

Williston Development Bylaw, Adopted June 1, 2009		
History of Amendments:		
Date of Approval	Bylaw Section	Nature of Amendment
March 22, 2010	Ch. 28 Special Flood Hazard Areas	-Minor Changes to insure FEMA approval of SFHR
	Ch. 2 Vested rights, Nonconforming Lots, uses and Structures	-Update to include nonconformities in Special Flood Hazard Areas
August 23, 2010	Ch. 11 Growth Management	-Allow extension of time for developments underway
	Ch. 37 Mixed Commercial	-Allow Industrial and Warehouse Uses
June 18, 2012	Ch. 45 Transportation Impact Fees	-Provided alternate method of calculating fee -Amended List of Projects -Provided Additional Credits for Construction of facilities
January 22, 2013	Overall Document	-General bylaw clean-up of various minor corrections, re-pagination, and revisions to the Table of Contents
	Ch. 32 Business Park Zoning District	-Change street setback from 50 feet to 25 feet
	Ch. 42 Village Zoning District	-Change side yard setback from 15 feet to 10 feet
February 18, 2014	Ch. 43 Recreation Impact Fee	-Revise fee schedule
	Ch. 44 School Impact Fee	-Revise fee schedule, added School impact fees to Bylaw, repealed School Impact fee ordinance
	Ch. 45 Transportation Impact Fees	-Revise fee schedule, added construction of Zephyr Road and the US2/Industrial Avenue Intersection to the list of eligible projects
	Ch. 36 Industrial Zoning District West	-Allow Medical Marijuana Dispensaries
April 21, 2014	Ch. 27 Conservation Areas	-Created provisions for conservation and wildlife habitat protection as a component of all levels of development review.
	Ch. 31 Agricultural/ Rural Residential Zone	-Add references to Ch. 27
	Ch. 39 Residential Zoning District	-Add references to Ch. 27
	Ch. 46 Definitions	-Added a definition of "Conservation Areas"
	Maps	-Adopted new maps: "1988 LESA Farmland," "Significant Wildlife Habitat," "Unique Natural Communities," Uncommon, Threatened and Endangered Species," and "Visual Assessment" for use with Ch. 27

Williston Development Bylaw, Adopted June 1, 2009

History of Amendments:

Date of Approval	Bylaw Section	Nature of Amendment
January 26, 2015	Ch. 11 Growth Management	<ul style="list-style-type: none"> -Sets the new growth management criteria to run through FY 2025 -Changed the use of the term “dwelling unit” for growth management purposes to count a one-bedroom unit as .5 of a dwelling unit -Reserves 25% of available dwelling units in each growth management area for affordable housing -Limits the number of units that can be allocated to any one project in any one year -Limits the number of units that can be allocated in future years to ensure units are available throughout the 10-year cycle. -Extends expiration of allocation from four to five years -Extends available extensions from two to five years -Adjusts scoring criteria for the provision of affordable housing
	Ch. 24 Outdoor Lighting	<ul style="list-style-type: none"> -Prohibits “bands of light” on buildings -Requires outdoor lighting to be turned off at 10:00Pm or within ½ hour of close of business -Limits façade-mounted lights to a height of 15 feet
	Ch. 25 Signs	<ul style="list-style-type: none"> -Allowed for some off-site signs for agricultural businesses -Requires signs with internal illumination to be eliminated in 2025
	Ch. 29 Watershed Health	<ul style="list-style-type: none"> -Creates the Lake Iroquois Shoreland Protection Area (LISPA) -Requires a 100 foot setback for new structures from Lake Iroquois
	Ch. 31 Agricultural/Rural Residential Zoning District	<ul style="list-style-type: none"> -Reduces allowed building height within the LISPA from 36 to 30 feet. -Adds standards and requirements for new development in the LISPA.
May 4, 2015	Ch. 33 Gateway Zoning District North	<ul style="list-style-type: none"> -Adds “Professional and Technical Services (NAICS 541), Admin and Support Services (NAICS 561-5616), and Civic and Professional Organizations (NAICS 813) to the list of allowed uses in the Gateway Zoning District North.

Williston Development Bylaw, Adopted June 1, 2009

History of Amendments:

Date of Approval	Bylaw Section	Nature of Amendment
	Ch. 31 Agricultural/Rural Residential Zoning District	-Allows “Banquet Facilities” to be established in historic barns with approval of a discretionary permit.
August 18, 2015	Ch. 17 Non Residential Accessory Uses and Structures	<ul style="list-style-type: none"> -Allows food sales in conjunction with accessory sales -Restricts size of food sales areas to 10% of floor area, not to exceed 1500 square feet. -Removes prohibition on advertising of limited service eating places allowed under the chapter -Specifically allows mobile food vendors as an accessory use to commercial properties with a discretionary permit.
	Ch. 40 Gateway Zoning District West	<ul style="list-style-type: none"> -Establishes a new mixed-use zoning district in the area of the intersection of South Brownell Road and Williston Road. -Allows for greater residential density than the RZD -Allows for limited commercial uses of properties in the zone.
	Ch. 22 Design Review	-Adds a reference to the new GZDW as a zone included within the Design Review District
	Ch. 32 Business Park Zoning District	-Extends the building height incentives for structured parking and affordable housing available in the Taft Corners Zoning district and elsewhere to properties within the Business Park Zoning District
	Ch. 37 Mixed Use Commercial Zoning District	<ul style="list-style-type: none"> -Allows required design elements for new development in the district to be provided cumulatively (as opposed to on each building) under a site plan approval, where previously approval of a specific plan was required. -Replaces the “ice rink” required design element with “on-site renewable energy generation.”
	Ch. 41 Taft Corners Zoning District	<ul style="list-style-type: none"> -Allows required design elements for new development in the district to be provided cumulatively (as opposed to on each building) under a site plan approval, where previously approval of a specific plan was required. -Replaces the “ice rink” required design element with “on-site renewable energy generation.” -Clarifies that “multiple stories” required design element must involve a second story that is 60% or greater the area of the first story.