

Chapter 6: Zoning Districts Regulations

General amendments in this section include:

- Grammar corrections and minor formatting changes.

Specific amendments in this chapter include:

- Corner lots in all districts are deemed to have two front yards (one on each street), two side yards, and no rear yards. (Section 600.C)
- Increased the number of permissible principal buildings on each lot in the MF1, MF2, R-O, R1, R2 districts from 1 to 2, to allow for the flexibility for building multiple smaller structures, instead of a single, larger structure. Building size and placement would continue to be regulated by lot coverage limits, height limits, and minimum setback requirements. [Sections 601.B, 602.B, 618.B and 619.B]
- Clarified minimum and maximum front yard setback requirements in the MF1, MF2, MF3, VC, R-O, PA, R1, and R2 Districts. [Sections 601.C.1, 602.C.1, 603.C.1, 604.C, 609.C.1, 613.C.1, 618.C.1, and 619.C.A]
- Reduced minimum front yard setback requirements to 15 feet in the MF1, MF3, R-O, and MCU districts. This is intended to more closely matches historic development patterns and would allow for more predictable development outcomes while encouraging duplexes, triplexes, and fourplexes to place parking at the side or rear the house. [Sections 601, 603, 603.C.1, 609.C.1, and 615.C.1]
- The Multi-Family-3 (MF-3) zoning district's density limits have been raised to 4 units per lot to meet the requirements of the HOME Act (Act 47) of 2023. This was a technical oversight in the 2023 LDC amendments. [Section 603.D]
- Simplified the structure of density limits for the Multi-Family 3 (MF3) and Residential Office (RO) districts by removing incremental lot-size requirements for additional units within the same structure. [Sections 603.B and 609.B]
 - These districts serve as transition zones between the denser, mixed-use districts near the City Center and the smaller-scale residential neighborhood districts. Ever since the 2023 HOME Act- related zoning changes allowing up to four (4) total units per lot, the MF3 and RO districts' density caps have been lower than the R1 and R2 Residential districts.
 - There is no planning justification for this unusual density pattern, and thus MF3 and RO districts were adjusted to match surrounding districts' density limits.

- Reinstated rear setback minimum for Residential Office (RO) district that was erroneously removed from the from the LDC in 2011. [Section 609.C]
- Added Parking spaces as a use subject to the 15-foot minimum rear setback requirement instead of the 25-foot general rear setback requirement. This is to match the 15-foot minimum rear setback requirement currently in effect for accessory structures, including detached garages. [Section 619.C3]
- For the R1 and R2 Districts, clarified design standard by replacing the requirement for “traditional detached frontage style home” with a requirement that at least one dwelling unit must have a primary pedestrian entrance facing the street. [Sections 618.H.1 and 619.H.1]
- For the R1 and R2 Districts, clarified design standard by adjusting regulations on maximum width to be taken up by parking, and by adding screening requirements. [Sections 618.H.2 and 619.H.2]
- Added subsection clarifying review process for Uses not Specified in Use Chart outlined in Sections 502.B and 502.C [Section 622.E]
- Added Day Care and Family Care homes and facilities as permitted and conditional uses in the Planned Agriculture (PA) and Highway-Arterial (HA) districts to support existing and future residential development in these districts. [Section 622]
- Added “Aerodrome” as a prohibited use in all zoning districts. Aerodrome includes airstrips and aircraft landing pads (Section 622)

Chapter 7: General Development Standards

General amendments in this chapter include:

- Grammar corrections and minor formatting changes.

