



**BARRINGTON PLANNING BOARD MEETING**

**NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER**

**77 RAMSDELL LANE**

**Barrington, NH 03825**

**(Approved February 21, 2017)**

**Tuesday January 17, 2017**

**6:30 p.m.**

**MEETING MINUTES**

**NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF THE MEETING AUDIO IS AVAILABLE AT THE LAND USE DEPARTMENT.**

Members Present

Fred Nichols, Chair

James Jennison, Vice Chair

Richard Spinale

Daniel Ayer-ex-officio

Jeff Brann

Paul Mausteller

Alternate Member Absent

Andrew Knapp-ex-officio

Town Planner: Marcia Gasses

Kyle Pimentel: Strafford Regional Planning Commission

**MINUTES REVIEW AND APPROVAL**

1. Approval of the January 3, 2017 Meeting Minutes.

J. Brann provided a sheet with minor non substantive corrections.

R. Spinale asked that line 168 read, “R. Spinale questioned if the McNeil’s existing right of way through Haley’s land would be removed from their current deed and a new deed would reflect the new access from Oak Hill Road”.

Change “exampled” to “identified” at line 173.

*A motion was made by D. Ayer and seconded by R. Spinale to approve the minutes as corrected. The motion carried unanimously*

## **ACTION ITEMS**

### **2. Second Public Hearing on Proposed Zoning Amendments**

**Pursuant to NH RSA 674:16; 675:3 and 675:7 notice is hereby given of a public hearing to be held by the Town of Barrington Planning Board for the purpose of discussing proposed amendments to the Zoning Ordinance.**

F. Nichols asked the Board is they had any further questions regarding the amendments.

F. Nichols opened and closed the public hearing.

No one from the public was present.

*A motion was made by J. Brann and seconded by R. Spinale accept the 28 amendments and move them to the warrant. The motion carried unanimously*

## **COMMUNICATIONS RECEIVED**

### **3. Discussion of update to the Vision Chapter of the Master Plan with Kyle Pimental from SRPC.**

M. Gasses gave a brief overview of the Envision Event held a couple of years ago and how it played into the Vision Chapter of the Master Plan the Board was to begin work on.

Kyle Pimental of Strafford Regional Planning Commission gave an overview of the update process including: Existing Chapter, Community Profile, (2) Community Workshops, (4) Planning Board/Steering Committee Meetings, and a Timeline. The Board reviewed the Chapter Template.

F. Nichols expressed that he wanted to have more detail and a clearer vision than the Newmarket Chapter.

Discussion ensued regarding what level of view a Master Plan was from and the make-up. The Board decided to schedule a Community Workshop for February 25, 2017 at the ECLC and take comment at regularly scheduled Planning Board Meetings. K. Pimental also discussed he would look into developing a survey that could be accessed through Survey Monkey.

## **REPORTS FROM OTHER COMMITTEES**

**UNFINISHED BUSINESS**

**OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

4. New Cases before the board for February 7, 2017.

Review of completion of conditions of approval for Three Socios 491 Calef Highway (238-4-TC/SDAO-12) and a lot line adjustment at 250 & 252 Second Crown Point Road (203-8 & 101-67-GR-17-LL) for the Doughty Family.

**SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND ADJOURNMENT**

February 7, 2017 at 6:30 p.m. at the ECLC 77 Ramsdell Lane

Without objection the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Marcia J. Gasses  
Town Planner & land Use Administrator

**PROPOSED ZONING AMENDMENTS 2017**

**Town of Barrington, NH**

**As recommended by the Planning Board**

**January 17, 2017**

<b>Legend</b>	Deletions: Denoted by <del>Strikethrough</del> Insertions: Denoted by <i>Italics</i>
<b>Index / Title</b>	<b>ZO Article 18 Definitions</b>
<b>Purpose</b>	To define Accessory Dwelling Unit consistent with State Law
<b>New</b> <i>Accessory Dwelling Unit</i>	<i>An Accessory Dwelling Unit (ADU) is a residential living unit that is within, attached to, or detached from a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.</i>
<b>Purpose</b>	To clarify what is considered the commercial keeping of farm animals.
<b>New</b> <i>Agricultural Use, Commercial Keeping of Farm Animals</i>	<i>The keeping of domestic farm animals i.e. chickens, ducks, rabbits and other similar animals at a rate greater than 1 per 5000 sq. ft. of lot area, or for financial gain. The keeping of horses, cows, pigs, sheep and similar animals at a rate higher than 1 per 40,000 sq. ft. of lot area.</i>
<b>Purpose</b>	Define Contractor Storage Yard
<b>New</b> <i>Contractor Storage Yard</i>	<i>A site upon which vehicles or equipment (such as bulldozers, front-end loaders, and back-hoes) or materials used by professional contractors in construction, land clearing, landscaping, or other similar activities are stored. This includes the office used by the contractor as an accessory use. This does not include equipment for personal use or the parking of a single truck. Land upon which any of the above items are temporarily stored on-site during the course of an active construction project is not considered a contractor's storage yard.</i>
<b>Purpose</b>	Define farm animals
<b>New</b> <i>Farm Animals</i>	<i>Cattle, calves, horses, mules, swine, sheep, goats, poultry or other similar birds and animals. It does not include house pets such as dogs, cats, or other similar animals.</i>

<b>Purpose</b>	Define a structure containing residential on the second floor over commercial space
<b>New</b> <b>Mixed Use Structure</b>	<i>A building which contains dwelling units located above the ground floor of an institutional, civic, office, commercial, or retail use building.</i>
<b>Legend</b>	Deletions: Denoted by <del>Strikethrough</del> Insertions: Denoted by <i>Italics</i>
<b>Purpose</b>	To revise the definition of sign by deleting that the removal of signs requires removal of the complete structure and eliminating permanently installed merchandise from the definition.
<b>Existing/Amended</b> <b>Sign</b>	A permanent or temporary device, structure, light, word, two- or three-dimensional, object or copy, model, banner, streamer, pennant, display, insignia, emblem, trade flag, presentation by figures, designs, pictures, logos or colors visible to the public from outside a building, from a traveled way or otherwise. The purpose of the sign is to convey a message to the public, to advertise, direct, invite, announce, or draw attention to, directly or indirectly, a use conducted, goods, products, services or facilities available, either on the lot or on any other premises. <del>Includes any permanently installed or prominently situated merchandise. For the purpose of removal, signs shall also include all sign structures and appurtenances.</del>
<b>Purpose</b>	To add the definitions of the following sign types
<b>New</b> <b>Sign, A-Frame (a.k.a, Sandwich Board Sign or Sidewalk Sign)</b>	<i>A freestanding sign which is ordinarily in the shape of an "A" or some variation thereof, which is readily moveable, and which is not permanently attached to the ground or any structure. See also the definition of T-frame signs.</i>
<b>New</b> <b>Sign, Air Activated Graphic</b>	<i>A sign, all or part of, which is designed to be moved by action of forced air so as to make the sign appear to be animated or otherwise have motion.</i>
<b>Purpose</b>	Add definition of a Balloon Sign
<b>New</b> <b>Sign, Balloon Sign (a.k.a., Inflatable Device)</b>	<i>A sign that is an air inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or a structure, and equipped with a portable blower motor that provides a constant flow of air into the device. Balloon signs are restrained, attached or held in place by cord, rope, cable, or similar method. See also the definition for air-activated graphics.</i>
<b>Purpose</b>	Add definition of Blade Sign
<b>New</b> <b>Sign, Blade</b>	<i>(a.k.a. Feather Sign, teardrop Sign, and Flag Sign) A temporary sign that is constructed of cloth, canvas, plastic fabric or similar lightweight, non-ridged material and that is supported by a single vertical pole mounted into the ground or on a portable structure.</i>
<b>Purpose</b>	Define Electronic Message Display

