

Dummerston Vermont

ZONING BYLAW



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Town of Dummerston, Vermont

ZONING BYLAW

ARTICLE I: ENACTMENT, PURPOSE AND AMENDMENTS

Section 100 ENACTMENT

In accordance with the Vermont Planning and Development Act, 24 V.S.A., Chapter 117, hereinafter referred to as the "Act", Section 4401 and 4402 there is hereby established a Zoning Bylaw for the Town of Dummerston which is set forth in the text and maps that constitute this Bylaw. This Bylaw shall be known as the "Town of Dummerston Zoning Bylaw."

Section 110 PURPOSE

It is the purpose of this Bylaw to provide for orderly community growth, to provide for the public health, safety and welfare and to further the implementation of the Vermont Planning Goals and the Dummerston Town Plan.

Section 120 APPLICATION OF BYLAW

The application of this Bylaw is subject to required provisions of the Act. Except as hereinafter provided, no "Land Development" as such term is defined by this Bylaw may be commenced in the Town of Dummerston, unless in conformity with the regulations herein specified for the district in which it is located. Any use not permitted by this Bylaw shall be deemed prohibited.

Section 130 INTERPRETATION

This Bylaw is intended to repeal the previous Zoning Regulations, but is not intended to repeal, annul or impair any other regulations or permits issued.

Where this Bylaw imposes a greater restriction upon the use of a structure or land than is required by any other statute, ordinance, rule or regulation, the provisions of this Zoning Bylaw shall control.

In any case where the restrictions within this Zoning Bylaw overlap or conflict in their application to a particular structure, use or parcel of land, those provisions which would impose the greater restriction upon such structure, use or parcel of land shall control.

Section 140 AMENDMENTS

This Bylaw may be amended according to the requirements and procedures established in the Act.

Section 150 SEPARABILITY

The invalidity of any article or section of this Bylaw shall not invalidate any other part.

ARTICLE II: ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP

Section 200 PURPOSE OF ZONING DISTRICTS

The purpose of establishing zoning districts in the Town of Dummerston is to further the public health, safety, and welfare of the Town. Specifically, the districts seek to provide an orderly, attractive, compatible, and logical growth pattern by allocating various functional uses to areas best suited for them.

Section 201 ESTABLISHMENT OF ZONING DISTRICTS

The Town of Dummerston is hereby divided into the following Zoning Districts as shown on the Official Zoning Map:

Districts

- FR Forest Reserve
- RS Reserve
- CN Conservation
- RR Rural Residential
- RC Rural Commercial
- CI Commercial/Light Industrial
- V Village

Section 205 FOREST RESERVE DISTRICT FR

General Description and Purpose: The Forest Reserve area is the West Dummerston water supply watershed area. The lands in this area are essentially undeveloped, predominantly forested, and seriously limited for development. They should be protected from development that would contribute to contamination of ground and surface waters, to erosion and siltation, and to damage to the scenic and natural character of this area. These lands should be **reserved as** open space.

PERMITTED USES:

1. Agriculture
2. Forestry
3. Conservation
4. Camp
5. Reservoir
6. Single family dwelling
7. Accessory use

CONDITIONAL USES:

AREA, DIMENSIONAL-AND COVERAGE REQUIREMENTS:

<i>Lot area minimum</i>	25	<i>acres</i>
<i>Lot width minimum</i>	400	<i>feet</i>
<i>Lot depth minimum</i>	400	<i>feet</i>
<i>Building setback minimum (from property line)</i>	100	<i>feet</i>
<i>Side and rear yard minimum</i>	100	<i>feet</i>
<i>Coverage maximum</i>	1	<i>percent</i>
<i>Building height maximum</i>	35	<i>feet</i>
		<i>no height limit for agricultural uses</i>

Section 210 RESERVE DISTRICTS RS

General Description and Purpose: Reserve lands are predominantly forested with substantial limitations for development and with high natural or other resource values. They are extensive, essentially undeveloped areas with poor access to an improved public road and to necessary public utilities and community facilities. Reserve lands should be used for agriculture and forestry, and conservation of open space. Such areas should be developed, if at all, for residential uses at intensities low enough to protect their resource values.

PERMITTED USES:

- 1. Agriculture
- 2. Forestry
- 3. Conservation
- 4. Camp
- 5. Single Family Dwelling
- 6. Cemetery
- 7. Accessory Use

CONDITIONAL USES:

- 1. Earth & Mineral Extraction
- 2. Public Utility
- 3. Communications Structure

AREA, DIMENSIONAL AND COVERAGE REQUIREMENTS:

<i>Lot area minimum</i>	<i>10</i>	<i>acres</i>
<i>Lot width minimum</i>	<i>400</i>	<i>feet</i>
<i>Lot depth minimum</i>	<i>400</i>	<i>feet</i>
<i>Building setback minimum (from property line)</i>	<i>100</i>	<i>feet</i>
<i>Side and rear yard minimum</i>	<i>75</i>	<i>feet</i>
<i>Coverage maximum</i>	<i>10</i>	<i>percent</i>
<i>Building height maximum</i>	<i>35</i>	<i>feet;</i>
		<i>no height limit for agricultural uses.</i>

Section 215 CONSERVATION DISTRICTS CN

General Description and Purpose: Conservation lands are predominantly undeveloped with high natural, scenic or other special resource values. These lands have substantial limitations for development, including poor access to an improved public road. Conservation areas are not yet committed to residential or commercial use at intensities that preclude maintenance of their rural character, and should be used primarily for agriculture, forestry, and conservation of open space. Such areas should be developed for residential uses at intensities low enough to protect their resource values and to perpetuate the settlement pattern which has traditionally characterized such lands.

PERMITTED USES:

- 1. Agriculture
- 2. Forestry
- 3. Conservation
- 4. Camp
- 5. Single family dwelling
- 6. Reservoir
- 7. Cemetery
- 8. Accessory use

CONDITIONAL USES:

- 1. Bed & Breakfast
- 2. Public utility
- 3. Earth & Mineral Extraction

AREA, DIMENSIONAL AND COVERAGE REQUIREMENTS:

<i>Lot area minimum</i>	10	<i>acres</i>
<i>Lot width minimum</i>	300	<i>feet</i>
<i>Lot depth minimum</i>	300	<i>feet</i>
<i>Building setback minimum (from property line)</i>	100	<i>feet</i>
<i>Side-and rear yard minimum</i>	75	<i>feet</i>
<i>Coverage maximum</i>	10	<i>percent</i>
<i>Building height maximum</i>	35	<i>feet</i>
		<i>no height limit for agricultural uses</i>

Section 220 RURAL RESIDENTIAL DISTRICT RR

General Description and Purpose: Rural residential areas are those which are already committed to rural development or appear generally suitable for residential and associated uses. These areas should be used to accommodate residential growth, but in a manner that preserves the rural character of the land, discourages sprawl, and is sensitive to physical limitations on development. Agriculture, forestry, and conservation of open space and natural resources should be maintained and encouraged in Rural residential areas. Random location of commercial uses in this district is discouraged.

PERMITTED USES:

1. Agriculture
2. Forestry
3. Conservation
4. Single family dwelling
5. Two family dwelling
6. Accessory use

CONDITIONAL USES:

1. Planned Unit Development for residential purposes only
2. Multiple Family Dwelling up to 4 families
3. Family Child Care>6/Nursery School
4. Bed & Breakfast up to 7 rooms
5. Country Inn up to 20 rooms
6. Public utility
7. Places of Worship
8. Cemetery
9. Home Business
10. Kennel
11. Dumpsters and cargo containers

AREA DIMENSIONAL AND COVERAGE REQUIREMENTS:

	Residential Uses	Non-Residential Uses
<i>Lot area minimum</i>	2 acres	4 acres
<i>Lot width minimum</i>	200 feet	300 feet
<i>Lot-depth minimum</i>	200 feet	300 feet
<i>Building setback minimum (from property line)</i>	50 feet	100 feet
<i>Rear yard minimum</i>	75 feet	100 feet
<i>Side yard minimum</i>	40 feet	100 feet
<i>Coverage maximum</i>	15 percent	10 percent
<i>Building height maximum,</i>	35 feet	35 feet
	<i>no height limitation for agricultural uses.</i>	
<i>Residential density maximum</i>	1 dwelling unit per acre	

Section 225 RURAL COMMERCIAL DISTRICT RC

General Description and Purpose: Rural commercial lands fit the criteria for Rural residential and appear generally suitable for well-planned and coordinated development of commercial/light industrial uses that require good access to the Town's two major highways. The Rural commercial districts make it possible to guide, control, and regulate such development in ways that will ensure wise public investment, make the most of existing or planned facilities and services, minimize the deleterious impacts of industrial uses on unsuitable soils, and contribute to the wise use of resources, a healthy economy, a stable tax base, and the protection of the health, safety and welfare of the public. Strip development is discouraged in these districts and should be minimized by shared access points, thoughtful landscaping, and sign control. Except along the East side of Route 5, a property in the Rural Commercial District must abut the highway (Route 5 or Route 30) if it is to be commercially developed. Corner lots abutting on Route 5 or Route 30 and a side road entering one of these highways, may be developed commercially.

PERMITTED USES:

- | | |
|---------------------------|----------------------------------|
| 1. Agriculture | 5. Two family dwelling |
| 2. Forestry | 6. Accessory use |
| 3. Conservation | 7. Home Business |
| 4. Single family dwelling | 8. Bed & Breakfast up to 7 rooms |

CONDITIONAL USES:

- | | |
|---|--|
| 1. Multiple family dwelling | 11. Places of worship |
| 2. Retail store (including gas station) | 12. Community Center |
| 3. Country Inn up to 20 rooms | 13. Public & Private Schools |
| 4. Planned Unit Development including mobile home parks | 14. Recreational Facility, including campgrounds |
| 5. Auto service & repair | 15. Commercial Greenhouse/Nursery |
| 6. Restaurant | 16. Building Trade/Repair Shop |
| 7. Cemetery | 17. Enclosed storage |
| 8. Office Building | 18. Warehouse |
| 9. Kennel/Animal Hospital | 19. Earth & mineral extraction |
| 10. Family childcare >6 children | 20. Dumpsters and portable containers |

AREA, DIMENSIONAL AND COVERAGE REQUIREMENTS:

	<u>Residential Uses</u>	<u>Non-Residential Uses</u>
Lot area minimum	2 acres	4 acres
Lot width minimum	200 feet	300 feet
Lot depth minimum	200 feet	300 feet
Building setback minimum (from property line)	50 feet	100 feet
Rear yard minimum	45 feet	50 feet
Side yard minimum	40 feet	50 feet
Coverage maximum	15 percent	35 percent
Building height maximum	35 feet	35 feet
No height limitation for agricultural uses.		
Building size maximum/usable floor space	15,000 square feet	15,000 square feet
Residential density maximum	1 dwelling unit per acre	

Section 230 COMMERCIAL/LIGHT INDUSTRIAL DISTRICTS CI

General Description and Purpose: These areas are in close proximity to industrial and/or commercial areas in the neighboring Towns of Brattleboro and Putney. Their purpose is to encourage well planned and coordinated development of commercial and industrial uses within the Town. These districts make it possible to guide, control and regulate such development in ways that will ensure wise public investment, make the most use of existing and planned public facilities and services, minimize the deleterious impacts of industrial uses on the land and surrounding community, and contribute to the wise use of resources, a healthy economy, a stable or growing tax base, and the protection of the health, safety, and welfare of the public.

