

Revisions to the Seabrook Zoning Ordinance Since 1972

Date	Description
3/7/72	Adopted <i>"An Ordinance Relative to Front & Sidelines, Min. Lot Size, and the # of Dwelling Units on a Lot"</i>
3/6/73	Adopted a Zoning Ordinance and a "Building Code Ordinance"
3/5/74	Adopted the present Zoning Ordinance
3/8/77	Building Permit required and fees established
3/8/77	Prohibited mobile homes in Zone 1
3/8/77	Prohibited establishment of mobile home parks and expansion of existing ones
3/8/77	Amended regulations re: gravel pits
3/8/77	Amended area & frontage paragraph (Article IV B)
3/8/77	Prohibited new junkyards and restricted existing ones
3/14/78	Amended area & frontage paragraph (Article IV B)
3/14/78	Amended setback requirements (Article IV C)
3/14/78	Enacted growth control
3/13/79	Revised floodplain regulations
3/13/79	Revised definition of <i>"structure"</i>
3/13/79	Adopted language further regulating junkyards
3/11/80	Expressly permitted agriculture in Zone 1
3/11/80	Revised language on side yard setbacks
3/11/80	Defined <i>"schools"</i>
3/9/82	Amended definition of <i>"2-family dwelling"</i> to exclude two attached mobile homes
3/8/83	Exempted <i>"private utility structures"</i> from height restrictions
3/8/83	Re-defined <i>"dwelling building"</i>
3/8/83	Eliminated Special Exception provision from section on non-conforming uses
3/13/84	Seabrook Housing Authority exempted from the Zoning Ordinance
3/13/84	A <i>Certificate of Occupancy</i> required for non-residential buildings
9/15/86	Revised floodplain regulations
3/14/89	Zone 2R created
3/14/89	Zone 1 enlarged in the vicinity of Ledge Road and Allison Drive
3/13/90	Consolidated permitted uses and dimensional requirements into <i>Tables #1 & 2</i>
3/13/90	Adopted the sign ordinance
3/13/90	Zoning changed from 2R to 2 on land bounded by Rts I-95, 107, 1, and New Zealand Rd
3/13/90	Revised floodplain regulations
3/12/91	Defined <i>commercial entertainment, recreation & amusements</i>
3/12/91	Amendments re: roof signs, several signs that require no permit, and prohibited signs
3/12/91	Zone 2 to be land <i>"within 500' of Lafayette, or to the rear lot line of any lots now existing, which abuts Lafayette, with the exception of those areas now in Zone 3 and all other areas of Zone 2 shall remain the same"</i>
3/12/91	Changed Zone 2R east of the Blackwater River to Zone 2
3/12/91	Prohibited building within 50' of a pond or stream
3/9/93	Extended Zone 2 to include all land west of the Blackwater and within 300' of Rt. 286
3/9/93	Amended sign ordinance to allow an additional 32 sf of free-standing sign per business
3/9/93	Amended Table 3 re: signs and added exemption for traffic control & safety signs
3/8/94	Regulated sexually oriented businesses
3/8/94	Revised definitions of <i>dwelling</i> s in Article II
3/8/94	Allowed day care, mixed uses, and outside amusements as Special Exceptions
3/8/94	Reduced side & rear setbacks for utility sheds
3/8/94	Clarified limits on residential density
3/8/94	Revised definition of <i>mobile home park</i>
3/8/94	Landings less than 24 sf not to be considered a structure
3/8/94	Clarified definition of <i>recreational vehicle</i> for floodplain regs
3/8/94	Established parking standards for commercial development

