

**Ch 19 Clarifying Edit Project
Side by Side Changes
November 2022**

EXISTING Ch 19	PROPOSED Ch 19
	ARTICLE 1 ADMINISTRATION
ARTICLE I Planning Board	Sec. 19-101 Planning Board
19 101 Establishment of Board	now A. Establishment of board
19 102 Organization; Term	now B. Organization and term
19 103 Director of Planning	Deleted. Covered elsewhere under authority of City Manager
	D. Planning Board Authority (new)
19 104 City Council; Planning and Zoning Powers	now Sec. 19-201.4 Zoning Ordinance Amendments first portion became the basis for a zoning purpose 19-201.1.B
19 105 Platting Approval	Deleted, included in CH 16 – Subdivision approval
19-106 Official Maps	Deleted, no “official map” as described in this section is known, zoning map is in Sec. 19-201
ARTICLE II Board of Appeals	Now Sec. 19-102 Board of Appeals
19-201 Board Established; Membership	now A. Establishment of board and membership
19-202 Powers and Duties; Conduct of Appeals	now B. Powers and duties, conduct of appeals, variances
	now C. Appeals to Superior Court
ARTICLE III Zoning Ordinance	ARTICLE 2 ZONING ORDINANCE
19 301 Zones Authorized, Bounded, and Defined; Rules of Construction	now Sec. 19-201 General Provisions
	19-201.1
1. Short Title.	Now Sec. A. Title B. Purpose (language from existing 19-104 City Council, Planning, Zoning Powers) C. Applicability re-worded slightly but based on 303.6 Prohibited acts
2. Zone Divisions.	now Sec. 205.A. 1 General zones 2 Shoreland Zone 3 Overlay zone
3. Zoning Map.	now Sec. 205.B Zoning Map, existing Sec D amendments and E – Establishment of new map moved to 19-201.4
4. Zone Boundary Lines	now Sec. 205.C.1 Establishing boundary lines
5. Rules of Construction.	now 19-201.2 Rules of Interpretation now A. Minimum requirement (same) now B. Limited applicability (same)

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	<p>new C. Graphics and illustrations (new, added to support new graphics)</p> <p>new D. Lists and examples (new, added for clarification)</p> <p>new E. Time (new added for clarification, mostly for enforcement)</p> <p>now F. Word tenses (same)</p> <p>now G. Singular, plural references (same)</p> <p>now H. Gender (new)</p> <p>now I. Obligatory terms and conjunctions (mandatory is the same, the following were added for clarification prohibitive terms, suggestive terms, permissive, but not mandatory, and, or, either)</p> <p>new J. Statutory references (new)</p> <p>now K. Separability (same)</p>
19 302 Words and Phrases Defined	now Sec. 19-204 Definitions consolidated definitions from shoreland zoning, waterfront districts, Tillson overlay district. See separate original and new definitions document
19 303 General Provisions	Sec. 19-201 General Provisions (cont.)
1. Amendments.	now 19-201.B.3 Consistency with Comp Plan
2. Corner Clearance.	now 207.B.5.b Corner clearance
3. Height Exceptions	now in the definition of height of structure Sec. 19-207.B.4.a&b Dimensional standards
4. Parking of trailers and motor vehicles on residential properties	now 19-401.6 Parking of trailers and motor vehicles on residential properties
5. Nuisance.	now Sec. 201.3. Nuisances and Unsafe Buildings A. Nuisances (moved from 19-303.C.5) B. Restoring Unsafe Buildings (moved from 19-303.C.7)
6. Prohibited Acts.	now Sec. 201.C Applicability Unlisted Uses <i>also merge with .11 non-permitted uses below</i>
7. Restoring Unsafe Buildings	now 19-201.3.B
8. Transition Zoning Provisions; Use	now 19-205.C.2 Uses on lots in multiple districts
9. Flag Lots.	now in 19-206.G.3 Land Use Standards for flag lots
10. Purpose. (<i>error, this section is about overnight camping</i>)	now 19-401.6 Parking of trailers and motor vehicles on residential properties
11. Non-Permitted Uses.	now Sec. 206.B Unlisted Uses
12. Yard Sales.	now Sec. 19-401.3 Supplemental Standards - Yard Sales

