



GEORGIA VERMONT

Selectboard Special Meeting Monday, October 13, 2025 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Agenda

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVadz09>

Meeting ID: 616 584 3896 | **Passcode:** 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. **CALL TO ORDER**
2. **DEVELOPMENT REGULATIONS VERSION 3.0 PUBLIC HEARING**

<https://www.townofgeorgia.com/planning-commission/page/town-georgia-development-regulations-presentation>

A. Selectboard Chair Statement

B. Planning Commission Report, September 23, 2025

3. **PUBLIC COMMENT**
4. **ADJOURN**

Agendas are posted to the Town website, four designated places within the Town of Georgia (Town Clerk's Office, Georgia Public Library, Maplefields & Georgia Market), and e-mailed to the local media. Meeting videos are posted on the Town of Georgia website.

Minutes and videos are posted on the Town of Georgia website.

Signed: Stacy Katon, Town Administrator

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Planning Commission Report on Development Regulations Update
Approved by Planning Commission September 23, 2025

Over the past several months, the Georgia Planning Commission has been working with our planning consultant to complete an update of our Development Regulations. This update is in direct response to align our development regulations with our most recent Town Plan, adopted January 6, 2025. The previous Georgia Town Plan was adopted in January of 2017. The Planning Commission, as well as the Selectboard, has held three public meetings. The Development Regulations have gone through three updates: V2.3, V2.4, and V3.0. This summary report serves to identify significant changes being made to the development regulations in V3.0.

STATEMENT OF PURPOSE

This bylaw update aims to align the Town of Georgia Development Regulations with the current Town Plan, adopted January 2025, and make associated corrections and improvements to the code. The regulations help to promote an increase in housing and commercial businesses and lessen the tax burden on the citizens of Georgia. The goal of the final document was to balance property rights and maintain open space with the directive from the State of Vermont to increase housing availability. In areas where the State of Vermont has oversight, the language in the regulations has been lessened or removed so as not to conflict with state regulations.

SIGNIFICANT CHANGES

Although this update was intended to align local regulations with the newly adopted Town Plan, the Georgia Development Regulations were redeveloped as a completely new document, formatted to improve overall organization, readability, and functionality. A majority of the existing regulations text was carried over into the new document and edited as necessary. The following notable changes were incorporated:

LAND USE: The land uses and zoning map have been updated to reflect the land use vision in the adopted Town Plan, with changes to districts described further below.

SECTION 2 ZONING DISTRICTS: Changes clarifying parcels in more than one zoning district were made, requiring 45% of a parcel to be in that zoning district to use that district's dimensional requirements. A correction for parcels affected by a previous change in the determination of acres

was made, allowing for parcels not currently meeting the acreage requirement for further development to have the parcel recognized as the next larger parcel for minimum lot size requirements only.

AR DISTRICT (AR-1). The AR-1 district has been renamed “AR—Agricultural/Rural Residential.” Its geographic extent has been reduced in some areas, while expansion has occurred in other districts. The acreage requirement for building was reduced from 5 acres to 2 acres. The AR district is the remaining area where farms exist in town. Over the years, the number of farms has reduced significantly. The reduction in the acreage requirement will allow the remaining farms to lessen the impact on their land when there is a need to sell parcels for building lots. The AR district promotes condensed housing through the PUD process and the newly formed Cottage Courts, allowing open space protection and keeping contiguous expanses of agriculture, forestry, and other important land.

R DISTRICT (AR-2). The existing AR-2 district has been renamed “R - Residential”. The geographic extents of this district have been enlarged to include areas along Route 7, Polly Hubbard Road, and Mill River Road. The minimum lot size in this district has been reduced from 2 acres to 1 acre, with reductions in lot road frontage, side, and rear yard setbacks to meet the acreage change.

RN DISTRICT (AR-3). The existing AR-3 District has been renamed “RN - Residential Neighborhood”. The minimum lot size in this district has been reduced from 1 acre to 0.5 acres, with reductions in lot road frontage, front setback along Route 7, side and rear yard setbacks.

NEW RV DISTRICT—A new zoning district named “RV—Residential Village” has been created. The geographic extents of this new district include former AR-3 lands on the east and west sides of Route 7, south of the Village Core (Formerly SV) district. It also includes some parcels along Route 104A that were formerly in the SV district. The minimum lot size in this district has been established at 0.25 acres.

LF DISTRICT (L-1). The existing L-1 district has been renamed “LF - Lakefront”. The geographic extents of this district have been reduced from 500 feet from the edge of the water down to 250 feet. The minimum lot size in this district has been reduced from 1 acre to 0.5 acres, with some reductions in lot road frontage, front yard setback, shoreline frontage, and side and rear setbacks. The setback from the shoreline was reduced to 10’. This change does not change the setbacks imposed through the State of Vermont Shoreline Protection permitting process. The limitation on building height in the LF district has been increased from sixteen feet to twenty-six feet. Because the area and bulk requirements of the current regulations were variable depending on distance from the water and lot size, some of these reductions would not modify requirements on certain lots. The area and bulk requirements have now been standardized for this district. While a shoreland setback has been changed in the district, state and federal regulations control any increase in impervious surface within the district.

LV DISTRICT (L-2). The existing L-2 district has been renamed “LV - Lakeview”. The geographic extents of this district now begin 250 feet closer to the edge of the water, but extend inland the same distance (2,000’) from the water as currently zoned. The minimum lot size in this district has been reduced from 3 acres (4 for two-household dwellings) to 1 acre. Reductions in lot road frontage, side, and rear yard setbacks have also been established.

NEW BH DISTRICT - A new zoning district named “BH - Business Hamlet” has been created. The geographic extents of this district include parcels within Georgia Center hamlet, on both sides of Route 7, extending from the intersection with Ballard Road to beyond Cadieux Road. It also extends on both sides of Plains Road. The minimum lot size in this district is 1 acre. The BH zone is intended to promote a mix of smaller-scale commercial and residential living.

B DISTRICT. The existing “B - Business” district has been reduced in geographic area in one location and expanded with a new area elsewhere. In the vicinity between Route 7 and Interstate 89, the B district has been reduced. A new B district area has been added at the north end of town on the east side of Route 7, bounded by the railroad tracks and Conger Road. On the west side of Route 7, the new B district is established on the north side of Mill River Road.

VC DISTRICT (SV). The existing SV district has been renamed “VC—Village Core.” The geographic extents of this district have been expanded to include an additional parcel to the west and reduced to exclude several parcels to the east. The maximum building height in this district has increased from 50 feet to 55 feet. In keeping with the intent of a walkable village district, changes to this district now allow for a single-family dwelling to occupy the first floor of a multi-level dwelling, lowering the amount of commercial offset needed to maintain the commercial/residential requirement of the district, and allowing public amenities to be used in place of or in addition to the commercial requirement as a part of some developments. Changes in commercial structures now allow for the second floor of the building to not be habitable.

I DISTRICT (I-1 & I-2). The I-1 and I-2 districts have been combined and renamed “I-Industrial”. The geographic extents of this combined district have been expanded to include additional parcels to the east of the railroad tracks and expanded south to include parcels fronting on Route 104A.

NR DISTRICT (R-1 & N). The existing R-1 and N districts have been combined and renamed "NR—Natural/Recreational." The geographic extents of these combined districts remain unchanged. The minimum lot size in this district has been reduced from 20 acres to 10 acres.

ARTICLE 3 LAND USES. Updated table 3.1 outlining land uses for all districts. Updated the language for home-based businesses to include Home Office, Home Occupation, and Home Industry. Added language for man-made ponds. Updated language around the use of recreational and camping vehicles on both developed and undeveloped lots. A new licensing requirement for short-term rentals and seasonal mobile food units has been added, which will be enacted through an ordinance by the Selectboard.

DISTRICT REQUIREMENTS. Removed language that areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.