PERMITTED USES:

- 1. Agriculture
- 2. Forestry

CONDITIONAL USES:

- 1. Manufacturing/packaging/processing
- 2. Warehouse
- 3. Building trade/Repair shop
- 4. Auto service and repair
- 5. Storage yard
- 6. Planned unit development
- 7. Accessory Use
- 8. Regional solid or hazardous waste facility
- 9. Dumpsters and portable containers
- 10. Single family dwellings
- 11. Two family dwellings

AREA, DIMENSIONAL AND COVERAGE REQUIREMENTS:

<i>Lot area minimum</i>	3	<i>acres</i>
<i>Lot width minimum</i>	250	<i>feet</i>
<i>Lot depth minimum</i>	250	<i>feet</i>
<i>Building setback minimum (from property line)</i>	100	<i>feet</i>
<i>Side yard minimum</i>	50	<i>feet</i>
<i>Rear yard minimum</i>	50	<i>feet</i>
<i>Coverage maximum</i>	50	<i>percent</i>
<i>Building height maximum</i>	35	<i>feet</i>
<i>Building size maximum/usable floor space</i>	15,000	<i>square feet</i>

Section 235 VILLAGE DISTRICTS V

General Description and Purpose: West Dummerston is a village in which much of the Town's social life focuses and it has particular scenic and historic character. New residential, commercial and other complementary development within this village should serve the needs of the village and those of the community. Such development should occur in densities and uses that will maintain the traditional social and physical character and scale of the village including its historic and scenic resources, and which will not exceed the capability of the lands, waters or town services or facilities to absorb such densities.

PERMITTED USES:

1. Single family-dwelling
2. Two family dwelling
3. Accessory use
4. Recreational facility
5. Bed & Breakfast up to 7 rooms
6. Community Center
7. Agriculture
8. Forestry
9. Public buildings including: Post Office, Library, Fire station, town offices, places of worship

CONDITIONAL USES:

1. Multiple family dwelling
2. Residential Care Home
3. Schools
4. Country Inn up to 20 rooms
5. Retail Store
6. Restaurant
7. Family Childcare > 6 children
8. Home Business
9. Mixed use structure containing any permitted or conditional uses of this district
10. Dumpsters and portable containers

AREA, DIMENSIONAL, AND COVERAGE REQUIREMENTS:

	<u>Residential Uses</u>	<u>Non-Residential Uses</u>
<i>Lot area minimum</i>	<i>½ acre</i>	<i>1 acres</i>
<i>Lot frontage minimum</i>	<i>150 feet</i>	<i>200 feet</i>
<i>Lot depth minimum</i>	<i>200 feet</i>	<i>250 feet</i>
<i>Building setback minimum (from property line)</i>	<i>50 feet</i>	<i>50 feet</i>
<i>Side and rear yard minimum</i>	<i>30 feet</i>	<i>50 feet</i>
<i>Coverage maximum</i>	<i>25 percent</i>	<i>25 percent</i>
<i>Building height maximum</i>	<i>35 feet</i>	<i>35 feet</i>
<i>No height limitation for agricultural use</i>		
<i>Residential density maximum</i>	<i>4 dwelling units per acre</i>	

Section 240 ZONING MAP

The location and boundaries of Zoning Districts are established as shown on the attached Official Zoning Map. The Official Zoning Map is hereby made a part of this Bylaw, together with all future amendments. Regardless of the existence of copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map which shall be located in the Town Office Building, shall be the final authority as to the current zoning status of land and water areas.

Section 241 ZONING MAP AND INTERPRETATION OF BOUNDARIES

The location and boundaries of Zoning Districts are established as shown on the attached Zoning Map which is a part of this Bylaw, and as follows:

1. Forest Reserve - West Dummerston Village Watershed Area:

This area begins at the southwest corner of Village District #1 and extends westerly to the one thousand foot elevation, then follows this one thousand foot elevation line to the present southern boundary of the Walter Koski property, then easterly along this southern boundary of the Koski property to a point three hundred feet west of present Route 30, and then southerly on a line three hundred feet west of present Route 30 to West Street, thence three hundred feet west of West Street to the point of beginning.

2. Village District:

This district will comprise the area of the village beginning on the south at the southern boundary of the present O'Brien property and going all the way north to the southern boundary of the present Koski property with a depth of three hundred feet on the west side of former State Route 30 (West Street) and east of this road to the West River.

3. Commercial/Light Industrial District:

There are two Commercial/Light Industrial Districts designated on the Zoning Map, each lying to the east of Interstate 91. The southerly district shall be as shown on the Zoning Map. The northerly district shall consist of all those lands lying east of interstate 91, south of the Dummerston/Putney town line, and north of that point where the Connecticut River, Interstate 91 and the railroad converge, with the exception of those lands owned by the VT Department of Fish and Game.

4. Route 30 Zoning District

South of the Village Zoning District at West Dummerston, the zoning districts along Route 30 shall be as follows: 1) from the Village District south to the northerly boundary of the old Jelly Mill property and from Route 30 to a line 1000' west of Route 30 shall be Rural Residential (RR); 2) from the northerly boundary of the old Jelly Mill property to the intersection of Route 30 and the Upper Dummerston Road and from Route 30 to a line 1000' west of Route 30 shall be Rural/Commercial (RC); and 3) south from the intersection of Route 30 and the Upper Dummerston Road and from Route 30 to a line 1000' west of the Upper Dummerston Road shall be Rural Residential (RR).

If uncertainty exists with respect to the boundary of any district the Development Review Board shall determine the location. Where a zoning district boundary line divides any lot of record, the regulations for the less restricted part of such lot may be extended not further than 100' into the more restricted part of such lot.

Section 245 GENERAL REQUIREMENTS FOR ALL DISTRICTS

1. Site Plan Approval is required for all land development except one and two-family dwellings, accessory uses thereto, agricultural uses, and signs permitted under Section 669 of this Bylaw.
2. The minimum development setback requirement from all permanent watercourses shall be 50 feet unless otherwise specified in this Bylaw.
3. The maximum building height limits of this ordinance shall apply to all principal and accessory buildings but shall not apply to chimneys, flagpoles, church spires, water towers, non-commercial antenna structures, and energy producing structures.

Section 255 NON-CONFORMING USE OR STRUCTURE

In accordance with Section 4412 of the Act, the following provisions shall apply to all structures and uses existing on the effective date of this Bylaw but which do not conform to the requirements set forth herein.

1. A non-conforming use or structure may be extended, altered or rebuilt after destruction with the approval of the Development Review Board if there is a finding that the extension or alteration will not be more detrimental to the neighborhood or environs than the existing non-conforming use or structure, and will not increase the degree of non-conformity. In the case of a one or two-family dwelling, the finding shall be determined by the Administrative Officer.
2. Premises may be changed from one non-conforming use to a different non-conforming use only upon the issuance of a Conditional Use Permit by the Development Review Board. Such a permit shall be granted only for uses listed as permitted or conditional uses in Article II of this Bylaw in the district in which the development occurs which will not be more detrimental to the neighborhood or environs than the existing non-conforming use.
3. A non-conforming use (or structure) which has been discontinued or not used for a period of one year or more shall not be re-established except upon the issuance of a Conditional Use Permit by the Development Review Board. Any other future uses or structures shall conform with this Bylaw.

ARTICLE III: RESOURCE AREAS

Section 300 ESTABLISHMENT OF RESOURCE AREAS

In accordance with Sections 4302(a) and 4411 of the Act, areas designated on the Resource Area Map as having significant resource value within the Town are subject to additional regulations and conditions contained in the Article.

Section 301 RESOURCE AREA MAP

The Resource Area Map, based on Town Plan Maps, designates the location of Resource Areas, and shall be used in conjunction with the other Zoning Maps in this Bylaw. Questions as to whether a proposed use falls within a Resource area shall be resolved by the Development Review Board upon appeal.

Section 302 PURPOSE OF RESOURCE AREAS

In addition to the purposes of the zoning districts that underlie these areas, the purposes of the Resource Areas are as follows:

1. To further the purposes of this Bylaw and the Dummerston Town Plan by controlling land development that affects significant resource sites, the protection, conservation and wise use of which are important to the health, safety and welfare of the public.
2. To encourage the wise use, conservation and protection of significant resources and adjacent lands within the Town, and to minimize the waste or irretrievable loss of significant resource values.
3. To provide reasonable standards for the review, modification and approval or disapproval of proposals for development within significant resource sites.

Section 303 DEVELOPMENT WITHIN RESOURCE AREAS

The following procedures, standards and conditions shall apply to all "Land Development" proposed within a Resource Area, with the exception of agricultural, forestry or single and two-family residential uses. With the above exceptions, development within or contiguous to a Resource Area shall require Conditional Use and site plan review and approval by the Development Review Board as set forth in Section 725-727 of this Bylaw. Conditional Use review shall be made in accordance with the standards of this Article, in addition to standards specified elsewhere within this Bylaw.

SHORELAND AREAS

Section 320 STATUTORY AUTHORIZATION

Section 4411 of the Act, and Chapter 49, Title 10, V.S.A. specifically authorize and set forth requirements for the establishment of Shoreland Area Regulations, with which these Regulations comply.

Section 321 PURPOSE OF SHORELAND AREAS

The purposes for the designation of Shoreland Areas are to provide for the beneficial use of public waters and adjacent lands, to provide for a reasonable balance between resource protection and resource use and to protect those areas that are unsuitable for land development.

Section 323 DESIGNATION OF SHORELAND AND WETLAND AREAS

Shoreland Areas include: 1) lands falling within 500 feet of the Connecticut and West Rivers, and 2) lands falling within 250 feet of the following brooks:

Fall Brook	Canoe Brook	Salmon Brook
Stickney Brook	Crosby Brook	Furnace Brook

all as shown on the Resource Area Map. The applicable distance shall be measured from the normal mean watermark of the specific waterbody.

Section 324 SHORELAND REGULATIONS

USE, AREA, AND SETBACK REQUIREMENTS

<u>Description</u>	<u>Use & Lot Size</u>	<u>Setback from Normal Mean Watermark*</u>	
		<u>Onsite sewage</u>	<u>Land Development</u>
Connecticut & West Rivers Brooks	As specified in underlying Zoning District	100 feet	50 feet

*Boathouses, docks and landings, and energy producing facilities shall be exempt from the setback requirements for land development.

Within Shoreland Areas, the Disposal of garbage or other solid waste, including the expansion of existing facilities, the disposal, storage or processing of materials that are pollutants, buoyant, flammable, poisonous, explosives or which could be otherwise injurious to human, animal, fish or aquatic life, are prohibited from these Areas unless proper containment is provided.

ARTICLE IV: FLOOD HAZARD AREA REGULATIONS

Section 400 STATUTORY AUTHORIZATION

To effect the purpose of 10 V.S.A. Chapter 32, and in accord with section 4424 of the Act, there are hereby established Flood Hazard Area Regulations for Special Flood Hazard Areas in the Town of Dummerston.

Section 405 STATEMENT OF PURPOSE

It is the purpose of these Regulations to promote the public health, safety, and general welfare, to prevent increases in flooding caused by the uncontrolled: development of lands in flood hazard areas, to minimize losses due to flooding, and to maintain the Town's participation in the National Flood Insurance Program.

Section 410 LANDS TO WHICH THESE REGULATIONS APPLY

These regulations shall apply for development in all areas in the Town of Dummerston VT, identified as areas of special flood hazard in and on the most current flood insurance studies and maps published by the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), as provided by the Secretary of the Agency of Natural Resources pursuant to 10 V.S.A. § 753, which are hereby adopted by reference and declared to be part of these regulations.

