

**Williston Development Bylaw History of Amendments:**

<b>Date of Approval</b>	<b>Bylaw Section</b>	<b>Nature of Amendment</b>
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	Ch. 44 School Impact Fee	-Revise fee schedule, added School impact fees to Bylaw, repealed School Impact fee ordinance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

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January 26, 2015	Ch. 11 Growth Management	<ul style="list-style-type: none"> <li>-Sets the new growth management criteria to run through FY 2025</li> <li>-Changed the use of the term “dwelling unit” for growth management purposes to count a one-bedroom unit as .5 of a dwelling unit</li> <li>-Reserves 25% of available dwelling units in each growth management area for affordable housing</li> <li>-Limits the number of units that can be allocated to any one project in any one year</li> <li>-Limits the number of units that can be allocated in future years to ensure units are available throughout the 10-year cycle.</li> <li>-Extends expiration of allocation from four to five years</li> <li>-Extends available extensions from two to five years</li> <li>-Adjusts scoring criteria for the provision of affordable housing</li> </ul>
	Ch. 24 Outdoor Lighting	<ul style="list-style-type: none"> <li>-Prohibits “bands of light” on buildings</li> <li>-Requires outdoor lighting to be turned off at 10:00Pm or within ½ hour of close of business</li> <li>-Limits façade-mounted lights to a height of 15 feet</li> </ul>
	Ch. 25 Signs	<ul style="list-style-type: none"> <li>-Allowed for some off-site signs for agricultural businesses</li> <li>-Requires signs with internal illumination to be eliminated in 2025</li> </ul>
	Ch. 29 Watershed Health	<ul style="list-style-type: none"> <li>-Creates the Lake Iroquois Shoreland Protection Area (LISPA)</li> <li>-Requires a 100 foot setback for new structures from Lake Iroquois</li> </ul>
	Ch. 31 Agricultural/Rural Residential Zoning District	<ul style="list-style-type: none"> <li>-Reduces allowed building height within the LISPA from 36 to 30 feet.</li> <li>-Adds standards and requirements for new development in the LISPA.</li> </ul>
May 4, 2015	Ch. 33 Gateway Zoning District North	<ul style="list-style-type: none"> <li>-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.</li> </ul>
	Ch. 31 Agricultural/Rural Residential Zoning District	<ul style="list-style-type: none"> <li>-Allows “Banquet Facilities” to be established in historic barns with approval of a discretionary permit.</li> </ul>
August 18, 2015	Ch. 17 Non Residential Accessory Uses and Structures	<ul style="list-style-type: none"> <li>-Allows food sales in conjunction with accessory sales</li> <li>-Restricts size of food sales areas to 10% of floor area, not to exceed 1500 square feet.</li> <li>-Removes prohibition on advertising of limited service eating places allowed under the chapter</li> <li>-Specifically allows mobile food vendors as an accessory use to commercial properties with a discretionary permit.</li> </ul>
	Ch. 40 Gateway Zoning District West	<ul style="list-style-type: none"> <li>-Establishes a new mixed-use zoning district in the area of the intersection of South Brownell Road and Williston Road.</li> <li>-Allows for greater residential density than the RZD</li> <li>-Allows for limited commercial uses of properties in the zone.</li> </ul>
	Ch. 22 Design Review	<ul style="list-style-type: none"> <li>-Adds a reference to the new GZDW as a zone included within the Design Review District</li> </ul>
	Ch. 32 Business Park Zoning District	<ul style="list-style-type: none"> <li>-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</li> </ul>