HOUSING. The new regulations have been modified to broaden allowable housing types and provide safer and affordable housing availability. Single-household dwellings and two-household dwellings are now considered the same category of land use and are allowed in identical fashion. Multi-household dwellings have been added as potential uses in the newly created RV and BH districts. A new housing type, “Cottage Court,” has been added to the regulations as a permitted use in all but the I and LF districts. Group Homes (8 persons or less) are now permitted in all but the Industrial district. Multi-tenant housing for older persons has been added to the new RV and BH districts. Most districts have added accessory dwelling units and adult day care homes as permitted uses. With the increasing popularity of Accessory Dwelling Units, the regulations have lessened the restrictions on ADUs by increasing the allowable minimum square footage from 900 SF to 1,200 SF and removing the residential requirement of the landowner.

SIDEWALKS. The code has been clarified/augmented to require or encourage public sidewalks and/or shared-use paths, focusing on the VC and RV districts for future sidewalk and public path construction.

WETLAND & VERNAL POOLS. Removed much of the language that was repetitive to state and federal standards.

SPECIFIC USE REQUIREMENTS. The code now includes specific requirements for many particular uses, such as childcare, group homes, contractor yards, heavy equipment sales, motor vehicle repair, and short-term rentals.

ABANDONED AND BLIGHTED PROPERTIES. New code sections have been added to address conditions of abandoned or blighted properties.

DEMOLITION. A new permit requirement was added for demolishing any structure over 250 SF.

PERMITS & APPROVALS. Outlined a new structure for the availability of density bonuses when developing a PUD or Cottage Court.

SUBDIVISION REVIEW. Allowed for administrative review of two lot subdivisions and boundary line adjustments. Moved the application process to an all-digital process, removing the requirement for paper copies.

FLOODING. The existing code regarding “Flood Hazard and River Corridor Regulations” has been replaced in its entirety with new flood hazard and river corridor regulations from Northwest Regional Planning.

ONLINE PERMIT PROCESS. The new development regulations have been updated to accommodate a new online permit application system, which is anticipated to help streamline the permit application process for applicants and town staff. This includes the administrative approval of several common requests, such as boundary lot line adjustments and minor two-lot subdivisions.

DEFINITIONS. The code now includes many new definitions, as well as updated or clarified definitions for existing terms.

FINDINGS. This bylaw amendment aligns with and furthers the goals and policies of the Town of Georgia 2025 Town Plan, specifically with regard to the availability of safe and affordable housing. The current plan states: *“Allow for a more balanced and diverse mix of housing types that meets the needs of Georgia’s population at every stage of life.”* (pg. 90) and *“Ensure that the town is enabling the creation of adequate housing which is available and affordable for Georgia residents.”* as well as supporting Policies D1, D2, D4 and D5. These bylaws enable and encourage several additional housing types, and incorporate their potential development with reduced lot sizes in several areas in town as described in 24 VSA 4441. The provision for two-family and accessory dwelling units are treated on equal footing with single-household dwellings, and several new areas of town have been opened up for multi-household dwellings. (24 VSA 4412) These bylaws also do not unreasonably restrict essential public facilities as described in (24 VSA 4413). The bylaw establishes clear and reasonable zoning districts to regulate the use of land as described in 24 VSA 4414, and align with the future land use vision of the adopted Town Plan as prescribed in 24 VSA 4441.

VIEWING. The full version of the Development Regulations is available in the Town Clerk's Office at the Town of Georgia Municipal Offices or on the Town of Georgia website at townofgeorgia.com. Any questions can be directed to the Zoning Administrator at zoning@townofgeorgia.com or by calling 802-524-3524.

ATTACHMENTS. Attached are the table of contents and the proposed zoning map from the proposed zoning regulations.

Attached addenda outlining changes made by page:

- Addendum A – Changes to Version 2.3
- Addendum B – Changes to Version 2.4
- Addendum C – Changes to Version 3.0

Addendum A



PROPOSED TOWN OF GEORGIA DEVELOPMENT

REGULATIONS VERSION 2.3 June 24, 2025

Proposed changes to development regulations version 2.3 from the Planning Commission & NRPC

- Page ii – correct the left side of the flowchart under SFD to read SFD / Duplex
Add to the right side of the flowchart after the appeal period – Survey plat submitted... match figure 7.1 on page 7-9
- Page iv – Add SFD Single Family Dwelling
- Page 2-5 – under 2.2.3 District Requirements letter E – remove
- Page 2-7 – 2.3.3 District Requirements E – Change to
The DRB may require sidewalks or shared-use paths as part of a Cottage Court approval.
- Page 2-9 - 2.4.3 District Requirements C – Change shall to may – and add – The DRB may require an amount equal to the cost of building a sidewalk and/or multi-use path to be placed into the Pedestrian Shared-use Paths Fund for future buildout of the sidewalks and/or multi-use paths.
- Page 2-11 – 2.5.3 District Requirements C – Change shall to may – and add – The DRB may require an amount equal to the cost of building a sidewalk and/or multi-use path to be placed into the Pedestrian Shared-use Paths Fund for future buildout of the sidewalks and/or multi-use paths.
- Page 2-13 – 2.6.3 District Requirements – remove E
2.6.4 Pre-Existing Non-Conforming – Change 16' to 26' in both A & B
- Page 2-14 – Table 2.5 – Change building height to 26'
Front yard setback should be 30'
Footnote 5 – justify text
- Page 2-15 - 2.7.3 District Requirements – Remove B, C, D
- Page 2-17 – 2.8.3 District Requirements – Remove B
I – after shrubs replace will with may
- Page 2-19 - 2.9.3 District Requirements – D – Change to:
Private sidewalks and/or multi-use paths may be required in this district to connect from the building entrances to any adjacent public sidewalks, multi-use paths, and off-street parking areas. The DRB may require an amount equal to the cost of building a sidewalk and/or multi-use path to be placed into the Pedestrian Shared-use Paths Fund for future buildout of the sidewalks and/or multi-use paths.

Page 2-21 - 2.10.3 District Requirements – A. Change shall to may / 1. On both sides of State Highway
2. On one side of all public and private roads

B- Change to:
Private sidewalks and/or multi-use paths shall be required in this district to connect from the building entrances to any adjacent public sidewalks, multi-use paths, and off-street parking areas. The DRB may require an amount equal to the cost of building a sidewalk and/or multi-use path to be placed into the Pedestrian Shared-use Paths Fund for future buildout of the sidewalks and/or multi-use paths.

Page 2-22 - Footnote 4 – remove habitable

Page 2-28 – Remove figure 2.7 – replace with language discussing future road plans

Page 2-32 - 2.11.3 District Requirements – Remove B

Page 3-3 – Table 3.1 – Cottage Court – change VC to C/S – Add PUD to table
Dwelling , single – under B change P/C to P/S
Under Notes – 1 - Single Household dwellings are permitted as stand-alone dwellings meeting front setback requirements and parking access in the rear.
2 - Dwelling Units are permitted in the Village Core District on the second and third floors of a mixed-use building. (Commercial first floor / residential 2nd and 3rd floors or commercial all floors)

Page 3-7 – Accessory Dwelling Units – Remove B

Page 3-15 – Village Core Standards 4 – Change 1200 SF to 1500 SF. SFD shall be multi-level, from 2 to 3 stories.
Add between 3 & 4 – The DRB may allow Multi-household dwellings of 5 units in the same building to be exempt from the commercial offset if, as part of the overall development, there is a commercial element that meets the requirements in section 3 above. The DRB may impose a minimum of square footage on developments of 5 units or more that do not have other commercial offset as a part of the plan.
5. add – A waiver may be obtained from the DRB for the requirement of the second story in the two-story building to be habitable.

Page 3-17 - 3.3.23 Recreational / Camping Vehicles with Sleeping Quarters
Section B - A legally registered recreational vehicle may be placed on an undeveloped lot and used for limited seasonal occupancy, provided it meets the following requirements:

1. It shall not be permanently attached to the land.
2. It must be moved at least once a week
3. It shall be occupied seasonally
(i.e., for less than 180 days between May 1 and November 30 and no more than 60 days between November 1 and May 31).
4. It shall meet applicable setback standards for a primary structure in the district in which it is located.