<b>New Sign, Electronic Message Display</b>	<i>A sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.</i>
<b>Purpose</b>	Define Free Standing Sign
<b>New Sign, Free Standing</b>	<i>Any permanent or temporary sign placed on the ground or attached to a supporting structure, posts, or poles, that is not attached to any building.</i>
<b>Purpose</b>	Delete the definition of Home Occupation Sign to be content neutral consistent with the U.S. Supreme Court Decision in <i>Reed v Gilbert</i>
<b>Existing/ Amended Sign, Home Occupation</b>	<del><i>A sign used to draw attention to a home occupation or for uncommercial speech associated with a home occupation.</i></del>
<b>Purpose</b>	Add a definition for Light Pole Banner Sign
<b>New Sign, Light Pole Banner</b>	<i>(a.k.a., Support Pole Banner) A temporary banner or sign that is designed to be attached to a permanent light pole or other pole structure, and where the temporary sign element can be changed without modifying the permanent structure.</i>
<b>Purpose</b>	Add a definition for Pennant Sign
<b>New Sign, Pennant</b>	<i>A triangular or irregular piece of fabric or other material, whether or not containing a message of any kind, commonly attached in strings or strands, or supported on small poles intended to flap in the wind.</i>
<b>Purpose</b>	Add a definition for People Sign
<b>New Sign, People</b>	<i>(a.k.a. Human Mascot, Sign Spinner, and Human Sign) A person attired or decorated with commercial insignia, images, costumes, masks, or other symbols that display commercial messages with the purpose of drawing attention to or advertising for an on-premise activity. Such person may or may not be holding a sign.</i>
<b>Purpose</b>	Add a definition for Portable Message Center
<b>New Sign, Portable Message Center</b>	<i>A sign not permanently affixed to the ground, building or other structure, which may be moved from place to place, including but not limited to signs designed to be transported by means of wheels. Such signs may include manually changeable (non-electronic) copy.</i>
<b>Purpose</b>	Add a definition for Projecting Sign
<b>New Sign, Projecting</b>	<i>A building mounted sign with the faces of the sign projecting 12 inches or more from and generally perpendicular to the building fascia, excepting signs located on a canopy, awning or marquee.</i>
<b>Purpose</b>	To add a definition for Temporary Sign
<b>New Sign, Temporary</b>	<i>Any sign intended to remain in use for a short period of time which is not permanently installed.</i>

<b>Purpose</b>	To add a definition for T-Frame Sign
<b>New Sign, T-Frame</b>	<i>A freestanding sign which is ordinarily in the shape of an upside down "T" or some variation thereof, which is readily moveable, and is not permanently attached to the ground or any structure. See also the definition for A-frame signs.</i>
<b>Purpose</b>	To add a definition for Stationary Vehicle Sign
<b>New Sign, Stationary Vehicle</b>	<i>Any sign permanently or temporarily attached to or placed in any way so that the vehicle is used primarily as a stationary identification or advertising sign.</i>
<b>Purpose</b>	Revise the definition of Banner Sign
<b>Existing/ Amended Sign Sign, Banner</b>	<i>A "Banner Sign" is a temporary sign composed of cloth, canvas, plastic fabric or similar lightweight, non-rigid material that can be mounted to a structure with cord, rope, cable, or a similar method or that may be supported by stakes in the ground. Sign of lightweight material (paper, plastic or fabric) hung either with or without frames. A "Permanent Banner Sign" is a sign constructed of lightweight material (paper, plastic or fabric) attached by means of rigid frames to a pole in a permanent or semi-permanent fashion.</i>
<b>Purpose</b>	Delete the definition of Home Occupation Sign to be content neutral consistent with the U.S. Supreme Court Decision in <i>Reed v Gilbert</i>
<b>Existing/ Amended Sign, Home Occupation</b>	<del>A sign used to draw attention to a home occupation or for uncommercial speech associated with a home occupation.</del>
<b>Purpose</b>	Delete the definition of Political Sign to be content neutral consistent with the U.S. Supreme Court Decision in <i>Reed v Gilbert</i>
<b>Existing/Amended Sign, Political</b>	<del>A sign advertising a candidate or issue to be voted upon on a specific election day, and that is attached to the ground by a stake or stakes, but which excludes any other sign defined as a portable sign.</del>
<b>Purpose</b>	Delete the definition of Real Estate Sign to be content neutral consistent with the U.S. Supreme Court Decision in <i>Reed v Gilbert</i>
<b>Existing/Amended Sign, Real Estate</b>	<del>A temporary non-electrical ground or wall sign that either: (1) advertises the on-site sale, rental or lease of a premises or a portion thereof (In such case signs must be removed within thirty (30) days after the sale, rental or lease); or (2) the off-site advertising of an open house.</del>
<b>Purpose</b>	To remove the definition for Roof Sign, this will not be permitted under the ordinance.
<b>Existing/Amended Sign, Roof</b>	<del>A sign established upon, against, or directly above a roof, or on the top of or above the parapet of a building.</del>

<b>Legend</b>	Deletions: Denoted by <del>Strikethrough</del> Insertions: Denoted by <i>Italics</i>					
<b>Purpose</b>	To add to the Table of Uses Article 19.....APPENDIX, newly identified uses in Article 18 Definitions and amend Agriculture Uses to include the growing of crops in the TC. To add the Commercial keeping of Farm Animals by Conditional Use Permit in all districts except TC, and to add Mixed-Use Structure.					
<b>Index / Title</b>	<b>Article 19.....APPENDIX Table 1: TABLE OF USES</b>					
	<b>TABLE 1: TABLE OF USES</b>					
	<b>General Residential(GR)</b>	<b>Neighborhood Residential (NR)</b>	<b>Village (V)</b>	<b>Town Center (TC)</b>	<b>Regional Commercial (RC)</b>	<b>Highway Commercial District Overlay (HCO)</b>
Agriculture Uses	P	P	P	<i>P(16)(-)</i>	<i>CP</i>	<i>CP</i>
<i>Agriculture, Commercial Keeping of Farm Animals</i>	<i>CP</i>	<i>CP</i>	<i>CP</i>	<i>(-)</i>	<i>CP</i>	<i>CP</i>
<i>Mixed Use Structure</i>	<i>CP</i>	<i>CP</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>CP</i>
Farms	P	P	P	<i>P(16)(-)</i>	P	P

