

WARRANT ARTICLE XX - Shall an ordinance dated May 2, 2023 and entitled “Amendments to the Land Use Zoning Ordinance to add Barns/Stable and Garage/Shed as permitted uses in Section 3.4” be enacted as set forth below?

Explanation: This Article adds barns, stables, garages and sheds as allowed uses so that property owners can build these structures without being tied to a residential dwelling unit.

SECTION 3 LAND USE DISTRICTS

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3.4 Permitted, Conditional, and Excluded Uses by District:

All land use activities, as indicated in the following table, shall conform with all of the applicable land use standards in Sections 6.A., 6.B., and 6.C. The district designation for a particular site shall be determined from the Official Land Use Zoning map.

P	Use allowed without a permit (but the use must comply with all applicable land use standards)
C	Use allowed with conditional use approval from the Planning Board Use allowed with conditional use approval from the Planning Board, except where the code enforcement officer may authorize minor changes in the placement and size of improvements for an approved conditional use permit
X	Use is prohibited
CEO	Use allowed with a permit from the code enforcement officer

VR1	VILLAGE RESIDENTIAL ONE
VR2	VILLAGE RESIDENTIAL TWO
VR3	VILLAGE RESIDENTIAL THREE
R1	RESIDENTIAL ONE
R2	RESIDENTIAL TWO
SR1	SHORELAND RESIDENTIAL ONE
SR2	SHORELAND RESIDENTIAL TWO
SR3	SHORELAND RESIDENTIAL THREE
SR5	SHORELAND RESIDENTIAL FIVE
RW2	RURAL OR WOODLAND TWO
RW3	RURAL OR WOODLAND THREE
VC	VILLAGE COMMERCIAL
SC	SHORELAND COMMERCIAL
RP	RESOURCE PROTECTION
C	CONSERVATION
SP	STREAM PROTECTION

See table of uses on following pages

Section 3.4 Permitted, Conditional, and Excluded Uses by District

DISTRICTS:										
LAND USE:	VR 1 VR 2	R 1 R 2	SR 1 SR 2 SR 3 SR 5	RW 2 RW 3	VC	SC	C	RP	SP	VR3
RESIDENTIAL										
Barn/Stable	CEO	CEO	CEO	CEO	C	X	C	C	C	X
Dwelling 1 & 2 Family	CEO	CEO	CEO ^(d)	CEO	CEO	CEO ^(d)	C	C ⁸	C ⁴	X
Dwelling, Multiple	C	C	C	C	C	X	C	X	X	X
Accessory Residential Dwelling Unit	CEO	CEO	CEO	CEO	CEO	C	C	C ⁸	C ⁴	C ^e
Accessory structures including structural additions and guest houses ^(c)	CEO	CEO	CEO	CEO	CEO	CEO	C	C ⁸	C ⁴	X
Cluster and Workforce Subdivisions	C	C	X	C	C	X	X	X	X	X
Garage/Shed	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	X
Mobile Home Park	C	X	X	X	X	X	X	X	X	X

(c) A separate garage is an accessory structure. A separate garage with a dwelling unit shall be deemed a dwelling unit.

(d) See Section 6B.11.3 (Lots)

(e) Accessory residential dwellings in the VR3 District must be for staff housing only.

See table of uses on following pages