



GEORGIA VERMONT

Planning Commission Meeting Tuesday, January 28, 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 - 6:30 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **DISCUSSION**
 - [A.](#) Development Regulations Review
 - [B.](#) Town Plan Discussion: Regional Approval Meeting 1/29/2025 at 6pm
 - C. Zoning Administrator
4. **APPROVAL OF MINUTES**
 - [A.](#) Planning Meeting Minutes: December 10, 2024
 - [B.](#) Planning Meeting Minutes: December 16, 2024
 - [C.](#) Planning Meeting Minutes: December 18, 2024
 - [D.](#) Planning Meeting Minutes: January 6, 2025
5. **PLAN NEXT MEETING AGENDA**
 - A. February 11, 2025
6. **OTHER BUSINESS**
7. **DELIBERATIONS**
8. **ADJOURN**

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.

Signed: Douglas Bergstrom, Zoning Administrator, Planning Coordinator

Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com

ARTICLE 2 Zoning Districts

Article Contents

2.1	Establishment of Districts	2-2	2.9	B Business District	2-20
			2.9.1	Purpose of District	2-20
2.2	AR Agricultural/Rural Residential	2-6	2.9.2	Dimensional Standards	2-20
2.2.1	Purpose of District	2-6	2.9.3	District Requirements	2-20
2.2.2	Dimensional Standards	2-6			
2.2.3	District Requirements	2-6	2.10	VC Village Core	2-22
2.3	R Residential	2-8	2.10.1	Purpose of District	2-22
2.3.1	Purpose of District	2-8	2.10.2	Dimensional Standards	2-22
2.3.2	Dimensional Standards	2-8	2.10.3	District Requirements	2-22
2.3.3	District Requirements	2-8	2.10.4	South Village Core Design Standards	2-22
2.4	RN Residential Neighborhood	2-10	2.11	I Industrial District	2-34
2.4.1	Purpose of District	2-10	2.11.1	Purpose of District	2-34
2.4.2	Dimensional Standards	2-10	2.11.2	Dimensional Standards	2-34
2.4.3	District Requirements	2-10	2.11.3	District Requirements	2-34
2.5	RV Residential Village	2-12	2.12	NR Natural/Recreation District	2-36
2.5.1	Purpose of District	2-12	2.12.1	Purpose of District	2-36
2.5.2	Dimensional Standards	2-12	2.12.2	Dimensional Standards	2-36
2.5.3	District Requirements	2-12	2.12.3	District Requirements	2-36
2.6	LF Lakefront	2-14	2.13	Flood Hazard Area Overlay District FHAO	2-38
2.6.1	Purpose of District	2-14	2.13.1	Purpose of District	2-38
2.6.2	Dimensional Standards	2-14	2.13.2	Dimensional Standards	2-38
2.6.3	District Requirements	2-14	2.13.3	Development Standards in FHOA	2-38
2.7	LV Lakeview	2-16	2.13.4	Development Standards in the River Corridor	2-43
2.7.1	Purpose of District	2-16	2.13.5	Development in Both the Special Flood Hazard Area (SFHA) and River Corridor	2-44
2.7.2	Dimensional Standards	2-16			
2.7.3	District Requirements	2-16			
2.8	BH Business Hamlet District	2-18			
2.8.1	Purpose of District	2-18			
2.8.2	Dimensional Standards	2-18			
2.8.3	District Requirements	2-18			

2.1 Establishment of Districts

A. Zoning Districts. For the purposes of these Regulations, the Town of Georgia is divided into the zoning districts shown on the Official Zoning Map, as shown on Map 2.1 - Town of Georgia Zoning Map. on page 2-3. The zoning districts are:

AR ~~AR-1~~ Agricultural/Rural Residential ~~Low-Density~~

R ~~AR-2~~ Residential ~~Medium-Density~~

RN ~~AR-3~~ Residential Neighborhood ~~High-Density~~

RV Residential Village

LF Lakefront ~~L-1 Lakeshore~~

LV Lakeview ~~L-2 Lakeshore Residential-Recreational~~

BH Business Hamlet

B Business

VC ~~SV-South~~ Village Core

~~I-1~~ Industrial

~~I-2~~ Commercial ~~Light Industrial~~

NR ~~R-1~~ Natural/Recreational

~~N-1~~ Natural Areas

B. These Regulations also contain provisions for the Flood Hazard Zone Overlay District. The Flood Hazard Zone Overlay District overlays other zoning districts established by these Regulations. The provisions of these Regulations that apply to and in the Flood Hazard Zone Overlay District are in addition to the provisions of these Regulations that apply to and in the underlying zoning district.

C. Official Zoning Map. The Official Zoning Map is on file in the office of the Georgia Town Clerk and incorporated herein by reference. For purposes of these Regulations, the Town of Georgia is divided into eleven zoning districts, as shown on the Official Zoning Map. The Flood Hazard Area Overlay District is not depicted on the Official Zoning Map. The Official Zoning Map shall be identified by the signatures of the Town of Georgia Selectboard and certified by

the Town Clerk using the following language: "This is to certify that this is the Official Zoning Map of the Town of Georgia, Vermont". **Map 1.1** is a reduced size reproduction of the Official Zoning Map, included for general information purposes only.

