

TABLE OF CONTENTS

SECTION I	AUTHORITY AND PURPOSES	Z-1
	Authority	Z-1
	Purposes	Z-1
	Title	Z-1
	Effect in Village Precinct	Z-1
SECTION II	DEFINITIONS	Z-2
SECTION III	ESTABLISHMENT OF DISTRICTS AND USES	Z-13
	Establishment of Districts	Z-13
	Location	Z-13
	Map Scale	Z-13
	Interpretation of District Bounds	Z-13
	District Purposes	Z-14
	Use Regulations	Z-15
	Table of Uses	Z-16
	Special Provisions	Z-22
	Fair District (Overlay)	Z-25
	Use, Adult	Z-27
	Personal Wireless Service Facilities	Z-28
SECTION IV	DIMENSIONAL AND DENSITY REQUIREMENTS	Z-37
	General Requirements	Z-37
	Table of Dimensional Requirements	Z-38
	Explanatory Notes	Z-39
	Special Dimensional and Density Requirements	Z-39
	Maximum Units Per Development	Z-40
	Waiver of Dimensional Requirements by the Planning Board	Z-40
	Increased Shoreland Protection standard for Certain Facilities	Z-40
SECTION IV-A	ARCHITECTURAL DESIGN REVIEW ORDINANCE	Z-42
	Title	Z-42
	Effective Date; Enabling Authority	Z-42
	Legislative Findings; Declaration of Purpose	Z-42
	Vesting of Responsibility	Z-42
	Applicability	Z-43
	Performance Criteria	Z-44
	Waiver Provision	Z-45
	Appeals	Z-46
	Terms and Definitions	Z-46
	Savings Clause	Z-46
SECTION V	SUPPLEMENTARY REGULATIONS	Z-47
	Non-Conforming Uses	Z-47
	Non-Conforming Dimensions or Lots	Z-47
	Changes in Non-Conformities	Z-48
	Certain Prohibitions	Z-49
	Noise Control	Z-50
	Open Storage in the Industrial (M-1) Zone	Z-51

TABLE OF CONTENTS

SECTION VI	PARKING REQUIREMENTS	Z-52
	Off-Street Parking	Z-52
	Location of Parking Spaces	Z-52
	Required Spaces	Z-52
	Parking Specifications	Z-53
SECTION VII	SIGNS	Z-55
	Purposes	Z-55
	General Regulations	Z-55
	Permitted Signs	Z-56
	Special Temporary Signs	Z-56
SECTION VIII	CONSERVATION SUBDIVISIONS	Z-58
	Authority	Z-58
	Purpose	Z-58
	Objectives	Z-58
	Applicability and Procedures	Z-58
	Permitted Uses	Z-60
	Development Density	Z-60
	Lot and Dimensional Requirements	Z-62
	Designated Open Space	Z-64
SECTION IX	MANUFACTURED HOUSING	Z-68
	Authority	Z-68
	Purposes	Z-68
	Limitations	Z-68
	Manufactured Housing Parks	Z-68
	Manufactured Housing Subdivision	Z-69
SECTION X	RECREATIONAL CAMPING PARKS/RESIDENTIAL TENTING AND RECREATIONAL CAMPING VEHICLES	Z-70
	Purposes	Z-70
	Limitations	Z-70
	Recreational Camping Parks	Z-70
	Residential Tenting/Recreational Camping Vehicles	Z-71
SECTION XI	LOCAL REGULATION OF EXCAVATION	Z-72
	Authority	Z-72
	Purposes	Z-72
	Regulator	Z-72
	Definitions	Z-72
	Permit	Z-72
	Application for Permit	Z-73
	Professional Review of Proposed Excavation Plans	Z-73
	Prohibited Projects	Z-74
	Restoration	Z-74
	Application for Amendment	Z-74
	Issuance of Permit	Z-75
	Appeal	Z-75
	Enforcement	Z-75

TABLE OF CONTENTS

SECTION XII	WETLANDS CONSERVATION DISTRICT (OVERLAY)	Z-76
	Purposes	Z-76
	Area	Z-76
	Limitations	Z-76
	Wetland Delineation	Z-76
	Relationship to Other Districts	Z-76
	Wetland Area and Characteristics	Z-77
	Permitted Uses	Z-78
SECTION XIII	GROWTH MANAGEMENT AND INNOVATIVE LAND USE CONTROL	Z-80
	Authority	Z-80
	Purposes	Z-80
	Findings	Z-80
	Indicators of Growth Impact	Z-82
	Planning Board Monitoring	Z-83
	Phasing of Developments	Z-83
	Limiting the Issuance of Permits	Z-84
	Procedures for Phasing and Permit Limitations	Z-84
	Sunset	Z-85
SECTION XIII-A	IMPACT FEES	Z-86
	Purpose	Z-86
	Definitions	Z-86
	Authority to Assess Impact Fees	Z-86
	Assessment Methodology	Z-86
	Administration of Impact Fees	Z-86
	Applicability	Z-87
SECTION XIV	ADMINISTRATION	Z-88
	Power and Authority	Z-88
	Building/Use Permits	Z-88
	Certificate of Occupancy	Z-89
	Procedures for Permits	Z-89
SECTION XV	BOARD OF ADJUSTMENT	Z-91
	Powers	Z-91
	Membership	Z-91
	Rules	Z-91
	Meetings	Z-91
	Applications	Z-91
	Hearing Notice	Z-91
	Hearing	Z-92
	Scope of Review	Z-92
	Findings of Fact	Z-95
	Representations	Z-95
	Modifications	Z-95
	Expiration of Special Exceptions and Variances	Z-95

TABLE OF CONTENTS

SECTION XVI	AFFORDABLE HOUSING INNOVATIVE LAND USE CONTROL	Z-96
	Authority	Z-96
	Purposes	Z-96
	Definitions	Z-96
	Procedures	Z-96
	Affordable Housing Criteria	Z-97
	Affordable Housing Incentives for Section VIII	Z-97
	Building Configuration	Z-99
	Maximum Project Size	Z-99
	Maximum Number of Affordable Units	Z-99
	Termination of Incentives	Z-99
	Reinstatement of Incentives	Z-99
SECTION XVII	FLOODPLAIN DEVELOPMENT ORDINANCE	Z-100
SECTION XVIII	OUTDOOR LIGHTING ORDINANCE	Z-107
	Title and Authority	Z-107
	Purpose and Intent	Z-107
	Applicability and Regulations	Z-107
	Exceptions	Z-109
	Definitions	Z-109
	Submissions	Z-110
SECTION XIX	AMENDMENTS	Z-112
	Procedure	Z-112
SECTION XX	VIOLATIONS AND PENALTIES	Z-112
	Violations	Z-112
	Prosecution of Violation	Z-112
	Penalties	Z-112
SECTION XXI	VALIDITY AND EFFECT	Z-112
	Separability	Z-112
	Date of Effect	Z-112