BIG PICTURE CHANGES

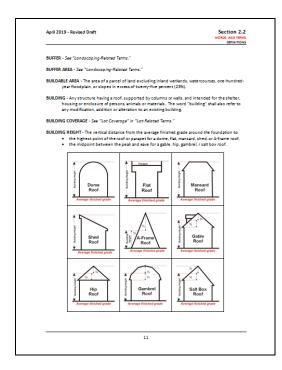
1. Re-organized regulations to put related provisions together to help make them "user-friendly"

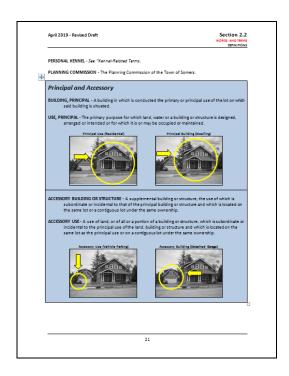
SECTION 1 REGULATORY BASICS

1. Updated and clarified text related to authority, purposes, zoning map, application of regulations, enforcement, and other basic regulatory provisions

SECTION 2 WORDS AND TERMS

- 1. Comprehensively reviewed and updated definitions
- 2. Moved "regulations" out of definitions
- 3. Grouped related terms together to better explain zoning concepts
- 4. Added graphics to help illustrate zoning concepts





Summary of Major Changes

SECTION 3 RESIDENCE DISTRICTS

- 1. Created a new "Residence B" zone so that smaller lots in Somers Center and Somersville Center might become conforming and not need variances (added a density limitation so they could not be subdivided).
- 2. Created use tables to show what is allowed in each district and how it is approved
- 3. Seeking to clarify provisions for:
 - a. parking of commercial vehicles and unregistered vehicles
 - b. home occupations
- 4. Added standards for density and tied to "buildable area."
- 5. Added provisions related to accessory apartments
- 6. Made extension revisions to open space subdivision (whole new approach)
- 7. Added provisions for adaptive re-use of buildings on State highways for low intensity office / institutional use

SECTION 4 BUSINESS / INDUSTRIAL DISTRICTS

- 1. Created a new "Village Business" zone in Somers Center and Somersville Center and designated as a "village district." (residential houses were exempted)
- 2. Created a new "Planned Amusement / Recreation" zone on Route 190 which will require a Master Plan for physical improvements and an annual statement / calendar of operations for special events above and beyond normal activities.
- 3. Created use tables to show what is allowed in each district and how it is approved
- 4. Added a provision related to outdoor dining

SECTION 5 SPECIAL DISTRICTS

- Updated the Floodplain Overlay District to reflect recent changes in the National Flood Insurance Program and the Building Code
- 2. Maintained Planned Development District no substantive changes

SECTION 6 USE-RELATED PROVISIONS

1. Grouped provisions related to certain uses in this Section

SECTION 7 STANDARDS

- 1. Updated and clarified the sign regulations
- 2. Updated and clarified the parking regulations
- 3. Updated lighting regulations and addressed LED light
- 4. Updated landscaping regulations
- 5. Updated stormwater management regulations
- 6. Updated soil erosion control regulations)
- 7. Added provisions related to access management
- 8. Added provisions related to pedestrian improvement

SECTION 8 SPECIAL PROVISIONS

- 1. Grouped text related to possible dimensional exceptions
- 2. Clarified and reorganized text related to non-conforming situations
- 3. Added provisions related to telecommunications facilities
- 4. Added provisions related to earth removal and filling

SECTION 9 PROCEDURES

- 1. Comprehensively re-organized entire section to reflect statutes
- 2. Added sub-sections to avoid repetition of requirements
- 3. Revised Special Permit criteria

APPENDIX

1. Looking to add checklists summarizing materials required for a complete application

ZONING MAP

- 1. Established Residence B zone in Somers Center and Somersville Center
- 2. Established a Village Business in in Somers Center and Somersville Center
- 3. Created a new "Planned Amusement / Recreation" zone on Route 190
- 4. Expanded Industrial District in areas where it might be desirable

Possible Future Zoning Map