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**Purpose** To amend Article 19 Footnotes Table 1 (16) to add a note permitting the growing and harvesting of crops but not the raising of farm animals

**New Footnote to Table 1** (Meaning of numbers given in parentheses in the table.)

(16)	<i>For the growing and harvesting of crops and not for the raising of farm animals.</i>

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<b>Legend</b>	Deletions: Denoted by <del>Strikethrough</del> Insertions: Denoted by <i>Italics</i>
<b>Purpose</b>	Delete year to make reference to the current Master Plan in place
<b>Index</b> 2.2,2.2.1,2.2.2,2.2.3(1),2.2.2(4), 6.1	
<b>Amended</b>	2004-Master Plan
<b>Purpose</b>	To recognize the Sign Regulations will now be part of the Zoning Ordinance
<b>Index</b> 3.1.8(1)	
<b>Amended</b>	<b>Compliance Requirements</b> – No sign shall be constructed erected or otherwise placed in any zoning district unless said sign is in compliance with the standards specified in <del>the town’s Site Plan Review Regulations</del> <i>this ordinance.</i>
<b>Purpose</b>	To recognize the change in the definition of “Accessory Dwelling Unit” by replacing it with “Mixed Use Structure” in the RC District
<b>Index</b> 3.3.5(3)(b)	
<b>Amended</b>	Residential dwelling units, with the exception of <del>accessory dwelling units</del> <i>Mixed-Use Structures, may be included as part of a Mixed Use Development in the RC district.</i>
<b>Purpose</b>	To recognize the change in the definition of “Accessory Dwelling Units” and continue to allow residential units above the ground floor in a Mixed Use development.
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<b>Index</b> 3.3.6(1)(b)	
<b>Amended</b>	Residential structures, such as single family, duplexes, and multifamily dwellings, are permitted within a mixed use development only if said development is approved as a Planned Unit Development (PUD) as outlined in Article 16. <del>Accessory dwelling units</del> <i>Mixed-Use Structures are permitted within any type of Mixed Use Development.</i>

<b>Purpose</b>	To keep the Town of Barrington’s Zoning Ordinance regulating “Accessory Dwelling Units” in compliance with RSA 674:71 to 674:73 which will take effect June 1, 2017 while preserving the low density rural nature and appearances of Barrington’s neighborhoods.
<b>Index</b> 3.5-3.5.1(14)	
<b>New</b>	<p><b>3.5.....Accessory Dwelling Units</b>  <i>To preserve low density rural nature and appearances of Barrington’s neighborhoods while complying with the State Law that requires local governments to allow Accessory Dwelling Units that provide independent living facilities for elderly, disabled, adult children who wish to give care and support to parents, and to a lesser extent, expand the diversity and supply of housing. This keeps the Town of Barrington’s Zoning Ordinance in compliance with RSA 674:71 to 674:73 which was modified by Senate Bill146 and signed into law by the Governor and effective June 1, 2017.</i></p> <p><b>3.5.1.....An accessory Dwelling Unit (ADU) is a residential living unit that is within, attached to, or detached from a single-family dwelling, and provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.</b>  <i>Where permitted, an ADU shall comply with the following:</i></p> <p><b>3.5.1(1).....A maximum of one (1) ADU per property is permitted and shall not exceed two bedrooms. An ADU shall not be permitted on property where more than one dwelling currently exists.</b></p> <p><b>3.5.1(2).....Exterior alterations, enlargements, or extensions of the single family dwelling or detached Accessory Structure (AS) are permitted in order to accommodate the ADU.</b></p> <p><b>3.5.1(3).....Modification to the original single family dwelling or detached AS shall fit aesthetically with the principal residence and neighborhood (e.g., the house should not look like it was designed to be occupied by more than one family).</b></p> <p><b>3.5.1(4).....The construction of any access ways into the house or detached AS that are required for access to the ADU shall be located to the side or rear of the building whenever possible.</b></p> <p><b>3.5.1(5).....An interior door shall be provided between the principal dwelling unit and the ADU (if located within or attached to the primary dwelling unit) that can be locked or unlocked at the discretion of the owner.</b></p> <p><b>3.5.1(6).....A minimum of one dedicated off-street parking space shall be provided for the ADU.</b></p> <p><b>3.5.1(7).....New construction of a detached AS that incorporates an ADU shall meet the minimum</b></p>

*dimensional standards set forth in Article 4 of the Zoning Ordinance for a single family dwelling.*

**3.5.1(8)**.....*If located within or attached to a single family dwelling, an ADU shall not exceed 1000 square feet. If the ADU is located in a detached AS, the ADU finished floor shall not exceed 750 square feet.*

**3.5.1(9)**.....*A single-family dwelling or a detached AS, and lot, shall not be converted to a Condominium or any other form of legal ownership distinct from the ownership of the single-family dwelling. In order to assure compliance with this requirement;*

**3.5.1(9)(a)**.....*the property owner at the time the ADU is established shall be required to execute a restrictive covenant running in favor of the Town, which shall be recorded in the Strafford County Registry of Deeds and a copy provided to the Planning and Land Use Department and the Assessor prior to the issuance of a Certificate of Occupancy.*

**3.5.1(10)**.....*The property owner shall occupy one of the two dwelling units. Electric, water and sewer utilities shall be metered on a single bill.*

**3.5.1(11)**.....*Where municipal sewer is not provided, the septic system shall meet NH Water Supply and Pollution Control Division requirements for the combined system demand for the total occupancy of the premises.*

**3.5.1(12)**.....*No impact Fee shall be assessed for ADU's.*

**3.5.1(13)**.....*A certificate of Use for an ADU issued by the Zoning Administrator is required to verify conformance with the preceding standards;*

**3.5.1(13)(a)**...*Said certificate shall be valid until there is a transfer of ownership of the property;*

**3.5.1(13)(b)**...*If use of the ADU is to continue, the new owners of the property shall obtain an ADU Certificate of Use.*

**3.5.1(14)**.....*Fees shall be levied as set forth in the Town of Barrington Adopted Schedule of Fees, as amended annually, for ADU Certificates of Use and renewals.*

