**Summary of Zoning Amendments – 09-23-2013**

Section 30-9

- Addition of parking requirement for mixed use structures located in the B-2 Central Business District: One or more bedroom apartments located above street level – 1 parking space per apartment unit
- Revision of 30-9 (c) to On-site parking requirements and off-site cooperative parking provisions – when a change or enlargement of use requires additional parking, those parking spaces may be located 900 feet as measured along a traversable pedestrian route (sidewalks, trails, etc.), with location approval from the Zoning Administrator.
- Off-street parking cooperative parking arrangements - with approval from the Zoning Administrator, two or more uses may share parking and the number of spaces provided shall not be less than the sum of the individual requirements.
- Zoning Administrator may partially reduce the combined parking requirements for two or more uses that have a parking arrangement, if there is not a conflict in time of operation and the parking needs for each use are met.
- Cooperative parking arrangements shall provide parking within 900 feet of each use served as measured along a traversable pedestrian route (sidewalks, trails, etc.)
- Spaces within a cooperative parking arrangement shall be deemed on-site.
- Any changes to a cooperative parking arrangement that has been approved by the Zoning Administrator would be a Zoning violation.
- Revision of 30-9 (e) – when an existing structure in the B-2 District is enlarged or significantly altered, the existing uses parking is grandfathered and only the new use is required to be brought up to current parking regulations. Town Council may grant an exception to the parking through a Conditional Use Permit.

Section 30-185

- Addition of Overlot Grading Plan to the preliminary site plan submittal.
- Clarification that final site plans shall meet all the requirements of the preliminary site plan.
- Site plans are to meet the requirements in effect upon the date of submittal.
- Review process and time line: The applicant is given 6 months to submit a revised site plan after the Town has rendered first review comments. The applicant is given 4 months to submit a revised site plan after the Town has rendered second review comments. The applicant is given 2 months to submit a revised site plan after the Town has rendered third and any subsequent review comments. If none of these deadlines are met, the process begins again with a new submittal date. The site plan would then have to meet all the requirements in effect upon that new submittal date.
- The applicant is given a total of 2 years to receive final site plan approval from the date of preliminary site plan submittal. If approval is not received in 2 years, the site plan would need to be resubmitted, with a new date of submittal. The site plan would have to meet all the requirements in effect upon that new submittal date.
- Clarification final site plan approval is given by the Town Manager.