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Date	Description
3/14/95	Comprehensive revision to the ordinance, including provisions for family apartments, a reduction in lot sizes in sewerred areas of Zones 1 & 2R, and limits on non-industrial development in Zone 3. For complete list of revisions, see " <i>Proposed Changes to the Seabrook Land Use Regulations</i> " (1/17/95)
3/14/95	Moved Zone 3 boundary in the vicinity of Ledge Road
3/12/96	Reduced the minimum open space requirement in Zones 2 & 3 from 50% to 25%
3/12/96	Revised definition of <i>Two-family Dwelling</i> to exclude two attached mobile homes
3/12/96	Exempted most projects costing less than \$500 from Building Permit requirements
3/10/98	Revised definitions of <i>Accessory Building</i> , <i>Building</i> , and <i>Family Apartment</i>
3/10/98	On corner lots, side setbacks to adhere to front setback requirements
3/10/98	Wetlands ordinance adopted (Article XIII)
3/10/98	Telecommunication facilities regulated (Article XIV)
3/9/99	Established 10 foot setback from wetlands
3/9/99	Extended Zone 2 Commercial to include Fogg property off of Stard Road
3/14/00	Established a greenbelt along Lafayette Road
3/14/00	Adopted Conditional Use provisions for Industrial/Retail development
3/14/00	Established Zone 5 (Harbor Commercial) and revised zoning map accordingly
3/14/00	Prohibited Fireworks Sales and Tattoo Establishments
3/14/00	Established regulations for motor vehicle re-manufacturing
3/14/00	Required that second dwelling building in Zone 2R be owner occupied
3/14/00	Established regulations for school bus shelters
3/13/01	Maximum number of dwelling units per lot is reduced from three to two
3/13/01	Additional criteria specified for granting of Special Exceptions for family apts (Article VII)
3/13/01	Pond & stream setback copied to Article VI
3/13/01	Maximum height of structures in Zone 3 raised from 35 feet to 50 feet
3/13/01	Indoor recreational uses permitted as Special Exception in Zone 3
3/13/01	Maximum number of free-standing signs in Zones 2 & 3 reduced from two to one
3/12/02	Exempted conservation parcels from road frontage requirements
3/12/02	Applied sign requirements for Zones 1 & 2R to Zone 5
3/12/02	Structures that connect dwellings shall enclose viable living space
3/12/02	Added " <i>In order to ensure that wetlands remain well vegetated...</i> " to Wetlands Ordinance
3/12/02	Added paragraph on <i>Demolition of Structures</i> to Article XX
3/9/04	Adopted traffic mitigation article
3/9/04	Required commercial development to be set back 30' from land used or zoned residential
3/9/04	Raised height limit in Zone 2 along Lafayette Road from 35' to 50'
3/9/04	Updated flood map references to May 17, 2004
3/9/04	Adopted 8 national building codes by reference
3/8/05	Road frontage must be continuous
3/8/05	Flood maps updated
3/8/05	Minimum contiguous uplands per lot: 7,500sf for single; 15,000sf for duplexes
3/8/05	Penalties increased from \$100 to \$275 per day
3/8/05	Building Permit fees deleted
3/8/05	Erosion added to Special Exception criteria
3/8/05	Article XIX adopted pursuant to NPDES II
3/8/05	NPDES II provisions added to Article XII re gravel excavation
3/8/05	Revised definition of 2-family dwelling to require substantial connection between units
3/8/05	BoA to use Special Exception criteria re: apps for lots bisected by zoning boundaries
3/14/06	Non-conforming definitions replaced
3/14/06	Non-conforming property article (XIV) re-written
3/14/06	Max. # of dwellings replaced with Max # of primary structures
3/14/06	Lot depth & width requirements revised
3/14/06	Definitions added for limited-cut buffer, no-disturb buffer, and substantially complete
3/14/06	25' minimum buffers added for land adjacent to ponds & streams
3/13/07	Deleted provision allowing S. Exception for properties that occupy more than one zone