<b>Purpose</b>	Clarify the minimum lot size for a single family home because under law a single family home is allowed by right an ADU either attached or within, without requiring extra lot size except to meet NHDES septic requirements.
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<b>Index</b> <b>4.2.1(1)</b>	
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<b>Amended</b>	In the GR and NR districts the minimum lot size for a <i>Dwelling, Single-Family one dwelling unit</i> is 80,000 sq. ft., which must include at least 60,000 sq. ft. free of Hydric A soils, open water, bogs, marshes, rivers, streams, or exposed ledge. Additionally, the 60,000 sq. ft. must contain at least 35,000 sq. ft. of contiguous upland soils.
<b>Purpose</b>	To continue to allow for one bedroom apartments, which do not qualify as ADU's under this Ordinance provided minimum lot size is increased by required proportions
<b>Index</b> <b>4.2.1(2)</b>	
<b>Amendment</b>	For each additional one (1) bedroom dwelling unit under a common roof, <i>which does not qualify as an Accessory Dwelling Unit under this Ordinance</i> , the minimum standards cited in Paragraph 1) above shall be increased in the following proportions. Minimum lot size shall be increased by 40,000 sq. ft., the area free of Hydric A soils, open water, bogs, marshes, rivers, streams, or exposed ledge shall be increased by 30,000 sq. ft. and the area of upland soils shall be increased by 15,000 sq. ft. Any dwelling unit created under this provision may contain a total of no more than two additional habitable rooms (such as a kitchen and living room), in addition to a bedroom. No additional habitable rooms may be created in said dwelling units at any time in the future.
<b>Purpose</b>	To continue to allow for two bedroom and larger apartments, which do not qualify as ADU's under this Ordinance provided minimum lot size is increased by required proportions
<b>Index</b> <b>4.2.1(3)</b>	
<b>Amendment</b>	For each additional dwelling unit under a common roof containing two (2) or more bedrooms, <i>which does not qualify as an Accessory Dwelling Unit under this Ordinance</i> , the minimum standards cited in Paragraph (1) above shall be increased in the following proportions. Minimum lot size shall be increased in the following proportions. Minimum lot size shall be increased by 80,000 sq. ft., the area free of Hydric A soils, open water, bogs, marshes, rivers, streams, or exposed ledge shall be increased by 60,000 sq. ft. and the area of upland soils shall be increased by 35,000 sq. ft.
<b>Purpose</b>	To rename a commercial building containing Dwelling Units to "Mixed-Use Structure" in order to differentiate between an "Accessory Dwelling Unit" under State Law.
<b>Index</b> <b>4.2.2(2)</b>	
<b>Amendment</b>	For commercial buildings containing <del>Accessory</del> Dwelling Units the minimum lot size shall be increased in accordance with NHDES requirements based on the number of bedrooms contained in said unit(s)
<b>Purpose</b>	To revise the Greenbelt Buffer for commercial properties in the Village District from a visual barrier to a visual softening by leaving the buffer in its natural state or planted to provide an attractive vegetated area that allows businesses to be seen, while removing the exemption for lots of record.
<b>Index</b> <b>4.2.2(8)</b>	
<b>Amendment</b>	<b>Greenbelt Buffer Required</b> A greenbelt buffer of fifty (50) feet from the edge of the right-of-way shall be maintained along the frontage of parcels on Route 125 and Route 9, in which no development, storage, parking, or

	paving shall be permitted (except as necessary to provide access or signage). The greenbelt may be left in its natural state if sufficiently vegetated, <del>as to provide a visual barrier</del> or planted to provide a visually attractive vegetated area. <del>Lots of records as of March 9, 1999 are exempt from this provision to the extent that conformance is impossible, however, any such lot must conform as fully as possible to these buffer provisions.</del>
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<b>Purpose</b>	To revise the Greenbelt Buffer for commercial properties in the Regional Commercial District from a visual barrier to a visual softening by leaving the buffer in its natural state or planted to provide an attractive vegetated area that allows businesses to be seen, while removing the exemption for lots of record.
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<b>Index</b> <b>4.2.3(5)</b>	
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<b>Amendment</b>	<p><b>Greenbelt Buffer Required</b></p> <p>A greenbelt buffer of fifty (50) feet from the edge of the right-of-way shall be maintained along the frontage of parcels on Route 125 and Route 4, in which no development, storage, parking, or paving shall be permitted (except as necessary to provide access or signage). The greenbelt may be left in its natural state if sufficiently vegetated, <del>as to provide a visual barrier</del> or planted to provide a visually attractive vegetated area. <del>Lots of records as of March 9, 1999 are exempt from this provision to the extent that conformance is impossible, however, any such lot must conform as fully as possible with these buffer provisions.</del></p>
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<b>Purpose</b>	To update the reference from the “architectural guidelines” to “Design Review Standards, so that the Zoning Ordinance is consistent with the Site Review Regulations.
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<b>Index</b> <b>4.2.4(5)</b>	
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<b>Amendment</b>	<p><b>Architectural Requirements</b></p> <p>All non-residential structures must comply with the <del>architectural guidelines</del> <i>Design Review Standards</i> prescribed in the Site Plan Review Regulations</p>
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<b>Purpose</b>	Remove sign provision under Home Occupation because it is handled in a content neutral manner under the “Sign Ordinance” consistent with <i>Reed v Gilbert</i>
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<b>Index</b> <b>7.3(4)</b>	
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<b>Amendment</b>	There shall be no display of goods or wares visible from the street <del>except that one (1) unlighted sign, which is no larger than four (4) square feet in size, may be placed on the property.</del>
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<b>Purpose</b>	Remove sign provision under Home Business because it is handled in a content neutral manner under the “Sign Ordinance” consistent with <i>Reed v Gilbert</i>
<b>Index</b> <b>7.4(8)</b>	
<b>Amendment</b>	There shall be no display of goods or wares visible from the street. <del>except that one (1) unlighted sign, which is no larger than four (4) square feet in size, may be placed on the property.</del>

