

**Article 13 – Car Washes, Downtown Business District**

This article removes “car washes” as an allowable use in the downtown business district. Car washes are currently allowed in the downtown business district by special permit, but last year’s ATM indicated a desire to remove them.

**Article 14 – Industrial B District Housekeeping**

This article corrects the numbering in Article VIIIA so that it is consistent with the rest of our Zoning Bylaws

**Article 15 – Wireless Communications Facilities**

This article updates the Zoning Bylaws to make them current with federal wireless telecommunications regulations. (proposed modifications to existing towers that do not substantially change the physical dimensions will no longer require a special permit).

**Article 16 – Accessory Dwelling Unit**

This article updates the Zoning Bylaws related to accessory dwellings (e.g. an apartment connected to a single-family home). There are several proposed changes:

1. Remove requirement that occupants must be family “related by blood, marriage, or adoption” and remove the age restriction. There are many living situations that were previously not allowed that would be appropriate – examples include caretakers, unmarried partners of adult children, adults with disabilities, etc.).
2. Remove requirement for an interior connection – this would allow for wholly separate living quarters and an independent structure to serve as an accessory dwelling.

There are additional details and requirements for accessory dwellings in Section 210-126 of HBL XV111 (max 800sf, character of neighborhood is maintained, etc).

**Article 17 – Nonconforming Lots, Uses, and Structures**

This article would allow for a waiver by the Zoning Enforcement Officer for modifications to nonconforming lots that do not alter the footprint or overall height of the pre-existing structure (e.g. adding dormers) in certain situations.

**Article 18 – Temporary Signs**

This article allows expanded use of temporary signs for businesses impacted by construction, such as the Main Street Corridor Project.

**Article 19 – Commercial Solar Photovoltaic Installations**

Currently, commercial solar is allowed in any zoning district by Special Permit. This article creates an overlay district that specifies parcels in which commercial solar would be allowed, thereby removing commercial solar as a use permitted by Special Permit elsewhere. The intent is to encourage commercial solar on already disturbed sites that are not abutting residential neighborhoods (Mechanic Street off of Wood Street is an excellent example). It DOES NOT impact solar as an accessory use (e.g. on a roof or over a parking lot). See secondary attachments for more info.

**Article 21 – Street Acceptance, Legacy Farms North**

This article recommends acceptance of Legacy Farms North Road. Doing so would transition street maintenance to the town and enable school buses to drive on it. The approval would apply ONLY to the spine road.