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<p>9 304 Zone Regulations</p>	<p>Sec. 19-205 Zones</p>
<p>1. RESIDENTIAL ZONE "A", "AA" , "B", "B-1", "RR1-2", "TB1-4, "RT", "C1-3", "PC", "DT", "NC", "I",</p>	<p>The individual sections for each District 19-304.1-17 have been consolidated into a series of lists and tables as follows: Now 205.A. Zone divisions was 301.3.A, now B. Zone map was 301.3.C , now C. Zone boundary line D. Zone purpose statements _ a table listing the introductory purpose statement of each district for all districts including SZ and overlay zones E. Overlay zones a summary of overlay districts 304.23 Tillson, 304.24 Commercial Corridor, 304.21 Chickawaukie Watershed</p>
	<p>Sec. 19-206 Land Uses</p> <p>A. Use of land or structures (similar to 19-303.6 prohibited uses and 19-303.11 non-permitted uses B. Unlisted uses (similar to 19-303.6 prohibited uses and 19-303.11 non-permitted uses New C. Multiple uses, matches longtime practice of allowing multiple uses in commercial districts on a single parcel was 19-311, now D. Change of Use E. Land Use Tables base tables on the groups of districts, Residential (A, AA, B, B1 RR 1&2), Transitional Business 1-4 and Neighborhood Commercial, Commercial (RT, C1-3, PC, DT), and WF 1-5 P=permitted, C=conditional (includes special class uses) descriptions of "permitted uses" and "conditional uses" Footnotes have been included that were either descriptions within the land use, a prohibited use (such as drive up and drive through windows), or were an *.</p>
<p>19-304.18 Woodland and Wildlife zone "G"</p>	<p>Now 206.F Woodland and wildlife zone now 1. Permitted uses now 2. Prohibited now3. Planning Board review</p>
	<p>New section206. G Land Use Standards now in 206.G.1. Accessory dwelling unit – standards were formally in the definition now in 206.G.2. Bed and breakfast establishments - standards were formally in the definition now in 206.G.3. Flag lots (was 19-303.9, 304,12.2.a C2 District,)</p>

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	<p>now in 206.G.4. Home Occupation Level 1 – standards moved from the definition now in 206.G.5. Home Occupation Level 2 – standards moved from the definition now in 206.G.6. Home Occupation Level 3 – standards moved from the definition now in 206.G.7. Mobile Home Park 19-305.10, definitions from 19-305 incorporated into new definition section 19-204 now in 206.G.8. Energy facility – distributed power generation (from 19-309.I Special Use Class standards taken from 19-316 performance standards 19-316.A.2, 19-316.D.3.b noise and vibration, 19-316.F.1.a water quality, 19-316.L. inspection and maintenance now in 206.G.9. Telecommunication towers (from 19-309.4 Special use class) now in 206.G.10. Former school building in Res A (from 19-304.1.B.8 list of conditional uses) Parcel 22D2 (from 19-304.1.A.5 list of permitted uses now in 206.G.11. Temporary Structure (from 19-309.1.G) now in 206.G.12. Marijuana businesses (from 19-313 Marijuana businesses</p>
<p>19. Recreational Zone "R" Regulations.</p>	<p>delete, <i>not shown on Zoning Map</i></p>
	<p>Sec. 19-207 Dimensional Standards</p>
	<p>A. Applicability – (opening statement from the existing tables) B. Rules of Measurement (definitions regarding dimensions taken from the definitions section) Broken into: 1. Lot dimensions, 2. Lot coverage and floor area, 3. Setback dimensions, 4. Building height, 5. Other standards C. Dimensional standards tables – broken into Table 207.1 Residential zones (A, AA, B, B-1, RR 1, RR) Table 207.2, Transitional business and neighborhood commercial (TB1-4, NC), Table 207.3 Commercial Zones (RT, C1-3, PC, DT, BP, I), Table 207.4 WF Table notes 207.4.1 WF Incentives and Standards A. FAR B. Decreasing waterfront lot setbacks additional standards C. Erosion and sediment control D. Mineral exploration E. Piers docks, wharves etc F. Roads and streets G. Sanitary standards H. Soils</p>
<p>20. Shoreland Zone Ordinance</p>	<p>Sec. 19-208 Shoreland Zoning <i>Renumber and Reformat, leave language as is, remove</i></p>

