

**Sweden Zoning and Land Use Ordinance (ZO) and Subdivision Regulations (SR)
Summary of Proposed Changes / January 2024**

Zoning Ordinance (ZO): the town's current ZO (from 2009) is out-of-date. The Planning Board (PB) worked with subject matter experts to make recommended changes to the ZO. Below is a table outlining the main areas of the ZO that have been updated:

Zoning Ordinance Topics	New / Revised	Mandatory	Recommended	Rationale
Shoreland Zone updates	Revised	X		Alignment to state law (current ZO out of compliance)
OBDS (Official Business Directional Signs)	New	X		Not addressed in current ZO
Tiny Homes	New	X		Address new type of home since last ZO update
Definitions (new)	New	X		Added several new definitions, many related to shoreland zone or timber harvesting. Others align to new areas of the ZO such as Storage Containers and Tiny Homes.
Timber Harvesting	Revised		X	Alignment to state law (enables state to enforce violations)
Phosphorus Control	Revised		X	Alignment to state guidelines which are refreshed more often than a typical ZO
Definitions (revised)	Revised		X	Clarified several existing definitions
Document format - added subsection IDs	New		X	Improvement for ease of document navigation
Escrow accounts	New		X	Mitigate risk of costs related to applications or appeals
Storage Containers	New		X	Address new type of storage since last ZO update
Docks and Piers	Revised		X	Make permitting process for many docks easier and allow permits to carry over if property ownership changes
Floats and Swim Platforms	New		X	Not addressed in current ZO
New Buildings / Structures	Revised		X	Eliminated building permit exemptions to ensure town is aware of all new structures
Metallic Mining	New		X	Added language prohibiting metallic mining, with exception for gem hunting and certain kinds of quarrying
Wireless Communication Facilities	Revised		X	Requirements may be exempted for emergency wireless communication facilities

Subdivision Regulations (SR):

The town's current SR (from 2009) is out of alignment with state law. Updates are to bring the town's SR into compliance.

The SR format has been changed to a new model document as advised by subject matter experts that the Planning Board consulted.

Although the new SR looks different, no material changes were made to the intent of these regulations.