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Date	Description
3/11/08	Adopted an aquifer protection article
3/11/08	Added vegetation protection paragraph (D) to Surface Water Protection article
3/11/08	Increased wetland and surface water setbacks and buffers
3/11/08	Amended Dimensional Requirements to be consistent with wetland buffers/setbacks
3/11/08	Deleted Conditional Use article
3/11/08	Placed # of parking spaces in Zone 3 at the discretion of the Planning Board
3/11/08	Defined impervious surface, natural ground, undisturbed state & privately maintained way
3/10/09	Accessory buildings to be no larger than a 2-car garage
3/10/09	Defined "impacted area"
3/10/09	Protection added for stone walls that run along property lines
3/10/09	Limits placed on the use of fertilizer near ponds, streams and wetlands
3/10/09	Article adopted that regulates wind turbines
3/9/10	Expand Zone 2 to include all land 500 feet from centerline of Lafayette Road
3/9/10	Conditional Use Permit may be granted on lots that are bisected by zoning districts
3/9/10	Minimum parking requirements for retail (1 per 250 sq ft) to become maximum limit
3/9/10	Eliminate minimum width for travel lanes in parking lots
3/9/10	For bldgs larger than 50,000 sf along Lafayette, more than one building per lot is allowed.
3/9/10	Mixed Uses to be allowed per Conditional Use permit rather than as a Special Exception
3/9/10	Reduced depth of Zone 2 along Route 286 from 300 feet to 200 feet.
3/9/10	Reduce the size and height of signs allowed in Zones 2 & 3
3/8/11	Clarified wholesale and guest houses in Articles II & V
3/8/11	Modified the one-building-per-lot requirement in Zone 2
3/8/11	Added awnings to the definition of "sign"
3/8/11	Regulated digital display signs
3/8/11	Reformatted zoning ordinance
3/13/12	Adopted criteria for Conditional Use Permits
3/13/12	Deleted parking requirements from Zoning
3/13/12	Adopted protections for vernal pools
3/13/12	Modernized definition of Home Occupation
3/13/12	Adopted Open Space Development provisions
3/13/12	Adopted the Smithtown zoning district and associated provisions
3/12/13	Added the Fisherman's Coop Pier and Map 26, Lot 97-1 to Zone 5 Harbor Commercial
3/12/13	In the Aquifer Protection Zone, deleted references to NH DES
3/12/13	Clarified gas station establishment in Zone 2
3/12/13	Restricted Home Occupation deliveries to 7AM thru 7PM
3/11/14	Rezoned land north of Route 1 & 107 to 6M North Village
3/11/14	Adopted provisions to regulate the new 6M North Village Zone
3/11/14	Re-wrote provisions for Special Exceptions and Conditional Use Permits
3/11/14	Banned methadone clinics throughout town
3/10/15	Adopted revisions to the Zoning Map that extend throughout town
3/10/15	Adopted impact fees
3/10/15	Updated floodplain regulations
3/10/15	Strengthened aquifer protection provisions in Sections 2 & 16
3/10/15	Permitted restaurants with drive-thru windows in Zone 6M North Village as a Conditional Use
3/8/16	Defined Cargo Container, and redefined 2-Family Dwelling
3/8/16	Clarified Buildings-per-Lot in Section 5
3/8/16	Revised the use table relative to Cargo Containers, Home Occupations, and Motor Vehicle Repair
3/8/16	Special Exceptions and Conditional Use Permits to run with the land
3/8/16	General revisions to the sign regs, and more detail regarding LED signs.
3/8/16	Revised Aquifer Protection provisions
3/14/17	Defined Home Offices and Special Events, and revised Use Table accordingly
3/14/17	Removed carnivals from definition of Outside Amusements
3/14/17	Revamped sign regs so as to comply with Arizona court case
3/14/17	Addressed Accessory Dwelling Units so as to comply with new state law

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Date	Description
3/12/19	Defined motor vehicle repair and prohibited same in Zone 3
3/12/19	Changed mixed use in zones 2R and 6R from C to N
3/12/19	Changed residential mixed use with more than 5 dwelling units from N to C in Zone 2
3/12/19	Fixed typo in footnote #6 in Section 7
3/12/19	Confirmed that nonconforming mobile homes could be replaced with new mobile homes
3/12/19	Revised definition of structure to prohibit opaque fences within 15 feet of the street pavement
3/12/19	Added provisions permitting solar farms in Zones 1, 2 & 3.
3/10/20	Clarified that uses not designated as permitted shall be construed as prohibited.
3/10/20	Revised the definition of “dwelling” so as to prohibit short term rentals.
11/17/20	Updated the date on the FEMA flood map and fixed typo in Section 24.230 re: recreational vehicles
3/8/22	Prohibited the emptying of dumpsters between 7 PM and 7 AM.
3/14/23	Prohibited sale of vaping devices.
3/14/23	Increased maximum size of ADU from 750 sf to 900 sf.