Base Flood Elevations and Floodway Limits

1. Where available; i.e., Zones A1-A30, AE, and AH; the base flood elevations and floodway limits (or data from which a community can designate regulatory floodway limits) provided by the National Flood Insurance Program in the Flood Insurance Study and accompanying maps shall be used to administer and enforce the provisions of these regulations.
2. In areas where base flood elevations and, floodway limits have not been provided by the National Flood Insurance Program in the Flood Insurance Study and accompanying maps; i.e., Zone A; base flood elevation and floodway provided by FEMA or information available from State or Federal agencies or other sources, shall be obtained and reasonably utilized to administer and enforce the provisions of these regulations.
3. Until a regulatory floodway has been designated, no new construction, substantial improvements, or other development shall be permitted unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing development and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the community.

Section 420 APPLICATION REQUIREMENTS

Permit application requirements shall include:

1. Two (2) copies of plans drawn to scale showing the nature, location, dimensions and elevation of the lot.
2. Existing and proposed structures including the elevation of the lowest habitable floor including basement and confirmation as to whether such structures contain a basement.
3. Proposed fill and/or storage of materials.
4. Proposed flood proofing measures and the level to which any structure will be flood-proofed.
5. The relationship of the proposal to the location of the channel.
6. The extent of the flood hazard area and the base flood elevation utilizing the best information available.
7. New subdivision proposals and other proposed development (including proposals for manufactured home parks and subdivisions) that are greater than 50 lots or 5 acres, whichever is the lesser, shall include base flood elevation data.

Section 425 PROCEDURES

Review Procedures

1. Land Development including the construction, reconstruction, conversion, relocation or substantial improvement in any building or other structure, or of any mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials, subdivision or extension of use of land in the flood hazard area may be permitted only by approval of the Development Review Board as a Conditional Use in accordance with the standards and requirements of this Article.
2. Prior to issuing a permit for the construction of new buildings, the substantial improvement of existing buildings or for development in the floodway, a copy of the application shall be submitted by the Administrative Officer to the State National Floodplain Insurance Program Coordinator at the Vermont Agency of Natural Resources, Vermont Department of Environmental Conservation, River Management Section in accordance with 24 V.S.A. 4424. A permit may be issued only following receipt of comments from the Agency or the expiration of 30 days from the date the application was mailed to the Agency, whichever is sooner.
3. Adjacent communities and the Stream Alteration Engineer at the Vermont Agency of Natural Resources, Department of Environmental Conservation, River Management Section shall be notified at least 30 days prior to issuing any permit for the alteration or relocation of a watercourse and copies of such notification shall be submitted to the Administrator of the National Flood Insurance Program. Any permit issued shall assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

4. Proposed development shall be reviewed to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or state law.

Section 430 DEVELOPMENT STANDARDS

Floodway Areas

1. Development within the regulatory floodway, as determined by Section 415(2) is prohibited unless it has demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice by a registered professional engineer certifying that the proposed development will not result in any increase in flood levels during the occurrence of the base flood.
2. Junkyards and storage facilities for floatable materials, chemicals, explosives, flammable liquids, or other hazardous or toxic materials, are prohibited within the floodway. If prescribed by the zoning ordinance district regulations, these facilities may be permitted outside of the floodway, provided the area is filled to at least one foot above the base flood elevation and the development meets all applicable requirements of the zoning ordinance.

Fringe Areas

1. **All development** : All development shall be designed to assure (i) such proposals minimize flood damage with-in the flood prone area (ii) public facilities and utilities are located and constructed to minimize or eliminate flood damage, and (iii) to provide adequate drainage to reduce exposure to flood hazards.
2. **All development**: All development shall be reasonably safe from flooding and be (i) designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure during the occurrence of the base flood, (ii) be constructed with materials resistant to flood damage, (iii) be constructed by methods and practices that minimize flood damage, and (iv) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
3. **Watercourse Carrying Capacity**: The flood carrying capacity within any altered or relocated portion of a watercourse shall be maintained.
4. **Sanitary Sewage and Water Supply**: New and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.
5. **On-Site Waste Disposal Systems**: Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during

flooding. The lowest elevation of the wastewater distribution field shall be located at least one foot above the base flood elevation.

6. **Residential Development:**

- a. The lowest floor, including basement, of all new construction and existing buildings to be substantially improved that are located in Zone A1-30, AE, and AH shall be at or above the base flood elevation. New construction and existing buildings to be substantially improved that are located in Zone AO shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in the feet on the community's FIRM or at least two feet if no depth number is specified.
- b. Manufactured homes to be placed and existing manufactured homes to be substantially improved that are:
 - (i) located in a new manufactured home park or subdivision, outside of a manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or in a manufactured home park or subdivision which has incurred substantial damage from a flood shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement during the occurrence of the base flood.
 - (ii) located in an existing manufactured home park, where elevating a replacement home to or above base flood elevation is not possible, the lowest floor shall be supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 48 inches in height above grade and be securely anchored to an adequately anchored system to resist floatation, collapse, and lateral movement.
- c. Residential construction located within Zones AH and AO shall have adequate drainage paths around structures on slopes, to guide floodwater around and away from the proposed structures.

7. **Non-Residential Development:**

- a. New construction located in Zones A1-30, AE, and AH shall have the lowest floor, including basement, elevated to or above the base flood elevation. New construction located in Zone AO shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in the feet on the community's FIRM or at least two feet if no depth number is specified.

- b. Existing buildings to be substantially improved located in Zones A1-30, AE, and AH shall have the lowest floor, including basement, elevated to or above the base flood elevation or together with attendant utility and sanitary facilities be designed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Existing buildings to be substantially improved located in AO zones shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM or at least two feet if no depth number is specified or together with attendant utility and sanitary facilities be designed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - c. A permit for a building proposed to be floodproofed shall not be issued until a registered professional engineer or architect has reviewed the structural design, specifications and plans, and has certified that the design and proposed methods of construction are in accordance with accepted standards of practice for meeting the provisions of this subsection.
 - d. Non-residential construction located within Zones AH and AO shall have adequate drainage paths around structures on slopes, to guide floodwater around and away from the proposed structures.
8. **Subdivisions:** Subdivisions (including manufactured home parks) shall be designed to assure:
- a. such proposals minimize flood damage within the flood-prone area,
 - b. public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and
 - c. adequate drainage is provided to reduce exposure to flood hazards.
9. **Enclosed Areas Below the Lowest Floor:**
- a. Enclosed areas below the lowest floor which are subject to flooding shall be used solely for parking of vehicles, building access, or storage.
 - b. All new construction and substantial improvements with fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings

having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

10. **Recreational Vehicles:** Recreational Vehicles placed on sites with special flood hazard areas shall either:

- a. be on the site for fewer than 180 consecutive days and be fully licensed and ready for highway use, or
- b. be permitted in accordance with the elevation and anchoring requirements for "manufactured homes" in section B.2.(b).

11. **Accessory Structures:** A small accessory building (not exceeding 64 square feet) that represents a minimal investment need not be elevated to the base flood elevation provided the building:

- a. shall not be used for human habitation and the building must only be used for parking and/or storage;
- b. shall be designed to have low flood damage potential and be constructed using flood resistant materials below the base flood elevation;
- c. shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters and have required openings to allow floodwaters in and out;
- d. shall be adequately anchored to prevent flotation, collapse, and lateral movement; and
- f. shall have all building utility equipment (such as electrical and heating) elevated or floodproofed.

Section 440 ADMINISTRATION, VARIANCES, AND ENFORCEMENT

440.1 Except as provided for below, these regulations shall be administered and enforced according to the provisions of Article VII of this Zoning Bylaw.

440.2 Application for permit or land development in a flood hazard area shall be made to the Administrative Officer, who shall transmit such application to the Development Review Board for review and consideration as provided by these Regulations.

440.3 The Administrative Officer shall maintain a record of:

1. the elevation, consistent with the datum of the elevation of the NFIP maps for the community of the lowest floor, including basement, of all new or substantially improved structures, and whether or not such structures contain a basement
2. the elevation, consistent with the datum of the elevation of the NFIP maps for the community to which the structure was flood-proofed.
3. all permits issued for development in areas of special flood hazard
4. all flood-proofing certifications required under this regulation; and
5. all variance actions, including justification for their issuance

440.4 Variances shall be granted by the Development Review Board only in accordance with the provision of 24 V.S.A. Section 4469 and in accordance with the criteria for granting variances found in 44 CFR, Section 60.6 of the National Flood Insurance Program regulations.

440.5 The Secretary of the Development Review Board shall notify the applicant that:

1. The issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and
2. Report such variances issued in its annual report to the Federal Insurance Administrator.

4406. It shall be the duty of the Administrative Officer to enforce the provisions of this ordinance. Whenever any development occurs contrary to these flood hazard area regulations, the Administrative Officer, in his/her discretion, shall institute appropriate action in accordance with the provisions of 24 V.S.A. § 1974a or pursuant to 24 V.S.A. § 4451 or 24 V.S.A. § 4452 to correct the violation. No action may be brought unless the alleged offender has had at least a seven-day warning notice by certified mail. An action may be brought without the seven-day notice and opportunity to cure if the alleged offender repeats the violation after the seven-day notice period and within the next succeeding twelve months. The seven-day warning notice shall state that a violation exists, that the alleged offender has an opportunity to cure the violation within the seven days, and that the alleged offender will not be entitled to an additional warning notice for a violation occurring after the seven days.

If the structure is still noncompliant after the opportunity to cure has passed, the Administrative Officer shall submit a declaration to the Administrator of the NFIP requesting a denial of flood insurance. Section 1316 of the National Flood Insurance Act of 1968, as amended, authorizes FEMA to deny flood insurance to a property declared by a community to be in violation of their flood hazard area regulations. The declaration shall consist of: (a) the name of the property owner and address or legal description of the property sufficient to confirm its identity or

location, (b) a clear and unequivocal declaration that the property is in violation of a cited State or local law, regulation, or ordinance, (c) a clear statement that the public body making the declaration has authority to do so and a citation to that authority, (d) evidence that the property owner has been provided notice of the violation and the prospective denial of insurance, and (e) a clear statement that the declaration is being submitted pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.

Section 445 WARNING OF DISCLAIMER OF LIABILITY

These regulations do not imply that areas outside the flood hazard area or land uses permitted within such districts will be free from flooding or flood damages. These regulations shall not create liability on the part of any Town official or employee thereof for any flood damages that result from reliance on these regulations or any administrative decision lawfully made thereunder.

Section 450 PRECEDENCE OF THESE REGULATIONS

The provisions of these regulations shall not in any way impair or remove the necessity of compliance with any other applicable ordinances. Where these regulations impose a greater restriction, the provisions of these regulations shall take precedence.

Section 455 DEFINITIONS

The following definitions shall apply to the Flood Hazard Regulations and shall not be affected by the provisions of any other regulation of the Town of Dummerston:

BASE FLOOD - The flood having a one percent chance of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION (BFE) - The height of the base flood, usually in feet, in relation to the National Geodetic Vertical Datum of 1929, the North American Vertical Datum of 1988, or other datum referenced in the Flood Insurance Study report, or average depth of the base flood, usually in feet, above the ground surface.

BASEMENT - Any area of the building having its floor elevation (below ground level) on all sides.

DEVELOPMENT – Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION - A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION - The preparation of additional sites by the construction of facilities for servicing the lots on which the manufacturing homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FLOOD INSURANCE RATE MAP (FIRM) - An official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY - An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations or an examination, evaluation and determination of mudslide (i.e., mudflow) and /or flood related erosion hazards.

FLOOD PROOFING - Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODWAY - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot at any point.

HISTORIC STRUCTURE – Means any structure that is: (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (i) By an approved state program as determined by the Secretary of the Interior or (ii) Directly by the Secretary of the Interior in states without approved programs.

LOWEST FLOOR - The lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; *Provided*, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 CFR 60.3.