Specific amendments in this chapter include:

- Added standards for the review and approval of the year-round siting of food trucks on private properties in zoning districts where “eating and drinking establishment” is a permitted use [Sections 201.C; 502.F; and 727]
- Added language to allow for tandem parking spaces assigned to individual households to allow for more spatially efficient parking lot layouts. [Section 703.K.15]
- Moved regulations regarding holiday lights, and lighting directed at sign surfaces from the Sign Standards Section to the Lighting Section, for clarity and consistency. [Section 704.B and Section 704.E.3]
- Adjusted lighting regulations to allow for use of string lights within certain hours. [Section 704.B.10]
- Adjusted lighting regulations to extend the exemption for the requirement for a zoning permit prior to the installation and replacement of lighting fixtures on single family homes and duplexes, to cover housing developments with five or fewer housing units. [Section 704.C]
- Adjusted technical specifications for lighting on residential and commercial properties. (Sections 704.B, and 704.F)
- Added parking within two feet of the side property line as a set-back exception, as long as they are screened from view from the adjacent property with a fence or hedges. [Section 706.C.1]

- Consolidated regulations on the placement of flagpoles and the display of flags to Section 714 Sign Standards chapter. [Section 706.C.6.d]
- Added a 50-foot minimum setback requirement for outdoor cannabis cultivations, as enabled by Act 166 of 2024 (H.612), starting on January 1, 2025. [Section 726]
- To align with the City's future storm water ordinance, a reference to the Town of Essex's Storm Water Ordinance was removed. Requirements to minimize erosion and control sediment from construction sites have been added [Section 713]
- Section 714's Sign standards have been fully replaced and reorganized to be content-neutral, based on 2015 and 2022 supreme court caselaw specifying that local governments may only regulate signage based on content neutral criteria such as size, materials, lighting, moving parts, and portability. The text and formatting of the amended sign regulations have been adapted from the zoning text of a nearby municipality (Burlington VT), with specific regulations adjusted based on local context. [Section 714]
 - Added new permit requirements for neon Window Signs. [714.L]
 - On large lots where a second freestanding sign is permitted, the allowable size for this second sign has been increased from 20 to 30 sq ft to offer a viable pathway to compliance for businesses that currently rely on the permanent display of temporary signs for visibility. [Section 714.L]
 - Wall Signs within 50' of the nearest public road have been increased to be capped at 80 sq ft. This was a compromise to ensure that signs located at auto-oriented commercial developments can be sufficiently viewed from the road while ensuring that future, human-scale redevelopment with shorter setbacks can limit signs to more reasonable sizes. [Section 714.L]
 - Added flexibility for the placement of sandwich board -either within 15' of the front door of a business or within 15' from a vehicular or pedestrian entrance to the property on which the business is located. This change is intended to extend the applicability of the regulation to more types of business properties. Sandwich Boards are still required to be removed outside of business hours. [Section 714.L]
 - Allowed for the use of Marquee Signs in more zoning districts with the added requirement that Marquee Signs located within the Design Review Overlay District (DRO) go through approval by the Development Review Board [Sections 714.L and 714.M]
 - Created a table listing permissible sign types by zoning district [Section 714.M.2]
- Modified the language of Planned Unit Development (PUD) open space requirements to allow for balconies in multi-story, multi-unit buildings in lieu of traditional private yard space. [Section 723]
- Added Electric Supply Equipment to the list of structures exempt from setback requirements [Section 706.C.9]

Chapter 8: Nonconformities

Specific amendments in this chapter include:

- Removed Sections 804 and 805 on Non-Conforming Signs, now located in Sign Standards.

Zoning Map

A correction to the zoning map has been made to restore zoning changes made in 2004, which were removed from subsequent versions of the zoning map from 2005 onwards due to an administrative error. The following zoning changes from 2004 have been restored:

1. From Residential/Office (R-O) to Mixed Commercial Use (MCU) at 47 and 48 Park Street.
2. From Multi-Family 3 (MF3) to Residential-2 (R2) for all the properties along Oak Street.
3. From Residential/Office (R-O) to Residential-2 (R2) on the property at 43 Pearl Street
4. From Multi-Family-1 (MF1) to Multi-Family-2 (MF2) at the Green Meadows and Amber Lantern Apartments off Thasha Lane (later renamed called Autumn Pond)
5. From Multi-Family-1 (MF1) to Multi-Family-2 (MF2) at 61-69 Maple Street, the Mapleton Apartments
6. From Residential/Office (R-O) to Residential-2 (R2) on the east side of Park Street between Silver Bow Terrace and River Street.

Appendix A: Public Works Details

Public Works Details have been amended.