D. Interpretation of District Boundaries. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

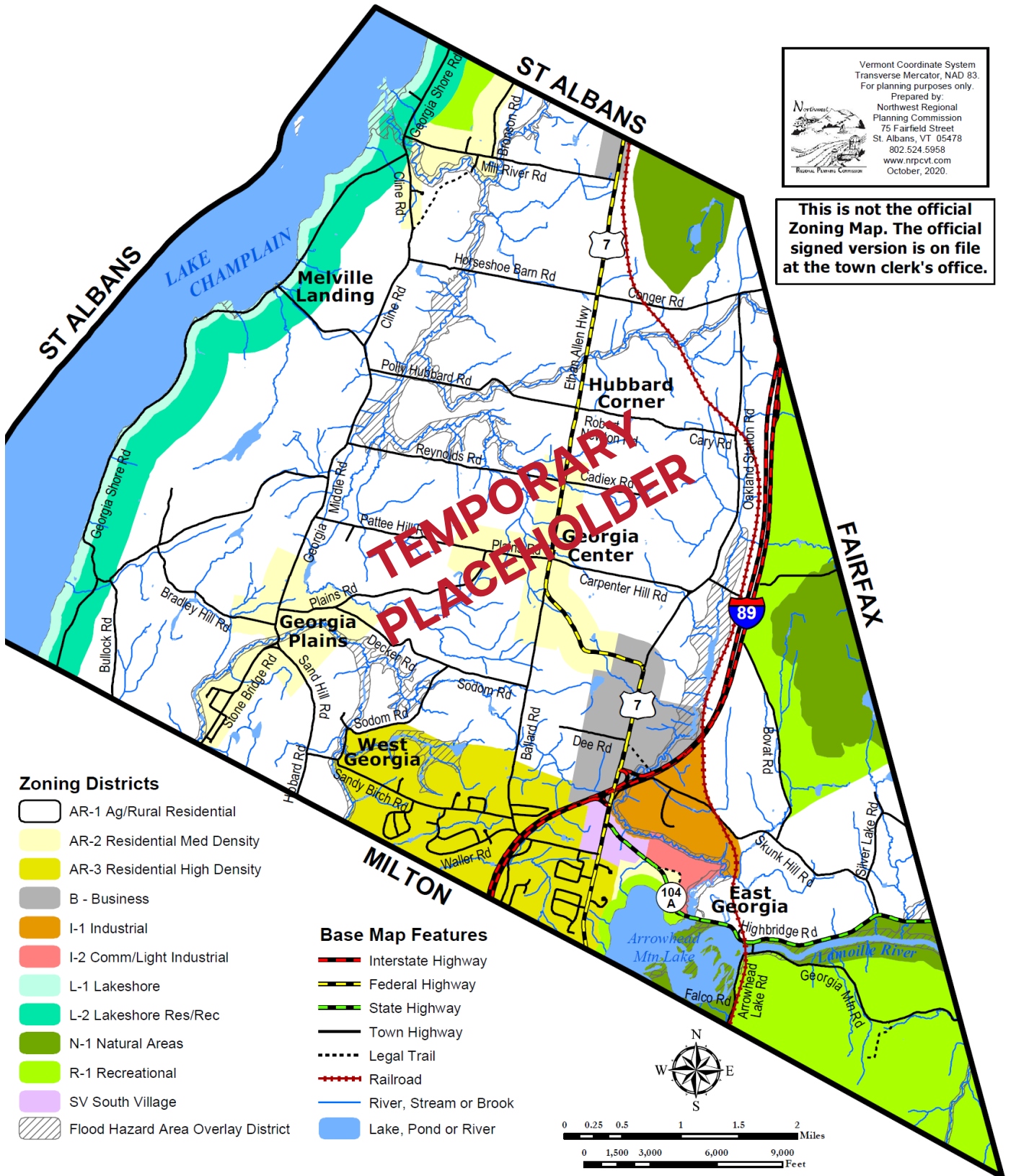
1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be interpreted to follow such centerlines.
2. Boundaries indicated as approximately following property boundaries or plotted lot lines shall be interpreted as following such lot lines.
3. Boundaries indicated as following watercourses shall be interpreted as following the centerline of such watercourses. Boundaries indicated along the shoreline of Lake Champlain shall be the normal mean water mark, established by the Army Corps of Engineers as 95.5 feet. Boundaries indicated along the shoreline of Arrowhead Mountain Lake shall be at the high-water mark of 290.0 feet.
4. Boundaries indicated as following Town boundaries shall be interpreted as following such lines.
5. Boundaries indicated as parallel to, or extensions of, features indicated in subsections 1 through 4 above will be so interpreted. Distances not specifically indicated on the Official Zoning Map will be determined by the scale of the map.

E. Parcels in More than One Zoning District. When a zoning district boundary established by these Regulations divides a lot, the following requirements shall apply. These requirements shall not apply to the boundary lines of the Flood Hazard Area Overlay District:

1. If at least sixty percent (60%) of the lot's acreage lies in the zoning district with the least restrictive dimensional requirements, the least restrictive

Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.
Prepared by:
Northwest Regional
Planning Commission
75 Fairfield Street
St. Albans, VT 05478
802.524.5958
www.nrpcvt.com
October, 2020.

This is not the official
Zoning Map. The official
signed version is on file
at the town clerk's office.



Map 2.1 - Town of Georgia Zoning Map.

dimensional requirements apply to the entire lot. Otherwise, the dimensional requirements for each zoning district apply to the portion of the lot in that zoning district.

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 75 square feet into the zoning district in which the use is prohibited.

F. Disputes. The ZA will resolve any uncertainty regarding the location of a district boundary, taking into consideration the above-stated rules. A determination by the ZA regarding the location of a district boundary may be appealed to the DRB.

2.2 AR Agricultural/Rural Residential [FORMERLY AR-1]

2.2.1 Purpose of District

The primary purpose of the AR-1 District is to provide a place in Georgia for agriculture and silviculture uses. The goals and policies of the Comprehensive Municipal Plan encourage development in other areas of the Town and not in the AR-1 District. Residential and other uses permitted in the district should be very low density, should not interfere with 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.

2.2.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in [TABLE 2.1 - Dimensional Standards for the AR District on pg 2-7](#) in ~~Table 2.3(a) and 2.3(b), and 2.3(c)~~ except when otherwise approved by the DRB as a variance or a PUD, ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.2.3 District Requirements

- A. Within the AR-1, ~~R-1 and N-1 districts~~, subdivision boundaries, lot layout, and building envelopes shall be located and configured to minimize or avoid adverse impacts to primary agricultural soils, productive farmland and forestland, and large tracts of forestland (>50.0 acres regardless of ownership). Methods for avoiding adverse impacts include, but may not be limited to, clustering development, locating building envelopes at field, orchard, or forest edges and/or on the least fertile/productive soils; designating vegetated buffer areas between agricultural and other proposed uses to minimize land use conflicts; designing access roads, driveways, and utility corridors to follow existing linear features; and sharing access to the extent feasible.
- B. Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- C. Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.
- D. ~~Street trees or shrubs will be required along Route 7 unless waived by the DRB due to topographical or physical limitations.~~ [removed since it does not apply to this district]

TABLE 2.1 - Dimensional Standards for AR Agricultural/Rural Residential District

	Lot Size Acreage Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback ¹ (min feet)	Side Yard Setback (min feet)	Rear Yard Setback (min feet)	Building Footprint Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max %)
All Uses Unless Otherwise Noted Below	5	250	75	40	40	n/a	n/a	35	n/a
Multi-tenant housing for older persons	5 ²					20 units			
Agribusiness						3,500 s.f.			
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300	100	100	3,500 s.f.			
Commercial Youth Camp	5	250	150	75	75	3,500 s.f.			
Kennel	5	200	100	100	100	3,500 s.f.			
Mixed Use	See note ³	150	100	50	50	3,500 s.f.			
Small Scale Commercial						2,000 s.f.			

NOTES: For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)

¹ Front yard setbacks shall be measured from the centerline of the road.

² For up to four dwelling units, and a 1/2 acre for each additional unit of housing for older persons.

³ The sum of minimum acreage for combination of uses. The DRB may reduce the required acreage when such reduced acreage best implements the standards and purposes of the district.

⁴

2.3 R Residential [FORMERLY AR-2]

2.3.1 Purpose of District

The purpose of the ~~R AR-2~~ District is to enable, in areas where historic centers of the Town are located, residential development at a higher density than surrounding rural districts. In addition, small scale commercial uses will be allowed. Development in the district should reflect historic village patterns, protect important resources, enable the economic provision of services, plan for pedestrian and vehicular access, avoid strip development, and be planned so as not to burden the ability of the Town to provide adequate facilities and services.