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<b>Purpose</b>	To revise the Greenbelt Buffer for commercial properties in the Highway Commercial District Overlay (HCO) from a visual barrier to a visual softening by leaving the buffer in its natural state or planted to provide an attractive vegetated area that allows businesses to be seen, while removing the exemption for lots of record.
<b>Index</b> <b>8.5(2)</b>	
<b>Amendment</b>	The greenbelt may be left in its natural state if sufficiently vegetated, <del>as to provide a visual barrier or</del> planted to provide a visually attractive vegetated area.
<b>Index</b> <b>8.5(3)</b>	
<b>Amendment</b>	<del>Lots of records as of March 9, 1999 are exempt from this provision to the extent that conformance is impossible, however, any such lot must conform as fully as possible with these buffer provisions.</del>
<b>Purpose</b>	Replace “accessory residential dwelling units on the upper floors of commercial structures” with “Mixed Use Structures”
<b>Index</b> <b>16.5.2</b>	
<b>Amendment</b>	<b>Commercial Component Requirements</b> The commercial component must account for at least fifty percent (50%) of the total development tract but may encompass as much as eighty-five (85%) of the total tract. The commercial component may be composed of a mix of commercial activities <i>and/or Mixed Use Structures</i> <del>along with accessory residential dwelling units on the upper floors of commercial structures.</del> Any non-residential use (e.g. commercial, industrial, agricultural) permitted in the TC and VD-zoning districts, as noted in the Table of Permitted Uses (Table 1) in Article 18, may be included in the commercial component of a PUD.
<b>Purpose</b>	Revise to be consistent with the change in the definition of “Accessory Dwelling Unit”
<b>Index</b> <b>16.5.3(6)</b>	
<b>Amendment</b>	<del>Accessory-Residential</del> dwelling units located above first floor commercial space

<b>Purpose</b>	Correct error
<b>Index</b> <b>17.3.1(2)</b>	
<b>Amendment</b>	Village Residential
<b>Purpose</b>	To insert a newly created “Article 20....Signs” into the Zoning Ordinance. This article was created in order to create sign regulations that facilitate a flexible and agreeable communication between people, while remaining content neutral consistent with the U.S. Supreme Court decision in <i>Reed v Gilbert</i>
<b>Index</b> <b>Article 20</b>	
<b>New</b>	<p><b>ARTICLE 20.....SIGNS <u>Article to be added in its entirety</u></b></p> <p><b>20.1....Purpose</b>  <i>The purpose of this section is to create signage regulations that are intended to facilitate a flexible and agreeable communication between people, while remaining content neutrality consistent with the U. S. Supreme Court decision in Reed v Gilbert. Such a regulation acknowledges the need to protect the safety and welfare of the public, the need for a well maintained attractive appearance throughout the Town of Barrington and the need for adequate business identification, advertising and communication.</i></p> <p><b>20.2....General Provisions</b></p> <p><b>20.2.1.....Permitted Signs</b>  <i>No sign shall be permitted within the Town of Barrington, except in accordance with the provisions of this article. See also Table 1- Sign Performance Standards by District &amp; Type for an overview of permitted signs on commercially approved lots.</i></p> <p><b>20.2.2.....Permit Required</b>  <i>No Sign shall be erected or placed in the Town of Barrington without a sign permit except as identified in 20.2.3. Said sign permit shall be issued by the Zoning Administrator, provided that the sign meets all the regulations of this section, after submission of an application and a set of plans to an appropriate scale, showing location, any structures on the site, dimensions, method of illumination, if any, and types of materials to be used in construction. Replacement of existing signs and support structures where materials are being altered shall require a permit and such replacement shall conform to the regulations of this article. The Zoning Administrator may issue a sign permit in conjunction with the approval of a site plan by the Planning Board, after sufficient review of compliance with the regulations herein and payment of any permit fees.</i></p> <p><b>20.2.3.....Exceptions to Permit Requirement</b>  <i>The following signs do not require a permit when located on the immediate property and within the size set out below:</i></p>

- 20.2.3(1)**.....*Unlighted signs not exceeding two(2) square feet in area or smaller, bearing property numbers, post box numbers, or names of occupants as required by Federal, State or Local Law.*
- 20.2.3(2)**.....*Legal Notices, identification information or directional signals erected or required by governmental bodies.*
- 20.2.3(3)**.....*Signs of not more than three (3) square feet in area, attached to service station fuel pumps.*
- 20.2.3(4)**.....*Decorative or architectural features of a building except integral signs.*
- 20.2.3(5)**.....*Signs showing the location, stops, routes and or schedules of municipal or regional transportation facilities.*
- 20.2.3(6)**.....*Signs or flags on a business which is open, provided such signs or flags:*
- 20.2.3(6)(a)**.....*are limited to one (1) per use*
- 20.2.3(6)(b)**.....*are attached to the building where the use is located, or to its ground sign*
- 20.2.3(6)(c)**.....*do not exceed fifteen (15) square feet in area if a flag attached to a building or two (2) square feet if a wall sign or addition to a ground sign*
- 20.2.3(7)**.....*Signs erected for public safety and welfare or pursuant to any governmental function.*
- 20.2.4**.....**Location of Signs**  
*The owner, group, business, or organization applying for a sign permit shall be responsible for the accurate location of the sign which must meet all setback requirements in this article.*
- 20.2.4(1)**.....*No part of any sign shall be located in or over the public Right-of- Way, except for traffic control devices and directional signs authorized by the Town or State agencies.*
- 20.2.4(2)**.....*No sign in a Non-Residential District shall be located within twenty-five (25) feet of a Residential boundary.*
- 20.2.5**.....**Design and Safety**
- 20.2.5(1)**.....*Signs shall not cause any traffic hazard or any nuisance and shall not be placed within a state or town right-of-way*
- 20.2.5(2)**.....*Sign color or format shall not resemble traffic signals or safety signs.*
- 20.2.5(3)**.....*Signs adjacent to any public way shall not:*
- 20.2.5(3)(a)**.....*obstruct clear and free vision of vehicle operators*
- 20.2.5(3)(b)**.....*interfere with, obstruct the view, or be confused with any authorized sign, by reason of its position, shape color, illumination or wording*
- 20.2.5(3)(c)**.....*otherwise constitute a hazard to pedestrian or vehicle traffic*
- 20.2.5(4)**.....*Signs shall not restrict clear vision between a sidewalk and street or access from the site or street onto another street.*
- 20.2.5(5)**.....*Signs shall not prevent free access to any door, window or fire escape.*
- 20.2.5(6)**.....*Signs shall withstand a wind pressure of at least thirty (30) pounds per square foot.*
- 20.2.6**.....**Sign Movement and Illumination**
- 20.2.6(1)**.....*No sign shall move or create an illusion of movement through shimmering or rippling. Nor shall any sign contain parts which move.*

