

Memorandum

TO: Rick McGuire, Town Manager

FROM: Ken Belliveau, AICP, Planning Director

DATE: April 3, 2018

SUBJECT: Proposed Collected Amendments to *Unified Development Bylaw*

I am writing to forward to the Selectboard a draft of a collection of proposed amendments to the *Williston Unified Development Bylaw* for consideration. A list of all of the changes is attached for reference. Most of them can be considered to be “minor” in nature and will not create a new policy direction or alter the intent of the bylaw. The “minor” changes proposed correct typographical errors, update references to the newly-adopted *Town Plan*, and clarify existing bylaw policies.

The Planning Commission also included some substantive changes with these proposed amendments:

- Amend provisions for accessory uses and accessory food and drink service for food and drink manufacturers, increasing the percentage of the tenancy of a food and drink manufacturer that can be used for accessory services
- Define a Historic Barn for the purposes of permitting “wedding barns” as one which is on the state or national lists, removing the provision allowing the DRB to determine that an unlisted barn is historic.
- Remove the one-acre minimum lot size requirement for the keeping of chickens.
- Add references to FAA requirements in the Industrial Zoning District West (IZDW)
- Update fines for violations increased in alignment with current state statute
- Change the review process for certain home businesses in multi-family dwellings
- Remove special provisions for “invisible development” projects in the Agricultural Rural Residential Zoning District (ARZD)
- Add a requirement that open space in developments in the ARZD is platted as a separate lot.
- Add provisions allowing equipment in excess of the town’s 36 foot height limit in the IZDW.

On February 6, February 20, and March 6, 2018 the Planning Commission held duly warned public hearings on the proposed amendments. On March 6, 2018, the Planning Commission voted 5-2 to recommend that these bylaw changes be considered for adoption by the Selectboard. Approval of these changes requires the approval of the Selectboard after a warned public hearing.

A draft document with all of the proposed changes is attached for consideration by the Selectboard.

Attachments:

- Planning Commission Report on proposed bylaw amendments
- List of proposed bylaw amendments
- Draft amendments to the *Williston Unified Development Bylaw*