2.3.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed ~~in~~ **TABLE 2.2 - Dimensional Standards for R Residential District on page 2-9** ~~in Table 2.3(a) and 2.3(b), and 2.3(c)~~ except when otherwise approved by the DRB as a variance or a PUD, ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.3.3 District Requirements

- A. Street trees or shrubs will be required along roads in the ~~R AR-2, AR-3, and B~~ districts ~~and along Route 7 in all districts~~ unless waived by the DRB due to topographical or physical limitations.
- B. In the ~~R AR-2, AR-3 and B~~ Districts, parking, loading, and utility areas may be required to be located to the side or rear of buildings and may be required to be screened.
- C. In the ~~R AR-2 and AR-3~~ Districts, access may be limited to one curb cut. Sharing of driveways with adjoining properties may be required.
- D. Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- E. Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.

TABLE 2.2 - Dimensional Standards for R Residential District

	Lot Size Acreage-Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback ¹ (min feet)	Side Yard Setback (min feet)	Rear Yard Setback (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max %)
All Uses Unless Otherwise Noted Below	1 ²	100 ¹⁵⁰	50 ^{[??] 75}	20 ²⁵	25		n/a	35	n/a
Single household dwelling	1 ^{2 [??]}								
Two-household dwelling	3								
3-4 household dwelling	4								
Multi-tenant housing for older persons	4 ²					20 units			
Group home (8 or less persons)	?								
Group home (9 or more persons)	?								
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300	100	100	3,500 s.f.			
Kennel	5	200	100	100	100	3,500 s.f.			
Mixed Use	See note ³	150	100	50	50	3,500 s.f. [?]			
Retail Store	1	150	100	50	50	3,500 s.f.			
Other commercial use	2					3,500 s.f.			

NOTES: For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)

¹ Front yard setbacks shall be measured from the centerline of the road. This setback also applies from shoreline.

² For up to four dwelling units, and a 1/4 acre for each additional unit of housing for older persons.

³ The sum of minimum acreage for combination of uses. The DRB may reduce the required acreage when such reduced acreage best implements the standards and purposes of the district.

2.4 RN Residential Neighborhood [FORMERLY AR-3]

2.4.1 Purpose of District

The purpose of the ~~RN AR-3~~ District is to enable higher density residential development where existing development at a higher density has already occurred. Development in the district should enable the economic provision of services, reasonable pedestrian and vehicular access within the district and to nearby business and recreation districts, protect important resources, avoid strip development, and be planned so as not to burden the ability of the Town to provide adequate facilities and services.

2.4.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in ~~TABLE 2.3 - Dimensional Standards for RN Residential Neighborhood District on page 2-11 in Table 2.3(a) and 2.3(b), and 2.3 (c)~~ except when otherwise approved by the DRB as a variance or a PUD; ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.4.3 District Requirements

- A. Street trees or shrubs will be required along roads in the ~~RN AR-2, AR-3, and B~~ districts ~~and along Route 7 in all districts~~ unless waived by the DRB due to topographical or physical limitations.
- B. Public sidewalks shall be required in this district to serve the general public as follows:
 - 1. On both sides of all public roads ~~in the AR-3 Zoning Districts~~ (with the exception of Sodom Road).
 - 2. On one side of all private roads ~~in the AR-3 Zoning District.~~
 - 3. As may be required by the DRB as part of PUD or subdivision approval. ~~As required by the DRB within the PUD or subdivision in any zoning district. The DRB may require a sidewalk or sidewalk easement~~

~~on at least one side of each road approved as a part of a PUD.~~

- C. Private sidewalks shall be required in this district to serve the specific property as follows:
 - 1. ~~Adequacy of pedestrian circulation. All development in the SV, B, I-1, I-2, and AR-3 Districts, shall~~ provide adequate pedestrian circulation via sidewalks and/or non-motorized improved paths. The DRB shall require a sidewalk to the entrance of the building from any existing public sidewalk to facilitate pedestrian access to the building. ~~## think this can be reworded]~~
- D. In the ~~RN AR-2, AR-3 and B~~ Districts, parking, loading, and utility areas may be required to be located to the side or rear of buildings and may be required to be screened.
- E. In the ~~RN AR-2 and AR-3~~ Districts, access may be limited to one curb cut. Sharing of driveways with adjoining properties may be required.
- F. Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- G. Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.

TABLE 2.3 - Dimensional Standards for RN Residential Neighborhood District

	Lot Size Acreage Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback ¹ (min feet)	Side Yard Setback (min feet)	Rear Yard Setback (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max %)
All Uses Unless Otherwise Noted Below	0.5 ¹	100 120	50	20	20		n/a	35	n/a
Single household dwelling	1 [??]								
Two-household dwelling	1.5								
3-4 household dwelling	2								
Multi-tenant housing for older persons	2 ²					20 units			
Group home (8 or less persons)	?								
Group home (9 or more persons)	?								
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300	100	100	3,500 s.f.			
Mixed Use	See note ³	150	100	50	50	3,500 s.f. [?]			
Retail Store	1	150	100	50	50	3,500 s.f.			
Other commercial use	2 [??]					3,500 s.f.			

NOTES: For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)

¹ Front yard setbacks shall be measured from the centerline of the road.

² For up to four dwelling units, and a 1/4 acre for each additional unit of housing for older persons.

³ The sum of minimum acreage for combination of uses. The DRB may reduce the required acreage when such reduced acreage best implements the standards and purposes of the district.

⁴

2.5 RV Residential Village NEW DISTRICT

2.5.1 Purpose of District

[[[district purpose to be developed]]]

2.5.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in [TABLE 2.4 - Dimensional Standards for RV Residential Village District on page 2-13](#) ~~in Table 2.3(a) and 2.3(b), and 2.3 (c)~~ except when otherwise approved by the DRB as a variance or a PUD, ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.5.3 District Requirements

- A. Street trees or shrubs will be required along Route 7 unless waived by the DRB due to topographical or physical limitations.

[[[district requirements to be developed]]]

TABLE 2.4 - Dimensional Standards for RV Residential Village District

	Lot Size Acreage Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback ¹ (min feet)	Side Yard Setback (min feet)	Rear Yard Setback (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max %)
All Uses Unless Otherwise Noted Below	0.25	75	40 ³	10 ²	10			35	
Single household dwelling									
Two-household dwelling									
3-4 household dwelling									
5+ household dwelling									
Multi-tenant housing for older persons									
Group home (8 or less persons)									
Group home (9 or more persons)									

NOTES: For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)

¹ Front yard setbacks shall be measured from the centerline of the road.

² For both sideyard setbacks combined. [## Was this what was intended by "both" setbacks here? Should discuss]

³ Front yard setbacks for all properties fronting on Route 7 shall be [55] feet.

2.6 LF Lakefront FORMERLY L-1

2.6.1 Purpose of District

The **LF L-2** District which contains land close to Lake Champlain beginning at the easterly border of the **LF L-1** District continuing inland 1,500 feet. The purpose of the district is to protect the water quality of the lake and the natural beauty of the shoreland area. Development within the district should preserve contiguous open lands, significant geological areas, and wildlife habitat and protect the view looking eastward from Lake Champlain. 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.