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	<i>language deleted (strikethrough) prior re: timber harvesting</i>
1. Purposes	now in 208.A. Purposes
2. Authority	now in 208.B. Authority
3. Applicability	now in 208.C. Applicability
4. Effective Date	now in 208.D. Effective Date
	208.E NEW repeal of municipal timber harvesting regulation
5. Availability	now in 208.F. Availability
6. Severability	now in 208.G. Severability
7. Conflicts with Other Ordinances	now in 208.H. Conflicts with Other Ordinances
8. Amendments	now in 208.I. Amendments
9. Districts and Zoning Map	now in 208.J. Districts and Zoning Map
10. Interpretation of District Boundaries	now in 208.K. Interpretation of District Boundaries
11. Land use Requirements	now in 208.L. Land use Requirements
12. Non-conformance	now in 208.M. Non-conformance
13. Establishment of Districts	now in 208.N. Establishment of Districts
14. Table of Land Uses	now in 208.O. Table of Land Uses <i>remove deleted sections 3, 4, 27 (timber harvesting, forest management, land management roads</i>
15. Land Use Standards	now in 208.O. Land Use Standards <i>remove Sec O Timber harvesting already deleted</i>
16. Administration	now in 208.P. Administration
17. Definitions	now in Sec. 19-204 Definitions
	now in 208.Q Principal and Accessory Structures
21. Chickawaukie Watershed Regulation.	Sec. 19-205.E.3 Chickawaukie Overlay Zone -
A. Purpose	now in 205.D – purpose statement for overlays
B. Applicability	Now in 19-205.E.3.a
C. Requirements	Now 19-205.E.3.b Requirements
22. Waterfront Zone Regulations	Now Table 206.4 and 207.4, 201-4.A Additional notes Incentives and standards
A. Purpose	Now in Table 205.1 zone purpose statements
B. Applicability	Now in intro 19-206.E.1
C. Definitions	Now in 19-204 Definitions
D-I. "WF-1-5" Regulations.	Now in Table 206-4 Waterfront zones
J. Waterfront Subzone "WF-6" Regulations	Delete, doesn't exist on map

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K. Land Use Standards ^{1, 2, 3, 4,6,7} 4a-d 5 9-14	Now in Table 207.4 Waterfront zones dimensional standards Additional Table note 201.4.1 Now in footnote 2 Now in additional notes to Table 207.4 C-H
L. Density	Now a section ion Table 207.4
23. Tillson Avenue Area Overlay Zone	Sec. 19-205.E.1 Tillson Avenue Area Overlay Zone
1. Purpose	now in 205.D – purpose statement for overlays
2. Definitions	now in Sec. 19-204 Definitions
3. Permitted Uses	Now in 205.F.1.a-Permitted Uses
4. Prohibited Uses	a, b, g now in 205.E.1.b – use restrictions; deleted c, d, e, f;
5. Standards	1 st 4 standards, building and lot coverage, FAR, setbacks now in Table 205-2; other standards now in 19-403.2.A.6 -DT and Tillson Avenue Design Standards, deleted landscaping, buffering (included in Performance standards), preservation of water views (needs more work to identify views to be preserved)
24. COMMERCIAL CORRIDOR OVERLAY ZONE (“CCOZ”)	Sec. 19-205.E.2 Commercial Corridor Overlay Zone
A. Purpose.	now in 205.D – purpose statement for overlays
B. Compatibility With Underlying Zones.	now in 19-205.E.2.a Compatibility with Underlying Zones
C. Standards.	all standards, except parking -- included in Sec. 401 parking and driveways -- view corridors deleted, conflicts with side setback in standards, views need more work) and now in Table 19-205-2
	Sec. 19-209 Contract or Conditional Zones NEW includes all of the signed approved contract zone agreements
	ARTICLE 3 STANDARDS
Sec. 19-305 Regulation of Manufactured Housing and Mobile Home Parks	Sec. 19-301.4 Manufactured Housing
1. Purpose	now A. Purpose
2. Authority	now B. Authority
3. Applicability	now C. Applicability
4. Definitions	<i>move to</i> Sec. 19-204 Definitions
5. Permit Requirements	now D. Permit Requirements
6. Prohibitions	now E. Prohibitions
7. Non Conforming Structures	now F. Non Conforming Manufactured Housing Structures