Add C (Any camping or recreational vehicle used for living quarters and sited so as not to be readily movable shall be deemed a structure and a dwelling unit, and shall be subject to all applicable regulations.)

Page 3-22 – Seasonal Mobile Food Unit – update to below, remove all remaining
A. License Required. Seasonal mobile food units are permitted in districts as specified in TABLE 3.1 - Table of Land Uses. Please refer to the Mobile Food Unit ordinance for more information.

Page 3-22 to 3-23 – 3.3.30 Short Term Rentals – Update to below, remove all remaining:

- A. License Required.** Short-term rentals are permitted in districts as specified in TABLE 3.1 - Table of Land Uses. Please refer to the Short-term rental ordinance for information.

Page 4-7 – Wetland and Vernal Pools – 4.7.1 review standards -A. Change to:

No land development shall be permitted in a Class I or Class II wetland, except as exempted or approved by the Vermont Agency of Natural Resources.

Remove B

Remove D

Remove 4.7.2

Page 5-5- 5.5.1 Off-Street Parking Requirements – Add “Existing non-conforming parking spaces count towards requirements for the # of spaces when expanding existing residential uses.” See 24 V.S.A. §4428

Page 5-6 - Table 5.2 Parking lot stall and aisle dimensions - add a footnote Check width on two way aisels (SFD / Duplexes are exempt from these standards, see 24 V.S.A. § 4428)

Page 5-8 – 5.6.1 sidewalks – 2 Location – remove C / Change D to: On both sides of State Highways in the RV District

Page 5-9 – 5.6.2 sidewalks – A.1 – Remove all but RV, VC district

Page 5-12 – D Land Development on Private Roads – add
three (3) dwelling units, three (3) Duplexes, or three (3) lots used for non-residential purposes, /=
Private roads with more than three (3) dwelling units, three (3) Duplexes, or lots must be constructed to A-76 standards.

Page 5-13 – B1 - three (3) or more dwelling units or duplexes

Page 5-17 – 5.11 signs section C, add in the Village Core, additional signs may be approved as a part of the conditional use with the DRB

5.11.2 B – Home Occupation – The sign may be externally illuminated with downward-facing lights attached above the sign.

Page 6-12 – B Local Exemptions – 3 – remove shed / change 150 to 200

#14 – patio and driveway – change from 100 to 200 sf / add d. if part of a stormwater plan permitted through ANR

Page 6-13 – 6.2.1 Conditional Use Review Process – Change Section C to Section 2 and Change Section 2 to Section 3

Page 6-15 - Permit Conditions – add 9- The DRB cannot require a larger lot size, more parking spaces, limit the building size (including footprint/height), or limit the density below that allowed by the underlying bylaw for residential housing development only. See 24 V.S.A. §4464(b)(7)

Page 6-22 – F Open Space Land 1. Change 50% wetlands to 100% wetlands

Page 6-25 – Cottage Court - 3 Dwelling Size – Change from 1200 SF to 1500 SF.

4. Change building height to 55’

Add 16. – Cottage courts in the VC district shall be located off a private road and not located on a public or state highway.

Add 17. – The DRB may allow Cottage Courts of 6 to 12 units in the VC district to be exempt from the commercial offset if, as part of the overall development, there is a commercial element that meets the

commercial requirements as a part of the development and the cottage court has a common building for use by all residents of that courtyard. The DRB may impose a minimum of commercial square footage and common building on developments of 6 to 12 units that do not have other commercial offset as a part of the plan.

Page 6-26 – 1. Energy Efficient Siting – Change 50% to 25% and Change 25% to 60%

Page 7-14 – 7.3.5 Major Subdivision section E. Effect of Preliminary Plan / Plat Approval – add to the end of the paragraph – Upon written request before the one-year deadline, the ZA may authorize an extension of up to 1 year for reasons outside the applicant's control.

Page 7-14- 7.3.5 Major Subdivision section F – Remove “classification by the DRB as a minor” – add “a major”

Page 8-18- add definitions for the following to the standard definitions under section 10

- Common plan of development
- Construction trailer
- Designated center
- New Construction
- Non-residential
- Replacement structure
- Storage
- Substantial damage
- Substantial Improvement

Page 9-4- 9.4 Public hearing/Notice requirements for DRB Approvals –
Add “6. DRB must hold hearing within 120 days of the application being deemed complete. See 24 V.S.A. §4464(b)(1)

Page 10-7- Common Land - Land within a development or subdivision that is not individually owned but is designed to be held in common for the use, enjoyment, management, and maintenance by the residents or occupants of that development or subdivision. It is generally owned or leased by a homeowner’s association (HOA), which is typically responsible for its upkeep.

Page 10-12- Interested persons – update definition to:

- (1) A person owning title to property, or a municipality or solid waste management district empowered to condemn it or an interest in it, affected by a bylaw, who alleges that the bylaw imposes on the property unreasonable or inappropriate restrictions of present or potential use under the particular circumstances of the case.
- (2) The municipality that has a plan or a bylaw at issue in an appeal brought under this chapter or any municipality that adjoins that municipality.
- (3) A person owning or occupying property in the immediate neighborhood of a property that is the subject of any decision or act taken under this chapter, 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 plan or bylaw of that municipality.
- (4) Any 20 persons who may be any combination of voters, residents, or real property owners within a municipality listed in subdivision (2) of this subsection who, by signed petition to the appropriate

municipal panel of a municipality, 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 municipality. This petition to the appropriate municipal panel must designate one person to serve as the representative of the petitioners regarding all matters related to the appeal. For purposes of this subdivision, an appeal shall not include the character of the area affected if the project has a residential component that includes affordable housing.

(5) Any department and administrative subdivision of this State owning property or any interest in property within a municipality listed in subdivision (2) of this subsection, and the Agency of Commerce and Community Development of this State.
See 24 V.S.A. §4465(b)(4)

Page 10-12- Household – delete “or not more than six unrelated adults living together,” per 24 V.S.A. §4412(14)

Page 10-18- Public Facilities – update definition to include: Emergency shelters converted to permanently affordable housing. See 24 V.S.A. 24 §4413(a)(1)(G) & §4413(a)(1)(H)

Page 10-19 – Add – Recreational Uses: Any property used for enjoyment and relaxation rather than residential or commercial development. Recreation uses may include walking, hiking, skiing, biking, birding, hunting, and recreational vehicles

Page 10-24 – Structure, accessory – add – a structure less than 200 sf is exempt from needing a permit.

Addendum B



PROPOSED TOWN OF GEORGIA DEVELOPMENT
REGULATIONS VERSION 2.4 July 7, 2025

The following **CHANGES** have been made to the proposed development regulations between version 2.3 and 2.4 of the attached document:

- Page ii Revised the left side of the flowchart to change “SFD” to read “Single Family Dwelling / Duplex”
Revised the right side of the flowchart after the appeal period at add step: “Survey plat submitted 180 days and recorded” to match figure 7.1 on page 7-9
- Page iv Added SFD Single Family Dwelling to abbreviations
- Page 1-1 Corrected title of Article 1 to read “Authority and Purpose”
- Page 2-3 Moved Zoning map and re-ordered pages so that the dimensional standards table for each district would appear on the facing page after each zoning district description, and not the other side of the page.
- Page 2-5 (now page 2-6) Section 2.2.3 - Deleted paragraph E
- Page 2-7 (now page 2-8) Section 2.3.3 – Modified paragraph E to read “The DRB may require sidewalks or shared-use paths as part of a Cottage Court approval.”
- Page 2-9 2.4.3 District Requirements, Section C – Changed “shall” to “may”, added the following: “The DRB may require an amount equal to the cost of building a sidewalk and/or multi-use path to be placed into the Pedestrian Shared-use Paths Fund for future buildout of the sidewalks and/or multi-use paths.”
- Page 2-11 2.5.3 District Requirements, Section C – Changed “shall” to “may” – added “The DRB may require an amount equal to the cost of building a sidewalk and/or multi-use path to be placed into the Pedestrian Shared-use Paths Fund for future buildout of the sidewalks and/or multi-use paths.”
- Page 2-13 2.6.3 District Requirements – Removed paragraph E
2.6.4 Pre-Existing Non-Conforming – Changed 16’ height to 26’ in both sections A & B
- Page 2-14 Table 2.5 – Changed building height to 26’
Changed front yard setback to 30’
Footnote 5 – fixed text justification
- Page 2-15 2.7.3 District Requirements – Removed paragraphs B, C, and D

Page 2-17 2.8.3 District Requirements – Removed paragraph B
Section I – after shrubs, replaced “will” with “may”

Page 2-19 2.9.3 District Requirements – Section D Changed to read:
“Private sidewalks and/or multi-use paths may be required in this district to connect from the building entrances to any adjacent public sidewalks, multi-use paths, and off-street parking areas. The DRB may require an amount equal to the cost of building a sidewalk and/or multi-use path to be placed into the Pedestrian Shared-use Paths Fund for future buildout of the sidewalks and/or multi-use paths.”