MANUFACTURED HOME - A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

MANUFACTURED HOME PARK OR SUBDIVISION - A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

NEW CONSTRUCTION - For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, *new construction* means structures for which the *start of construction* commenced on or after the effective date of the floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

NEW MANUFACTURED HOME PARK OR SUBDIVISION - A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the floodplain management regulations adopted by a community.

RECREATIONAL VEHICLE - A vehicle which is: (a) Built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) Designed to be self-propelled or permanently towable by a light duty truck; and (d) Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

SPECIAL FLOOD HAZARD AREA - The land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. The area may be designated a Zone A on the Flood Hazard Boundary Map (FHBM). After detailed ratemaking has been completed in preparation for publication of the Flood Insurance Rate Map (FIRM), Zone A usually is refined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO or V1-30, VE, or V. For purposes of these regulations, the term "special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

START OF CONSTRUCTION – Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footing, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, regardless whether that alteration affects the external dimensions of the building.

STRUCTURE - For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. *Structure*, for insurance purposes, means: (a) A building with two or more outside rigid walls and a fully secured roof, that is affixed to a permanent site; (b) A manufactured home ("a manufactured home," also known as a mobile home, is a structure: built on a permanent chassis, transported to its site in one or more sections, and affixed to a permanent foundation); or (c) A travel trailer without wheels, built on a chassis and affixed to a permanent foundation, that is regulated under the community's floodplain management and building ordinances or laws. For the latter purpose, "structure" does not mean a recreational vehicle or a park trailer or other similar vehicle, except as described in (c) of this definition, or a gas or liquid storage tank.

SUBSTANTIAL DAMAGE - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged conditions would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT - Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either: (a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specification which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or (b) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

VIOLATION - The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR 60.3 is presumed to be in violation until such time as that documentation is provided.

ARTICLE V: PLANNED UNIT DEVELOPMENT

Section 500 PLANNED UNIT DEVELOPMENT (P.U.D.)

In accordance with the provisions set forth in ' 4417 of the Act, and where permitted in the zoning district, the modification of the district regulations by the Development Review Board is permitted simultaneously with subdivision plat approval, or, in the absence of subdivision regulations, site plan approval, under the following procedures.

Section 501 PURPOSE

The purpose of the planned unit development provision (PUD) is to encourage new communities, innovation in design and layout, and more efficient use of land; to facilitate the adequate and economic provision of streets and utilities; to preserve the natural and scenic qualities of open land; to provide for a mixture of compatible uses at different densities; and to provide for the development of existing lots which because of physical, topographical or geological conditions could not otherwise be developed.

Section 502 APPLICATION PROCEDURE

A site plan shall be submitted to the Development Review Board showing the location, height and spacing of buildings, open space and their landscaping, streets, driveways and off-street parking spaces, unique natural or man-made features, and physical conditions of the site, accompanied by a statement setting forth the nature of all proposed modifications, changes or supplementations of existing zoning regulations.

Section 503 PERMITTED USES

The PUD shall consist only of uses, or mix of uses, that are permitted or conditionally permitted in the underlying district in which the PUD is located.

Section 504 GENERAL AND SPECIFIC STANDARDS FOR REVIEW

The following general and specific standards shall be met in order for the Development Review Board to approve the application.

1. The PUD is consistent with the Town Plan.
2. The overall density of the project shall not exceed the number of residential, commercial, industrial or other units permitted in the Development Review Board's judgment if the land were subdivided into lots in accordance with the district regulations.
3. The PUD is an effective and unified treatment of the development possibilities on the project site, and the development plan makes appropriate provision for preservation of streams and streambanks, steep slopes, wet areas, soils unsuitable for development, forested areas, and unique natural and manmade features.

4. Mixed uses are arranged so as to be compatible and insure visual and aural privacy for residents of the project.
5. The development plan is proposed over a satisfactory period of time in order that adequate town facilities and services may be assured in a timely manner.
6. Minimum density and building area coverage requirements of the district are met.
7. In order to insure adequate privacy for existing or permitted uses adjacent to the P.U.D., setbacks required for the district shall serve as minimum requirements for the periphery of the project and screening may be required.
8. All other zoning requirements of the district, except for those that specifically may be waived or varied under the provisions of this section shall be met.
9. Conditional uses allowed within the district for which the P.U.D. is planned will complement the permitted uses and will not exceed the permitted uses in numbers of principal buildings or in total land area required.
10. P.U.D. shall meet the minimum standards of sections 721 and 722.

Section 505 OPEN SPACE

If the P.U.D. results in lands available for parks, recreation, open space or other town purposes, the Development Review Board as a condition of its approval may establish such conditions on the ownership, use and maintenance of such lands as it deems necessary to assure the preservation of such lands for their intended purposes.

ARTICLE VI: GENERAL REGULATIONS

Section 600 REQUIRED PROVISIONS AND PROHIBITED EFFECTS OF THE ACT

The following special provisions are established in accordance with Section 4412 of the Act.

Section 601 EXISTING SMALL LOTS

Any lot in individual and separate and non-affiliated ownership from surrounding properties in existence on the effective date of this Bylaw may be developed for the purposes permitted in the district in which it is located, even though not conforming to minimum lot size requirements, if such lot is not less than one-eighth acre in area with a minimum width or depth dimension of forty feet.

In all districts, except Village, if a lot not conforming to the minimum lot size requirements subsequently comes under common ownership with one or more contiguous lots, the nonconforming lot shall be deemed merged with the contiguous lot. However, a nonconforming lot shall not be deemed merged and may be separately conveyed if all the following apply:

- The lots are conveyed in their preexisting, nonconforming configuration.
- On the effective date of any bylaw, each lot was developed with a water supply and wastewater disposal system.
- At the time of transfer, each water supply and wastewater system is functioning in an acceptable manner.
- The deeds of conveyance create appropriate easements on both lots for replacement of one or more wastewater systems, potable water systems, or both, in case there is a failed system or failed supply as defined in 10 V.S.A. chapter 64.

It shall be permissible to enlarge individual lots or parcels or land in any Zoning District by the acquisition of a parcel or lot of land immediately adjacent and adjoining the original lot or parcel, even though the lot or parcel being acquired and added does not meet the minimum lot size requirement or other standards that may be in effect within that district, since the lot or parcel to be acquired will no longer be in individual and separate and non-affiliated ownership from surrounding properties and a new lot or parcel consisting of the combined area of both lots or parcels will be created by the acquisition. The acquired non-conforming parcel will be deemed merged with the existing parcel unless it meets with the exceptions stated above.

Section 602 REQUIRED FRONTAGE ON, OR ACCESS TO, PUBLIC ROADS OR WATERS

Land development may be permitted only if there is adequate means of access, either frontage on a maintained public road (Class 1, 2, 3) or, with the approval of the DRB granted in accordance with section 722 of the bylaw, access by means of a permanent easement or right of way to such a public road, or to public waters. Access easements or rights-of-way shall not be less than 20 feet in width. If serving more than two lots or uses, the DRB may require a right-of-way not to exceed 40 feet in width to ensure safe and adequate access. Access on a state highway must be permitted by Vermont Agency of Transportation.

Section 603 EQUAL TREATMENT OF HOUSING

1. No zoning regulation shall have the effect of excluding mobile homes, modular housing, or other forms of prefabricated housing from the town except upon the same terms and conditions as conventional housing is excluded.
2. No zoning regulation shall have the effect of excluding from the town housing to meet the needs of the population as determined in section 4382(c) of the Act.
3. No provision of this chapter shall be construed to prevent the establishment of mobile home parks pursuant to Chapter 153 of Title 10.
4. No Zoning Regulation shall have the effect of excluding as a permitted use one Accessory Dwelling unit that is located within or appurtenant to an owner-occupied single-family dwelling. An Accessory Dwelling unit means an efficiency or one-bedroom apartment that is clearly subordinate to a single-family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation, provided there is compliance with all of the following:
 - a. The property has sufficient wastewater capacity.
 - b. The unit does not exceed 30 percent of the total habitable floor area of the single-family dwelling.
 - c. Applicable setback, coverage, and parking requirements specified in the bylaws are met.

Notwithstanding the provisions above, the creation of an accessory dwelling unit will require conditional use approval when one or more of the following is involved:

- a. A new accessory structure, constructed after the enactment of these bylaws,
 - b. An increase in the height or floor area of the existing dwelling, or
 - c. An increase in the dimensions of the parking areas.
 - d. The unit is greater than 30 percent and less than 50 percent of the total habitable floor area of the single-family dwelling.
5. State licensed or registered residential care or group homes shall be considered permitted uses in the RC and Village districts for not more than eight persons who have a handicap or disability, except that no such home shall be considered a permitted use if it locates within 1,000 feet of another existing or permitted residential care or group home. A residential care home or group home, to be operated under state licensing or registration, serving nine or more who have a handicap or disability as defined in 9 V.S.A. § 4501, shall be reviewed as a multi family dwelling and shall be subject to conditional use and site plan review

Section 604 PROTECTION OF HOME OCCUPATIONS

This bylaw may not infringe upon the right of any resident to use a minor portion of a dwelling unit for an occupation that is customary in residential areas and that does not have an undue adverse effect upon the character of the residential area in which the dwelling is located. (from 24 VSA §4412 (4))

Section 605 HOME BUSINESS

The Development Review Board may authorize, as a conditional use, in any district a home business such as, but not limited to, an antique shop, craft shop or studio, custom service shop, teaching, or similar activities if such use complies with all the requirements of this section:

The home business shall be carried on by members of the family living on the property. Three employees who are not part of the family are permitted.

The home business shall be carried on within the principal or existing accessory structures of their residence.

Exterior displays or signs or exterior storage of materials shall be permitted only if in character with the neighborhood.

Objectionable circumstances such as noise, vibration, smoke, dust, electrical disturbance, odors, heat or glare shall not be permitted.

No traffic shall be generated by such home industry in greater volumes than would normally be expected in the neighborhood.

Parking shall be provided off-street and shall not be located in front yards except for the first two cars

Section 611 BUILDINGS AND USES ON LOTS

There shall be only one principal building and one principal use on a lot unless otherwise approved under the Planned Unit Development provisions of these Regulations, or as a Conditional Use approved by the Development Review Board.

Section 612 ABANDONMENT OF STRUCTURES

Within one year after any building or structure has been demolished, abandoned, or destroyed, all structural material shall be removed from the site, and the excavation thus remaining shall be covered over or filled to the normal grade.

Section 615 FRONT YARD SETBACK ON HIGHWAYS WITH LESS THAN 50 FOOT RIGHTS-OF-WAY

Notwithstanding provisions for front yards elsewhere in these regulations, on highways with less than 50 foot rights-of-way, the front yard requirements shall be measured from the center line of the existing right-of-way and 25 feet shall be added to the front yard minimum requirement. If the Town Road Records or the State Highway Department files do not clearly state the exact location and/or width of the highway or right-of-way in question, the front yard setback requirement shall be measured from the center line of

the roadway as presently traveled and 25 feet shall be added to the front yard minimum requirement.

Section 616 EXEMPTIONS TO SET-BACK REQUIREMENTS

Small accessory structures, less than 200 square feet of floor area and 12 feet or less in height are allowed within side and rear yard setbacks as long as they are not closer than six (6) feet to the property line. These may not be converted into accessory dwellings, and are prohibited within any 50' streambank buffer. Fences and brick or stone walls are exempt from setback requirements; however those exceeding four feet in height in the Village District, and six feet in height elsewhere, require a Zoning Permit and are subject to Site Plan Approval by the DRB.

Section 620 OFF-STREET PARKING REQUIREMENTS

Off-street parking spaces shall be provided as set forth below. A required driveway shall be at least twenty feet clear in width, except for one and two family dwellings. A parking space shall be at least nine feet by twenty-two feet.