2.6.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in **TABLE 2.5 - Dimensional Standards for LF Lakefront District on page 2-15**, ~~in Table 2.3(a) and 2.3(b), and 2.3(c)~~ except when otherwise approved by the DRB as a variance or a PUD, ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.6.3 District Requirements

- A. Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- B. No more than fifty percent (50%) of trees (i.e., every other tree) eight (8) inches and over in diameter at breast height (dbh) may be cut on any lot within the district unless recommended by a professional or County Forester as part of a certified forestry plan. The trees cut shall not be concentrated but must be dispersed. The area required for driveway access and for the structure or structures are not subject to this restriction.
- C. Any cutting or clearing operation activities (except silviculture in the **LF L-2**) shall preserve natural shrubbery and vegetation to the greatest extent possible.
- D. Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.
- E. ~~<xx Add requirement for shoreline protection permit>~~

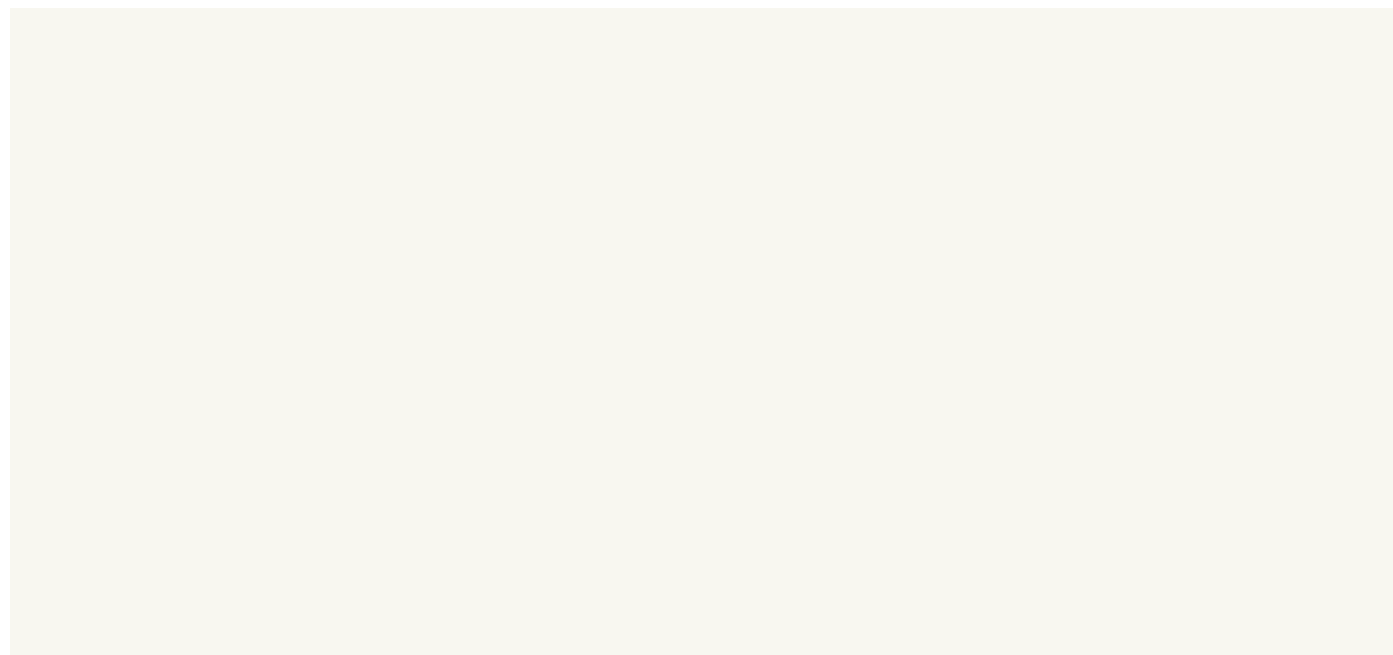


Figure 2.1 - Stepped height requirements

TABLE 2.5 - Dimensional Standards for LF Lakefront District

	Lot Size Acreage-Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback ¹ (min feet)	Shoreline Frontage ² (min feet)	Side Yard Setback (min feet)	Rear Yard Setback ³ (min feet)	Shoreline Setback ^{2,3} (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height ⁵ (max feet)	Lot Coverage (max %)
All Uses Unless Otherwise Noted Below	<u>0.5</u> 1	<u>100</u> 100-150	<u>50</u> 50-75	<u>100</u> 100-250	<u>10</u> 20-50	<u>10</u> 20-50	50			See Fig 2.1	
Each Dwelling Unit	1										
Pre-Existing Lots Less than 1 acre in size		n/a	30 ⁴	n/a	10	10	25				
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300		100	100	300				
Commercial Youth Camp	5	250	150		75	75	150				
Kennel	5	200	100		100	100	100				
Marinas	2	150	75		20	20	75				

NOTE: For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2-B (Uses Not Listed)

¹ Front yard setbacks shall be measured from the centerline of the road.

² All shoreline setbacks and frontage will be measured from/at the normal mean water level, set by the U.S. Army Corps of Engineers at 95.5 feet.

³ Retaining walls along the shoreline are exempt from side and shoreline setback standards.

⁴ For pre-existing lots less than 1 acre in size, the front yard setback shall be 30 feet, but not less than 5 feet from ~~the edge of~~ the road ROW.

⁵ Building height restrictions are intended to preserve visual access to and from Lake Champlain.

2.7 LV Lakeview

FORMERLY L-2

2.7.1 Purpose of District

The LV L-2 District which contains land close to Lake Champlain beginning at the easterly border of the LF L-1 District continuing inland 1,500 feet. The purpose of the district is to protect the water quality of the lake and the natural beauty of the shoreland area. Development within the district should preserve contiguous open lands, significant geological areas, and wildlife habitat and protect the view looking eastward from Lake Champlain. 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.

2.7.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in TABLE 2.6 - Dimensional Standards for LV Lakeview District on page 2-17 in Table 2.3(a) and 2.3(b), and 2.3(c) except when otherwise approved by the DRB as a variance or a PUD, or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).

2.7.3 District Requirements

- A. Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- B. No more than fifty percent (50%) of trees (i.e., every other tree) eight (8) inches and over in diameter at breast height (dbh) may be cut on any lot within the district unless recommended by a professional or County Forester as part of a certified forestry plan. The trees cut shall not be concentrated but must be dispersed. The area required for driveway access and for the structure or structures are not subject to this restriction.
- C. Any cutting or clearing operation activities (except silviculture in the LV L-2) shall preserve natural shrubbery and vegetation to the greatest extent possible.
- D. Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.

TABLE 2.6 - Dimensional Standards for LV Lakeview District

	Lot Size Acreage-Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback ¹ (min feet)	Side Yard Setback (min feet)	Rear Yard Setback (min feet)	Building Size (maximum)	Building Height ³ (max feet)	Lot Coverage (max %)
All Uses Unless Otherwise Noted Below	<u>2</u> 4	<u>150</u> 200	75	<u>25</u> ² 30	<u>25</u> 30		35	
Single Household Dwelling	3							
Two Household Dwelling	4							
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300	100	100			
Commercial Youth Camp	5	250	150	75	75			
Kennel	5	200	100	100	100			

NOTES: *For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)*

¹ *Front yard setbacks shall be measured from the centerline of the road.*

² *For both sideyard setbacks combined. [## Was this what was intended by "both" setbacks here? Should discuss]*

³ *Building height restrictions are intended to preserve visual access to and from Lake Champlain.*

2.8 BH Business Hamlet District

NEW DISTRICT

2.8.1 Purpose of District

The Business Hamlet district 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, 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.

