

VARIOUS AMENDMENTS TO THE ZONING BYLAWS – ATM 2019

Proposed amendments to the Zoning Bylaws:

1. Amend Section 3, Establishment of Districts, as follows (deletions in strikethrough and insertions underlined):

SECTION 3. ESTABLISHMENT OF DISTRICTS

3.1 Zoning Districts

The Town of Dunstable is hereby divided into six (6) types of districts to be known as:

R-1	Single Family Residence District	(Section 6)
R-1a	Commercial Recreational	(Section 6a)
R-2	General Residence District	(Section 7)
B-1	Retail Business District	(Section 8)
B-2	Service Business District	(Section 9)
B-3	Expanded Commercial District	(Section 10)

3a.2 Overlay Districts

3.2(a) Commercial Telecommunication Towers

An overlay district known as the Tower Overlay District is hereby established. The district will overlay and be coincident with the Commercial/Recreation, General Residence. Single Family Residential. Retail Business. Service Business and Expanded Commercial.

3.2(b) Mixed Use District

An overlay district known as the Mixed Use District is hereby established. The district will consist of those areas bounded and shown on a map entitled "Mixed Use District (MUD)" dated April, 2004, to be incorporated in the Dunstable Zoning Bylaw, which map is on file in the Town Hall, Planning Board Office, where it may be inspected. The District will overlay and be supplementary to the underlying districts.

3.2(c) Floodplain District

The Floodplain District includes all special flood hazard areas designated as Zone A or Zone AE on the Town of Dunstable Floodplain District Overlay Map.

2. Amend Section 6.1(g)ii, regarding home occupations, as follows (deletions in strikethrough and insertions underlined):

2. not more than ~~one (1)~~four (4)~~person~~ people at any time other than residents of the premises is regularly employed therein in connection with such use;

3. Amend Section 6.7 regarding bed and breakfast establishments, as follows (deletions in strikethrough and insertions underlined):

~~6.7.9 Description: A Bed and Breakfast Establishment is a single family dwelling having a mixed use as a home for the residential owner or tenant and as an accessory use for guest lodging. The home is to be the primary and legal residence of the owner or tenant.~~

6.7.11 Minimum Special Requirements:

(a) The Bed and Breakfast establishment and operation shall be located within an existing owner (or tenant) occupied single family dwelling as of existing the adoption of this section ~~and containing a minimum of four (4) bedrooms.~~

(g) No cooking facilities, including, but not limited to, stoves, microwave ovens, toaster ovens, and hot plates, shall be available to guests; and no meals, except ~~a continental style breakfast~~, shall be served to guests. Alcohol shall also be prohibited from being served on premises to any Bed and Breakfast guest. Additionally, there shall be at least one (1) bathroom exclusively dedicated to the guests of the Bed and Breakfast establishment.

4. Amend Section 12.2.2, Required Parking, to modify subsections (d) and (g) as follows (deletions in strikethrough and insertions underlined):

(d) Hotels, motels and ~~lodging~~ rooming houses: One (1) parking space for each room accommodation therein, and loading spaces for all delivery trucks or sanitary collection vehicles and two spaces for those persons principally resident therein.

(g) Other uses requiring off-street parking and loading space: Spaces in accordance with anticipated needs as determined by the site plan authority or as listed otherwise in this Bylaw.

5. Amend Section 15.2.1, Floodplain District, as follows (deletions in strikethrough and insertions underlined):

15.2.1. The Floodplain District is herein established as an overlay district

effective in all districts. The uses permitted in the underlying district are allowed provided that they meet the following additional requirements. ~~The Floodplain District includes all special flood hazard areas designated as Zone A or Zone AE on the Town of Dunstable Floodplain District Overlay Map.~~

6. Amend Section 20, Definitions, by adding a definition of Bed and Breakfast Establishment and modifying the definition of Rooming or Boarding House as follows (deletions in strikethrough and insertions underlined):

20.3. A Bed and Breakfast Establishment is a single-family dwelling having a mixed use as a home for the residential owner or tenant and as an accessory use for guest(s) lodging on a short term basis. Meals provided to the guest(s) shall be limited to breakfast. The home is to be the primary and legal residence of the owner or tenant.

20.201. ~~Rooming or Boarding~~ House. A dwelling house in which the person or Persons principally resident therein provide eating and/or sleeping accommodations on a weekly or monthly basis for ~~for~~ not more than three (3) paying guests who ~~are~~ not provided with separate cooking facilities separate from the cooking facilities ordinarily used by the principal residents.