

ADDENDUM – OCTOBER 18, 2004

Article VII. Special Regulations

Section 17. Land Development Projects

Land Development Projects are permitted in all Zoning Districts and shall be referred to the Planning Board for approval in accordance with the procedures of the Land Development and Subdivision Regulations, including those for appeal and judicial review. Article IX Section 1. of this Zoning Ordinance, General Criteria and Standards, shall apply to Land Development Projects.

Additional regulations are the following:

- a. Minimum area or site size for a Land Development Project.

The minimum area for a land Development Project shall be governed by the Zoning District.

- b. Uses to be permitted within the development.

The uses permitted within Land Development Projects are those uses permitted in the Use Matrix for the Zoning District of the parcel(s). Mixed use and multi-use projects shall consist of compatible uses that create a coordinated site. All mixed or multi-use projects, whether permitted by right or special use permit, shall also be reviewed by the Zoning Board for a Special Use Permit in order to determine if the project meets the criteria of a coordinated site of compatible uses, except for Special Management Districts with a specifically designed Use Matrix.

- c. Ratios of residential to nonresidential uses

The ratio of residential to nonresidential uses is not regulated, unless specified by the Zoning District.

- d. maximum density per lot and for entire development

The density for residential and non-residential uses shall be governed by the Dimensional Regulations for each Zoning District and Special Use Permit criteria.

- e. Roads, driveways, utilities, parking, and other facilities.

Roads and associated infrastructure within Land Development Projects shall be privately owned and maintained, unless specifically requested to be accepted by the Town.

- f. Buffer areas, landscaping, screening and shading.

Buffers within Land Development projects shall be, at a minimum, to the extent required by this Zoning Ordinance, as provided for in Article II. The Planning Board may require additional vegetated buffers to protect abutting properties or to protect visual features.

Article XIII of the Land Development and Subdivision Regulations- Design and Public Improvement Standards for subdivisions shall apply to Land Development Projects.