1. Residential: Two parking spaces for every dwelling, Professional residences-office: one parking space, plus one additional parking space for every three hundred square feet of office space.
2. Hotel, Motel, Tourist Home, Boarding House: One space for every guest room plus additional space for facilities with eating establishment (*See Subsection g below*).
3. Dormitory, Fraternity, Nurses' Home, Hospital: One space for every two beds.
4. Places of Public Assembly: One parking space for every four seats; where there are no seats, one parking space shall be provided for every two hundred square feet of floor area.
5. Business, Professional and Medical Offices: One space for every two hundred square feet of office space.
6. Commercial, Business and Unspecified Uses: One parking space for every motor vehicle used in the business, plus one parking space for every two hundred square feet of floor area.
7. Restaurant: One parking space for every 150 square feet of floor area.
8. Industrial, Wholesale, Warehouse, Storage, Freight and Trucking Uses: One parking space for every motor vehicle used in the business; one parking space for every two employees.
9. Other Uses: As required by the Development Review Board under Site Plan Approval.

- 10. The Development Review Board may require additional off-street parking spaces for any use if they find that minimum spaces are not sufficient.

- 11. The Development Review Board may permit fewer off-street parking space for any use if they find that the required number of spaces is excessive.

Section 625 OFF-STREET LOADING SPACE REQUIREMENTS

For every building hereafter erected, altered, extended or changed in use for the purpose of business, trade, or industry there shall be provided off-street space for loading and unloading of vehicles as set forth below:

- 1. Hotels, Motels, Hospitals, Commercial, Business, Service and Industrial Establishments: One off-street loading space for every ten thousand square feet of floor area.

- 2. Wholesale, Warehouse, Freight and Trucking Uses: One off-street loading space for every seven thousand five hundred square feet of floor area.

- 3. The Development Review Board may require under Site Plan Approval additional loading area, if it finds that minimum requirements are not sufficient.

Section 630 DRIVEWAYS

All driveways are to be located at least one hundred feet from a street or highway line intersection for all uses except one- and two-family residential uses.

No driveway shall be constructed so as to allow surface drainage to pass on to town streets or highways. Nor shall any driveway be constructed so as to interfere with proper road drainage.

Section 631 OBSTRUCTION OF VISION

In all districts on a corner lot, within the triangular area formed by the intersection of two street property lines and a third line joining them at points twenty-five feet away from their intersection, there shall be no obstruction to vision between the height of three feet and ten feet above the average grade of each street.

Section 635 LANDSCAPING REQUIREMENTS

Landscaping, where required under this Bylaw, will be installed and maintained in front, side and rear yards and shall take the form of shade trees, deciduous shrubs, evergreens, well-kept grassed areas or ground cover, the species of which shall be approved by the Development Review Board.

Following are the minimum landscaping requirements:

1. Where any non-residential land use abuts a residential land use a strip of land, at least twenty-five feet in width shall be maintained as a landscape and utility area in the front yard, side yards and rear yard, unless waived by the Development Review Board.
2. Commercial and industrial uses shall provide for a strip of land at least fifteen feet in width which shall be maintained as a landscaped area in the front, side and rear yards, unless waived by the Development Review Board.
3. In any planned unit development landscaping shall be provided as required by the Development Review Board.

Section 640 EROSION AND SEDIMENT CONTROL

The smallest practical area of land should be exposed at any one time during development. Lands should not be left exposed during the winter months. Where necessary, temporary vegetation and/or mulching and structural measures may be required to protect areas exposed during the development. Sediment basins shall be installed and maintained during development to remove sediment from run-off water and from land undergoing development.

Development shall be accomplished so as to minimize adverse effects upon the natural or existing topography and soil conditions and to minimize the potential for erosion. Grading and storm drainage plans shall maximize the amount of natural drainage which can be percolated into the soil and minimize direct runoff into adjoining streets, properties, and watercourses or waterbodies. Drainage swales and ditches shall be designed, constructed, and kept in good repair to minimize erosion and sedimentation.

Section 645 GRADING

No grading, cut or fill shall be carried out in any district which leaves the slope of the finished grade in excess of 12:1. Lesser grade may be required on soils especially susceptible to erosion.

Section 650 EXTRACTION OF SOIL, SAND OR GRAVEL

The removal of soil, sand or gravel for sale, except when incidental to construction of a building on the same premises shall be permitted only upon approval of a Plan for the rehabilitation of the site by the Development Review Board after public hearing and the posting of a bond to-assure rehabilitation in accordance with section 722. In said districts the following provisions shall apply:

1. The removal of all materials shall be conducted so as to result in the improvement of the land, having due regard to the contours in the vicinity such as leveling slopes and removing hills. The digging or creating of pits or steep slopes shall not be

permitted, unless provision is made to refill such pit in a manner satisfactory to the Development Review Board.

2. The excavation operation sites shall be graded smooth and left in a neat condition. Cut slopes and spoil banks shall not be allowed to remain. The operation site shall be fertilized, mulched and re-seeded so as to establish a firm cover of grass or other vegetation sufficient to prevent erosion to the satisfaction of the Development Review Board.
3. All surface drainage affected by excavation operations shall be controlled by the owner to prevent erosion debris and other loose materials from filling any drainage course, street or private property. All provisions to control natural drainage water shall meet with the approval of the Development Review Board.
4. No excavation, blasting or stock piling of materials shall be located within two hundred feet of any street or other property line.
5. Stripping of topsoil for sale or for use on other premises, except as may be incidental to a construction project, shall be prohibited.
6. The Development Review Board may attach any additional conditions as it may find necessary for the safety and general welfare of the public.

Section 655 DUMPING

The dumping of refuse and waste or excavation material for any reason is prohibited in any district.

Section 660 PERFORMANCE STANDARDS

No commercial or industrial land development shall be commenced in any manner so as to create dangerous, injurious, noxious or otherwise objectionable conditions in such a manner or in such amount as to adversely affect the reasonable use of the surrounding area or adjoining properties. The following specific standards are set forth to implement this purpose. The Development Review Board shall determine whether the proposed use meets the standards. The burden of proof to show that proposed land development will comply with these standards shall fall on the applicant.

1. No noise which is excessive at the property line and represents a significant increase in noise levels in the vicinity of the development, so as to be incompatible with the reasonable use of the surrounding area, shall be permitted.
2. Vibration: No proposed development use, under normal conditions, shall cause or result in any noticeable, clearly apparent vibration of or on the property of another landowner.
3. Smoke, dust, odor, noxious gases, or other forms of air pollution: No proposed development or use, under normal conditions, shall cause or result in smoke, dust,

odors, noxious gases, or other forms of air pollution, which constitute a nuisance to any other landowner.

4. Heat, cold or moisture: No proposed development or use, under normal conditions, shall cause, create or result in releases of heat, cold, moisture, mist, fog, precipitation, or condensation beyond the property lines of the property on which located or to a height likely to be detrimental to public safety, health, or welfare.
5. Electronic signals or Emissions: No proposed development or use, under normal conditions, shall create, transmit, or release any electronic emission or signal which will repeatedly and substantially interfere with the reception of radio, television, or other electronic signals beyond the lines of the property on which located.
6. Glare, lights, reflections: No proposed development or use shall create, cause, or result in glare, lume, lights, or reflections which constitute a nuisance to other property owners or tenants or which are detrimental to the public safety, health or welfare.
7. Liquid or solid wastes or refuse: No proposed development or use shall create, cause or result in liquid or solid wastes or refuse which cannot .be disposed of by available or existing methods without any undue burden on town facilities.
8. Fire, safety, explosive, or other hazard: No proposed development or use shall. create, cause or result in an undue fire, safety, explosive or other hazard which significantly endangers other property owners or which results in a significantly increased burden on town facilities.

Section 665 OUTDOOR ADVERTISING SIGNS

A "Sign" is any display, device or representation which is designed or used .to advertise or call attention to any thing, person, business, activity or place and is visible from any highway or other right-of-way. Whenever dimensions of a sign are specified they shall include panels and frames and supporting framework excluding the building to which a sign may be attached.

1. On-premise outdoor advertising signs shall be permitted provided the purpose is to advertise products or goods made, manufactured or sold in the Town of Dummerston or to advertise a service or commercial establishment within the Town.
2. On-premise outdoor advertising signs shall be deemed "Land Development" as herein defined, shall require a zoning permit before being erected, constructed or replaced and must be approved by the Development Review Board under Sections 725 - 727 of this Bylaw.

Section 666 OFF-PREMISE SIGNS

1. No person may erect or maintain an off-premise sign except as provided in 10 V.S.A., Chapter 21.

2. "Off-premise Sign" (Official Business Directional Sign) means a sign erected and maintained by the State to indicate to the traveling public the route and the distance to public accommodations, commercial services for the traveling public, and points of scenic, historic, cultural, educational and religious interest.

Section 667 DEFINITION OF ON-PREMISE SIGNS

"On-premise sign" means a sign which directs attention to a business, profession, commodity, service, or entertainment carried on, sold, or offered on the same premises. A sign, display, or device will be considered to be an on-premise sign if it meets the following requirements:

1. The sign must be located on the same premises as the activity or property advertised.
2. The sign must have as its purpose (1) the identification of the activity or its products or services, or (2) the sale or lease of the property on which the sign is located, rather than the purpose of general advertising.

Section 668 PREMISES TEST

1. The premises shall be that part of the owner's or occupant's real property to which the public is invited and on which the business, profession, commodity, service or entertainment to which an on-premise sign directs attention is carried on, sold or offered.
2. Pursuant to 10 V.S.A., Chapter 21, an on-premise sign shall not be located more than fifteen hundred feet from a main entrance from that highway to the activity or premise advertised. The fifteen hundred foot distance shall be measured along the center line of the highway or highways between the sign and a main entrance. A main entrance shall be a principal, private roadway or driveway which leads from a public highway to the activity or premises advertised.

Section 669 PERMITTED ON-PREMISE SIGNS

All permitted on-premise signs must meet the "Premises Test" specified in Section 668. Permitted on-premise signs include and are limited to:

1. One professional or home occupation sign, not exceeding four square feet including the panel and the frame.
2. One temporary real estate sign, not exceeding six square feet each, including the panel and the frame.
3. Signs identifying any non-residential use in RC and CI zoning districts:
No lot may contain more than one sign, unless the Development Review Board finds that more than one sign is necessary in the conduct of business. Up to two faces of

a multi-faced sign constitute a single sign. In no case may the Board authorize in excess of fifty (50) square feet of signing per lot, and when two sides of a sign are used, the area of both shall be summed and included in the total allowed for the lot.

4. Non-Residential signs in all other zoning districts shall not exceed a total of twenty (20) square feet.

Section 670 SIGNS NOT PERMITTED

No On-premise sign may be erected or maintained along a highway and visible from the highway, which:

1. Interferes with, imitates or resembles any official traffic control sign, signal, or device, or attempts or appears to attempt to direct the movement of the traffic;
2. Prevents the driver of a motor vehicle from having a clear and unobstructed view of official traffic control signs and approaching or merging traffic;
3. Contains, includes or is illuminated by any flashing intermittent or moving lights, or moves or has any animated or moving parts, except that this restriction shall not apply to a traffic control sign.
4. Is internally illuminated or is illuminated by argon, neon, or similar types of lighting;
5. Is located upon a tree, or painted or drawn upon a rock or other natural feature;
6. Is so located as to be readable primarily from a limited access highway;.
7. Is extended more than twenty feet above ground level or attached to the roof of a building; no sign which is part of the main structure of a building may be higher than the eaves of that part and side of the building;
8. Is located within twenty-five (25) feet of the center line of the road or within one hundred fifty (150) feet of any intersection of streets unless part of the main structure of a building.
9. Is not in good repair.

