

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| | Ch. 44 School Impact Fee | -Revise fee schedule, added School impact fees to Bylaw, repealed School Impact fee ordinance |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 |

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| 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 | -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. |
| | 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. |

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| | | <ul style="list-style-type: none"> -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 | <ul style="list-style-type: none"> -Adds a reference to the new GZDW as a zone included within the Design Review District |
| | Ch. 32 Business Park Zoning District | <ul style="list-style-type: none"> -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. |
| 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 | - Add language allowing EV charging spaces to be a portion of required spaces up to 5%. |

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| | | <ul style="list-style-type: none"> - allow carpool spaces, EV spaces, etc. to be counted as part of required parking. - Increase number of parking spaces generating ADA requirements in line with federal requirements. - There is a conflict between minimum backup distance and minimum aisle width. Make minimum aisle width 24 feet for consistency with backup distance requirement. |
| | Ch. 17 Accessory Uses and Structures | <ul style="list-style-type: none"> - 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. - Make it clear that accessory structures must be accessory to a primary structure. |
| | Ch. 20 Residential Improvements | <ul style="list-style-type: none"> - Change to allow the owner to live in either the primary or the accessory unit. - 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. |
| | Ch. 25 Signs | <ul style="list-style-type: none"> - 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. - Allow for temporary “information centers” at active, permitted construction sites. |
| | Ch. 31 Agricultural Rural Residential District | <ul style="list-style-type: none"> - Added a statement that unless no other suitable lands area is available, creation of a building lot on 15%-19% slopes is not allowed. - Added guiding language to help the DRB determine if protected open space is “contiguous” as required by this chapter. - Require protected open space to be platted as a separate lot. - Remove provisions related to “Invisible Development.” - 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.” |

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| February 19, 2019 | Ch. 11, Growth Management | <ul style="list-style-type: none"> -changes allocation tracking and permitting procedures -replaces allocation expiration provisions with “slow build” -replaces 10-year fixed allocation schedule with 10-year “rolling” allocation window. -adjusts allocation scoring criteria and adds sustainable transportation criteria -exempts dwelling units that will be affordable at 80% Area Median Income entirely from allocation requirements. -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. |
| | Ch. 36, Industrial Zoning District West | <ul style="list-style-type: none"> - Added Financial Advisors” to the list of allowed uses in table 36.A for the IZDW. |
| October 15, 2019 | Ch. 45, Transportation Impact Fee | <ul style="list-style-type: none"> - fee increase from \$750.00 per trip to \$1943.00 per trip. - definition of trips has been broadened to include all types of trips: walking, transit, bicycling, and driving. - prediction of new trips has been adjusted to account for the transportation benefits of compact, mixed-use development. - 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. - Provide an exemption from the fee for affordable housing and childcare. |