

## Sweden Zoning and Land Use Ordinance (ZO) Summary of Proposed Changes / March 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**Zoning Ordinance (ZO):** the town's current ZO (from 2009) is out-of-date.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. A public hearing was held in February 2024 where changes were presented and questions answered.

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	<del>Eliminated building permit exemptions to ensure town is aware of all new structures.</del> This change was rescinded after input from the public at the February public hearing
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