

Article 3 Amendment 4

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Ballot Text:

Are you in favor of the adoption of Amendment 4, as follows.

Amendment 4

Re: Article III Overlay Districts

As part of the Town's comprehensive update of its Zoning Ordinance, amend the provisions of Article III of the Zoning Ordinance, related to Overlay Districts (with the exception to the §190-3.1 addressed in Amendment 3), in the manner reflected in the Zoning Ordinance amendments posted at the Rye Town Hall and the Rye Town Website. Such changes include, but are not limited to:

- Identify the architectural features in the Historic District, insert reference to the Historic District Commission's Design Guidelines, clarify how decisions of the Historic District Commission may be appealed, and amend the sign restrictions applicable to the Historic District to eliminate content-based distinctions.
- Identify that a special exception is needed to build on a pre-existing nonconforming lot in the Coastal Area District, identify the criteria for the issuance of a special exception, and identify the methodology to calculate lot yield for the redevelopment of Tourist Accommodations within the Coastal Area District;
- Replace references to "regulated substances" and "hazardous waste" with "toxic or hazardous material" in the Aquifer and Wellhead Protection District;
- Clarify the applicability of the Aquifer and Wellhead Protection District and amend the permissible uses and uses allowed by conditional use permit in the Aquifer and Wellhead Protection District;

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- Establish safeguards related to toxic and hazardous materials and prevent contact between precipitation/runoff and animal manure in the Aquifer Protection District;
 - Clarify the types of structures permitted within the Multifamily Dwelling District by striking "housing" and replacing that phrase with "dwellings and/or developments"; and
 - Make such other changes as are reflected in the amendments on file.