Page 2-21 2.10.3 District Requirements – Section A. Changed “shall” to “may”, modified numbers 1 and 2 as follows:

1. On both sides of State Highway
2. On one side of all public and private roads

Section B changed to:

“Private sidewalks and/or multi-use paths shall be required in this district to connect from the building entrances to any adjacent public sidewalks, multi-use paths, and off-street parking areas. The DRB may require an amount equal to the cost of building a sidewalk and/or multi-use path to be placed into the Pedestrian Shared-use Paths Fund for future buildout of the sidewalks and/or multi-use paths.”

Page 2-22 Footnote 3 – removed “habitable”

Page 2-28 Removed map in figure 2.7.

Page 2-26 Revised language of section E(1) to no longer refer to map in figure 2.7. Deleted the following text:
”Planned street connections shall comply with the Conceptual Future Road Layout shown in Figure 2.7 - Conceptual

Future Road Layout - Village Core (VC) District on page 2-28. Conformance with the Conceptual Future Road Layout shall be satisfied if proposed new roads further the development of a road network; new roads are not required to follow the exact path of proposed roads as laid out in these illustrations.”

Replaced with the following text: “As new development is proposed within the Village Core, the Planning Commission and applicants/developers should coordinate to plan for and create new road connections which create an internal network grid, providing shared alternative routes for vehicular access in and out of the site(s) to adjacent properties and public streets where possible, as envisioned in the South Village Core Strategic Plan.”

Page 2-32 2.11.3 District Requirements – Removed paragraph B.

Page 3-3 Table 3.1 – Cottage Court row, changed type of allowable use to “C/S” in the VC district
Added Planned Unit Development row to use table
Dwelling, Single Household row – in B district corrected typo from P/C to P/S
Under table footnotes, changed note 1 to read “Single Household dwellings are permitted as stand-alone dwellings meeting front setback requirements and parking access in the rear.”
Changed note 2 to read “Dwelling Units are permitted in the Village Core District on the second and third floors of a mixed-use building. (Commercial first floor / residential 2nd and 3rd floors or commercial all floors), or on the ground floor provided they do not directly front on the public way/Route 7. See 2.10.4 Village Core Design Standards.”

Page 3-7 3.3.1 Accessory Dwelling Units – Removed paragraph B

Page 3-15 Village Core Standards, Section C(4) – Changed 1200 SF size to 1500 SF. Added “Single-household dwellings shall be multi-level, from 2-3 stories.”

Section C(5) added: “A waiver may be obtained from the DRB for the requirement of the second story.”

Added new paragraph #4 – “The DRB may allow multi-household dwellings of 5 units or more in the same building to be exempt from the commercial offset if, as part of the overall development, there is a commercial element that meets the requirements in section 3 above. The DRB may impose a minimum of square footage on developments of 5 units or more that do not have other commercial offset as a part of the plan.”

Page 3-17 3.3.23 Recreational / Camping Vehicles with Sleeping Quarters
Modified Section B to read: “A legally registered recreational vehicle may be placed on an undeveloped lot and used for limited seasonal occupancy, provided it meets the following requirements:

1. It shall not be permanently attached to the land.
2. It must be moved at least once a week
3. It shall be occupied seasonally (i.e., for less than 180 days between May 1 and November 30 and no more than 60 days between November 1 and May 31).
4. It shall meet applicable setback standards for a primary structure in the district in which it is located.

Added C “Any camping or recreational vehicle used for living quarters and sited so as not to be readily movable shall be deemed a structure and a dwelling unit, and shall be subject to all applicable regulations.”

Page 3-22 3.3.29 Seasonal Mobile Food Unit – Paragraphs deleted and replaced with the following:
“A. License Required. Seasonal mobile food units are permitted in districts as specified in TABLE 3.1 - Table of Land Uses. Refer to the Town of Georgia Mobile Food Unit Ordinance for more information.”

Page 3-22 3.3.30 Short Term Rentals – Paragraphs deleted and replaced with the following:
“A. License Required. Short-term rentals are permitted in districts as specified in TABLE 3.1 - Table of Land Uses. Refer to the Town of Georgia Short-term Rental Ordinance for more information.

Page 4-2 4.1 A – Added flagpoles under exemptions

Page 4-7 Wetland and Vernal Pools, Section 4.7.1 review standards, subsection A changed to read: “No land development shall be permitted in a Class I or Class II wetland, except as exempted or approved by the Vermont Agency of Natural Resources.”
Deleted paragraphs B and D
Deleted section 4.7.2

Page 5-5 Table 5.1 Required Off-Street Parking Spaces – Added note to Dwelling row “Existing non-conforming parking spaces count towards requirements for the number of spaces when expanding existing residential uses. See 24 V.S.A. §4428”

- Page 5-6 - Table 5.2 Parking lot stall and aisle dimensions - added footnote “Single-household and duplex dwellings are exempt from these dimensional requirements, as per 24 V.S.A. § 4428.
- Page 5-8 5.6.1 Public Sidewalks, A(2) Location – Removed paragraph C.
Modified paragraph D to read : On both sides of State Highways in the RV District
- Page 5-9 5.6.2 Private Sidewalks – Section A(1), Removed references to all but RV and VC districts.
- Page 5-12 5.7.1 Section D Land Development on Private Roads, subsection (1) – Revised wording to add “three (3) Duplexes” in addition to 3 dwelling units or 3 lots already referenced in the text.
- Revised last sentence to similarly read “Private roads with more than three (3) dwelling units, three (3) Duplexes, or lots must be constructed to A-76 standards.”
- Page 5-13 Section B(1) – Revised wording to read “All accesses servicing three (3) or more dwelling units or duplexes....”
- Page 5-17 5.11 Signs, Section C, added “In the Village Core (VC) district, additional signs may be approved as part of the conditional use with the DRB.”
- Page 5-17 5.11.2 B – Home Occupation – Added: “The sign may be externally illuminated with downward-facing lights attached above the sign....”
- Page 6-12 6.1.12 B Local Exemptions, subsection 3 - Removed “shed” Changed
150 s.f. to 200 s.f.
Subsection 14 – regarding patio and driveway – Changed 100 s.f. to 200 s.f.
Added d. “The work is conducted as part of a stormwater plan permitted through the Vermont Agency of Natural Resources.”
- Page 6-13 6.2.1 Conditional Use Review Process – Changed subsection C to Section 2 Change
Section 2 to Section 3
- Page 6-15 6.2.3 Permit Conditions – Added new subsection 9: “The DRB cannot require a larger lot size, more parking spaces, limit the building size (including footprint/height), or limit the density below that allowed by the underlying bylaw for residential housing development only. See 24 V.S.A. §4464(b)(7)”
- Page 6-22 Section F - Open Space Land 1. Change “Up to 50%” wetlands used as open space to “Up to 100%”.
- Page 6-25 Cottage Court – subsection 3 Dwelling Size changed from 1200 SF to 1500 SF.
Subsection 4. Changed building height to “As permitted in the zoning district”
Added 16 “Cottage courts in the VC district shall be located off a private road and not located on a public or state highway.”
Added 17 “The DRB may allow Cottage Courts of 6 to 12 units in the VC district to be exempt from the commercial offset if, as part of the overall development, there is a commercial element that meets the commercial requirements as a part of the development and the cottage court has a common building for use by all residents of that courtyard. The DRB may impose a minimum of commercial square footage and common building on developments of 6 to 12 units that do not have other commercial offset as a part of the plan.”

