



Article 1. Technical Updates to Zoning Bylaw, Chapter 164 – Reorganization Roadmap

The Town of Orleans is seeking to make technical updates to the Zoning Bylaw, Chapter 164 of the Orleans Town Code. The purpose of Article I is to provide a clear, consistent, and user-friendly bylaw. Regulatory changes are not proposed with this amendment.

The proposed Article 2 (Downtown Housing Overlay) is not included with this reorganization. This is a separate “housekeeping” effort. The Article proposes to replace all text of the existing bylaw with the text printed in Appendix A (page 49) of the Special Town Meeting warrant.

Overview – Reorganization

- The draft zoning bylaw has been reorganized to group similar content together and make it easier to identify. New sections for definitions, non-conforming uses, parking, signs, and plan review have been added. The framework is summarized in the table of contents.
- **Definitions** have been grouped in one section and new definitions have been added, primarily to support new, consolidated land use categories. New definitions for affordable housing were also added.
- A new section was added for **each zoning district**. These sections summarize all of the regulations that specially pertain to property in that district. These regulations are organized into four categories: lot and building standards, use provisions, site standards, and landscape standards. Sections without content will be omitted.
- The table that summarizes the **lot, yard, and bulk requirements** is renewed; provisions found elsewhere in the text were added, and footnotes were relocated to district regulations or other pertinent sections.
- All provisions relating to **nonconforming structures, uses, and lots** are consolidated into a new article.

Overview – Technical Edits

- Renumbered sections and updated references
- Consistent numbering - A. (1) [a] [1]
- Updated terms (ex. Board of Selectmen to Select Board)
- Reformatted tables
- Consistent use of numerals (numbers written as numbers)
- Itemized sections with multiple provisions
- Abbreviations spelled out (ex. s.f. or sq.ft > square feet)

Reorganization Roadmap

A summary roadmap to the reorganization is found below. Changes are color coded as follows:

- **Text in Red** – New text
- ~~Text in Strikethrough~~ – Eliminated text
- **Text in Green** – Relocated, unchanged text

**Chapter 164. Zoning
EXISTING**

**Chapter 164. Zoning
PROPOSED**

<p>Article 1. General Provisions § 164-1. Authority § 164-2. Purpose § 164-3. Applicability § 164-3.C. Nonconforming Structures & Uses § 164-3.D. Isolated Lots in Subdivisions § 164-4. Definitions</p>	<p>Article 1. General Provisions § 164-1. Authority § 164-2. Purpose § 164-3(A-B). Applicability</p> <p>Article 2. Definitions § All Definitions Consolidated into Article 2</p>
<p>Article 2. Establishment of Districts § 164-5. Districts enumerated § 164-6. Location of districts; Zoning Map § 164-7. Boundaries of districts § 164-8. Lots in two districts § 164-9. Lots located partly in another municipality</p>	<p>Article 3. Zoning Districts and Zoning Map § 164-5. Districts enumerated § 164-6. Location of districts; Zoning Map § 164-7. Boundaries of districts § 164-8. Lots in two districts § 164-9. Lots located partly in another municipality</p> <p>Base Districts § R Residence § RB Rural Business § MB Marine Business § LB Marine Business § GB Marine Business § VC Village Center § 164-22(I). Yard Requirements in the VC § I Industrial</p> <p>Other Districts § 164-14. Seashore Conservancy District</p> <p>Overlay Districts § 164-15. Conservancy Districts § 164-17. Groundwater Protection Districts § 164-18. Shoreline District § 164-19. Floodplain District § 164-19.2. Residential Affordable Housing District</p>