2.8.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in [TABLE 2.7 - Dimensional Standards for BH Business Hamlet District on page 2-19](#) except when otherwise approved by the DRB as a variance or a PUD.

2.8.3 District Requirements

- A. [ADD ANY RELEVANT DISTRICT REQUIREMENTS HERE - Text below is placeholder]
- B. Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- C. Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.
- D. Street trees or shrubs will be required along Route 7 unless waived by the DRB due to topographical or physical limitations.

[xxNote: Existing AR-2 district dimensional standards are shown in the table below as the “existing values” for reference because this new district is replacing area which is zoned as AR-2.]

TABLE 2.7 - Dimensional Standards for BH Business Hamlet District

	Lot Size Acreage- Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback ¹ (min feet)	Side Yard Setback (min feet)	Rear Yard Setback (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max %)
All Uses Unless Otherwise Noted Below	2	150	75	25	25		n/a	35	n/a
Single Household Dwelling	2								
Two Household Dwelling	3								
3-4 household dwelling	4								
5+ Household Dwelling	?								
Multi-tenant housing for older persons	4 ²					20 Units			
Group home (8 or less persons)	?								
Group home (9 or more persons)	?								
Motor Vehicle Repair and/or Service	1	200	100	75	75	3,500 s.f.			
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300	100	100	3,500 s.f.			
Kennel	5	200	100	100	100	3,500 s.f.			
Mixed Use	[?] ³	150	100	50	50	3,500 s.f.			
Lodging Establishments	2	200	100	50	50	3,500 s.f.			
Motor Vehicle Sales	1	150	100	50	50	3,500 s.f.			
Retail Store	1	150	100	50	50	3,500 s.f.			
Restaurant	1	150	100	50	50	3,500 s.f.			

NOTES: For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)

¹ Front yard setbacks shall be measured from the centerline of the road.

² For up to four dwelling units, and a 1/4 acre for each additional unit of housing for older persons.

³ The sum of minimum acreage for combination of uses. The DRB may reduce the required acreage when such reduced acreage best implements the standards and purposes of the district.

⁴

2.9 B Business District

2.9.1 Purpose of District

The Business District is a moderate traffic area with good access to major highways. The purpose of the Business District is to enable mixed commercial and residential uses in an interconnected, unified pattern that does not result in strip development. Development in the district will have controlled access on highways, screening and landscaping, creative design and layout, some pedestrian circulation, and connections to adjoining residential and commercial districts. This district is not intended to serve as a regional growth center. Commercial uses shall be of a scale and size appropriate only for a local growth center.

2.9.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in **TABLE 2.8 - Dimensional Standards for B Business District** ~~Table 2.3(a) and 2.3(b), and 2.3 (e)~~ except when otherwise approved by the DRB as a variance or a PUD, ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.9.3 District Requirements

- A. ~~Business (B) and Commercial Light Industrial (I-2) Districts:~~** The siting, layout, and appearance of the building(s) will be consistent and integrated with other uses in the district, will provide access for pedestrians, and will not cause strip development along roads. Interconnecting adjoining properties by shared driveways, parking lots, or frontage roads is encouraged.
- B.** Street trees or shrubs will be required along roads in the ~~AR-2, AR-3, and B districts~~ **and along Route 7 in all districts** unless waived by the DRB due to topographical or physical limitations.
- C.** Private sidewalks shall be required in this district to serve the specific property as follows:

- 1. ~~Adequacy of pedestrian circulation.~~** ~~All development in the SV, B, I-1, I-2, and AR-3 Districts, shall~~ provide adequate pedestrian circulation via sidewalks and/or non-motorized improved paths. The DRB shall require a sidewalk to the entrance of the building from any existing public sidewalk to facilitate pedestrian access to the building. **[## think this can be reworded]**
- D. ~~In the AR-2, AR-3 and B Districts,~~** parking, loading, and utility areas may be required to be located to the side or rear of buildings and may be required to be screened.
- E. ~~In the B District,~~** access control techniques are required. Sharing of driveways with adjoining properties may be required.

TABLE 2.8 - Dimensional Standards for B Business District

	Lot Size Acreage-Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback ¹ (min feet)	Side Yard Setback (min feet)	Rear Yard Setback (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max %)
All Uses Unless Otherwise Noted Below	1	120	75	20	20		n/a	35	50%
Single Household Dwelling	1								
Two Household Dwelling	1.5								
3-4 Household Dwelling	?								
5+ Household Dwelling	?								
Multi-tenant housing for older persons	2 ²					20 Units			
<u>Group home (8 or less persons)</u>	?								
<u>Group home (9 or more persons)</u>	?								
Motor Vehicle Repair and/or Service	1	200	100	75	75				
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300	100	100				
Kennel	5	200	100	100	100				
Laundromat/Drycleaner	1	150	100	50	50				
Mixed Use	1 ³	150	100	50	50				
Lodging Establishments	2	200	100	50	50				
Motor Vehicle Sales	1	150	100	50	50				
Retail Store	1	150	100	50	50	20,000 s.f.			
Restaurant	1	150	100	50	50				

NOTES: *For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)*

¹ *Front yard setbacks shall be measured from the centerline of the road.*

² *For up to four dwelling units, and a 1/4 acre for each additional unit of housing for older persons.*

³ *The sum of minimum acreage for combination of uses. The DRB may reduce the required acreage when such reduced acreage best implements the standards and purposes of the district.*

⁴

2.10 VC Village Core

FORMERLY SV DISTRICT

2.10.1 Purpose of District

The intent of the ~~South~~ Village Core District is to promote development of a compact settlement with a mix of small-scale business, civic, and residential uses and to foster a built environment patterned on a traditional Vermont village center with streetscapes and public spaces where people can walk, gather, and meet comfortably. ~~Property owners and developers shall plan proposed development according to the Design Criteria and Standards (Section 3.6) and the 2009 South Village Core Strategic Plan.~~

2.10.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in TABLE 2.9 - Dimensional Standards for VC Village Core District, ~~in Table 2.3(a) and 2.3(b), and 2.3(c)~~ except when otherwise approved by the DRB as a variance or a PUD, ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.10.3 District Requirements

- A.** Public sidewalks shall be required in this district to serve the general public as follows:
1. On both sides of all public roads ~~in the South Village Core District.~~
 2. On one side of all private roads ~~in the South Village Core District.~~
 3. As may be required by the DRB as part of PUD or subdivision approval. ~~As required by the DRB within the PUD or subdivision in any zoning district. The DRB may require a sidewalk or sidewalk easement on at least one side of each road approved as a part of a PUD.~~
- B.** Private sidewalks shall be required in this district to serve the specific property as follows:
1. ~~Adequacy of pedestrian circulation. All development in the SV, B, I-1, I-2, and AR-3 Districts, shall provide adequate pedestrian circulation via~~

sidewalks and/or non-motorized improved paths. The DRB shall require a sidewalk to the entrance of the building from any existing public sidewalk to facilitate pedestrian access to the building. ~~##~~ ~~think this can be reworded]~~