- Page 6-26 Subsection B(1). Energy Efficient Siting – Changed potential density bonus from 50% to 25% and Changed minimum percentage of lots from 25% to 60%.
- Page 7-14 7.3.5 Major Subdivision section E. Effect of Preliminary Plan / Plat Approval – Added to the end of the paragraph: “Upon written request before the one-year deadline, the ZA may authorize an extension of up to 1 year for reasons outside the applicant’s control.”
- Page 7-14 7.3.5 Major Subdivision, section F, last sentence – Removed “by the DRB”
Replaced “a minor subdivision” with “a major subdivision”
- Section 8 Copied definitions for the following terms to the standard definitions in Section 10
Common plan of development
Construction trailer
Designated center
New Construction
Non-residential
Replacement structure
Storage
Substantial damage
Substantial Improvement
- Page 9-4 9.4 Public Hearing/Notice Requirements for DRB Approvals –
Add new #6: “The DRB must hold hearing within 120 days of the application being deemed complete.
See 24 V.S.A. §4464(b)(1).”
- Page 10-7 Added new definition for Common Land: “Land within a development or subdivision that is not individually owned but is designed to be held in common for the use, enjoyment, management, and maintenance by the residents or occupants of that development or subdivision. It is generally owned or leased by a homeowner’s association (HOA), which is typically responsible for its upkeep.”
- Page 10-12 Replaced definition examples for Interested Persons/parties as follows:
- (1) A person owning title to property, or a municipality or solid waste management district empowered to condemn it or an interest in it, affected by a bylaw, who alleges that the bylaw imposes on the property unreasonable or inappropriate restrictions of present or potential use under the particular circumstances of the case.
 - (2) The municipality that has a plan or a bylaw at issue in an appeal brought under this chapter or any municipality that adjoins that municipality.
 - (3) A person owning or occupying property in the immediate neighborhood of a property that is the subject of any decision or act taken under this chapter, 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 plan or bylaw of that municipality.
 - (4) Any 20 persons who may be any combination of voters, residents, or real property owners within a municipality listed in subdivision (2) of this subsection who, by signed petition to the appropriate municipal panel of a municipality, 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 municipality. This petition to the appropriate municipal panel must designate one person to

serve as the representative of the petitioners regarding all matters related to the appeal. For purposes of this subdivision, an appeal shall not include the character of the area affected if the project has a residential component that includes affordable housing.

- (5) (5) Any department and administrative subdivision of this State owning property or any interest in property within a municipality listed in subdivision (2) of this subsection, and the Agency of Commerce and Community Development of this State. See 24 V.S.A. §4465(b)(4)

Page 10-12 Household – deleted “or not more than six unrelated adults living together”

Page 10-18 Public Facilities – updated definition to also include: “Emergency shelters and hotels/motels converted to permanently affordable housing”

Page 10-19 Added new definition “Recreational Uses: Any property used for enjoyment and relaxation rather than residential or commercial development. Recreation uses may include walking, hiking, skiing, biking, birding, hunting, and recreational vehicles.”

Page 10-24 Structure, accessory – added: “a structure less than 200 sf is exempt from needing a permit.”



GEORGIA VERMONT

PROPOSED TOWN OF GEORGIA DEVELOPMENT REGULATIONS VERSION 3.0 AUGUST 6, 2025

The following **CHANGES** have been made to the proposed development regulations between version 2.4 and version 3.0 of the attached document:

- Page ii Quick Reference Guide
REVISED flowchart – “Appeal Decision to DRB” changed to “Appeal to Superior Court Environmental Division”.
- Page 1-1 Section 1.3, paragraph A
ADDED the following underlined text to: “*They are also intended to protect the rights of property owners, the value of property, to prevent overcrowding....*”
- Page 2-2 Section 2.1, paragraph E(1)
REVISED the following underlined and strikethrough text: “*If at least ~~sixty percent (60%)~~ forty-five percent (45%) of the lot’s acreage lies in the zoning district with the least restrictive dimensional requirements, the least restrictive dimensional requirements apply to the entire lot.*”
- Page 2-3 Section 2.1, paragraph E(2)
“*A use allowed in one of the zoning districts in which a lot lies, but prohibited in the other, can extend up to a maximum of ~~400~~ 200 feet into the zoning district in which the use is prohibited.*”
- Section 2.1
ADDED new paragraph G: “*Pre-Existing Lot Size Modifications. Any legally pre-existing lot in the Town of Georgia in existence on or before August 1st, 2025, that has a lot size acreage that ends in .75 or higher will be considered as rounded up to the next whole acreage for the purposes of subdivision calculations only. (For example: 1.75 = 2 acres). This will not change the amount of acres owned but will only be used to determine if the property meets the minimum lot size requirements. The intent of this modification is to rectify conversion errors in lot size when the Georgia Development Regulations went from parcels being measured in square feet to lots being measured by acre. All subdivisions that use this modification are required to have this conversion explained in the decision by either the DRB or the ZA. Qualifiers for use of this adjustment:*
1. *Properties must be located in the AR, R, RN, VC, LF, or LV zoning districts;*
 2. *Does not apply to parcels created as part of a PUD, or has common land associated with the parcel.*”
- Page 2-6 Section 2.2.1 – Purpose of District
REVISED the following underlined and strikethrough text: “*The primary purpose of the AR District is to provide a place in Georgia for agriculture and silviculture uses. The goals and policies of the Town Plan encourage higher density development in other areas of the Town ~~and not in the AR District.~~ Residential and other uses permitted in ~~the~~ this district should be ~~very low density, should not interfere with the~~ designed to allow for consolidated residential developments while preserving the agricultural and rural nature of the district, and should not place an unreasonable burden on the Town’s ability to*

provide and maintain Town services to all residents. It is a policy of the Town not to allow strip development in this district. Land should be developed so that large contiguous expanses of agricultural, forestry, significant geological areas, wildlife habitat, scenic areas, and other important open space land will be protected. ~~Development may be phased in order to meet the purposes of this district.~~

Section 2.2.3, paragraph A

REVISED text: “Within the AR district, subdivision boundaries, lot layout, and building envelopes ~~shall~~ may be located and configured to minimize....”

Section 2.2.3, paragraph B

DELETED: “~~Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.~~”

Section 2.2.3, paragraph D

DELETED: “~~Street trees or shrubs will be required along Route 7 unless waived by the DRB due to topographical or physical limitations.~~”

Page 2-7 Table 2.1

Minimum lot size changed from 5 acres to 2 acres
Lot Road Frontage changed from 250 feet to 150 feet
Front Yard Setback changed from 75 feet to 50 feet
Side Yard Setback changed from 40 feet to 20 feet
Rear Yard Setback changed from 40 feet to 20 feet
Multi-tenant housing for older persons – lot size changed from 5 acres to 2 acres
Campgrounds – lot size changed from 10 acres to 5 acres
ADDED: Cottage Court – minimum lot size 2 acres
Table Note 2 – changed “1/4 acre” to “1/8 acre”
Table Note 4 – REVISED: “The side and rear yard setback shall be 220 feet meet the state minimum distances from Deer Brook and Arrowhead Mountain Lake, which are classified as impaired waterways.”