- 20.2.6(2)**.....No sign shall be intermittently illuminated nor of a traveling, tracing, or sequential light type. No sign shall contain or be illuminated by animated or flashing lighting.
- 20.2.6(3)**.....No sign or related fixture shall be so placed as to create a hazard to vehicles traveling within the public right-of-way
- 20.2.7**.....**Continuance and Maintenance**
- 20.2.7(1)**.....Continuance – Signs lawfully approved and erected and/or existing as of the date of passage of this Ordinance, may continue although such signs do not conform to the provisions of this Article. Lawfully existing signs may be replaced in kind in place.
- 20.2.7(2)**.....Any lawfully existing sign may be maintained, repaired, or repainted. The type of supports, lighting, or location cannot be changed except through the permit process, in provisions of this Article.
- 20.2.8**.....**Obsolete Signs**
- 20.2.8(1)**..... Any sign which is located on property which becomes vacant and unoccupied for a period of more than ninety (90) days shall be deemed to have been abandoned, and the sign shall be considered obsolete. Such obsolete signs are prohibited and shall be removed by the owner of the sign or owner of the premises. Reusable sign structures may remain provided the sign face is removed.
- 20.2.8(1)**.....When a sign for a use which has changed or terminated is one of several panels which make up a sign for a multiple uses on a property, only the panel related to the changed or terminated use must be removed.
- 20.2.9**.....**Nonconforming Sign**
- 20.2.9(1)**.....Any legal nonconforming (“grandfathered”) sign associated with an existing legal use may be continued and maintained. But no such nonconforming sign shall be enlarged, replaced, redesigned or otherwise altered in any way except to bring it into compliance with the provisions of this Article unless a Special Exception is granted by the Zoning Board of Adjustment upon finding, after public hearing, that:
- 20.2.9(1)(a)**.....the proposed alteration would significantly reduce the degree of nonconformance of the sign; and
- 20.2.9(1)(b)**.....there are unusual extenuating physical circumstances which support allowing such alteration, or permitting such an alteration would be in public interest.
- 20.2.9(2)**.....Rerouting of a sign for an existing use, and ensuring uniformity in background necessitated by the rerouting, shall not be deemed to constitute sign alteration.
- 20.2.9(3)**.....Any nonconforming sign that is destroyed or damaged to the extent that the cost of repair or restoration will exceed three-quarters (3/4) the replacement value as of the date of destruction shall not be repaired, rebuilt, restored or

altered unless in conformance with this Article. Where the date of destruction is not clear, the date of the application for a new sign permit shall be used for computation.

**20.2.9(4)**..... Signs erected in violation of a previously existing sign ordinance shall not, by virtue of the adoption of this Article, become a legal nonconforming sign.

**20.2.10**.....**Prohibited Signs and Displays**

**20.2.10(1)**.....Billboards, flashing, moving or animated signs, beacons, search lights, strobes, electronic message display and neon or gas-filled tubular signs (where tubes are visible by pedestrians or motorists) are not permitted.

**20.2.10(2)**.....Any sign installed or placed on public property, except in conformance with the requirements of this Ordinance, shall be subject to removal. In addition to other remedies provided by law, the Town shall have the right to recover from the owner or person placing such sign the full costs of removal and disposal of such sign.

**20.2.10(3)**.....Any sign not specifically allowed is prohibited.

**20.3**.....**Sign Classification**

Signs shall be classified and regulated based upon the following categories.

**20.3(1)**.....Free Standing Sign

**20.3(2)**.....Wall Signs

**20.3(3)**.....Projecting Sign

**20.3(4)**.....Temporary Signs – Including the following:

**20.3(4)(a)**.....A-Frame Sign (a.k.a., Sandwich Board Sign or Sidewalk Sign)

**20.3(4)(b)**.....Air-Activated Graphic

**20.3(4)(c)**.....Balloon Sign (a.k.a., Inflatable Device)

**20.3(4)(d)**.....Banner Sign

**20.3(4)(e)**.....Blade Sign (a.k.a., Feather Sign, Teardrop Sign, and Flag Sign)

**20.3(4)(f)**.....Freestanding/Yard Sign

**20.3(4)(g)**.....Light Pole Banner (a.k.a., Support Pole Banner)

**20.3(4)(h)**.....Pennant

**20.3(4)(i)**.....People Sign (a.k.a., Human Mascot, Sign Spinner, and Human Sign)

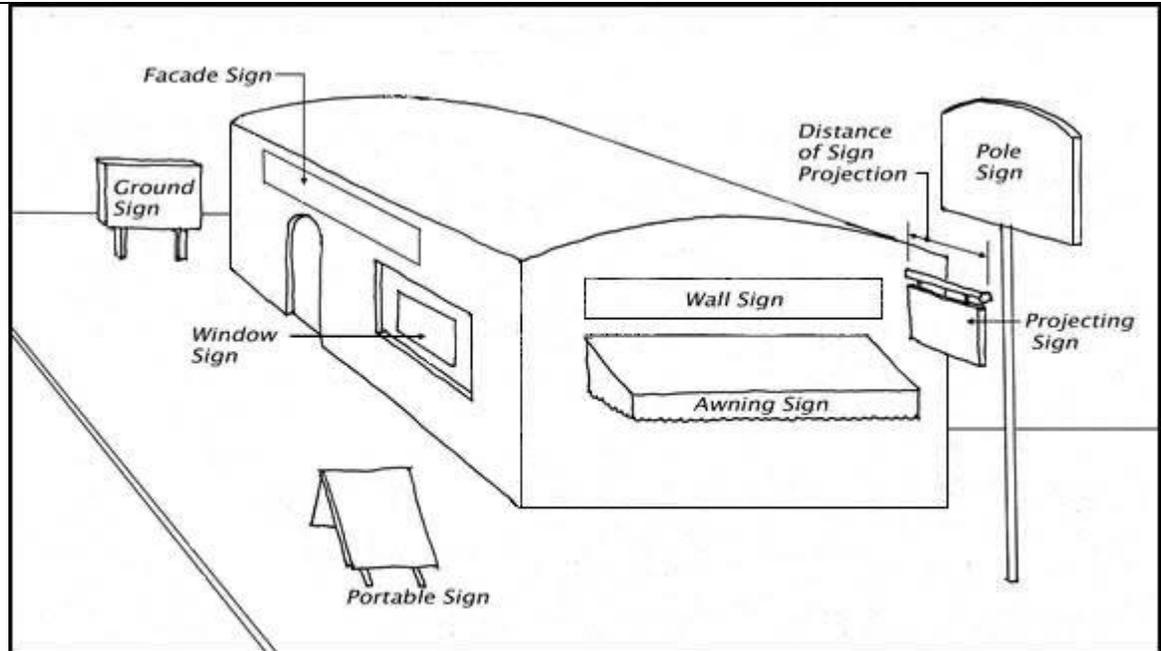
**20.3(4)(j)**.....Portable Message Center Sign

**20.3(4)(k)**.....Projected-Image Sign

**20.3(4)(l)**.....T-Frame Sign

**20.3(4)(m)**.....Window Sign

**FIGURE A – EXAMPLES OF SIGN TYPES**



#### **20.4.....Measurement of Sign Area**

**20.4(1).....***Sign area shall be determined as the product of the maximum width and maximum height of the sign unit, including the entire display area of the sign. Structural members not bearing advertising matter shall not be included in computation of sign area unless those elements are internally or decoratively lighted. Where there is more than one set of letters or symbols, the area shall be the total of each set, except for internally illuminated letters or symbols.*

