

LEE ZONING RE-WRITE – SUMMARY OF CHANGES

1. The entire zoning bylaw was reformatted to a more readable and organized format
2. Created a List of Permitted Uses without internal references to prior districts (Section 4)
3. Removed all references to the old “Business District” throughout the zoning bylaw
4. Renamed Cluster Development as Flexible Development (definitions are the same) (Section 4.2 (B)).
5. Moved “Resort” language in 199-9 to Section 9.8
6. Moved “Adult Use” language in 199-16 to Section 9.4
7. Removed redundant floodplain text in 199-17 that is already covered in the proposed Section 3.2.
8. Two Boards are designated as the SPGA for Cluster Development/Flexible Development (ZBA and Planning Board). Resolution: Planning Board is named as the SPGA in the proposed bylaw.
9. Deleted expired wireless moratorium language in 199-27 (Section 4.3)
10. CBC (Section 4.2 (G))
 - a. An internal inconsistency exists with the same uses allowed by site plan review and special permit. Resolution: The uses in conflict are proposed to be allowed by special permit.
 - b. The SPGA responsibility for like uses is split between the ZBA and PB. Resolution: The Planning Board will be the SPGA for like uses in this district and the ZBA will remain as the SPGA for remaining uses in the proposed bylaw.
11. DCBC (Section 4.2 (I))
 - a. An internal inconsistency exists with the same uses allowed by site plan review and special permit from the ZBA. Resolution: Uses in conflict will be allowed by special permit from the Planning Board in order to have the same SPGA for the same uses in different districts)
12. The Industrial district allows exempt uses and municipal uses by-right and by site plan review. Resolution: Exempt uses and municipal uses allowed by site plan review.