Page 2-8 Section 2.3.3, paragraph A

DELETED: “~~Street trees or shrubs will be required along roads in the R district unless waived by the DRB due to topographical or physical limitations.~~”

Section 2.3.3, paragraph D

DELETED: “~~Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.~~”

Page 2-9 Table 2.2

Campgrounds – Minimum lot size changed from 10 acres to 5 acres
ADDED: Cottage Court – minimum lot size 2 acres
Table Note 2 – changed “1/4 acre” to “1/8 acre”

Page 2-10 Section 2.4.3, paragraph A

DELETED: “~~Street trees or shrubs will be required along roads in the RN district unless waived by the DRB due to topographical or physical limitations.~~”

Section 2.4.3, paragraph B

REVISED text: “Public sidewalks ~~shall~~ may be required in this district to serve the general public....”

Section 2.4.3, paragraph F
DELETED: “~~Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.~~”

Page 2-11 Table 2.3
Campgrounds – Minimum lot size changed from 10 acres to 5 acres
ADDED: Cottage Court – minimum lot size 2 acres
Table Note 2 – changed “1/4 acre” to “1/8 acre”

Page 2-12 Section 2.5.3, paragraph A
DELETED: “~~Street trees or shrubs will be required along Route 7 unless waived by the DRB due to topographical or physical limitations.~~”

Section 2.5.3, paragraph D
REVISED: “Parking, loading, and utility areas ~~shall~~ may be located to the side or rear of buildings and may be required to be screened.”

Section 2.5.3, paragraph E
REVISED: “Driveway access ~~shall~~ may be limited to one curb cut. Sharing of driveways with adjoining properties may be required.”

Section 2.5.3, paragraph F
DELETED: “~~Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.~~”

Page 2-13 Table 2.4
ADDED: Cottage Court – minimum lot size 2 acres
Table Note 6 – REVISED: “The side and rear yard setback shall ~~be 220 feet~~ meet the state minimum distances from Deer Brook and Arrowhead Mountain Lake, which are classified as impaired waterways.”

Page 2-14 Section 2.6.3, paragraph A
DELETED: “~~Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.~~”

Section 2.6.3, paragraph E
REVISED: “Any excavating, filling, or grading within the Lakefront (LF) district ~~shall~~ may require a permit and may require a permit from Shoreland Protection.”

Page 2-15 Table 2.5
Shoreline Setback changed from 50 feet to 10 feet
Pre-Existing Lots – Shoreline Setback changed from 50 feet to 10 feet
Campgrounds – Minimum Lot Size changed from 10 acres to 5 acres, Lot Road Frontage changed from 300 feet to 100 feet, Front Yard Setback changed from 300 feet to 30 feet, Side Yard Setback changed from 100 feet to 20 feet, Rear Yard Setback changed from 100 feet to 20 feet
Marinas – Front Yard Setback changed from 75 feet to 30 feet, Shoreline Setback changed from 75 feet to 10 feet
ADDED: Commercial Youth Camp – Minimum Lot Size 0.5 acres
Table Note 6: DELETED: “~~50 feet, or no closer than the existing building setback, whichever is larger.~~”

- Page 2-16 Section 2.7.1
DELETED last sentence: “~~There are some severe limitations on development in this district due to soil conditions and slopes and thus densities in the district should be low.~~”

Section 2.7.3, paragraph A
DELETED: “~~Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.~~”
- Page 2-17 Table 2.6
Minimum Lot Size changed from 2 acres to 1 acre
Lot Road Frontage changed from 150 feet to 100 feet
Front Yard Setback changed from 75 feet to 50 feet
Side Yard Setback changed from 25 feet to 20 feet
Rear Yard Setback changed from 25 feet to 20 feet
ADDED: Cottage Court – 2 acre minimum lot size
Campgrounds – Minimum Lot Size changed from 10 feet to 5 feet, Lot Road Frontage changed from 300 feet to 150 feet, Front Yard Setback changed from 300 feet to 150 feet, Side Yard Setback changed from 100 feet to 50 feet, Rear Yard Setback changed from 100 feet to 50 feet
Commercial Youth Camp – Lot Size changed from 5 acres to 2.5 acres, Lot Road Frontage changed from 250 feet to 100 feet, Front Yard Setback changed from 150 feet to 75 feet, Side and Rear Yard Setbacks changed from 75 feet to 35 feet
- Page 2-18 Section 2.8.1
REVISED: “*The Business Hamlet district is intended to promote a mix of smaller-scale commercial development....*”

Section 2.8.3, paragraph A
REVISED: “*Public sidewalks ~~shall~~ may be required in this district to serve the general public as follows....*”

Section 2.8.3, paragraph E
REVISED: “*Parking, loading, and utility areas ~~shall~~ may be located to the side or rear of buildings and may be required to be screened.*”

Section 2.8.3, paragraph F
DELETED: “~~Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.~~”

Section 2.8.3, paragraph H
DELETED: “~~Street trees or shrubs may be required along Route 7 unless waived by the DRB due to topographical or physical limitations.~~”
- Page 2-19 Table 2.7
Minimum Lot Size changed from 2 acres to 1 acre
Front Yard Setback changed from 35 feet to 30 feet
Side and Rear Yard Setbacks changed from 25 feet to 20 feet
ADDED: Cottage Court – minimum lot size 2 acres
Table Note 2: changed “1/4 acre” to “1/8 acre”
- Page 2-20 Section 2.9.3, paragraph B
DELETED: “~~Street trees or shrubs will be required along roads in the B district unless waived by the DRB due to topographical or physical limitations.~~”

- Page 2-21

Table 2.8
Campgrounds – Minimum Lot Size changed from 10 acres to 5 acres
Dog Breeder – Minimum Lot Size changed from 5 acres to 2 acres
ADDED: Cottage Court – Minimum Lot Size 2 acres
- Page 2-22

Section 2.10.3, paragraph B
REVISED: “Private sidewalks and/or multi-use paths ~~shall~~ may be required in this district to....”

Section 2.10.4, paragraph 2
DELETED: “~~Franchise architecture, as defined in Article 10, shall be prohibited.~~”
- Page 2-32

Table 2.10
Maximum Building Height changed from 45 feet to (none)
Maximum Lot Coverage changed from 75% to 95%
Table Note 2 - REVISED: “The side and rear yard setback shall ~~be 220 feet~~ meet the state minimum distances from Deer Brook and Arrowhead Mountain Lake, which are classified as impaired waterways.”
- Page 2-33

Section 2.12.3, paragraph B
DELETED: “~~Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.~~”

Table 2.11
Minimum Lot Size changed from 20 acres to 10 acres
Lot Road Frontage changed from 350 feet to 150 feet
Front Yard Setback changed from 100 feet to 75 feet
Side and Rear Yard Setbacks changed from 50 feet to 30 feet
ADDED: Cottage Court – 2 acre minimum lot size
- Page 3-3

Table 3.1
Dwelling, Cottage Court: Changed to “P/S” in AR, NR and LV Districts
Dwelling, Seasonal: Changed to “P” in all districts
Conversion of a Seasonal Dwelling: Changed to “P” in AR, R, RN, RV, B, BH, I, NR, LF and LV
REVISED USE NAME: “Multi-Tenant Housing for Older or Disabled Persons”
- Page 3-4

Table 3.1
Agribusiness: Changed to “C/S” in NR district
Brewery: Changed to “C/S” in AR, R and LV districts
Brewpub: Changed to “C/S” in AR, R, LF, and LV districts
Car Wash: Changed to “C/S” in R district
Earth Resource Extraction: Changed to “C/S” in NR district
Kennel/Dog Breeder: Changed to “C/S” in NR district
Marina: Changed to “C/S” in LV district
Motor Vehicle Sales: Changed to “P/S” in AR and R districts; “P” in B and I districts
Museum: Changed to “P/S” in AR district
Nursing Home: Changed to “C/S” in AR district
- Page 3-5

Table 3.1
Personal or Professional Service: Changed to “C/S” in AR
Recreation, Private Indoor: Changed to “C/S” in AR
Restaurant, Sit-down: Changed to “P/S” in R, LF, LV districts
Restaurant, Take-out: Changed to “C/S” in R district, “P/S” in the LF, LV districts

