

**Norwich Planning Commission**

**Status of Zoning Regulation Amendments on 04-26-17**

Article I. Authority and Purpose – Reviewed - **No changes to Article I**

Article II. Zoning Districts **Minimal Edits to sections 2.01 to 2.03**

Section 2.01 Establishment of Zoning Districts & Maps

Section 2.02 Zoning District Boundary Interpretation

Section 2.03 Application of District Standards

**Moved Section 2.03(D) from Section 3.07 (A) – Relates to multiple principal structure or uses on same lot**

Section 2.04 Zoning District Purposes, Uses and Specific Standards - **Added Mixed Use District??**

**Tables 2.1 – 2.5 are combined into one table of Permitted and Conditional Uses by zoning district. Needs additional review and discussion**

Table 2.1 Rural Residential (RR) District

Table 2.2 Village Residential I (VRI) District

Table 2.3 Village Residential II (VRII) District – **Include in Mixed Use District ?**

Table 2.4 Village Business (VB) District

Table 2.5 Commercial and Industrial (CI) District - **Include in Mixed Use District ?**

**Table 2.? Mixed Use District (RT 5 South/River Road**

Table 2.6 Aquifer Protection Overlay (APO) District **No recommended changes**

**Table 2.7 Flood Hazard Overlay (FHO) District - Requires comprehensive review for conformance with new state and federal regulations, and re-evaluate town review process.**

**Table 2.8 Shoreline Overlay (SLO) District - Major changes have been proposed and in progress**

**Note: Tables 2.7 & 2.8 combined into new section: Flood Hazard & River Corridor Regulations**

Table 2.9 Ridgeline Protection Overlay (RPO) District - **No changes proposed**

Table 2.10 Public Water Supply Overlay (PWSO) District - **No changes proposed**

Article III. General Provisions – **Reviewed.**

**No changes to sections 3.01 to 3.06**

Section 3.01 Applicability

Section 3.02 Access and Frontage Requirements

Section 3.03 Conversions and Changes of Use

Section 3.04 Equal Treatment of Housing

Section 3.05 Existing Small Lots

Section 3.06 Height Requirements

**Table 3.1 District Height Standards - Changed maximum height of “other structures from 25’ to 35’.** Consider changing the definition on height to the “vertical distance from grade plane (average grade) to the average height of the highest roof surface.

- Section 3.07 Lot, Yard & Setback Requirements - **[3.07(A) moved to 2.03(D)]**
  - Table 3.2 District Lot Area & Setback Standards - **Table is redesigned**
- Section 3.08 Nonconforming Uses & Structures – **Revised to allow minor changes**
- Section 3.09 Parking and Loading Requirements
  - Table 3.3 Minimum Off Street Parking Requirements – **Minor Changes**
- Section 3.10 Performance Standards - **No changes**
- Section 3.11 Signs – **Minor changes to review**
  - Table 3.4 Exempted & Prohibited Signs - **No changes**
  - Table 3.5 Rural Residential District & Village Residential Districts I & II Sign Standards - **No changes**
  - Table 3.6 Village Business District & Commercial/Industrial Districts Sign Standards - **No changes**
- Section 3.12 Temporary Uses and Structures - **No changes**
- Section 3.13 Natural and Scenic Features - – **Revisions**
- Section 3.14 Driveways– **Minor Revision**

Article IV. Specific Use Provisions – **Need to review this Article. Very few issues.**

- Section 4.01 Specific Standards for Designated Uses
- Section 4.02 Campers & Temporary Shelters
- Section 4.03 Day Care Facilities
- Section 4.04 Sand & Gravel Extraction
- Section 4.05 Excavation, Filling, and Storage of Material – **Need reclamation criteria**
- Section 4.06 Ponds
  - Table 4.1 Pond Calculations
- Section 4.07 Snow Removal to Offsite Location
- Section 4.08 Home Based Businesses (Home Occupations, Home Industries)
- Section 4.09 Mixed Uses
- Section 4.10 Mobile Home Parks
- Section 4.11 Public Facilities
- Section 4.12 Cultural Facilities
- Section 4.13 Telecommunications Facilities – **Update with Section 248 changes**
- Section 4.14 Accessory Dwellings & Detached Apartments
- Section 4.15 Small Wind Energy Systems
  - Add criteria for solar and wind projects as permitted in Section 248**

Article V. Development Review – **Changed Intro, Not Finished Review yet**

- Section 5.01 Applicability of Development Review Procedures
- Section 5.02 Application Requirements
  - Table 5.1 Site Plan & Conditional Use Review Application Requirements
- Section 5.03 Site Plan Review - **Changed Intro & Stormwater Section, Not Finished Review yet**

Section 5.04 Conditional Use Review

Section 5.05 Flood Hazard Review – **combined with Tables 2.7 & 2.8 in new section:  
Flood Hazard & River Corridor Regulations**

Section 5.06 Planned Unit Developments

- **Partially Reviewed. New Table for Density Bonuses.**
- **RT 5 South/River Road Mxd Use revisions**

Section 5.07 Development Envelope Review

Section 5.08 Ridgeline Protection Review

Article VI. Administrative and Enforcement – **Not Reviewed yet**

Section 6.01 Zoning Permit Requirements

Section 6.02 Exemptions

Section 6.03 Appeals

Section 6.04 Variances

Section 6.05 Violations & Enforcement

Section 6.06 Municipal Administrative Requirements

Section 6.07 Role of Advisory Commissions in Development  
Review

Article VII. Definitions – **Not Reviewed yet**

Section 7.01 Terms and Uses

Section 7.02 Definitions

Zoning Maps and Overlays

Map 1 Zoning Districts

**Need to update: two properties on Hast Charm Way moved from RR to VR**

Map 2 Aquifer Protection Overlay District

Map 3 Flood Hazard Overlay District

Map 4 Shoreline Overlay District

Map 5 Ridgeline Overlay District

Additional Resource Maps:

Map A Potential Wetlands and Vernal Pools

Map B Agricultural Soils

Map C Scenic Resources

**4-23-15**

**DRB Concerns:**

**383 Main Street B&B** – No Site Plan Review for Permitted Uses

3 BR B&B – Permitted Use

Catering for off-site events - Home Business – Permitted Use by statute  
2<sup>nd</sup> “attached” Dwelling Unit (single family house) Permitted Use  
DRB – “Should have this project been subject to Site Plan Review by the DRB”

**227 Waterman Hill Road**

- Very Large Accessory Building – Permitted use - No Site Plan Review or Conditional Use required
- No size restrictions on accessory structures