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	Ch. 37 Mixed Use Commercial Zoning District	-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	-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.
December 7, 2015	Ch. 31 Agricultural/Rural Residential Zoning District	Approval of the use of a portion of the former Pine ridge School property for use as a theological seminary under a Specific Plan
May 1, 2018	Ch. 1, 2, 4, 7, 9, 11, 12, 13, 14, 15, 17, 18, 19, 20, 23, 25, 27, 28, 29, 30, 31, 32, 34, 35, 36, 38, 40, 41, 42, 43, 45, 46; Appendix G	General updates to reference the new 2016 Williston Comprehensive Plan, changes in statute, and corrections of errors in cross-referencing.
	Ch. 14 Parking	<ul style="list-style-type: none"> <li>- Add language allowing EV charging spaces to be a portion of required spaces up to 5%.</li> <li>- allow carpool spaces, EV spaces, etc. to be counted as part of required parking.</li> <li>- Increase number of parking spaces generating ADA requirements in line with federal requirements.</li> <li>- There is a conflict between minimum backup distance and minimum aisle width. Make minimum aisle width 24 feet for consistency with backup distance requirement.</li> </ul>
	Ch. 17 Accessory Uses and Structures	<ul style="list-style-type: none"> <li>- Create provision expanding accessory sales of food and drink for food and drink manufacturers only: 30% of tenancy not to exceed 2,000 square feet with a contiguous outdoor seating area not to exceed 500 square feet.</li> <li>- Make it clear that accessory structures must be accessory to a primary structure.</li> </ul>
	Ch. 20 Residential Improvements	<ul style="list-style-type: none"> <li>- Change to allow the owner to live in either the primary or the accessory unit.</li> <li>- Remove requirement for DRB review of ALL home businesses in tow-or-more- family homes. Require DRB review of proposed home businesses in a two or multi-family building that involve overnight parking of large work vehicles.</li> </ul>
May 1, 2018 (cont'd)	Ch. 25 Signs	<ul style="list-style-type: none"> <li>- Make it clearer which standards can be adjusted or waived under an approved master Sign Plan. Add clarification that internal illumination cannot be approved as part of a Master Sign Plan.</li> <li>- Allow for temporary “information centers” at active, permitted construction sites.</li> </ul>

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	Ch. 31 Agricultural Rural Residential District	<ul style="list-style-type: none"> <li>- Added a statement that unless no other suitable lands area is available, creation of a building lot on 15%-19% slopes is not allowed.</li> <li>- Added guiding language to help the DRB determine if protected open space is "contiguous" as required by this chapter.</li> <li>- Require protected open space to be platted as a separate lot.</li> <li>- Remove provisions related to "Invisible Development."</li> <li>- Require historic barns to be restored for banquet facilities or multifamily housing to be on the state or national registers of historic places. Remove DRB discretion to determine that other barns not on one of those lists are "historic."</li> </ul>
February 19, 2019	Ch. 11, Growth Management	<ul style="list-style-type: none"> <li>-changes allocation tracking and permitting procedures</li> <li>-replaces allocation expiration provisions with "slow build"</li> <li>-replaces 10-year fixed allocation schedule with 10-year "rolling" allocation window.</li> <li>-adjusts allocation scoring criteria and adds sustainable transportation criteria</li> <li>-exempts dwelling units that will be affordable at 80% Area Median Income entirely from allocation requirements.</li> <li>-allows for projects scoring 70 or more points in the growth management process to proceed without allocation and in excess of the 80 unit per year "cap" on new residential growth.</li> </ul>
	Ch. 36, Industrial Zoning District West	<ul style="list-style-type: none"> <li>- Added Financial Advisors" to the list of allowed uses in table 36.A for the IZDW.</li> </ul>
October 15, 2019	Ch. 45, Transportation Impact Fee	<ul style="list-style-type: none"> <li>- fee increase from \$750.00 per trip to \$1943.00 per trip.</li> <li>- definition of trips has been broadened to include all types of trips: walking, transit, bicycling, and driving.</li> <li>- prediction of new trips has been adjusted to account for the transportation benefits of compact, mixed-use development.</li> <li>- Clarify how developers who build projects or portions of projects on the project list will be credited for their contribution to the Town's infrastructure.</li> <li>- Provide an exemption from the fee for affordable housing and childcare.</li> </ul>