**20.4(2).....***When the sign is painted on or attached or otherwise applied to any part of a building, canopy, awning, fence, window or structure, the area is the smallest rectangle (or circle, for circular signs) that encompasses all its lettering an accompanying figures, designs, logos, or symbols together with any background of a color different from the color of the structure.*

**20.4(3).....***In computing the area of a double-faced sign, only one side shall be considered if both faces are identical. Notwithstanding the above, if the interior angle formed by the two (2) faces of the double-faced sign is greater than forty-five (45) degrees, then both sides of such sign shall be considered in calculating the sign area.*

**20.4(4).....***The maximum allowable sign shall include all permanent signs attached, painted, or applied to a building façade.*

#### **20.5.....Sign Lighting**

##### **20.5.1.....General Requirements**

- 20.5.1(1)**.....Signs may be illuminated by stationary, shielded light sources directed solely on the sign, without causing glare.
- 20.5.1(2)**.....Signs may be illuminated internally.
- 20.5.1(3)**.....Illuminated signs shall be constructed and erected in such a manner as to deflect light away from residential properties and public roads.
- 20.5.2**.....Methods of Illumination
- 20.5.2(1)**.....General (G) – The sign has an external source of light specifically directed at it.
- 20.5.2(2)**.....Back Lite (BL) – The letters are raised above or in front of the sign’s background and the lighting source illuminates the letters from behind by reflection of the background. All sign materials are solid versus translucent so that light does not shine through any portions of the sign.
- 20.5.2(3)**.....Spot Lite (SL) – The sign is lighted by spotlights specifically directed at it. Any spotlights permitted to illuminate signs shall be shielded such that their light source cannot be seen from adjoining roads.
- 20.5.2(4)**.....Internally Illuminated (IL) – A sign that has the light source enclosed within it so the source is not visible to the eye.

**20.6.....Sign Height**

- 20.6.1**.....The overall height of a freestanding sign or sign structure is measured from the lowest point of the ground directly below the sign to the highest point of the freestanding sign or structure.
- 20.6.2**.....The height of a projecting sign shall be measured from the base of the sign face to the ground below.
- 20.6.3**.....The height of a wall sign shall be measured from the base of the building below to the top of the sign face. The top of the sign shall be no higher than the maximum permitted building height.

<b>Table 1 – Sign Performance Standards By District &amp; Type on Commercially Approved Lots</b>							
<b>Sign Type</b>	<b>Dimensional Element</b>	<b>Zoning District</b>					
		<b>GR</b>	<b>NR</b>	<b>V</b>	<b>TC</b>	<b>RC</b>	<b>HCO</b>
<b>Free Standing</b>	Maximum Area	8 sq. ft.	8 sq. ft.	48 sq. ft.(5)	48 sq. ft.(5)	96 sq. ft.(6)	48 sq. ft.(5)
<b>Standards</b>	Maximum Height	6 feet	6 feet	10 feet	10 feet	15 feet	10 feet

		<i>Lighting Type</i>	G	G,BL,SL	G,BL,SL,IL	G, BL,SL,IL	G,BL,SL, IL	G,BL,SL,IL
		<i>Min. Front Setbacks</i>	5	5	10	10	15	10
	<b>Additional Standards for Free Standing</b>		<p>1) Only one (1) ground sign is permitted for each separate street frontage devoted to a building with accessible street frontage</p> <p>2) Only one (1) multi-tenant commercial sign is permitted for each street frontage per business complex</p> <p>3) The longest dimension of a freed standing sign in the V, TC, RC, and HCO Districts shall not exceed 16 linear feet</p> <p>4) All free standing signs shall be located no closer than 15 feet from side lot lines</p> <p>5) As an alternative, a group of businesses located in a single building, mall, plaza, or office park may choose the following option: signs may be a maximum of 24 square feet per side for the sign bearing the name of the building, mall plaza, or office park and up to 10 square feet per side for each business or office located there.</p> <p>6) As an alternative, a group of businesses located in a single building, mall plaza, or office park may choose the following option: free standing signs may be a maximum of 64 square feet per side bearing the name of the building, mall plaza, or office park and up to 12 square feet per side for each business or office located there.</p>					
	<b>Sign Type Wall Signs Standards</b>		<p>1). In the V, TC, RC, and HCO Districts, the total area of all wall signs for each establishment does not exceed two (2) square feet for each linear foot of building frontage devoted to such establishment.</p> <p>2). If such establishment does not occupy any floor area on the ground level, other than an entryway, the maximum permitted sign area shall not exceed one (1) square foot for each linear foot of frontage devoted to such establishment.</p> <p>3). Signs painted on or affixed to the inside or outside of windows shall be included in the computation under (1) and (2) above, only if the combined area exceeds twenty-five (25) per cent of the area of the window which they occupy.</p> <p>4). In no case, however, may the total area of wall signs exceed one hundred and fifty (150) square feet or ten (10) per cent, whichever is less, of the area of the wall to which they are attached, including graphic signs and signs on windows, door area and cornices.</p> <p>5). Wall signs shall not be internally illuminated in the GR, NR, V, TC and HCO Districts.</p>					
	<b>Sign Type Projecting Signs Standards</b>	<b>Dimensional Element</b>	<b>Zoning District</b>					
			<b>GR</b>	<b>NR</b>	<b>V</b>	<b>TC</b>	<b>RC</b>	<b>HCO</b>
		<i>Maximum Area</i>	N/A	N/A	9 sq. ft.	9 sq. ft.	9 sq., ft.	9 sq., ft.
		<i>Maximum Height</i>	N/A	N/A	12 feet	12 feet	12 feet	12 feet
		<i>Lighting Type</i>	N/A	N/A	G, SL	G, SL	G, SL	G, SL
	<b>Additional Standards for Projecting Signs</b>		<p>Projecting business signs are allowed in the V, TC, RC, and HCO Districts in addition to wall signs and freestanding signs, provided such sign:</p> <p>1) Does not visually interfere with the view to and from adjacent properties;</p> <p>2). Does not extend above any portion of the roof of the building to which such sign is affixed;</p> <p>3). Has its lower edge at least eight (8) feet above any pedestrian way; has a vertical alignment.</p>					
	<p><b>Table legend:</b>  <b>[Zoning Districts]</b> GR=General Residential – NR=Neighborhood Residential, V=Village, TC=Town Center – RC=Regional Commercial, - HCO=Highway Commercial Overlay.  <b>[Lighting]</b> G=Ground Lit, BL- Back Lit, SL=Side Lit, IL=Internally Illuminated</p>							
	<p><b>20.7.....Standards in Residential Zones</b>  <b>20.7.1.....Residential properties – all single family residential properties that are located in Residential Zoning Districts are permitted permanent signs not to exceed eight (8)</b></p>							

square feet in total sign area per road frontage. Corner lots and lots with frontage on more than one street are entitled to eight (8) square feet per frontage. This sign area allowance covers as examples, but is not limited to: address signs, home occupation signs, lawn sign and farm stands. Signs may be free standing, mounted to a permanent building structure or displayed in a window.