<p>Article 3. Use Regulations</p> <p>§ 164-10. General requirements; uses enumerated</p> <p>§ 164-11. Prohibited uses</p> <p>§ 164-11.C. Adult Uses</p> <p>§ 164-11.E. Drive-Throughs</p> <p>§ 164-12. Exceptions</p> <p>§ 164-13. Schedule of Use Regulation</p> <p>§ 164-14. Seashore Conservancy District</p> <p>§ 164-15. Conservancy Districts</p> <p>§ 164-16. Accessory scientific uses</p> <p>§ 164-17. Groundwater Protection Districts</p> <p>§ 164-18. Shoreline District</p> <p>§ 164-19. Floodplain District</p> <p>§ 164-19.1. Village Center District VC</p> <p>§ 164-19.2. Residential Affordable Housing District</p>	<p>Article 4. Use Regulations</p> <p>§ 164-10. General requirements; uses enumerated</p> <p>§ 164-13. Schedule of Use Regulation <i>(table in code, not as appendix)</i></p> <p>§ 164-11. Prohibited uses <i>(expanded)</i></p> <p>§ 164-12. Exceptions</p> <p>§ 164-40.2. Educational, Municipal and Religious Uses</p>
<p>Article IV. Area Regulations</p> <p>§ 164-20. General requirements</p> <p>§ 164-21. Schedule of Lot, Yard and Bulk Requirements</p> <p>§ 164-22. Modifications</p> <p>§ 164-22(A) Nonconforming Lots</p> <p> § 164-22(A)(5). Panhandle Lots</p> <p>§ 164-22(I). Yard Requirements in the VC</p> <p>§ 164-23. Minimum lot size conditions</p>	<p>Article 5. Dimensional Regulations</p> <p>§ 164-20. General requirements</p> <p>§ 164-21. Schedule of Lot, Yard and Bulk Requirements</p> <p>§ 164-22(B-H). Modifications</p> <p>§ 164-22(A)(5). Panhandle Lots</p> <p>§ 164-23. Minimum lot size conditions</p>
	<p>Article 6. Nonconforming Structures, Uses, and Lots</p> <p>§ 164-4. Nonconforming Structures & Uses</p> <p>§ 164-22(A) Nonconforming Lots</p> <p>§ 164-3.D. Isolated Lots in Subdivisions</p>
<p>Article V. Special Regulations</p> <p>§ 164-24. Soil removal and filling</p> <p>§ 164-25. Tidewater marshland areas</p> <p>§ 164-26. Motels</p> <p>§ 164-27. Tents, trailers and mobile camping units</p> <p>§ 164-28. Conversion of existing dwellings to multiple dwellings <i>(superseded)</i></p> <p>§ 164-29. Cottage colonies</p> <p>§ 164-30. Time sharing and interval ownership <i>(arcane)</i></p> <p>§ 164-31. Apartment development</p> <p>§ 164-32. Dwellings in commercial structures or accessory to commercial uses</p> <p>§ 164-33. Site plan review</p>	<p>Article 7. Special Use Regulations¹</p> <p>§ 164-24. Soil removal and filling</p> <p>§ 164-25. Tidewater marshland areas</p> <p>§ 164-27. Tents, trailers and mobile camping units</p> <p>§ 164-38. (A-D) Special Permit Requirements for Commercial Uses</p> <p>§ 164-11.E. Drive-Throughs</p> <p>§ 164-38(E). Formula Based Restaurants</p> <p>§ 164-16. Accessory scientific uses</p> <p>§ 164-29. Cottage colonies</p> <p>§ 164-31. Apartment development</p> <p>§ 164-32. Dwellings in commercial structures or accessory to commercial uses</p> <p>§ 164-40. Accessory Dwelling Units</p>

<p>§ 164-33.1. Architectural review § 164-34. Off street parking regulations § 164-35. Signs § 164-35.1. Commercial and Non-Commercial Wind Energy Facilities § 164-36. Open-air art businesses § 164-36.1. Mobile food establishments § 164-37. Existing residential dwellings in General Business GB or Limited Business LB Districts (superseded) § 164-38. (A-D) Special Permit Requirements for Commercial Uses § 164-38. (E) Formula Based Restaurants § 164-39. Communication Structures, Buildings and Appurtenances § 164-39.1. Amateur Radio Towers § 164-40. Accessory and Congregate Dwellings § 164-40.1. Open Space Residential Development § 164-40.2. Educational, Municipal and Religious Uses § 164-40.3. Medical marijuana facilities § 164-40.4. Marijuana Establishments</p>	<p>§ 164-40. Congregate Dwellings § 164-40.1. Open Space Residential Development § 164-35.1. Commercial and Non-Commercial Wind Energy Facilities § 164-39. Communication Structures, Buildings and Appurtenances § 164-39.1. Amateur Radio Towers § 164-40.3. Medical Marijuana Facilities § 164-40.4. Marijuana Establishments</p>
<p>Article VI. Administration § 164-41. Enforcement; violations and penalties § 164-42. Permits § 164-43. Board of Appeals § 164-44. Special permits § 164-45. Amendments § 164-46. Severability</p>	<p>Article 8. Parking and Loading Regulations § 164-34. Off-street parking regulations (expanded)</p> <p>Article 9. Sign Regulations § 164-35. Signs (expanded)</p> <p>Article 10. Site Plan and Architectural Review § 164-33. Site Plan Review § 164-33.1. Architectural review</p> <p>Article 11. Administration and Enforcement § 164-41. Enforcement; violations and penalties § 164-42. Permits § 164-43. Zoning Board of Appeals § 164-44. Special Permits § 164-45. Amendments § 164-46. Severability</p>