**This is a new template. This section was not previously modified with the requirement for unified development review. This section of state law has now been amended to reflect that unified development review is required. The red text is required state law language and blue text is from 2024 legislation and is required text.** **Strikethroughs and underlines are used to show changes from existing state law language as a result of this bill.**

* 1. *Procedure – Precedence of approvals between planning board and other local permitting authorities.*
1. Zoning board.
2. Where an applicant requires both a variance from the zoning ordinance and [planning board] approval, ~~and~~ the application ~~is not undergoing~~ shall be reviewed under unified development review pursuant to §§ 45-23-50.1 and 45-24-46.4 ~~the local zoning ordinance, the applicant shall first obtain an advisory recommendation from the planning board, as well as conditional planning board approval for the first approval stage for the proposed project, which may be simultaneous, then obtain conditional zoning board relief, and then return to the planning~~.
3. Where an applicant requires both a special-use permit under the zoning ordinance and [planning board] approval, ~~and~~ the application ~~is not undergoing~~ shall be reviewed under unified development review pursuant to §§ 45-23-50.1 and 45-24-46.4 ~~the local zoning ordinance, the applicant shall first obtain an advisory recommendation from the planning board, as well as conditional planning board approval for the first approval stage for the proposed project, which may be simultaneous, then obtain a conditional special-use permit from the zoning board, and then return to the planning board for subsequent required approval(s) board for subsequent required approval(s)~~.
4. [City/town] council. Where an applicant requires both [planning board] approval and council approval for a zoning ordinance or zoning map change, the applicant shall first obtain an advisory recommendation on the zoning change from the [planning board], as well as conditional [planning board] approval for the first approval stage for the proposed project, which may be simultaneous, then obtain a conditional zoning change from the council, and then return to the [planning board] for subsequent required approval(s).