**20.7.2.....**Neighborhood Signs – A total of two (2) signs on either side of the primary entrance to a residential neighborhood not to exceed 24 square feet in area and six feet (6) in height. Neighborhood signs shall be supported with decorative and/or landscaping materials.

**20.8....Performance Standards for Temporary Signs on residential lots in the General Residential (GR), Neighborhood Residential (NR), Village (V), Town Center (TC), Highway Commercial Overlay (HCO), or Regional Commercial (RC) Zoning Districts**

**20.8.1....**Temporary wall or freestanding signs are allowed without a permit, provided:

**20.8.1(1).....** they are six square feet or less in total area, per side;

**20.8.1(2).....** there are no more than two (2) temporary signs

**20.8.2....** Temporary signs greater than six (6) square feet, per side are permitted with a permit provided:

**20.8.2(1) .....** they do not exceed two (2) temporary signs;

**20.8.2(2).....**there are not more than two temporary signs are allowed per permit;

**20.8.2(3).....** the signs shall not exceed 12 square feet in size;

**20.8.2(4).....** temporary wall signs do not exceed 10% of the total area of the wall being used.

**20.8.3....**A building or property for sale, lease, or rental is allowed one additional sign, six (6)square feet or less. Said sign shall not be subject to the permit requirements of this section.

**20.8.4....**Exception: Additional Signs may be posted 30 days prior to an election without a permit provided they are:

**20.8.4(1).....**located on the property with the consent of the owner or lessee of the property;

**20.8.4(2).....**do not exceed six (6) square feet in area;

**20.8.4(3).....**are removed no later than 10 days following the election.

**20.8.5....**Temporary signs shall not be illuminated.

**20.8.6....** Exception: Air Activated Graphics and Balloon Signs (a.k.a. Inflatable Device), Projected Image Signs and other temporary signs customarily utilized as decorations on residential lots are exempt from these regulations.

**20.9....Performance Standards for Temporary Signs on commercially approved lots in the TC, V, RC, and HCO zoning districts**

**20.9.1.....**One (1) A-Frame sandwich board or T-Frame Temporary Sign is permitted per lot or tenant and does not require a permit, provided all of the following conditions are met:

**20.9.1(1).....**The sign is not located on a Town sidewalk or within a public right of way;

**20.9.1(2).....**The maximum size of the sign is eight (8) square feet per side.

- 20.9.2.....***One (1) Blade sign per 50 feet of frontage with a maximum of three (3) per each frontage is allowed with a permit, provided:*
- 20.9.2(a).....***each sign does not exceed 3.5 feet in width (at the widest point) and up to 18 feet in height measured from grade, including the full length of the supporting pole.*
- 20.9.3.....** *One (1) portable message center is permitted per lot with a permit, provided;*
- 20.9.3(a).....***the maximum size of the sign does not exceed 32 square feet in size;*
- 20.9.3(b).....***the maximum height does not exceed six (6) feet;*
- 20.9.3(c).....***the display cannot be electronically or mechanically changed by remote or automatic means.*
- 20.9.4.....***Projected –Image Signs are not permitted*
- 20.9.5.....***Window signs are permitted without a permit, provided;*
- 20.9.5(a).....***the signs do not exceed 25% window coverage*
- 20.9.6.....***One (1) banner sign is permitted with a permit per occurrence, provided;*
- 20.9.6(a).....***the maximum size does not exceed 32 square feet;*
- 20.9.6(b).....** *it is not displayed more than thirty days for a maximum of four times per calendar year*
- 20.9.7.....***One (1) People Sign (a.k.a. Human Mascot, Sign Spinner, and Human Sign) is permitted:*
- 20.9.7(a).....***only during daylight hours;*
- 20.9.7(b).....***if utilized in a manner that will not affect public safety*
- 20.9.8.....***A building or property for sale, lease, or rental is allowed an additional sign, twelve (12) square feet or less. Said sign shall not be subject to the permit requirements of this section and must be removed thirty (30) days following the sale.*
- 20.9.9.....** *Light Pole or Support Pole Banners are permitted, provided;*
- 20.9.9(a).....** *they do not exceed two temporary banners per pole;*
- 20.9.9(b).....** *they do not exceed 16 square feet of sign area per pole;*
- 20.9.9(c).....***the temporary banner or sign is affixed with permanent structural elements;*
- 20.9.9(d).....** *the temporary banner or sign is not posted above the height of the structure;*
- 20.9.9(e).....***they are not changeable-copy signs, or have internal lighting.*
- 20.9.9(1).....***A sign permit is required for the initial installation of the permanent structure which holds the temporary banner or sign, but further message changes are allowed without a permit*
- 20.9.10....** *One (1) Air Activated Graphics or Balloon Sign (a.k.a. Inflatable Device) is permitted with a permit per occurrence, provided;*
- 20.9.10(a).....***the height of the device does not exceed 20 feet;*
- 20.9.10(b).....***the device is setback equal to or greater than the height of the sign from all rights-of-way, lot lines, and overhead utility lines;*
- 20.9.10(c).....** *it is not displayed more than thirty days for a maximum of four times per*

*calendar year*

<b>Purpose</b>	To revise the definition of Dwelling, Single Family
<b>Index / Title</b>	Article 18 Definitions
<b>Existing /Amended Dwelling, Single Family</b>	A building or structure containing one dwelling unit. <i>The addition of an Accessory Dwelling Unit to a Single Family Dwelling does not change the status of the Single Family Dwelling to a Duplex.</i>
<b>Purpose</b>	To revise the definition of Dwelling, Two-Family
<b>Index / Title</b>	Article 18 Definitions
<b>Existing/Amended Dwelling, Two Family (Duplex)</b>	A detached structure designed for the occupied exclusively as the residence of not more than two (2) families, each living as an independent housekeeping unit. <i>A Single-Family Dwelling with an Accessory Dwelling Unit is not a duplex under this Ordinance.</i>
<b>Purpose</b>	To update the reference from the “Architectural Guidelines” to “Design Review Standards”, so that the Zoning Ordinance is consistent with the Site Review Regulations.
<b>Index 4.2.2 (6)</b>	
<b>Existing/Amended</b>	<b>Architectural Requirements</b> All non-residential structures must comply with the architectural guidelines “Design Review Standards” prescribed in the Site Plan Review Regulations.

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