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8. Manufactured Housing Standards	now G. Manufactured Housing Standards
9. Location of Manufactured Housing	now H. Location of Manufactured Housing
10. Mobile Home Parks	<i>move to Land Use Standards Sec. 19-206.G- Mobile Home Parks</i>
11. Appeals to Zoning Board of Appeals	<i>move to Sec. 19-102.2</i>
Sec. 19-306 Clustered Housing	Sec. 19-301.2 Cluster Housing Standards
A. Purpose and Scope	A. Purpose and Scope
B. Definitions.	<i>move to Ch 16 - Subdivision, add definition of Clustered Housing Subdivisions to Sec. 19-204 Definitions</i>
C. Application Procedure.	<i>move to Ch 16 - Subdivision</i>
D. Performance Standards; Design Standards.	<i>move to Ch 16 - Subdivision</i>
E. Ownership Of Common Open Spaces and Conservation Areas.	B. Ownership of Common Open Spaces and Conservation Areas
F. Development, or further subdivision, of the Conservation Area	C. Development or Further Subdivision of the Conservation Area
G. The Conservation Area and any Common Open Space	D. Conservation Areas and Common Open Spaces
H. The final plan application shall include the following where applicable:	<i>move to Ch 16 - Subdivision</i>
Sec. 19-301 Off-Street Parking	Now Sec. 19-301 Parking and driveways
1. Purpose.	A. Purpose added a sentence that addresses the need for flexibility
2. Applicability. A about retroactivity B. about needing to meet the parking requirement	B. Applicability 1. now 301.2.A Retroactivity 2. now 301-.2.B Circumstances subject to parking requirement
3. Conflict with Other Ordinances.	deleted
4. Definitions.	C. Parking related definitions “building services”, “circulation area”, “expansion of a structure”, “vehicle accommodation area”
5. Design Standards for Off-Street Parking (non of the subsections are named A.1 A.2 A.3 A.4 A.5	E. General Design Standards now 301.H.1, safety standards now 301.H.2, accommodations for emergency and delivery vehicles now 301.H.3, safe circulation areas now 301.H.4, allowable grade of parking area

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A.6 A.7.	now 301.H.5, lighting now 301.H.6, parking at the side or back of building now 301.H.7, snow storage
Access to Off-street parking B.1, Angles B.2, residential zones B.3, sight distances B.4, distance at intersections B.5, driveway limitations B.6 driveway dimensions B.7, curb and sidewalk construction B.8, culverts	Now 301.I Access to On-site Parking now 301.I.1, two-way operation now 301.I.2, one-way operation now 301.I.3, residential zones now 301.I.4, sight distance now 301.I.5, measuring sight distance now 301.I.6 distance from intersections now 301.I.7, driveway limitations now 301.I.8, driveway dimension now 301.I.9, curb and sidewalk construction now 301.I.10, culverts
C. Dimensions of parking spaces C.1. parking spaces C.2. parking area aisles	Now J. Dimensions of Parking Facilities now 301.J.1, parking spaces now 301.J.2, parking spaces
D. Vehicle Accommodation Area Surfaces D.1 D.2 D.3 D.4	now Vehicle Accommodation Area Surfaces now 301.J.3.a now 301.J.3.b now 301.J.3.c now 301.J.3.d
E. Curbs or wheel stops	now 301J.4
F. Fire lanes	now 301J.5
6. Other Standards 6.A.1 6.A.2 6.A.3 6.A.4	Now 301.G Remote Parking now 301.G.1 Off-site parking allowed Now 301.G.2 Distance of remote parking (distance changed to 1,000', way to measure added) Now 301.G.5 Remote Parking Deleted, not necessary 301.G.4 – On-site accessible spaces (NEW, updates to comply with ADA)
6.B, Mixed uses	Now 301.D.7 Multiple uses on a lot
6.C Shared use of parking facilities	Now 301.D.8 Shared parking
6.D Parking Facilities for the Physically Handicapped	Now 301.D.14 accessible spaces required
6.E Loading and Unloading Areas 6.E.1	Now 301.k Loading and Unloading areas Now 301K.1 Applicability