Revisions to the Seabrook Building Code Since 2006

Date	Description
3/14/06	Zoning Article XXI adopted as the Town of Seabrook Building Code
3/14/06	Adopted International Property Maintenance Code, NH Fire Code NFPA 1 & NFPA 101
3/11/08	Adopted the 2006 International Building Code
3/11/08	Adopted the 2006 International Residential Code for One & Two Family Dwellings
3/11/08	Adopted the 2006 International Mechanical Code
3/11/08	Adopted the 2006 International Plumbing Code
3/11/08	Adopted the 2006 International Energy Code
3/11/08	Adopted the 2006 International Property Maintenance Code
3/11/08	Adopted the 2006 International Fuel Gas Code
3/11/08	Adopted the 2003 National Fire Protection Association Uniform Code
3/11/08	Adopted the 2005 National Electrical Code
3/8/11	Deleted Sections H (permit expiration), K (demolition), and P (Certificate of Occupancy)
3/8/11	Reformatted building code
3/12/13	Struck references to the NH Building Code
3/10/15	State Building Code and State Fire Code referenced in Section 1.300
3/8/16	Building permit to expire 24 months after date of issue

Revisions to the Subdivision Regulations Since 1960

Date	Description
3/8/60	Subdivision Regulations adopted
3/12/68	Subdivision Regulations abolished
3/21/72	Subdivision Regulations adopted again
4/5/78	Revised requirement re: setting monuments
6/21/83	Application fee raised to \$30
10/23/84	Eliminated requirement for utilities to be underground
3/19/85	Adopted Minor Subdivision section (Article X)
7/2/85	Revised Authority section & fee schedule, and adopted provisions re: assessments for special investigations, failure to act, notice requirements, and turning radii at cul-de-sacs.
6/17/86	Adopted section re: " <i>flood hazard areas</i> " (Article VI Section N)
4/6/93	Application fees increased
2/1/94	Adopted new road standards and app. fee schedule & assessment of costs of investigations
5/17/94	Made sewer connection mandatory
5/17/94	A portion of costs for special investigations must be paid in advance
1/17/95	Comprehensive revisions, including 25-year storm, and new curb & sidewalk standards. See " <i>Proposed Changes to the Seabrook Land Use Regulations</i> " (1/17/95)
8/1/95	Sidewalk Standards revised in Article VIII
5/7/96	Increased number of required copies of site plan from three to eight
9/17/96	Added roadway inspection requirements for subdivisions of more than 3 lots
11/5/96	Revised definition of " <i>Minor Subdivision</i> "
6/3/97	Limited number of lots in a <i>Minor Subdivision</i> to a maximum of three
10/7/97	Revised plans due Friday prior to PB meeting
10/7/97	100' X 100' square to be depicted on plans
10/7/97	Post-development storm water discharge rate not to exceed pre-development rate
10/7/97	Curbs to be sloped instead of vertical
12/2/97	90 day clock to start at receipt of a complete application
12/2/97	<i>Complete Application</i> defined
12/2/97	Easement holders to be notified
12/2/97	Curbs mandatory where sidewalk adjoins a street
12/2/97	Monument along ROW to be stone or concrete; others may be metal
1/6/98	Depiction of wetlands required
10/6/98	Added language re: bond and mylar recording, and increased penalty to \$1,000
12/1/98	Added definitions for <i>Bank</i> , <i>Intermittent Stream</i> , and <i>Surface Waters</i>
12/1/98	Required engineering review for all subdivisions that include roadways
12/1/98	Moved State & Federal permit requirement from Article VI to Article V
12/1/98	Added language to Article VI Section G re: discharge into municipal recharge areas
12/1/98	Added Section Q to Article VI which prohibits re-routing of streams
1/5/99	Article V: If wetlands involved, Conservation Commission must review
1/26/99	Article III Section M added to regulate post-approval changes to the plan
1/26/99	As-builts required
1/26/99	All subdivisions except <i>Minor</i> must be designed to 50 year storm
1/26/99	Article VI Section G: Storm water flow into aquifer areas restricted
1/26/99	Departmental review signatures required for application to be considered complete
5/4/99	Lot numbers to be assigned by Assessor
7/20/99	Existing & proposed 2' contours required
7/20/99	Digitized copy of plans required
12/7/99	Application Acceptance defined
12/7/99	Application Revocation clarified
12/7/99	BOA approval required prior to PB review
12/7/99	Perimeter Drains not to discharge into municipal infrastructure
12/7/99	Intersection radii to be based on pavement instead of ROW
7/18/00	Limit concrete monuments to those marking curves in the street ROW
1/2/01	Added a \$100 surcharge for mylars rejected by the Registry of Deeds
8/21/01	Increased minimum sidewalk width from 4 feet to 5 feet
12/4/01	Stipulations shall be incorporated into deeds
12/4/01	Guidelines for wetlands surveys added