Restaurant, Drive-thru: Changed to “C/S” in the R and RV districts
Retail Store: Changed to “P/S” in the AR
Roadside Stand: Changed to “P” in all districts
Sales Lot: Changed to “P/S” in AR, R districts, “P” in the BH district
Seasonal Mobile Food Unit: Changed to “P” in NR, LF, LV districts
Short-term Rental: Changed to “P” in the RV, VC, B districts, “C/S” in I district
Veterinary Clinic: Changed to “C/S” in I and NR districts
Veterinary Hospital: Changed to “C/S” in the R, RN, RV, I, and NR districts
Youth Camp, Commercial: Changed to “C/S” in the R district

Page 3-6 Table 3.1
Cemetery – use removed from table
Federal or State Facilities: Changed to “C/S” in NR district
Parking Facility: Changed to “C/S” in all districts, removed subscript note “13” from all districts except VC
Places of Worship: Changed to “P/S” in B, BH, I, NR, LF, LV districts
Recreation, Public Indoor: Changed to “C/S” in RV district
Recreation, Public Outdoor: Changed to “C/S” in RV district
School, Private: Changed to “C/s” in NR, LF and LV districts
Wildlife Preserve: Changed to “C” in AR and R districts
Cannabis Wholesale Storage: Changed to “C” in AR, R districts
Cannabis Product Manufacturer: Changed to “C” in AR district
Cannabis Retailer: Changed to “C” in AR district

Page 3-7 Section 3.3.1
REVISED: *“One accessory dwelling unit may be permitted within, attached or appurtenant to a building that is a single household dwelling unit on an ~~owner-occupied~~ lot provided the following standards are met:”*

Section 3.3.1, paragraph E
DELETED and REPLACED: *“~~The ZA may require written certification at any time from the owner of the single household dwelling that the owner’s primary residency is either the single household dwelling or an accessory dwelling unit on the same lot.~~”* *“Accessory dwelling units within the Town of Georgia do not require an owner-occupied lot as required in 24 VSA §4412(1)(E)”*

Section 3.3.1, paragraph F
REVISED: *“The accessory dwelling unit ~~shall~~ may share the driveway access point to the property with the single household dwelling unless physical circumstances and conditions prohibit a single driveway.”*

Page 3-11 Section 3.3.9, paragraph A(4)
REVISED: *“No excavation can be conducted outside the hours of ~~8:00~~ 7:00 a.m. and 6:00 p.m. except in local-, state- or federally declared states of emergency which require earth resources.”*

Page 3-12 Section 3.3.13, paragraph 5
DELETED: *“~~The Home Office shall have no signs.~~”*

Section 3.3.14, paragraph A(2)
REVISED: *“The use is limited to no more than 50% of the residence, or ~~use of no more than 1,500 square feet of~~ 100% of an accessory structure.”*

Section 3.3.14, paragraph A(3)
REVISED: “There shall be no exterior displays, except that one unlit sign not exceeding ~~six (6)~~ ten (10) square feet per side...”

Section 3.3.15, paragraph A(1)
Hyphenate “non-resident”

Page 3-13 Section 3.3.15, paragraph A(3)
REVISED: “The Home Industry ~~shall~~ may not generate traffic, including delivery traffic, in excess of volumes characteristic of other uses allowed in the district in which the home industry is located.”

Page 3-14 Section 3.3.17, paragraph G
TYPO: “Section ??? – Parking Regulations” corrected to read “Section 5.5 Parking Requirements”

Page 3-15 Section 3.3.19, paragraph A
DELETED: “~~Pump islands, pumps, air compressor, recharging stations, and other service areas shall be located on the side or the rear of the station building. (see Figure 3.1).~~”

Section 3.3.19, paragraph B
DELETED: “~~Motor Vehicle Fuel Stations shall have no more than five gas pumps with two fueling positions each located on the premises. Four additional pumps for diesel, kerosene and/or fuels other than gasoline, and recharging stations for electric vehicles, may also be installed on-site.~~”

Page 3-16 Section 3.3.20
REVISED: “Multi-tenant Housing for Older or Disabled Persons”
DELETED: Figure 3.1 – Photo and caption

Page 3-17 Section 3.3.23, paragraph B
DELETED and REPLACED with the following text: “A legally registered recreational vehicle may be placed on an undeveloped lot and used for limited seasonal occupancy provided it is not considered a structure under section C below and it meets the following requirements.
1. It shall be occupied seasonally (i.e., for less than 180 days between May 1 and November 30 and no more than 60 days between November 1 and May 31).
2. It shall meet applicable setback standards for a primary structure in the district in which it is located.
3. There is not more than one recreational vehicle per lot.
4. Such use does not conflict with any provision of these regulations or any other applicable regulations.”

Page 3-18 Section 3.3.23, paragraph C
DELETED and REPLACED with the following text: “An RV becomes a structure whose useful occupancy requires a potable water supply and wastewater system as well as a municipal permit when one of the following actions occurs:
1. Providing skirting or insulation around the base
2. Placing the RV unit on a foundation or removing the wheels
3. Attaching a deck or stairs to the RV
4. Making the RV immobile in any way that inhibits the RV from being driven off the lot in order to fill the water holding tank and empty the wastewater holding tank. This includes not removing snow so the RV can be driven off of the lot.
5. Failure to drive the RV off the lot for filling the water holding tank and emptying the wastewater holding tank
6. The unit, although qualifying as an RV, cannot travel over Vermont roads without a special permit

7. Occupying an RV that is not registered and inspected to travel the roads.”

- Page 3-18 Section 3.3.23, paragraph D
DELETED and REPLACED with the following text: “A lot of land containing more than three campsites occupied for vacation or recreational purposes by camping units such as tents, yurts, tepees, lean-tos, camping cabins, and recreational vehicles including motor homes folding camping trailers, conventional travel trailers, fifth wheel travel trailers, truck campers, van campers, and conversion vehicles designed and used for travel, recreation and camping is considered a campground and falls under the regulations for a campground.”
- Page 3-21 Section 3.3.25, paragraph A
DELETED: “~~The exterior display or sales of goods is not permitted without prior approval of the DRB as part of site plan review.~~”

Section 3.3.25, paragraph C
REVISED: “As defined in ARTICLE 10, does not include motor vehicle sales, recreational vehicle sales,~~or~~ manufactured home sales, service, shed sales, or sales lots.”
- Page 4-6 Section 4.6.1, paragraph B(2)
REVISED: “Have a letter from a certified engineer that the current system ~~can handle~~ is designed for the increased capacity of the additional bedroom count;”
- Page 5-2 Section 5.3.1, paragraph A
REVISED: “~~Particular~~ Mutual consideration will be given to preservation of existing vegetation and important features of the site...”
- Page 5-5 Table 5.1
Places of Worship – required parking spaces changed from 1 per every 4 seats to 1 per every 3 seats
- Page 5-8 Section 5.6.1, paragraph A(3)
DELETED: “~~This standard shall not apply to the existing People’s Trust property (SPAN# 237 076-11372) in the Village Core district due to the existing sidewalk on the property being located far outside of the State right of way.~~”
- Page 5-12 Section 5.7.1, paragraph D(1)
REVISED: “Private roads that have not been constructed to meet the private road standards in section 5.7 may only serve as access to ~~three (3)~~ two (2) dwelling units, ~~three (3)~~ two (2) duplexes, or ~~three (3)~~ two (2) lots used for non-residential purposes....” and “Private roads with ~~more than~~ three (3) or more dwelling units, ~~three (3)~~ duplexes, or lots must be constructed to A-76 standards.”
- Page 5-12 Section 5.7.1, paragraph F
ADDED: “.....the intended use of the property, safety, traffic, and road and site conditions in granting, conditioning or denying the approval as per 24 VSA §4412(3).”
- Page 5-17 Section 5.11, paragraph D(2)
REVISED: “In all other zoning districts, the maximum sign size shall be ~~46~~ 25 square feet.”
- Page 5-17 Section 5.11.2, paragraph A
DELETED: “~~Home Office. Home offices are not permitted to have signs.~~”
- Page 5-17 Section 5.11.2, paragraph B
REVISED: “A sign on a property where a home occupation is conducted shall not exceed ~~six (6)~~ ten (10) square feet in area and, if freestanding, eight (8) feet in height.”