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November 16, 2021	Ch. 1-46; Appendices A-I	General bylaw “cleanup” edits for clarification, correction of cross-references and typographical errors, and other non-substantive changes.
	Ch. 4 Class IV Groundwater	Amend the Permits and Exemptions standards (WDB 4) to identify an area of Class IV groundwater around the Commerce Street Superfund Site and to state the EPA rules under which excavation work in this area must comply and that documentation of compliance is required prior to issuance of a local permit.
	Ch. 14 Parking and Appendix J	<ul style="list-style-type: none"> <li>- Reduce parking minimums by 20%.</li> <li>- Reduce parking requirements for Accessory Dwelling Units and multifamily residential developments</li> <li>- Allow further reduction in parking minimums through shared parking arrangements</li> <li>- New shared parking tool (Appendix J)</li> </ul>
	Ch. 4, 17, 32, 33, 36, 37, 41, 46 Retail Cannabis	Allow the retail sale of medical or recreational cannabis in Gateway Zoning District North and Mixed-Use Commercial Zoning District, subject to certain procedures and restrictions.
	Ch. 29 Watershed Health	Allow flexibility for existing nonconforming residential properties that were constructed prior to the 2009 adoption of watershed protection standards.
	Ch. 43, 44, 45 Waivers for Impact Fees	<ul style="list-style-type: none"> <li>- Add a citation to 24 V.S.A. Chapter 117, Section 4302 (a)(E) Goal 1 and 24 V.S.A. Chapter 131, Section 5205, identifying that the Selectboard may waive school, recreation, and transportation impact fees for certain affordable housing developments.</li> <li>- Establish criteria for affordable housing fee waivers.</li> </ul>
October 4, 2022	Ch. 1-46, Appendix F	<ul style="list-style-type: none"> <li>- Establish the Taft Corners Form-Based Code Overlay District</li> <li>- Adopt a new Appendix F Taft Corners Form-Based Code</li> <li>- Adopt a town-wide Official Map</li> <li>- Amend other bylaw chapters to ensure consistency with Form Based Code</li> </ul>
October 3, 2023	Official Map, Taft Corners Form-Based Code Regulating Plan Map, and Taft Corners Form-Based Code Street Specifications Map	<ul style="list-style-type: none"> <li>- Reconfigure the location of a proposed new street, Trader Lane, within the Taft Corners Form-Based Code Overlay District.</li> <li>- Shift the location of a proposed Public Facility, the Trader Lane Green, to the north along the proposed reconfigured Trader Lane.</li> </ul>
October 17, 2023	Ch. 3 Actors in the Administration of this Bylaw	- Change the name of Historic and Architectural Advisory Committee to Historic and Design Advisory Committee. Reduce members from 7 to 5.
	Ch. 4 Permit Thresholds and Exemptions	<ul style="list-style-type: none"> <li>- Remove temporary events from regulation by the WDB (now regulated by the Town’s Temporary Events Ordinance).</li> <li>- Provide clearer statements on the types of permits that the WDB requires and their thresholds.</li> <li>- Administrative threshold for mobile vendors changed from “...affect less than 1,000 square feet...” to “... occupy less than 1,000 square feet...” (WDB 4.4.2.9.6)</li> </ul>

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		<ul style="list-style-type: none"> <li>- Add emergency shelters to the list of partial exemptions to permit requirements.</li> <li>- Add language stating that where any bylaw provision is not consistent with state regulations, state regulations shall prevail. This currently applies to the recently adopted HOME Act (S 100) related to opportunities for the creation of housing.</li> </ul>
	Ch. 11 Growth Management	<ul style="list-style-type: none"> <li>- Allow exemptions to growth management for small, low-impact infill projects.</li> <li>- Allow exemption to growth management for projects that include a certain percentage of affordable homes.</li> <li>- Amendments to language about residential growth targets to reflect Inclusionary Zoning.</li> <li>- Minor amendments to growth management procedure and allocation rules.</li> <li>- Set required percentage of affordable for Inclusionary projects.</li> </ul>
	Ch. 14 Off Street Parking and Loading	<ul style="list-style-type: none"> <li>- Solar canopies over parking are allowed without a permit and can be located within setbacks.</li> </ul>
	Ch. 17 Non-Residential Accessory Uses and Structures	<ul style="list-style-type: none"> <li>- Increase the limit for accessory limited service eating places in the GZDN, IZDE and IZDW from 30% or 2,000sf to 50% or 5,000sf (whichever is less). Increase the limit for outdoor seating areas for accessory limited service eating places from 500sf to 1,500sf.</li> <li>- Allow EV charging stations / equipment in any zoning district with an administrative permit. (WDB 17.6)</li> <li>- Remove temporary events from regulation by the WDB.</li> <li>- Require demolition sites to be secured and erosion control measures implemented.</li> <li>- Mobile vendors allowed as an accessory use in non-residential parking lots including senior housing. Require an administrative permit where they occupy less than 1,000sf and a discretionary permit where they affect more. Mobile Vendor Checklist required.</li> </ul>
	Ch. 18 Compatibility Potential Hazards, Potential Nuisances	<ul style="list-style-type: none"> <li>- Demolition sites to be secured by fencing.</li> </ul>
	Ch. 19 Density and Transfer of Development Rights	<ul style="list-style-type: none"> <li>- Adaptive reuse projects converting commercial use to residential are exempt from residential density requirements.</li> <li>- Added a density bonus for mixed-use residential projects that include &gt;30% of affordable dwellings.</li> <li>- Clarify that Transfer of Development Rights applies only to transfers of development rights from lands in the ARZD to lands within the Growth Center outside of the Taft Corners Form Based Code District.</li> </ul>
	Ch. 20 Residential Improvements	<ul style="list-style-type: none"> <li>- EV charging stations are allowed outside setbacks without a permit.</li> <li>- Allows automated swimming pool covers instead of barriers.</li> </ul>
	Ch. 25 Signs	<ul style="list-style-type: none"> <li>- Allows signage for temporary events permitted under the Temporary Events Ordinance without an administrative permit. This exclusion is</li> </ul>