Revisions to the Subdivision Regulations Since 1960

Date	Description
12/4/01	Drainage infrastructure to be constructed prior to lot sales
12/4/01	In Minor Subdivisions, maximum number of dwelling units per lot is limited to one
12/18/01	Streetlights required
1/8/02	Expanded size of required rectangle where lots are large enough to support duplexes
6/18/02	Digitized format required for as-builts, but no longer for proposed plans
4/1/03	Recording fees required at time of application
4/1/03	Positive drainage away from buildings required
4/1/03	Lot lines to be set at 90 degree angle from street
5/6/03	Revision block details required
5/6/03	Zoning box dimensions revised
5/6/03	Mylar no longer required at time of application
9/16/03	Required that bonds be cash or letters of credit
11/4/03	Lawn areas to be underlain by 6" of loam
2/17/04	Specified acceptable vegetation for detention ponds
2/17/04	Reduced PB review of applications from 90 days to 65 days
2/17/04	Updated flood map references to May 17, 2004
2/17/04	Wetland boundary markers to be subject to Conservation Commission approval
8/17/04	Site Security Agreement to be prerequisite for construction and mylar recording
8/17/04	Prior PB approvals to be extinguished by subsequent approvals
8/17/04	Added conditions for approval of a Private Road
8/17/04	New fee schedule adopted
12/7/04	Bonds and projects subject to 2-year deadline
12/7/04	State & Federal permit applications required rather than the actual permit
12/7/04	Water meter installation required on plans
12/7/04	Replace the requirements for sloped granite curbs with ones for straight curbs
12/7/04	Project approval to expire when new project approved for same site
12/7/04	Plans to conform to Registry of Deeds requirements
12/7/04	Minimum cross-section slope of streets to increase from ½% to 1%
12/7/04	Stormwater and Best Management Practices (BMP' s) defined
12/7/04	Pre-construction meetings required
12/7/04	Requirement for projects to meet NPDES standards adopted
12/7/04	Stormwater Pollution Plan and Erosion & Sediment Control Plan required
12/7/04	Applicant' s payment of land-related debts to Town a prerequisite for PB review
12/7/04	Digital copies of plans to be compatible to Town' s software
2/15/05	Revised Article III to be consistent with new application submission deadlines
3/1/05	Application submission deadline to be 25 days prior to public hearing
6/7/05	Conditional approval provisions added to Article III
7/19/05	Minor subdivisions defined as being on an existing road, & no road construction required
7/19/05	Road standards for minor subdivisions eliminated
7/19/05	Sidewalk construction mandatory for all subdivisions
7/19/05	Minor subdivision regulations abolished
8/16/05	Application acceptance by PB rather than Town Planner
8/16/05	Completeness of application determined by PB rather than Town Planner
8/16/05	65 day review period to commence upon application acceptance
8/16/05	Applicant may request review period extensions
8/16/05	50% escrow replaced by \$1,000 escrow for engineering and other investigations
8/16/05	Draft copy of all deeds required
8/16/05	All applications, not just site plans, must be processed prior to a new application
8/16/05	Re: proposed private roads, intent must be clearly stated
8/16/05	Monumentation certificate required
8/16/05	Letter of project completion required
8/16/05	In Article IV, all references to "bond" replaced with "security"
8/16/05	Ten copies of plan required instead of eight
8/16/05	Title block required
8/16/05	Stamp of wetlands scientist required
8/16/05	Installation of two 4-inch conduits required for municipal use
8/16/05	Proposed street name required