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6.E.2	Now 301K.2 Minimum loading and unloading area (includes table)
6.E.3	Now 301K.3 Circulation safety
6.E.4	now301.D.9 Loading and unloading space not parking
6.E.5	Now 301K.4 Non-conforming loading and unloading areas
6.F Landscaping and buffering	Now 301K.5
7. Number of Off-Street Parking Spaces Required.	301.E. Parking Requirements
7.A	Now introductory paragraph to section
7.B	Now in 301.D.4 Alternative parking requirements
7.C	Now in 301.D.6
7.D	Now 301.D.12 Parking required for expansions
7.E	Now 301.D.13 Parking required for a change of use
7.F	Deleted, not necessary
7.G	Now 301.D.11 no obstructions allowed on parking spaces
7.H	Now 301.D.15 increasing non-conformance not allowed
7.I	Now 2 nd sentence in introductory paragraph to Sec. 301.E Parking Requirements
7.J Table of Parking Requirements	Now Tale 301-1 Parking Requirements
8. Flexibility in Administration	Now 301.F Alternate Parking Requirements
8.A	Now 301.F.1 Reduction in parking spaces option
8.B	Now 301.F.2 Parking plan needed (starts on the 6 th line down)
8.C	Now 301.F.3 a&b&c.3 Situations that justify a reduction in parking
8.D	All other standards are new and support issuing an alternative
8.E	Now 301.F. Deleted, not necessary, an amendment can be initiated at anytime Deleted, redundant
Sec. 19-308 Non-Conformance	Now Sec. 19-202 Non-Conformance <i>reformat only</i>
1. Purpose	1. Purpose
2. General.	2. General
3. Non-Conforming Structures.	3. Non-Conforming Structures
4. Non-Conforming Uses	4. Non-Conforming Uses
5. Non-Conforming Lots.	5. Non-Conforming Lots
6. Vested Rights.	6. Vested Rights
Sec. 19-309 Special Use Classes	
1. Special Classes	now Conditional uses, and included in Land Use Tables of Sec. 19-206.5

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2. Seasonal Container Restaurants & Food Wagons.	now in Sec. 19-401.4 Seasonal Container Restaurants and Food Wagons
3. Short Term Rentals.	now in Sec. 19-401.5 Short Term Rentals
4. Telecommunication Towers.	now Sec. 19-206.G.9 Land Use Standards – telecommunication towers
Sec. 19-310 Reserved	
Sec. 19-311 Change of Use	now Sec. 19-206.D Change of Use reformatted only
Sec. 19-312 Violations; Enforcement	Now Sec. 19-203 Violations and Enforcement reformatted only
Sec. 19-313. Marijuana Businesses	Now 19-206.G.12 Land use standards for marijuana businesses, reformatted
Sec. 19-314 Directional Sign Ordinance	Now Sec. 19-501 Directional Sign Ordinance reformatted only
Sec. 19-315 Signs	Sec. 19-502 Signs
1.General	now 502.A General
2.Definitions	now 502.B Definitions
A,Sign	now 204
B. Sign area	now 502.C.3 Sign measurement area
C. Attached wall sign	now 502.D.1 Definition as introductory paragraph
D. Awning Sign	now 502.D.2 Definition as introductory paragraph
E. Building frontage	now 502.B
F. Business	now 502.B
G. Directory sign	now 502.D.3 Definition as introductory paragraph
H. Façade	now 502.B
I. Free standing sign	now 502.D.4 Definition as introductory paragraph
J. Locational sign	now 502.D.6 Definition as introductory paragraph
K. Marquee sign	now 502.D.7 Definition as introductory paragraph
L. Off-premise sign	now 502.B
M. On-premise sign	now 502.B
N. Pedestrian Oriented sign	now 502.D.8 Definition as introductory paragraph
O. Portable sign/banner	now 502.D.9 Definition as introductory paragraph
P. Projecting signs	now 502.D.10 Definition as introductory paragraph
Q. Roof sign	now 502.D.11 Definition as introductory paragraph