2.10.4 South Village Core Design Standards

- A. Applicability.** All land development in the South Village Core District shall satisfy the following design criteria. To demonstrate that a criterion is satisfied, the applicant must comply with each associated standard.
- B. Design Criterion #1 - Design and Context Sensitivity.** The purpose of this criterion is to allow the development of buildings, lighting fixtures, and signs that conform to the desired character and design of the South Village Core.
1. ~~Standard 1a: Building Orientation.~~ Building(s) shall have at least one public entrance facing and oriented toward the street (see Figure 2.2 - Building Orientation. see Figure 3.6a) and conform to the applicable dimensional standards in TABLE 2.10 - Dimensional Standards for SV District on page 2-22 Table 2.3(c), and (d) (Dimensional Standards by Zoning District) and (Dimensional Standards for Special Uses).
 2. ~~Standard 1b:~~ Buildings shall have interesting and diverse storefronts, facades, and/or architectural detailing. Franchise architecture shall be prohibited (see Article 10). Listed below are examples of design elements that make interesting and diverse storefronts, facades, or architectural detailing:
 - a. Cornicing at top of roof and top of first story
 - b. Detailed molding around windows and doors
 - c. Accentuated entrances
 - d. Storefront windows
 - e. Window and door awnings
 - f. Regularly spaced windows and doors
 - g. Front porches

TABLE 2.9 - Dimensional Standards for VC Village Core District

	Lot Size Acreage- Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback ¹ (min feet)	Side Yard Setback (min feet)	Rear Yard Setback (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max %)
All Uses Unless Otherwise Noted Below	3,000 s.f.	30	[xx] 8 min. 16 max.	0 or 10 ²	10	20,000 s.f. footprint	2-3 Stories ³	50	n/a
Single Household Dwelling									
Two Household Dwelling									
3-4 Household Dwelling									
5+ Household Dwelling									
Multi-tenant housing for older persons									
<u>Group home (8 or less persons)</u>									
<u>Group home (9 or more persons)</u>									
Motor Vehicle Repair and/or Service	1	200	100	75	75				
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300	100	100				
Kennel	5	200	100	100	100				
Laundromat/Drycleaner	1	150	100	50	50				
Mixed Use	1 ⁴	150	100	50	50				
Lodging Establishments	2	200	100	50	50				
Motor Vehicle Sales	1	150	100	50	50				
Retail Store	1	150	100	50	50				
Restaurant	1	150	100	50	50				

NOTES: For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)

¹ Front yard setbacks shall be measured from the centerline of the road. Where there are any existing buildings that exceed the maximum setback on adjacent parcels, the structure shall be built to the maximum setback [16 feet] and not any closer to the street ROW. Note: Need to convert these setback numbers from centerline of road.

² The 0 foot setback shall apply if buildings on adjoining properties will be attached such as with townhouse-style structures. The 10 foot setback shall apply otherwise to all other types of development.

³ Buildings consist of at least two habitable stories above average finished grade and do not exceed 50 feet in building height. In addition, the height of architectural details such as building tops and first story cornices, are aligned to generally match the height of those on adjacent buildings that meet the district height requirements.

⁴ The sum of minimum acreage for combination of uses. The DRB may reduce the required acreage when such reduced acreage best implements the standards and purposes of the district.

- h. Decorative signs integrated into the façade
 - i. Rooftop cupola, tower, or weathervane
 - j. ~~Examples shown in the South Village Core Strategic Plan (Nov. 2009)~~ [## Insert the referenced examples in this section instead]
3. ~~Standard 1c.~~ **Signs.** Signs shall be architecturally integrated in a building's elevation and have orientation to pedestrians as well as automobiles (See **Figure 2.3 - Signs**, ~~Figure 3.6b~~). Pedestrian orientation means that signs are scaled to be easily read by pedestrians walking in the streetscape. Whether bracketed off the face of a building or mounted directly on the façade, signs are hung in logical spaces between windows or between floor levels. Signs do not obscure key architectural features of a building. Signs shall also conform to **Section 5.9 (Signs)**.
4. ~~Standard 1d.~~ **Outdoor Lighting.** Outdoor lighting shall illuminate public spaces, including streets, sidewalks, walkways, parks/plazas, and parking areas, as approved by the DRB in accordance with the following:
- a. Outdoor lighting fixtures are designed to direct light downward and adjusted so as not to cast light directly on adjacent roadways or properties and do not cause excessive glare within the property or adjoining properties. To achieve this, lighting fixtures shall have either exterior shields or optics within the fixture, such as "cut-off" technology, that controls light spread. Parking area lighting shall be a concealed recessed light source.
 - b. Lighting fixtures in public spaces, including sidewalks, walkways, and plazas, shall be of a smaller, pedestrian scale (See **Figure 2.4 - Outdoor Lighting**, ~~Figure 3.6e~~). Pedestrian scale lighting is a maximum of 16 feet in height. In no case shall any parking area light fixture exceed a maximum of 20 feet in height.
 - c. Lighting fixtures shall be architecturally integrated in the design of a building or sign.

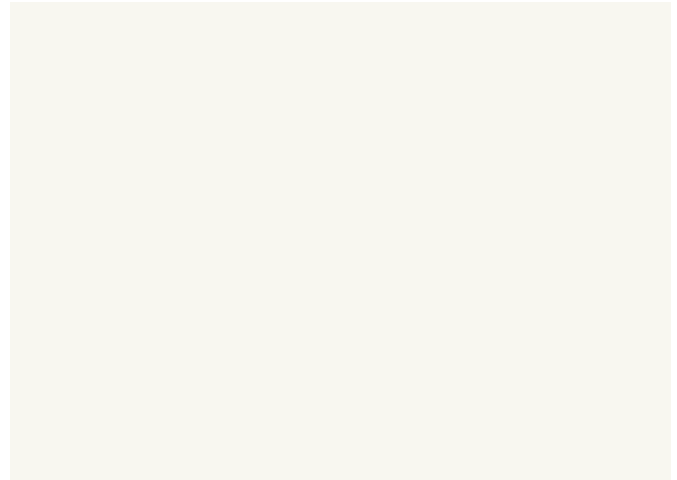


Figure 2.2 - Building Orientation.

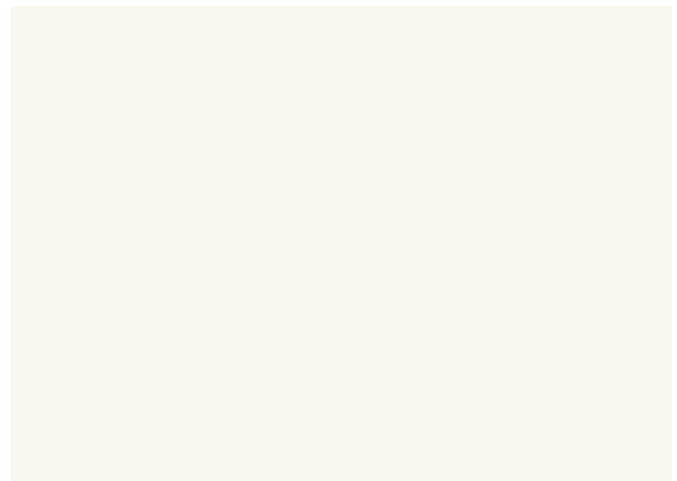


Figure 2.3 - Signs.