Revisions to the Subdivision Regulations Since 1960

Date	Description
8/16/05	Depiction of intermittent streams, ponds, and tidal creeks required
8/16/05	Revision block required
8/16/05	Plan approval signature block required
8/16/05	Depiction of proposed dwellings required
8/16/05	Size and location of impermeable surfaces must be indicated
8/16/05	All setback lines required, including those for structures, wetlands and streams
8/16/05	Street numbers required
8/16/05	Review by DPW required
8/16/05	Storm water maintenance manual required
8/16/05	Flood data threshold requirement is 10 lots rather than 50, and 2 acres rather than 5
8/16/05	Fifteen foot no-cut, no-disturb buffer required along streams
8/16/05	As-built plans to be submitted to Planning Board instead of Building Inspector
9/6/05	PB review not required for perimeter surveys and lot mergers
9/6/05	Application fee for perimeter surveys and lot mergers reduced from \$50 to \$0
9/6/05	Revisions in the field require prior approval by the PB
9/6/05	As-built plans to be submitted to the PB instead of the Building Inspector
8/15/06	Delete the following from Article IV Section C: "regardless of whether the roadways or other improvements are accepted by the Town within two years."
9/19/06	Increased fees for public notice, bill administration, and recording.
2/19/08	Defined Privately Maintained Dedicated Public Way
6/17/08	As-built plans to be certified by an engineer as consistent and complete
6/17/08	The PB reserves the right to record site plans
6/17/08	Abutter fees set at \$4 per abutter plus cost of postage
7/1/08	Amended pavement widths from 24' to 20', 22' & 24'
8/5/08	Established a one-week deadline for submission of correspondence to the PB
10/21/08	Revised the application fee schedule
11/4/08	PB reserved the right to recover all legal fees
11/4/08	Revised criteria for conditional approvals
11/4/08	Input from Assessor required for PB applications
11/4/08	Variations must be documented on plans
12/16/08	No mylar recording or C.O. issued until PB is reimbursed for all expenses
12/16/08	Easements to be submitted with application and recorded only by Town officials
12/16/08	Stormwater maintenance infrastructure plans to be recorded
12/16/08	Submittal of an as-built mylar is required
12/1/09	Defined "Active & Substantial Development or Building" and "Substantial Completion"
12/1/09	Revised Stormwater Maintenance Plans so as to make them more readily recordable
12/15/09	Conditions of approval to be listed on mylar
1/5/10 & 2/23/10	Added definitions from Site Plan Review Regulations
7/6/10	Detailed waiver requests must be in writing, & PB can only act on written waiver requests
9/7/10	Increased the number of plan copies required to 8 full size and 14 reduced.
2/15/11	Reformatted regulations
2/15/11	Add provisions regarding waivers as per state law
4/19/11	Adopted application refund policy
7/12/11	Adopted stormwater maintenance exhibits for recording on mylar
1/3/12	Require a letter from an engineer certifying project completion
1/3/12	Salt marsh hay bales or wood chips required for erosion control
1/3/12	Defined "Interior Parking Area"
1/3/12	Non-lapsing letters of credit required
1/3/12	Mylar will not be signed until all requirements met
1/3/12	Depiction of vernal pools required
1/3/12	Clarified application fee for small subdivision by eliminating reference to roadways
1/15/13	Revised the fee schedule
2/19/13	Further revisions to the fee schedule
10/7/14	Increased the abutter fees
3/17/15	Deleted Section 6.108 (stormwater), and adopted new stormwater chapter 7
11/3/15	Require pdfs and bird-eye aerial photographs

11/3/15	Addressed zoning box requirement for Zones 6M & 6R
11/3/15	Hydrants shall comply with Water Department standards
12/19/17	Added section 4.380 re: the timely payment of fees
10/16/18	Require that stormwater infrastructure be designed to accommodate a 100-year storm
6/4/19	PB reserved the right to waive application fees
6/4/19	Reduced submittal requirements to three copies of paper plans
11/17/20	Amended Section 6.115 to comply with new FEMA floodplain requirements