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R. Temporary sign	now 502.D.12 Definition as introductory paragraph
3 Sign standards	Split into sign by type
A. Permitted signs	
1. Number of signs	now 502.C.1
2. Allowable signage	now 502.C.2
3. Measurement of height	now 502.C.3 a & b
4. Free-standing signs	now 502.D.4.a
a. Auto dealerships	directory signs now 502.D.3 starts at 5 th line of 502.D.4
b. properties on two streets	now 502.D.4.e
c. one building more than one use	now 502.D.4.g
d. one property more than one building	now 502.D.4.d
e. TB3	now 502.E.3
5. Projecting signs	now 502.D.9.a.b,c
6. Pedestrian Oriented signs	now 502.D.8.a-h,
7. Residential property	now 502.E.1.a
8. Home occupation sign	now 502.E.1.b,c
a. 1 attached sign/property	
b. 1 free-standing sign-size	
c. height	
9. Non res use in a Res zone	now 502.E.9. 3 rd line down now 502.E.2.a&b TB districts
10. a-g Adult business sign	now 502.D.13 a-h Adult business signs
B. Prohibited signs	now 502.I Prohibited signs
1. Off premise signs	now 502.I.1.a-c
2. Illumination	now 502.I.2, 5 th line down about RHS signs in 502.H.1 exempt signs RHS
3. defunct business	now 502.I.3
4. attached to a utility pole	now 502.I.4
5. No new marquees	now 502.D.d
6. Portable signs	now 502.D.9.d
C. Exempt signs 1 - 21	now 502.H.1-18 exempt signs
D. Illumination standards	
1.	Now 502.I.c
2.	Now 502.F.1
3.	Now 502.H.12 2 nd sentence holiday decorations
4.	Now 502.F.2 Removed requirement that all lights be incandescent
5.	Now in 502.D.d Portable signs – illumination restrictions

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<p>E. Placement standards</p> <ol style="list-style-type: none"> 1. 2. 3. 4. 5. 6. 7. 8. 	<p>now 502.D.11 roof mounted signs now 502.D.10.d clearance elevation for projecting signs now 502.D.4 height of free-standing signs now 502.D.b curb setback for free-standing signs now 502.D.d sign height at intersections now 502.I.5 prohibited signs now 502.I.5 prohibited signs now 502.D.9.c banners/portable signs</p>
<p>F. Safety standards</p>	<p>now 502.J 1-4</p>
<p>G. Awning Signs</p>	<p>now 502.D. awning signs now 502.D.2 now 502.D.2 b fee reference deleted</p>
<p>H. Marquee sign</p> <ol style="list-style-type: none"> 1. 2. 3. <p>4. Non-conforming signs</p> <p>A. new signs</p> <p>B. Altering existing signs</p> <p>c. non-conformance</p>	<p>now 502.D.8 now 502.D.8.a allowable locations now 502.D.8.b max sign area now 502.D.8.c clearance elevation</p> <p>now 502.G.1. new signs now 502.G.2 altering existing signs now 502.G.3 Compliance requirement</p>
<p>5. Administration</p> <p>A. Permits</p> <ol style="list-style-type: none"> 1. 2. 3. 4. 	<p>now 502.K Administration</p> <p>now 502.K.1 Permit required now 502.K.2 Application now 502.K.1 Permit required now 502.K.3 Action on application</p>
<p>B. Fees</p> <ol style="list-style-type: none"> 1. Fee schedule 2. Awning fee 	<p>now 502.K.3 fees deleted awning fee in fee schedule</p>
<p>6. Enforcement</p> <p>A. removal of signs</p> <p>B. Penalty</p> <p>C. Variance for sign</p>	<p>now 502.K.5 Enforcement now 502.K.6 Removal of sign now 502.K.7 Penalty now 502.K.8 Variance</p>

