PC To Do List

9/9/24

**Accomplished**

Logging Regulations Revised - done and in current zoning regs

**Agreed Upon by PC, recommended to SB, but Pending a Public Hearing**

1. Make two family homes a permitted use in all districts which allow single family homes mandated by Home Act)
2. Revise definition of an Accessory Dwelling Unit (per Home Act)
3. Eliminate language about an ADU having only 1 bedroom
4. Add language saying an ADU “...may not exceed 30% of the

total habitable floor area of the *main dwelling or 900 square feet,*

*whichever is greater.*” (per Home Act)

3. Add a new Section #500 to Zoning Regs as follows:

*The following provisions apply to recreational vehicles, travel trailers, and*

*other mobile camping vehicles* *and are not subject to requirements for*

*campgrounds. They must, however, meet the special requirements outlined*

*below.*

*a.* *The owner of a recreational vehicle, travel trailer, or other mobile camping vehicle may park it on his or her own property indefinitely, as long as it is unoccupied and not connected to any utilities.*  *A recreational vehicle, travel trailer, or other camping vehicle so parked shall not be used as permanent, seasonal or temporary living quarters, or for commercial purposes.* *It may be parked in the driveway, or in another location on the property which conforms to setback requirements for side and rear property lines.* *No Zoning Permit is required for this accessory use.*

*b.* *A property owner may have a recreational vehicle, travel trailer, or other mobile camping vehicle parked on his or her land and used for temporary camping purposes only by non-paying occupants or guests, for up to 90 days within any consecutive twelve (12) month period. Any recreational vehicle, travel trailer, or other mobile camping vehicle so parked shall meet all district setback requirements, and adequately and safely control all wastes. A zoning Permit is required for this accessory use.*

*c.* *Occupied**recreational vehicles, travel trailers, and other mobile camping vehicles parked on a property for more than ninety (90) days within any consecutive twelve (12) month period shall be deemed a "dwelling unit" (as defined in Appendix A of Windham’s Zoning Regulations) and must be connected to a potable water supply and a wastewater system. Such use shall require a Zoning Permit and shall comply with all applicable zoning requirements and state regulations.*

**Discussed by PC, but not agreed upon yet, decision pending**

1. Adopt uniform density language; clarify density standards
2. Decide whether to regulate the location of swimming pools, tennis courts and other structures in the historic districts
3. Clarify the definitions of “Accessory Structure” and “structure”’ Then decide whether to list accessory structures as a permitted use in all zoning districts or whether to have a separate section in the regulations which addresses accessory structures and structures.
4. Clarify whether the Design Standard Language in the Historic District Overlay applies just to historic structures or to any structure.

**Agreed upon by PC but not yet added to the Zoning Permit Application**

1. Add reference to the Steep Slope Map Jeff Nugent made (ee if he can add parcel numbers).
2. Add reference to the Wetlands Inventory Tool

**Other Issues Needing More Research and/or Discussion**

1. Composting toilet Regulations in zoning districts
2. Short term rentals
3. Tiny Houses