Revisions to the Site Plan Regulations Since 1979

Date	Description
6/21/83	Application fee raised to \$30
6/19/84	Requirement for Town septic permit added to Site Plan Regulations
4/16/85	Adopted entirely new set of Site Plan Review Regulations
9/17/85	Amended Authority and Scope sections to enable PB to review condominium conversions, and adopted criteria to guide such reviews
4/6/93	Application fees increased
2/1/94	Adopted new road standards and application fee schedule & authority to assess costs of investigations
5/17/94	Made sewer connection mandatory
5/17/94	A portion of costs for special investigations must be paid in advance
5/17/94	Site Approval to expire after two years
1/17/95	Comprehensive revisions, including restrictions on the hours of truck operations. For a complete list, see <i>"Proposed Changes to the Seabrook Land Use Regulations" (1/17/95)</i>
9/5/95	Prohibited increased storm water flow onto abutter's property
9/5/95	Oil/water separator installation required
1/5/99	Excavation resulting in ponding of water is subject to PB review
1/5/99	Submittal of project revisions and as-builts required
1/5/99	Curbing mandatory
1/26/99	Design must be to 50-year storm
1/26/99	Liberty Elms mandatory
7/20/99	Sidewalks in Zone 2 to be fabricated of Portland Cement
7/20/99	\$5,000 bond mandatory for site plans
12/7/99	Application Revocation clarified
12/7/99	BOA approval required prior to PB review
12/7/99	Lighting regulations adopted
1/4/00	Liberty Elm minimum reduced to 1.5"
1/2/01	Required hay bales & silt fences for 24 months
8/21/01	Required that wetlands in Limited Common Areas be proportional
8/21/01	Required that shut-off valves be located in areas accessible to the Town
12/18/01	Streetlights added to Article VI as required infrastructure
2/5/02	Noise to be muffled
9/16/03	Required that condominium documents be certified by applicant's attorney
11/4/03	Lawn areas to be underlain by 6" of loam
2/17/04	Standards specified in Article VI of Subdivision Regs to apply to all site plan applications
8/17/04	New fee schedule adopted
1/18/05	Off-site impact provisions (Article XI) adopted
8/16/05	Installation of two 4-inch ducts required for municipal use
12/6/05	Outside storage of hazardous materials prohibited
10/7/08	Off-site impacts defined
10/21/08	Off-site impact article extensively re-written
10/21/08	Application fees revised
11/4/08	"Bond" replaced with "site security" in Article VII
12/16/08	Green roofs required in buildings larger than 50,000 square feet
5/5/09	Parking requirements added to Article IX, Section D
7/7/09	Added provisions to allow Expedited Applications
12/1/09	Defined "Impacted Area"
12/1/09	Added Subdivision Article II to regulations that apply to site plan applications
12/1/09	Required Licensed Landscape Architect stamp or seal
12/15/09	Parking to minimize impervious surface, and parking encouraged to be in rear
1/5/10	Certification required showing that accessibility requirements are met
1/5/10 & 2/23/10	Definitions transferred to Subdivision Regulations and adopted by reference
2/23/10	Procedures for expedited applications adopted
7/6/10	Criteria and requirements for expedited applications adopted
2/15/11	Reformatted regulations
1/3/12	Water quality standards adopted for stormwater discharge
1/3/12	Salt marsh hay bales or wood chips required for erosion control
1/3/12	LEED design encouraged

Revisions to the Site Plan Regulations Since 1979

Date	Description
1/3/12	Meanings of terms same as in Zoning Ordinance
1/3/12	Origin & destination data required
1/3/12	Application fee adopted for amendments less than one year after approval
3/20/12	Clarified scope of review to include change of use
10/16/12	Adopted regs governing Smithtown district
11/20/12	Amended condominium conversion regulations
1/15/13	Revised the fee schedule
2/19/13	Further revisions to the fee schedule
2/19/13	Site plans to meet recording requirements of the Registry of Deeds
6/18/13	Revisions to Section 10 Exaction Fees
10/7/14	Clarified fees for Expedited applications
10/7/14	Revised parking standards, and consolidated them into Section 11
10/21/14	Edited Section 14 so as to include references to North Village
3/17/15	Deleted Section 8.040 stormwater
3/17/15	Amended Section 4 so as to apply Subdivision standards to Site Plan Regulations
3/17/15	Adopted new Section 15 re: Spill Prevention, Control & Countermeasures
10/20/15	Expanded on regs regarding noise and salt management
11/3/15	Liberty Elm requirement replaced with requirement for Disease-Resistant elm
11/3/15	Salt Management requirements adopted
11/15/16	Adjusted fee schedule, and replaced expedited applications with low impact apps
12/6/16	Revised Section 10 relative to Exaction Fees
1/8/19	Replaced minimum parking requirements with maximum parking requirements
4/2/19	Revised application fee to reference net increase in impervious surface instead of impacted area
10/20/20	Added section 8.180 re: outdoor dining
6/14/21	Added new Section 16 re outdoor seating at restaurants

Revisions to Other Land Use Regulations Since 1979

Date	Description
9/18/84	Established 20' maximum width for driveways
8/1/95	Adopted more comprehensive Driveway Regulations
12/7/04	New Driveway Regulations adopted
12/20/16	Adopted fee schedule for Impact Fee zoning requirements