Section 675 MOBILE HOME PARKS

All mobile home parks are subject to the State regulations for mobile home parks (10 V.S.A., Chapter 151) and the Dummerston Mobile Home Park Ordinance. All applications for mobile home parks shall require a permit from the Development Review Board.

In addition to the requirements for Conditional Use approval contained in Section 720, the following general and specific standards must be satisfied before a mobile home park is approved:

1. There shall be no more than 4 mobile homes per acre.
2. A minimum of 10,000 square feet of lot area shall be provided for each mobile home, including at least 5,000 square feet for each mobile home site, plus at least 5,000 square feet for each mobile home in common open space, exclusive of roads. Such common open space shall be accessible to all residents of the mobile home park, and shall have a minimum dimension of 75 feet.
3. Site planning improvements shall provide for:
 - a. facilities and amenities appropriate to the needs of the occupants;
 - b. safe, comfortable and sanitary use by the occupants under all weather conditions;
 - c. practical and efficient operation and maintenance of all facilities.
4. Provision shall be made for adequate siting of mobile homes to maximize energy conservation, protect existing vegetation and prevent development of environmentally sensitive areas, such as steep slopes, wet areas, shallow soils and other unique or fragile areas for the health, safety and welfare of the occupants and the community.
5. Mobile home parks are subject to the granting of a permit by the Selectboard and require the payment of an annual fee.

Section 680 GASOLINE OR AUTO SERVICE-STATIONS

In all districts where permitted, gasoline or motor vehicle service stations shall comply with the following:

1. A gasoline service station building shall not be located within three hundred feet of any dwelling, school, hospital, library, religious institution building.
2. Pumps, lubricating and other service devices shall be located at least fifty feet from the front lot line and side and rear lot lines.
3. All fuel and oil shall be stored at least thirty-five feet from any property line.
4. No signs shall extend beyond the pumps, nor exceed fifteen feet in height.
(NOTE: signs shall be in conformance with sections 665-670.)
5. There shall be no more than two access driveways from the street. The maximum width of an access driveway shall be forty feet.
6. A suitably curbed landscaped area shall be maintained at least five feet in depth along all street frontage not used as driveway:

Section 685 HOME CHILD CARE

A family child care home serving no more than six full-time children and four part-time children, as defined in 33 V.S.A. § 4902(3)(A), shall be considered to constitute a permitted use of property but requires site plan approval. A family child care facility serving more than the above number of children requires a Conditional Use permit in districts where such use is listed.

ARTICLE VII: ADMINISTRATION AND ENFORCEMENT

Section 700 ADMINISTRATIVE OFFICER

The Administrative Officer is hereby appointed to administer this Bylaw as provided for in Section 4448 of the Act. Said officer shall literally enforce the provisions of this Bylaw and in so doing shall inspect developments, maintain records and perform all other necessary tasks to carry out the provisions of this Bylaw. An Acting Administrative Officer shall be appointed and shall have the same responsibilities as the Administrative officer in his or her absence.

Section 701 ZONING PERMIT

No "Land Development" as defined by this Bylaw may commence, unless a zoning permit shall have been duly issued by the Administrative Officer, as provided for in Section 4449 of the Act. The fee for such zoning permit shall be established by the Selectboard. Notwithstanding the above, no zoning permit shall be required for the following activities or developments carried out in conformance with any applicable standards of this Bylaw:

1. Accepted agricultural practices, including the construction of farm structures, as those practices are defined by the Secretary of Agriculture, Food and Markets, in accordance with the Act [§4413(d)]. Written notification, including a sketch plan showing structure setback distances from road rights-of-way, property lines, and surface waters shall be submitted to the Administrative Officer prior to any construction, as required for such accepted agricultural practices. Such structures shall meet all setback requirements under these regulations, unless specifically waived by the Secretary.
2. Accepted management practices for silviculture (forestry) as those practices are defined by the Commissioner of Forests, Parks and Recreation, in accordance with the Act [§4413(d)].
3. Power generation and transmission facilities, which are regulated under 30 V.S.A. §248 by the Vermont Public Service Board. Such facilities, however, should conform to policies and objectives specified for such development in the Town Plan.
4. Hunting, fishing, and trapping as specified under 24 V.S.A §2295 on private or public land.
5. Normal maintenance and repair of an existing structure which do not result in exterior alterations or expansion or a change of use.
6. Interior alterations or repairs to a structure, which do not result in exterior alterations or expansion or a change in use.
7. Residential entry stairs (excluding decks and porches), handicap access ramps, walkways, and fences or walls four (4) feet in height or less in the Village District and

six (6) feet high or less elsewhere, which do not extend into or obstruct public rights-of-way, or interfere with corner visibilities or sight distances for vehicular traffic.

8. Minor grading and excavation associated with road and driveway maintenance (e.g., including culvert replacement and resurfacing), and lawn and yard maintenance (e.g., for gardening or landscaping), or which is otherwise incidental to an approved use. This specifically does not include extraction and quarrying activities regulated under Section 650.
9. Outdoor recreational trails (e.g., walking, hiking, cross-country skiing and snow mobile trails) which do not require the installation of structures or parking areas.
10. Small accessory buildings associated with residential uses which are less than 200 square feet of floor area and less than twelve (12) feet in height, and are not located within required front yard setback area or within six feet from the property line in rear or side yard setback areas.
11. Signs, approved by the DRB or Administrative Officer in accordance with Sections 665-670.
12. Garage sales, yard sales, auctions, or similar activities that do not exceed three (3) consecutive days, nor more than twelve (12) total days in any calendar year.

Section 702 PERMIT APPLICATION

All applications for a zoning permit shall be submitted in triplicate and each shall be accompanied by a site plan showing the dimensions of the lot to be built on, location of the building and accessory buildings to be erected, and such other information as may be necessary to determine and provide for the enforcement of this Bylaw. The Zoning Administrator shall establish and maintain appropriate application and administrative forms, and site plan standards that will facilitate a clear understanding of the proposed development and demonstrate conformance to the requirements of the Bylaw and 24 VSA Chapter 117. The site plan shall be 8.5" x 11", drawn to scale, and include additional pages as needed to show detail (The Administrative Officer may accept alternate scaled drawing(s) if the officer determines the property and development will be better depicted). The site plan shall include, but is not limited to, the following:

1. the dimensions of the lot, including existing property boundaries,
2. the location, footprint and height of existing and proposed structures or additions,
3. the location of existing and proposed accesses (curb cuts), driveways and parking areas,
4. the location of existing and proposed easements and rights-of-way,
5. existing and required setbacks from property boundaries, road rights-of-way, surface waters and wetlands,
6. the location of existing and proposed water and wastewater systems, and
7. other such information as required by the Administrative Officer to determine conformance with these regulations.

Section 703 ISSUANCE OF PERMIT

The Administrative Officer shall not issue a zoning permit unless an application fee, site plan and any other approvals required by this Bylaw have been properly submitted. The Administrative Officer shall within 30 days of submission of application and required data either issue or deny a zoning permit. If denied, the Administrative Officer shall so notify the applicant in writing stating his reasons therefor. If the zoning permit is approved, all activities authorized by its issuance shall be completed within two years of its date of issue, or the zoning permit shall become null and void and re-application to complete any activities shall be required. Permits issued for land development in the flood hazard area shall contain a notation that such land development is located in a regulated flood hazard area.

All Zoning Permits shall contain a statement of the 15-day period of time within which an appeal may be taken, and shall require the applicant to post a "Notice of Permit" within view from the public right-of-way most adjacent to the subject property until the appeal period has passed.

If public notice has been issued by the Legislative Body for their first public hearing on a proposed amendment to these regulations, for a period of 150 days following that notice the Administrative Officer shall review any new application filed for compliance with the proposed amendment and applicable existing bylaws. If the new bylaw or amendment has not been adopted by the conclusion of the 150-day period, or if the proposed bylaw or amendment is rejected, the permit shall be reviewed under all applicable provisions of this bylaw [§4449(d)].

Within three (3) days following the issuance of a Zoning Permit, the Administrative Officer shall:

1. Deliver a copy of the permit to the listers of the town; and
2. Post a copy of the permit in at least one public place in the town until the expiration of fifteen (15) days from the date of issuance of the permit.
3. File a copy of a permit issued for land development in any flood hazard area with the secretary of the Agency of Environmental Conservation, the Regional Planning Commission and the local civil defense agency within 10 days of issuance.

Section 704 EFFECTIVE DATE

No zoning permit shall take effect until the time for appeal has passed, or in the event that a notice of appeal is filed properly, such permit shall not take effect until final adjudication of said appeal, except that zoning permits issued as a result of a decision by the Development Review Board shall become effective immediately.

If the Administrative Officer fails to act with regard to an application for a permit within thirty (30) days, a permit shall be deemed issued on the 31st day.

Section 705 CERTIFICATE OF OCCUPANCY

Effective September 1, 2005 (or effective date of this section, if later), an application for a Certificate of Occupancy shall be part of the Zoning Permit application and shall be issued by the Administrator when all necessary approvals and permits have been obtained and when, after inspection, the Administrator determines that all work is being completed in conformance with the permits and associated approvals, including applicable conditions. If the Administrator finds that the Certificate of Occupancy should not be issued, the reasons shall be specified in writing, and may result in a notice of violation and/or withdrawal of the zoning permit.

Section 706 RECORDING REQUIREMENTS

Within 30 days of the issuance of a town land use permit or notice of violation, the Administrative Officer shall deliver either the original, a legible copy, or a notice of the permit, together with any Board authorizing decision, or notice violation to the Town Clerk for recording in the land records of the town generally as provided in 24 V.S.A. §1154(c), and file a copy in the Town Office in a location where all town land use permits shall be kept, as required under the Act [§4449(c)]. The cost of the recording fees shall be included in the application fee established pursuant to Section 701.

Section 715 DEVELOPMENT REVIEW BOARD

There is hereby established Development Review Board, members of which shall be appointed by the Selectboard. The Board shall have five members, at least one of which shall also be a member of the Planning Commission. Terms shall be for three years. The selectboard may also appoint two alternates to serve on the Board in situations where one or more members of the Board are disqualified or are otherwise unable to serve. Terms of alternates shall be for one year.

The Board shall establish and maintain Rules of Procedure to guide the conduct of its business. The Development Review Board shall have all powers and duties as set forth in the Act to administer the provisions of these regulations, including but not limited to the power to hear and act upon:

- applications for rights-of-way or easements for development lacking frontage
- appeals from any decision, act or failure to act by the Administrative Officer and any associated variance requests
- applications for site plan approval
- applications for conditional use approval
- applications for planned unit development
- applications subject to Flood Hazard Area Regulations
- applications subject to the Dummerston Wireless Telecommunications Facilities Ordinance

All decisions of the Board shall be accompanied by findings of fact and conclusions of law, which shall, among its statements, include an enumeration of all interested parties participating in the public hearing through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding.

The Board, after deliberations, may condition the approval of a permit on the satisfactory installation, or bonding, of streets and other required public improvements as provided by 24 VSA §4464.

Section 716 APPEALS

An interested person as defined in Section 4471 of the Act, may appeal any decision or act taken by the Administrative Officer by filing a notice of appeal with the Development Review Board.

The Board shall render its decision, which shall include findings of fact, within forty-five days after completing the hearing and shall within that period send to the appellant, by certified mail, and to all parties at the hearing, a copy of the decision. A copy of the decision shall be filed with the Administrative Officer

If the Board does not render its decision within 45 days, the Board shall be deemed to have rendered a decision in favor of the appellant.