- Page 6-11 Section 6.1.12, paragraph B(3)(b)
REVISED: “A height of ~~10~~ 15 feet or less; and”
- Page 6-11 Section 6.1.12, paragraph B(7)
REVISED: “Exemptions from sign regulations as indicated in section ~~5.12.3~~ 5.11.3 Exemptions.”
- Page 6-13 Section 6.2.2, paragraph A(1)
DELETED: “~~The proposed land development shall not result in an undue adverse effect on the capacity of existing or planned community facilities.~~”
- Section 6.2.2, paragraph A(5)
REVISED: “The proposed land development shall not result in an undue adverse effect on the utilization of existing renewable energy resources.”
- Page 6-21 Section 6.5.4, paragraph E
REVISED: “All buildings and roadways ~~will~~ may be grouped/clustered together, be located close to buildings on adjacent parcels or at the edge of tree lines or forest blocks to minimize the appearance of strip development. PUDs shall not have undue adverse impacts on the following resources where possible:”
- Section 6.5.4, paragraph F(1)
REVISED: “The DRB shall require 20% of the ~~parent~~ developed parcel, but no more than ~~50~~ 20 acres, be reserved for open space land.”
- Section 6.5.4, paragraph F(2)
REVISED: “Open space land ~~shall~~ can be located so as to conform with and extend existing and potential open space land on adjacent parcels, especially pedestrian walks, trail networks, contiguous forest blocks and protection of significant habitats.”
- Page 6-22 Section 6.5.4, paragraph F(3)
REVISED: “The easement area should be clearly marked with ~~a fence or boulders~~ fences, boulders, shrubs, or other methods as approved by the DRB.”
- Section 6.5.4, paragraph G
REVISED: “A note shall also be added to the subdivision plat and/or site plan indicating the existence of the deed restriction as determined by the DRB.”
- Page 6-23 Section 6.6, paragraph C
REVISED: “R, LV and B Districts: 6 dwelling units per acre”
ADDED: “4. AR and NR Districts: 4 dwelling units per acre”
- Page 6-25 Section 6.7
REVISED: “Density bonuses, as applied in combination, shall not increase the overall density of development by more than ~~150%~~ 250%, based on the number of dwelling units for residential development and/ or the maximum building coverage for non-residential development.”
- Section 6.7, paragraph A(1)
REVISED: “A density bonus of up to ~~50%~~ 100% may be considered for a PUD in which single household dwelling units do not exceed 1,500 square feet of habitable floor area....”

Section 6.7, paragraph B(1)

REVISED: “A density bonus of up to ~~25%~~ 100% may be considered for a PUD or Cottage Court in which 60% of the building lots or units are oriented to maximize energy efficiency under section 5.1 Energy Efficient Design.”

Section 6.7, paragraph B(2)

REVISED: “A density bonus of up to ~~50%~~ 100% may be considered for a PUD or Cottage Court that incorporates the installation of a group net-metered renewable energy facility....”

Section 6.7, paragraph C

REVISED: “A density bonus of up to ~~50%~~ 100% may be considered for a PUD or Cottage Court that incorporates the following design elements, as certified by a qualified professional....”

Page 6-26 Section 6.7, paragraph D(1)

REVISED: “A density bonus for a PUD or Cottage Court may be considered, and determined at the discretion of the DRB at a level which is commensurate with the amount of public amenity and benefit being provided, but in no case shall the bonus exceed ~~75%~~ 100%.”

Section 6.7, paragraph D(2)

DELETED and REPLACED with the following text: “The DRB with approval by the Selectboard may accept Community Recreation Area parcels to be donated to the Town of Georgia to be openly accessible to the public during daylight hours, readily visible from the public way, clearly marked as available to members of the public, provide community recreation amenities suitable and accessible to a range of ages and abilities, and provide adequate shade, trees and seating areas as well as other amenities as may be required by the DRB. The DRB may allow greater density bonus or use the Community Recreation Area as a replacement for commercial offset in the VC district. In the VC District, the Community Recreation Area should be of size and scope to offset the commercial requirement for the development.”

Page 8-17 Section 8.9

REVISED: “Accessory Dwelling - means an efficiency ~~or one-bedroom~~ apartment that is clearly subordinate to a single-family dwelling...”

Page 10-2 Definitions

REVISED: “Accessory Dwelling Unit (ADU)..... including sleeping, food preparation, and sanitation”. ~~The landowner must occupy either the main dwelling or the ADU.~~”

Page 10-8 Definitions

ADDED: “Cottage Court (See “Dwelling, Cottage Court”)”

Page 10-8 REVISED: “Cultivation, indoor - Growing cannabis within a structure and/or light-supplemented cultivation of cannabis that allows ~~flowering~~ plants to be harvested year-round.”

Page 10-9 ADDED: “Dwelling, Cottage Court - A type of residential development featuring a cluster of small, detached houses arranged around a shared courtyard or common area, utilizing an efficient arrangement with shared parking, trash and similar facilities, allowing multifamily living in a design which is visually compatible and scaled to single-family neighborhoods.”

Page 10-12 REVISED: “Home industry - Use of a portion of a residential lot by a resident for an occupational business with not more than ~~three~~ five full time equivalent employees who are not members of the residential household...”

Page 10-15 TYPO: “Mixed use - A property containing more than one principal use. In all districts

except Village Core (VC), the uses shall be contained ~~within the same~~ within the same building.”

Page 10-17 ADDED: “Office - A room, set of rooms, or building used as a place for commercial, professional, or bureaucratic work.”

Page 10-18 ADDED: “Professional services - Specialized, knowledge-based services that are provided by individuals or firms with expertise in a specific field. These services often require advanced training, certification, or qualifications and are typically delivered in industries such as law, accounting, consulting, engineering, or information technology. Essentially, they involve providing advice, expertise, or support rather than physical products.”

Edits requested by the Selectboard which were **NOT** changed:

Page 1-2 Section 1.5, paragraph B(1)
“Should any provision of these Regulations conflict with another provision of these Regulations, the ~~most~~ least restrictive provision shall apply.”

Page 2-18 Section 2.8.1 Purpose of district
“The Business Hamlet district is intended to promote a mix of smaller-scale commercial development together with residential living that is appropriately scaled and patterned to match the older historic hamlet development patterns. The allowable uses in this area are focused more on smaller local business, shops, services and residential living, while avoiding larger auto-centric uses such as shopping plazas, ~~car washes, drive thrus~~, sales lots, and vehicle or heavy equipment sales. Strip development here should be strictly avoided by encouraging sensitive site design, reduced setbacks, limited front yard parking, and an emphasis on improved landscaping with strong pedestrian connections and accessibility.”

Page 3-4 Table 3.1
Car Wash – change to “C/S” in BH district
Motor Vehicle Sales – change to “P” in BH district

Page 3-5 Table 3.1
Restaurant Drive Thru – change to “C/S” in BH district

Page 3-6 Table 3.1
Cannabis Wholesale Storage – change to “P” in BH district

Page 6-22 Section 6.5.4, paragraph G
“An open space lot ~~shall~~ may only be used for agricultural, forestry, wildlife habitat, and/or recreational uses. The future use of the open space lot ~~shall~~ may be protected in perpetuity or no less than 15 years by a binding legal instrument that is recorded with the deed.”

Page 6-23 Section 6.5.4, paragraph I
~~“The DRB may request input from the Georgia Conservation Commission regarding the appropriateness of the location, size, and quality of the designated open space for its intended purpose (see 24 V.S.A. §4505(8)).”~~