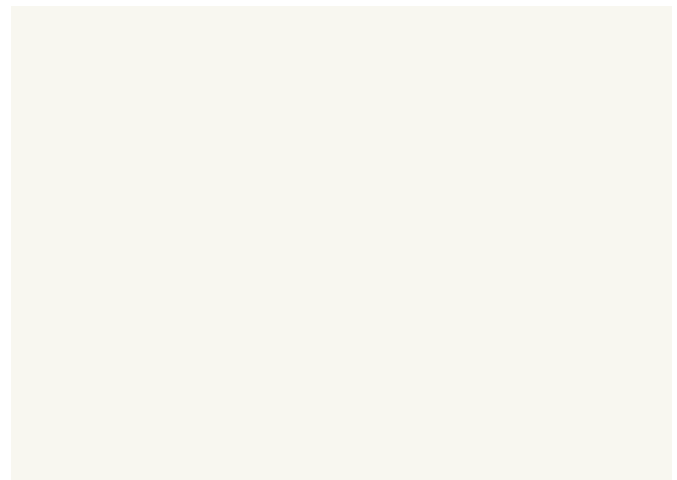


Figure 2.4 - Outdoor Lighting

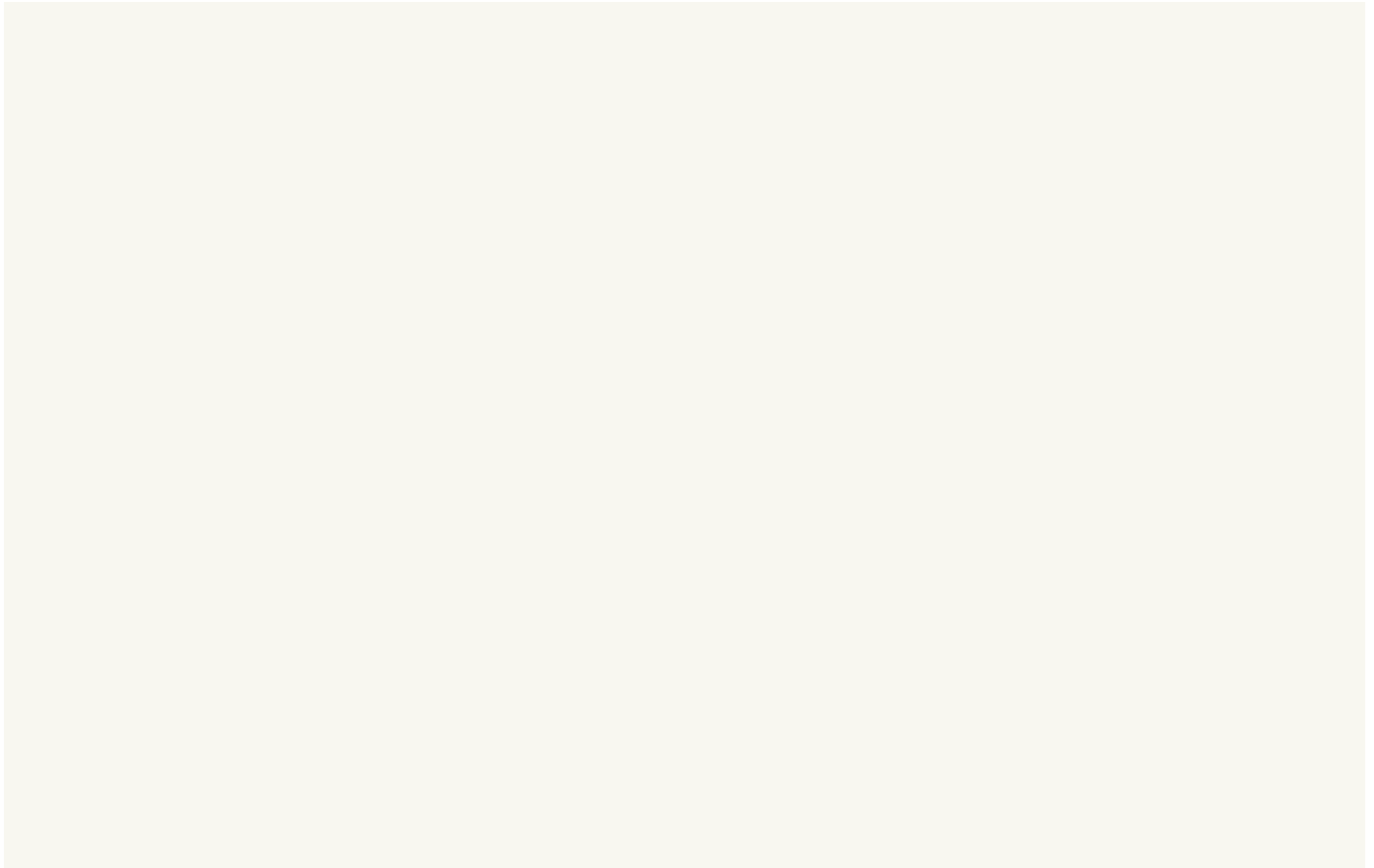


Figure 2.5 - Design & Context Sensitivity (from Georgia South Village Strategic Plan).