An interested person may appeal a decision of the Board to the Vermont Environmental Court as provided by 24 VSA §4471. Upon receipt of a copy of such an appeal, the Zoning Administrator shall supply to the appellant a list of all interested persons based on the written decision for the case by the Board.

Section 717 PUBLIC HEARINGS

Upon receipt of a completed application for a conditional use permit, variance, administrative appeal or planned unit development, the Development Review Board shall hold a noticed public hearing as required by 24 VSA §4464. Notice shall include a legal notice in the newspaper, posting in public places within the Town, posting on the subject property, and written notice to property owners adjoining the subject property. The Board shall establish and maintain procedures and standards for the required notice, including notice responsibilities the Town will assume and those required of the applicant.

Section 720 CONDITIONAL USE PERMITS

No Zoning Permit shall be issued by the Administrative Officer for any use or structure which requires a Conditional Use Permit in this Bylaw until the Development Review Board grants such approval. In considering its action, the Development Review Board shall make findings on general and specific standards, hold hearings and attach conditions as provided for in Section 4407(2) of the Act.

Section 721 CONDITIONAL USE PERMITS: GENERAL STANDARDS

The Development Review Board shall require that the proposed use shall not adversely affect:

1. The capacity of existing or planned community facilities;
2. The character of the area affected;
3. Traffic on roads and highways in the vicinity
4. By-laws then in effect.
5. Utilization of renewable energy sources
6. Furtherance of the provisions of the Dummerston Town Plan

Section 722 CONDITIONAL USE PERMITS : SPECIFIC STANDARDS

The Development Review Board shall require that the proposed use meet the specific standard Articles III-VI of this Bylaw whenever such are applicable to the proposed use.

The area and density, frontage, setback, coverage, height, and any other general Requirements for the zoning district in which the proposed use will be located shall be considered minimum requirements for a Conditional Use Permit.

In granting a Conditional Use Permit, the Board may attach such additional reasonable conditions and safeguards including performance bonds in accordance with Section 4464(b)(6) of the Act, as it may deem necessary to implement the purposes of the Act and this Bylaw, e.g., minimum lot size, distance from adjacent or nearby uses, landscaping and fencing and design and location of structures and service areas.

Section 724 SITE PLAN APPROVAL

No zoning permit shall be issued by the Administrative Officer for any use or structure, except for one-family and two-family dwellings, accessory uses thereto, agricultural uses, signs permitted under Section 669 (a) or (b) of this Bylaw, or land subdivision until the Development Review Board grants Site Plan Approval.

Section 725 SUBMISSION OF SITE PLAN AND SUPPORTING DATA

The Owner shall submit two sets of site plans and supporting data to the Development Review Board which shall include the following information presented in drawn form and accompanied by written text. The Development Review Board may waive, or vary the submission requirements at its discretion.

1. Name and address of the owner of record and adjoining lands. Name and address of person or firm preparing the map. Scale of map, north point and date.
2. Survey of the property showing existing features, including contours, structures, large trees, streets, utility easements, rights of way, land use and deed restrictions

3. Site plan showing proposed structure, locations and land use areas; streets, driveways, traffic circulation, parking and loading spaces and pedestrian walks; landscaping plans, including site grading, landscape design, lighting and screening.
4. Construction sequence and time schedule for completion of each phase for buildings, parking spaces and landscaped areas of the entire development.

Section 726 SITE PLAN REVIEW PROCEDURE

Prior to consideration of a completed application for Site Plan Review by the Board, the application shall be noticed as required by 24 VSA §4464 including posting in public places with the Town, post on the subject property and written notice to property owners adjoining the subject property. The Board shall establish and maintain procedures and standards for the required notice, including notice responsibilities the Town will assume and those required of the applicant.

The Board shall review the site plan map and supporting data before approval or approval with stated conditions, or disapproval, is given.

The Board may impose appropriate conditions and safeguards with respect to the following:

1. Compatibility with adjacent land uses.
2. Maximum safety of vehicular circulation between the site and the street network.
3. Adequacy of circulation, parking and loading facilities with particular attention to safety.
4. Adequacy of landscaping, screening and setbacks in regard to achieving maximum compatibility and protection of adjacent property.
5. Lighting, noise, odors, protection of renewable energy resources

When a development requiring a Site Plan Review approval also requires a Conditional Use Permit by this Bylaw, the Site Plan Review shall be incorporated into the Conditional Use Permit processing and consideration so that only one consolidated permit is required. The consolidated Conditional Use Permit/Site Plan Review shall meet the minimum standards for each approval.

Section 727 CONDITIONAL USE /SITE PLAN PERMIT REVIEW

Conditional Use and Site Plan permits shall be reviewed every five years by the Administrative Officer for compliance to the conditions granted in the permit. Nothing in this section shall be construed to limit the Administrative Officer's administration and enforcement of the Bylaw and permit conditions. The DRB may specify other periodic reviews and/or limit the term of a Conditional Use or Site plan or consolidated permit. In authorizing a Conditional Use permit for land development activities that extend over a number of years, the DRB may retain jurisdiction on the permit; and, after additional noticed hearing, may modify the terms of the permit. If a property is found to be out of compliance with its permit, the DRB has the authority to revoke or amend the permit,

after a duly called hearing. A permit shall be revoked or amended by the same process in which it was granted.

SECTION 728 VARIANCES

The Development Review Board shall hear and decide requests for variances as required by the Act [§4469(a)]. In granting a variance, the Board may impose conditions it deems necessary and appropriate under the circumstances to implement the purposes of these regulations and the town plan currently in effect. The Board may grant a variance and render a decision in favor of the appellant only if *all* of the following facts are found, and the findings are specified in its written decision:

1. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions and not the circumstances or conditions generally created by the provisions of these regulations in the neighborhood or district in which the property is located;
2. Because of these physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of these regulations and that the authorization of a variance is necessary to enable the reasonable use of the property;
3. The unnecessary hardship has not been created by the appellant;
4. The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare; and
5. The variance, if authorized, will represent the minimum that will afford relief and will represent the least deviation possible from these regulations and from the plan.

Renewable Energy Structures. Where a variance is requested for a structure that is primarily a renewable energy resource structure, in accordance with the Act [§4469(b)], the Board may grant such variance only if *all* of the following facts are found in the affirmative and specified in its written decision:

1. It is unusually difficult or unduly expensive for the appellant to build a suitable renewable energy resource structure in conformance with these regulations;
2. The hardship was not created by the appellant;
3. The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, nor be detrimental to the public welfare; and

4. The variance, if authorized, will represent the minimum that will afford relief and will represent the least deviation possible from these regulations and from the plan.

Section 730 VIOLATIONS & ENFORCEMENT

The commencement or continuation of any land development that does not meet the requirements of these regulations shall constitute a violation. All violations shall be pursued in accordance with the Act [§§4451, 4452]. The Zoning Administrator shall institute, in the name of the Town of Dummerston any appropriate action, injunction or other proceeding to enforce the provisions of these regulations. The Administrator may consult with and utilize the assistance of the Town Attorney or other Town officials in carrying out this responsibility. All fines imposed and collected shall be paid over to the town.

Any person who violates the provisions of this bylaw may be fined not more than \$100.00 for each offense. Each day that a violation continues shall constitute a separate offense. No action may be brought under this section unless the alleged offender has had at least seven days' warning notice by certified mail. An action may be brought without the seven-day notice and opportunity to cure if the alleged offender repeats the violation of the bylaw or ordinance after the seven-day notice period and within the next succeeding 12 months. The seven-day warning notice shall state that a violation

exists, that the alleged offender has an opportunity to cure the violation within the seven days and that the alleged offender will not be entitled to an additional warning notice for a violation occurring after the seven days. In default of payment of the fine, such person, the members of any partnership, or the principal officers of such corporation shall each pay double the amount of such fine.

As used in this section, "person" means an individual, partnership, corporation, association, unincorporated organization, trust, or other legal or commercial entity, including a joint venture or affiliated ownership; a town or state agency; or individuals and entities affiliated with each other for profit, consideration, or any other beneficial interest derived from real estate, except as specified in 24 VSA §4454(d,2).

Nothing in this section shall prevent any action, injunction, or other enforcement proceeding by a town under any other authority it may have, including a town's authority under VSA Title 18, relating to the authority to abate or remove public health risks or hazards.

ARTICLE VIII: DEFINITIONS

Doubt as to the precise meaning of any word used in this Bylaw shall be clarified by the Development Review Board.

ACCESSORY - clearly incidental or subordinate to

ACCESSORY DWELLING UNIT -- an Accessory Dwelling unit is an efficiency or one-bedroom apartment that is clearly subordinate to a single-family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation, provided there is compliance with all of the following: The property has sufficient wastewater capacity. The unit does not exceed 30 percent of the total habitable floor area of the single-family dwelling. and applicable setback, coverage, and parking requirements specified in the bylaws are met.

ACCESSORY USE OR STRUCTURE -- a use or structure on the same lot with, and of a nature customarily incidental and, subordinate to, the principal use or structure.

ADVERSE EFFECT: an activity or project that will not be in harmony with its surrounding, or is out of context with the context within which it will be located. Factors considered include the nature of the surroundings, the compatibility of design with those surroundings, the suitability of color and materials, locations from which the project can be viewed and the potential impact on open space.

(from 2004 Vermont Environmental Board Training Manual, for Act 250 criterion 8)

AGRICULTURE -- a farm, orchard, nursery and other uses of land for agricultural production, processing and marketing.

APPURTENANT - incidental or subordinate to, (see ACCESSORY)

BASEMENT -- any area of the building having its floor subgraded (below ground level) on all sides.

BED & BREAKFAST - A single family dwelling in which not more than seven(7) rooms are offered for rent to transient guests on a nightly basis, in addition to the principle occupants who shall reside on the premise. Central dining and food preparation facilities may be provided sufficient to serve guests; cooking facilities shall not be provided in individual guest rooms.

BUILDING -- a walled and roofed building including a gas or liquid storage tank that is principally above ground.

BUILDING FRONT LINE -- a line parallel to the front lot line transacting that point in the building face which is closest to the front lot line.

BUILDING HEIGHT -- the vertical distance measured from the lowest point of proposed finished grade to the highest point of the roof for flat and mansard roofs, and to the average height between eaves and ridge for other types of roofs. Not included are spires, cupolas, antennae, energy producing facilities or other parts of structures, which

do not enclose potentially habitable floor space. Building height limits are applicable to all facades of a structure.

BUILDING SET-BACK MINIMUM -- see Section 615 for explanation.

BUILDING TRADE -- a place for transacting business such as selling materials & supplies having to do with construction or erection of structures or development of property.

CAMP -- a structure for temporary use for outings or vacations and used occasionally or seasonally. A camp is not designed or constructed for permanent year-round use such as a dwelling.

CAMPGROUND -- land on which is located one or more cabins, trailers, shelters, tent spaces or other accommodations suitable for seasonal or temporary living purposes.

COMMERCIAL -- any land use or structure where the interchange of goods, wares, products or property of any kind, takes place between individuals either by barter, purchase or sale.

COMMUNICATIONS STRUCTURE -- a structure used for the reception or transmission of electromagnetic or radio waves such as, but not limited to, radio or television broadcasting towers, microwave transmission or relay facilities, or antennae, whether or not used for private, commercial or public utility purposes. This definition shall not include antennae or radio transmission facilities if such is an accessory use solely for the recreational use of a resident.

COMMUNITY CENTER -- a structure in which recreational and/or cultural activities may be pursued by the residents or the neighborhood in which it is situated.

CONSERVATION -- the preservation, guarding, protecting from loss, decay or violation of any of our natural resources.