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Sec. 19-316 Performance Standards	Sec. 19-402 Performance Standards
<ul style="list-style-type: none"> A. Dust, Fumes, Vapor, and Gases <ul style="list-style-type: none"> 1. General Provisions 2. Air Pollution from power generation facilities 3. Cooling process water vapor 4. Fugitive emissions 	now Sec. 19-402.A Dust, Fumes, Vapor, and Gases now Sec, 19-206.6,H.1.a-e Land use standards for distributed power generating now Sec, 19-206.6,H.2 now Sec, 19-206.6,H.1.f
B. Odors	now Sec. 402.B Odors
C. Lighting	now Sec. 402.C. Lighting
D. Noise and Vibration	now Sec. 402.D Noise and Vibration <i>take out</i> <i>section</i> <i>19-316.D(3)(b) for Power Generating Facilities - create land use standard for power generating facilities (Sec. 19-206.6.H)</i>
E. Refuse Disposal.	now 19-402 .E. Refuse Disposal
F. Water Quantity, Quality, and Discharge	Now 19-402. F. Water Quantity, Quality, and Discharge except <i>Section 19-316.F(1) now in Sec. 19-206.6.H Power Generating Facilities</i>
G. Landscaping.	Now 402.G. Landscaping, standards were consolidated into tables
H. Buffering and Screening	Now 402.H Buffering and Screening, new 402.H.3.e special standards for TB Districts
I. Storage of Materials and Machinery.	Now 402.I. Outdoor Storage and Fuel Storage
J. Preservation of Water Views	Now in Table 207.2 footnote 1, re-written to match actual conditions
K. Transportation, Traffic, and Curb Cuts.	Now 402.J. Transportation, Traffic, and Curb Cuts
L. Inspection & Maintenance Programs	Now in Land Use Standards (Sec. 19-206.6.H) for Distributed Power Generation
	New Sec. 402.K Slopes
M. Exemptions	Now 402.L <i>Exemptions</i>
Sec. 19-317 Design Standards	Sec. 19-303 Design Standards
A. Design Standards Of General Applicability.	1. General
1. General Standards	split this section into A. Purpose, and B. Applicability

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2. Special Standards	C. Specific Standards 1. Height, 2. Proportion of Buildings Front Facade and Massing, 3. Relationship of Solids to Voids in Front Facades, 4. Spacing of Buildings on Streets, 5. Entrance and/or Porch Projections, 6. Materials, Textures, and Colors, 7. Roof Shapes, 8. Scale of Buildings, 9. Directional Expression of Front Elevation
3. Applicability; Alternate Proposals	D. Alternate Proposals, split first part into B. Applicability
B. Minimum Architectural Design Standards – Downtown Zone And Tillson Avenue Area Overlay Zone	2. Downtown Zone and Tillson Avenue Area Overlay Zone
1. Policy and Purpose	A. Purpose
2. Terminology	C. Architectural Standards include the graphic
3. Applicability	B. Applicability
4. Procedures and Meetings	D. Procedure
5. Findings	E. Standards <i>merge with 3 above (design features listed)</i> , and F. Findings <i>split the findings from the section</i>
	Sec. 19-209, Contract Zones New
ARTICLE V Comprehensive Plan	now Sec. 19-103 Comprehensive Plan
19-401 Comprehensive Planning	Merged with Roles and Responsibilities now Sec 103.C.1
19-402 Establishment of Commission	now A. Establishment of Commission
19-403 Organization; Term	now B. Organization and Term
19-404 Duties of Comprehensive Planning Commission	now C. Roles and Responsibilities reference to master plan changed to Comprehensive Plan, added responsibility to review applications for consistency with Comp Plan
19-405 Communications	now D. Communication with Planning Board
ARTICLE VI Energy Advisory Committee	removed from CH 19 by CC on 6/9/2021
19-501 Establishment of Committee	
19-502 Organization; Term	
19-503 Duties of the Energy Advisory Committee	