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		limited to one 24sf wall sign, one 16sf freestanding sign and four small directional signs. Additional or off-premises signs require a permit.
	Ch. 27 Conservation Areas	- Amend the requirements for Habitat Disturbance Assessments for development in Significant Wildlife Habitat Areas during discretionary review. The biologist is now contracted by the town at the developer's expense to allow a more objective assessment to be made of a development's impacts.
	Ch. 39 Residential Zoning District	- <b>WDB 39.10.2 and 39.10.3</b> – Delete these sections as they repeat information related to requirement of affordable housing and bonus density as stated in Chapters 11 and 19.
	Ch. 46 Definitions	- Amended definition of dwelling. - Added definition of emergency shelter
	Ch. 5, 6, 9, 24, 31, 41, 42, and 46	- Amend name of HAAC to HADC
January 16, 2024	Ch. 11, 26, 39, Appendix K	<ul style="list-style-type: none"> <li>- Adoption of the Glaser Specific Plan, in accordance with the provisions of WDB Chapter 9</li> <li>- Amend WDB Chapter 11 to include a scoring and phasing schedule for the residential subdivision</li> <li>- Amend WDB Chapter 26 to clarify that the exemption from street trees is applicable</li> <li>- Amend WDB Chapter 39 to recognize the existence of the Specific Plan, including the substantial benefit: the donation of open space to the town</li> </ul>
March 19, 2024	Ch. 30 Official Map, Appendix F Form-Based Code Regulating Plan and Street Specifications Map	<ul style="list-style-type: none"> <li>- Remove future streets from Official Map, Regulating Plan Map, and Street Specifications Map in the vicinity of Lawrence Place in Blair Park on the Vermont State University campus.</li> <li>- NOTE no new text document was produced for this amendment, which only affected the above-referenced maps. Use the January 16, 2024 version for text.</li> </ul>
June 4, 2024	Ch. 3,4,6, 9, 11, 17, 18, 20, 22, 23, 24, 25, 26, 43	- Change the name of the Taft Corners Form-Based Code Overlay District to the Taft Corners Form-Based Code Zoning District.
	Ch. 4	<ul style="list-style-type: none"> <li>- Clarify how partially exempted developments will be reviewed by the DRB in the TCFBC.</li> <li>- Change the name of the Taft Corners Form-Based Code Overlay District to the Taft Corners Form-Based Code Zoning District.</li> </ul>
	Ch. 11	<ul style="list-style-type: none"> <li>- remove "Dwelling-Unit Equivalent," and replace such with "Dwelling" throughout. All Dwellings are now counted the same for purposes of density, Growth Management, Inclusionary Zoning Calculations, and all other metrics and requirements of the Williston Unified Development Bylaw.</li> <li>- Change the name of the Taft Corners Form-Based Code Overlay District to the Taft Corners Form-Based Code Zoning District.</li> </ul>
	Ch. 14	- Reduce minimum parking requirements for residential projects to one space per dwelling in the Sewer Service Area where there is public parking within 0.25 mile or 1.5 spaces per dwelling where there is no public parking within 0.25 mile or outside the Sewer Service Area.