COUNTRY INN: A Country Inn is a lodging establishment serving meals, usually developed from a classic home in a rural or village setting, having a rustic, comfortable ambiance. For this Bylaw, a Country Inn is limited to a maximum of twenty (20) guest rooms.

COVERAGE -- that percentage of the lot area covered by buildings and parking area.

CUSTOMARY -- usual, expected, traditional or typical.

DEVELOPMENT (see Land Development)

DUMPSTER -- Residential-sized trash container up to 6 cubic yards which can be moved and emptied with trucks or machinery.

DWELLING -- a structure designed and constructed for permanent year-round use by one family.

DWELLING--TWO FAMILY -- a structure used as living quarters by two families living independently of each other.

DWELLING-MULTIPLE FAMILY -- a structure used as living quarters by three or more families living independently of each other.

DORMITORY -- a building, or part of a building, with many rooms that provides sleeping and living accommodations for a number of people.

ENCLOSED STORAGE -- a structure consisting of at least three(3) sides and a roof for the purpose of storing goods for an indefinite period.

FAMILY -- one or more persons living, sleeping, cooking and eating on the same premises as a single housekeeping unit, providing that unless all members are related by blood, marriage or adoption, no such single housekeeping unit shall contain more than 5 members. Minor children placed by a State Agency and known as State Wards, domestic servants and farm workers employed on the premises may be housed and be included with the family for the purposes of this section.

FAMILY CHILDCARE HOME OR FACILITY -- a home or facility where the owner or operator is to be licensed or registered by the state for child care. A family child care home serving six or fewer children shall be considered to constitute a permitted single family residential use of property.

FORESTRY -- the harvesting, processing and marketing of any forest products.

FRONTAGE the lot line separating a lot from a street right-of-way.

GREENHOUSE/NURSERY -- a commercial retail establishment where the primary products for sale are live plant materials, floral and landscaping products and associated goods. Plant materials may or may not be grown on site.

GROUP HOME: any residential facility operating under a license or registration granted or recognized by a state agency, that serves not more than eight unrelated persons, who have a handicap or disability as defined in 9 V.S.A. § 4501, and who live together as a single housekeeping unit. In addition to room, board and supervision, residents of a group home may receive other services at the group home meeting their health, developmental or educational needs.

HOME BUSINESS -- a small industrial or service type of operation carried out on the premises under the conditions established in Section 605.

HOME OCCUPATION -- an accessory use of a minor portion of a dwelling by the residents thereof for an occupation which is customary in a dwelling in a residential area and that does not have an undue adverse effect upon the character of the residential area in which the dwelling is located.

INTERESTED PERSON - In accordance with Section 4465(b) of the Development Act, an interested person means any one of the following:

- a. A person owning title to property, affected by these Regulations, who alleges that the regulations impose on the property unreasonable or inappropriate restrictions of present or potential use under the particular circumstances of the case.
- b. Any town that adjoins the Town of Dummerston
- c. A person owning or occupying property in the immediate neighborhood of a property that is the subject of any decision or act taken under these Regulations, who can demonstrate a physical or environmental impact on the person's interest under the criteria reviewed, and who alleges that the decision or act, if confirmed, will not be in accord with the policies, purposes, or terms of the Town Plan or these Regulations.
- d. Any ten persons who may be any combination of voters or real property owners within the Town of Dummerston who, by signed petition to the Planning Commission or Zoning Board of Adjustment of the Town, the plan or a bylaw of which is at issue in any appeal brought under this title, allege that any relief requested by a person under this title, if granted, will not be in accord with the policies, purposes, or terms of the plan or bylaw of that town. This petition to the Planning Commission or Zoning Board of Adjustment must designate one person to serve as the representative of the petitioners regarding all matters related to the appeal.
- e. Any department and administrative subdivision of this State owning property or any interest in property within the Town of Dummerston and the Agency of Commerce and Community Development of the State.

JUNK -- old or scrap copper, brass, iron, steel or other old or scrap or nonferrous material-, including but not limited to rope, rags, batteries, glass, rubber debris, waste of any discarded, dismantled, wrecked, scrapped, abandoned or ruined motor vehicles or parts thereof.

JUNKYARD -- any place of outdoor storage or deposit, whether in connection with a business or not, which is maintained, operated or used for storing, keeping, processing, buying or selling junk, junk motor vehicles, or a scrap metal processing facility.

LAND DEVELOPMENT -- the division of a parcel into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure, or of any mining, excavation of landfill, and any change in the use of any building or other structure, or land, or extension of use of land.

LIGHT INDUSTRY -- a non-polluting, non-impacting, trade, business or place of manufacture that produces, processes or markets a product, as distinguished from agriculture or forestry. See Section 660 for Performance Standards.

LOT -- a parcel of land which may or may not, be occupied by a building and its accessory buildings together with the required open spaces, having not less than the minimum area, width and depth required for a lot in the district in which such land is situated, and having frontage on a street (road) or other means of access as may be determined by the Development Review Board to be adequate as a condition of the issuance of a zoning permit for a building on such land.

LOT DEPTH -- the horizontal distance from the existing or traveled highway right-of-way (see Section 615) to its opposite rear line measured at right angles to the front line.

LOT WIDTH -- the distance measured across the width of the lot at the building, or proposed building, front line.

MANUFACTURING -- the making of goods, articles or products by hand or machinery.

MANUFACTURED HOME -- a structure, transportable in one or more sections, which built on a permanent chassis and is designed for use with or without a permanent foundation when connected to required utilities.

MOBILE HOME -- a structure or type of manufactured home that is built on a permanent chassis and is designed to be used as a dwelling with or without a permanent foundation, includes plumbing, heating, and electrical systems, and is:

- transportable in one or more sections; and
- at least eight feet wide or 40 feet long or when erected has at least 320 square feet or if the structure was constructed prior to June 15, 1976, at least eight feet wide or 32 feet long; or
- any structure that meets all the requirements of this subdivision except for size and for which the manufacturer voluntarily files a certification required by the U.S. Department of Housing and Urban Development and complies with the standards established under Title 42 of the U.S. Code. 10 V.S.A. § 6201(1).

MOBILE HOME PARK -- a parcel of land under single or common ownership or control which contains, or is designed, laid out-or adapted to accommodate, two or more mobile homes. Nothing herein shall be constructed to apply to premises used solely for storage or display of mobile homes. (10 V.S.A., Section 6201(2)).

MODULAR (OR PREFABRICATED)HOUSING: a dwelling unit constructed on-site and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation

NONCONFORMING LOTS OR PARCELS (Statutory Definition): Lots or parcels that do not conform to the present bylaws covering dimensional requirements but were in conformance with all applicable laws, ordinances, and regulations prior to the enactment of the present bylaws, including a lot or parcel improperly authorized as a result of error by the administrative officer. 24 V.S.A. § 4303(13).

NONCONFORMING STRUCTURE (Statutory Definition): A structure or part of a structure that does not conform to the present bylaws but was in conformance with all applicable laws, ordinances, and regulations prior to the enactment of the present bylaws, including a structure improperly authorized as a result of error by the administrative officer. 24 V.S.A. § 4303(14).

NONCONFORMING USE (Statutory Definition): Use of land that does not conform to the present bylaws but did conform to all applicable laws, ordinances, and regulations prior to the enactment of the present bylaws, including a use improperly authorized as a result of error by the administrative officer. 24 V.S.A. § 4303(15).

PACKAGING -- the act of wrapping or boxing a product(s).

PARKING SPACE -- off-street space, used for the temporary location of one licensed motor vehicle, which is at least nine feet wide and twenty-two feet long, not including access driveway, and having direct access to a street or highway.

PERSONAL SERVICE -- work performed by, and sometimes to an individual, such as but not limited to, hairdressing, laundromat, dry cleaning or consulting.

PLANNED UNIT DEVELOPMENT (PUD) -- a subdivision or development of five (5) or more dwellings, commercial and/or industrial uses which do not correspond in lot size, or bulk, or type of unit for the zoning district in which it is located (See Article V).

PORTABLE STORAGE CONTAINER -- A structure, designed for storage of materials or trash, which can be moved and emptied with trucks or machinery. Commonly known as Cargo Containers they are approximately 8'x8½'x20'long.

PRIVATE CLUB -- a structure or use by a nonprofit social or civic organization, or by an organization catering exclusively to members and their guests for social, civic, recreational or athletic purposes which are not primarily conducted for gain.

PROCESSING -- a method, including preparation, to produce a product generally involving a number of steps or operations.

PROFESSION -- a vocation or occupation requiring, advanced training in some liberal art or science and involving mental rather than manual work.

RECREATIONAL FACILITY -- a place for amusement or relaxation, such as sports, games, hobbies, including fitness.

RENEWABLE ENERGY RESOURCE - Energy available for collection or conversion from direct sunlight, wind, running water, organically derived fuels including wood, agricultural resources, waste materials, waste heat and geothermal sources.

REPAIR SHOP -- a structure where restoration or mending of goods takes place.

RESERVOIR -- a place where water is collected and stored, generally in a large quantity.

RESIDENTIAL CARE HOME (Statutory Definition): a place, however named, excluding a licensed foster home, which provides, for profit or otherwise, room, board and personal care to three or more residents unrelated to the home operator.
33 V.S.A. § 7102(1).

RESOURCE -- natural elements such as, but not limited to, forests, land, air, minerals, water, wildlife, fish and energy.

RESTAURANT -- a place where meals can be purchased and eaten inside the building. This does not include drive-in, drive-up or drive-through service.

RETAIL STORE -- a shop or store for the sale of goods, commodities, products or services in small quantities directly to the consumer, as opposed to wholesale. This shall exclude drive-in service, free-standing retail stands, gasoline service, and motor vehicle repair

service, new and used car sales, snowmobiles, motorcycles and moped sales and services and trailer and mobile home sales and service.

STRUCTURE-- Anything constructed or erected for occupancy or use, including but not limited to a building, a mobile home, trailer, tower, or in-ground swimming pool, dumpsters and portable storage containers. Structure does not include: retaining walls, fences or brick or stone walls not exceeding four feet in height in the Village District and six feet in height in any other district; any agricultural fence on an operating farm; poles; mailboxes; dog houses; clotheslines; lamp posts and at-grade decks. Fences or walls exceeding four feet in height in the Village District and six feet in height elsewhere are considered structures.

SUBDIVISION -- a tract or tracts of land, owned or controlled by a person, which have been partitioned or divided for the purpose of resale into 10 or more lots within a radius of five miles of any point on any lot, and within any continuous period of 10 years after the effective date of this chapter. In determining the number of lots, a lot shall be counted if any portion is within five miles. (10 V.S.A. 6001 (19)).

STUDIO -- a building or room used by an artist, sculptor, photographer, musician or similar profession.

TOURIST HOME -- a place where overnight accommodations are offered for transients, usually of short duration.

TRAILER -- a van or closed vehicle usually pulled by a car or truck, and equipped as temporary living quarters, but is without permanent sanitary facilities.

TRAILER CAMP OR PARK -- See Campground

UNDUE ADVERSE EFFECT: An adverse effect that either:

1. violates a clear, written community standard intended to protect the aesthetics or scenic beauty of the area, or
2. offends the sensibilities of the average person because it is out of character with its surroundings or significantly diminishes the scenic qualities of the area, or
3. has not been alleviated by generally available mitigation steps which a reasonable person would take to improve the harmony of the project with its surroundings.

(from 2004 Vermont Environmental Board Training Manual for Act 250)

WAREHOUSE-- a building where wares or goods are stored on a revolving basis.

YARD -- space on a lot not occupied with a building or structure. Porches, whether enclosed or un-enclosed, shall be considered as part of the main building and shall not project into a required yard.