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		- Change the name of the Taft Corners Form-Based Code Overlay District to the Taft Corners Form-Based Code Zoning District.
	Ch. 15	- clarify that for proposed new developments, sidewalks or recreation paths must be provided along both sides of all <i>existing</i> and proposed roads, where past WDB required this only for proposed new roads.
	Ch. 19	<ul style="list-style-type: none"> <li>- Change “Dwelling Unit Equivalent” to “Dwelling” throughout. Allowed Residential Density and Transfer of Development Rights measured as Dwellings per Acre.</li> <li>- Allow density at 5 Dwellings per acre in the RZD and VZD, and ARZD that is within the Sewer Service Area.</li> <li>- Add 40% density bonus for “Affordable Housing Developments” incentive to all maximum densities.</li> <li>- Delete previous density bonus in RZD.</li> <li>- Add “one additional floor for “Affordable Housing Developments” incentive to all maximum building heights.</li> <li>- Add reference to Affordable Housing Developments needing to meet certain elements of Williston’s Inclusionary Zoning requirements.</li> <li>- Change the name of the Taft Corners Form-Based Code Overlay District to the Taft Corners Form-Based Code Zoning District.</li> </ul>
	Ch. 30	<ul style="list-style-type: none"> <li>- Remove reference to Business Park Zoning District and establish Taft Corners Form-Based Code Zoning District.</li> <li>- Official Zoning Map Amended to show this change from TCFBC Overlay to TCFBC zoning district.</li> </ul>
	Ch. 31	<ul style="list-style-type: none"> <li>- Allow multi-household buildings with four or fewer dwellings in portions of the Agricultural Rural Residential Zoning District (ARZD) within the Sewer Service Area (SSA).</li> <li>- Allow a minimum lot size of 8,710 SF in portions of the ARZD within the SSA.</li> </ul>
	Ch. 32	<ul style="list-style-type: none"> <li>- Eliminate BPZD and replace with Taft Corners Form-Based Code. Strike all text of Chapter 32, the Business Park Zoning District (BPZD). Replace text with Taft Corners Form-Based Code (formerly Appendix F) as a new zoning district, the extent of which includes the entirety of the eliminated BPZD.</li> <li>- Amend TCFBC to add prohibited uses -cannabis retail and wholesale and retail fuel sales (gas stations).</li> <li>- Amend TCFBC to adjust base maximum heights in Building Form Areas as follows to accommodate “extra story” allowed by new provisions proposed in WDB 19: Town Center and Shopfront: Flat Roof: 5 stories maximum reduced to 4 stories. Flat roofed Affordable Housing Developments may have 5 stories; Pitched roof (attic story): 6 stories maximum reduced to 5 stories. Pitched-roofed Affordable Housing Developments may have 6 stories.</li> </ul>
	Ch. 34	- Restate density bonus for Affordable Housing Developments, change reference of “Dwelling Unit Equivalent” to “Dwelling,” and remove references to TCFBC as an overlay district.



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	Ch. 37	- Restate density bonus for Affordable Housing Developments, change reference of "Dwelling Unit Equivalent" to "Dwelling," and remove references to TCFBC as an overlay district.
	Ch. 38	- Restate density bonus for Affordable Housing Developments, change reference of "Dwelling Unit Equivalent" to "Dwelling," and remove references to TCFBC as an overlay district.
	Ch. 39	- State allowed density at 5 Dwellings per acre, restate density bonus for Affordable Housing Developments, change reference of "Dwelling Unit Equivalent" to "Dwelling," and remove references to TCFBC as an overlay district.
	Ch. 41	- Remove references to TCFBC as an overlay district.
	Ch. 42	- Delete statement on density requirements which are duplicated with Chapter 19 Density.
	Ch. 46	<ul style="list-style-type: none"> <li>- Remove "Dwelling Unit Equivalent" from abbreviations list (Dwelling is already defined), amended in the Definition of Certificate of Conformity, to change the name of the Taft Corners Form-Based Code Overlay District to the Taft Corners Form-Based Code Zoning District and to cross reference to new Chapter 32.</li> <li>- Remove "focal point" definition and add a definition of "Footprint Lot" and clarify that small lots created to support condominium ownership of buildings do not convey the same rights or create the same responsibilities under the WDB that conventional lots platted under its standards do.</li> </ul>