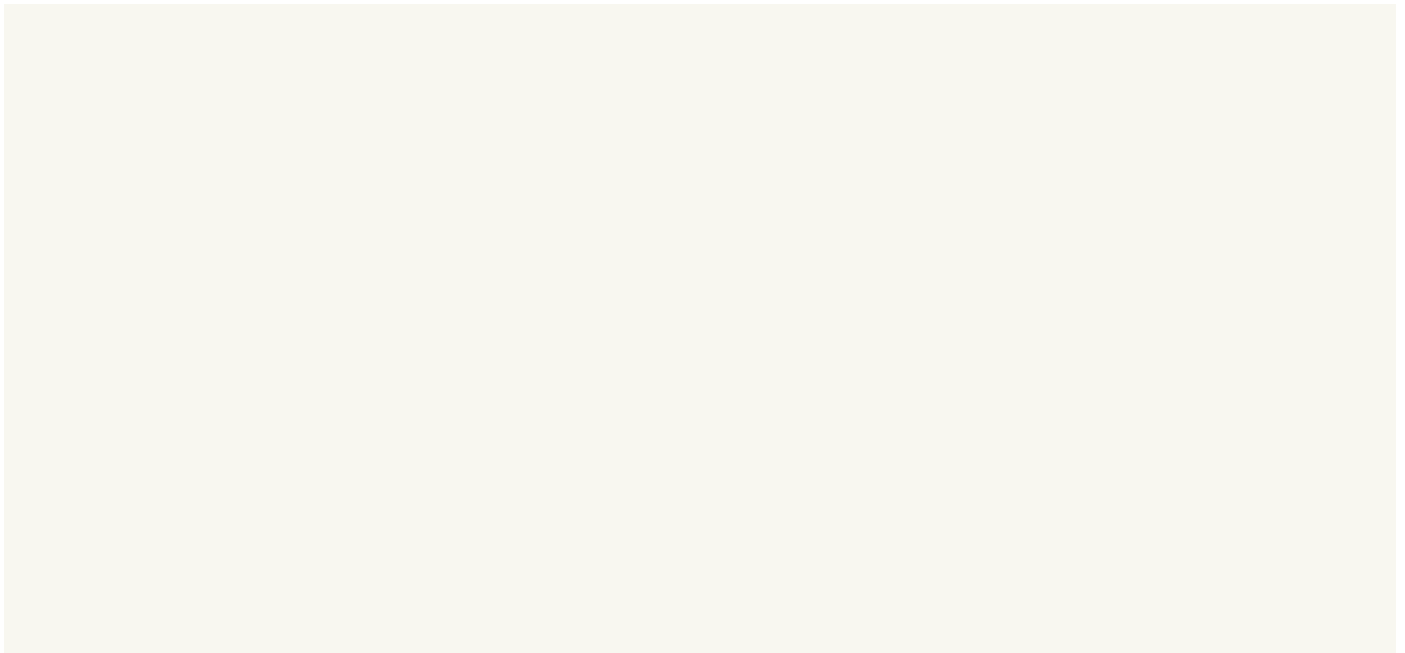


Figure 2.6 - Integrated and Clustered Development.

The same pole type and fixtures shall be used on a development site.

C. Criterion #2 - Efficient and Compact Use of Site, Mixed Use Development.

The purpose of this criterion is to create a compact site layout that is coordinated with adjacent development and to permit land uses that are mixed on-site or are mixed in combination with adjacent uses (existing or planned). The combining of land uses shall promote easy access among stores and services by pedestrians and minimize vehicle accesses to streets with a goal of having street accesses serve two or more properties.

1. ~~Standard 2a.~~ The site layout clusters and integrates buildings with existing development to promote linked pedestrian trips (See [Figure 2.5 - Design & Context Sensitivity \(from Georgia South Village Strategic Plan\)](#), 3.6d).
2. ~~Standard 2b.~~ Opportunities for shared parking are utilized in the proposal (See [Section 5.6 C \(Shared Parking\)](#) for shared parking approval requirements).
3. ~~Standard 2c.~~ The proposal is a mixed-use development or contributes to a mixed-use district. Mixed-use means a combination of residential, commercial, and/or governmental uses, arranged vertically (in multiple stories of buildings) or horizontally (adjacent to one another). Opportunities for including mixed uses include, but are not limited to, apartments on upper levels with commercial space on the ground floor or public parking in the basement underneath an office or apartment building. ~~New residential uses are prohibited on the first story of all structures in the South Village Core District with the exception of large multi-household dwelling uses (5 Units or more), but through conditional use review, the DRB may waive this requirement and approve residential uses on the first floor if:~~ Residential uses are permitted on the ground floor of new construction provided the following conditions are met:

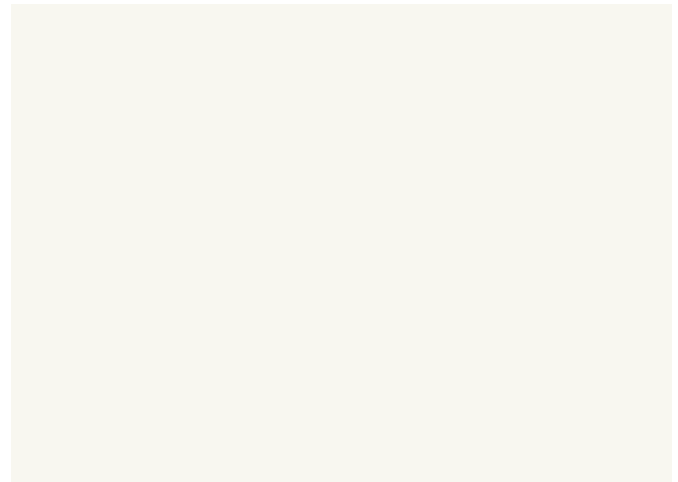


Figure 2.7 - Pedestrian Access

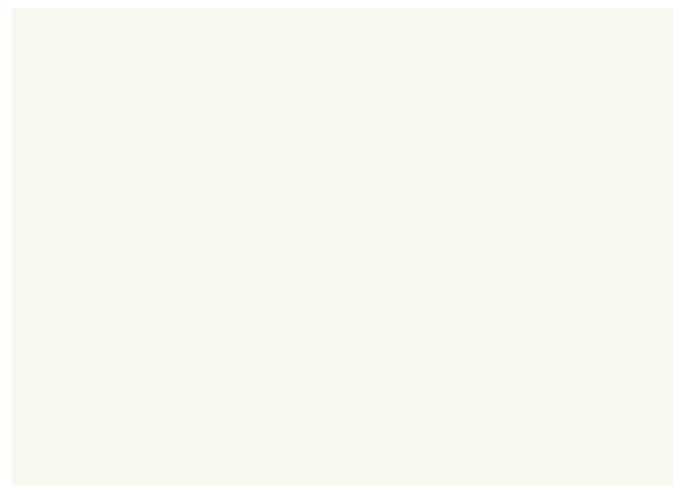


Figure 2.8 - Street Connectivity

- a. The ratio of residential-to-commercial square footage on the site does not exceed 4:1; and, ~~An equivalent square footage of commercial elsewhere in the building or in other buildings within the site plan; and~~
- b. The proposed ground floor residential units do not directly front on the public way or sidewalk and are instead located in the rear of the building or face away from the public road; and,
- c. In the judgment of the DRB the proposed mix of uses meets the purpose of the ~~VC~~ SV District as described in Article 2 of the regulations.

4. ~~Standard 2d~~. The number of curb cuts and their widths shall be minimized as feasible and shall integrate entries with other access points and streets rather than at random locations along the street. The DRB shall require shared access to adjoining properties to the maximum extent feasible and may limit access to the property to the lesser traveled street. Shared access shall be feasible when:

- a. It can be implemented without removal of any existing buildings;
- b. Subsurface conditions can reasonably support it; and
- c. It will not have an undue adverse effect on one of the uses of the property in question.

D. Criterion #3 - Pedestrian Access, Safety, and Comfort. The purpose of this criterion is to permit development that is accessible by a direct, convenient, attractive, safe, and comfortable system of pedestrian facilities, and development that provides appropriate pedestrian amenities. The design of buildings and the streetscape shall support a safe and attractive pedestrian environment based on the following standards.

1. ~~Standard 3a~~. Building(s) shall have at least one public entrance facing and oriented toward the street with a direct link to sidewalks and any other pedestrian walkways (See [Figure 2.7 - Pedestrian Access 3.6e](#)). Corner entrances are encouraged on corner buildings. When specific circumstances make it impractical for a building to have a public entrance facing and oriented toward the street, the DRB may approve buildings with a public entrance facing and oriented toward a pedestrian walkway that directly connects to the street(s). The building façade facing the street shall include interesting architectural detailing oriented to pedestrians (see Standard 1b) such as windows at eye level and first story cornices.
2. ~~Standard 3b~~. Windows or window displays are provided at a pedestrian scale (eye level) along facades that face and are oriented to streets.

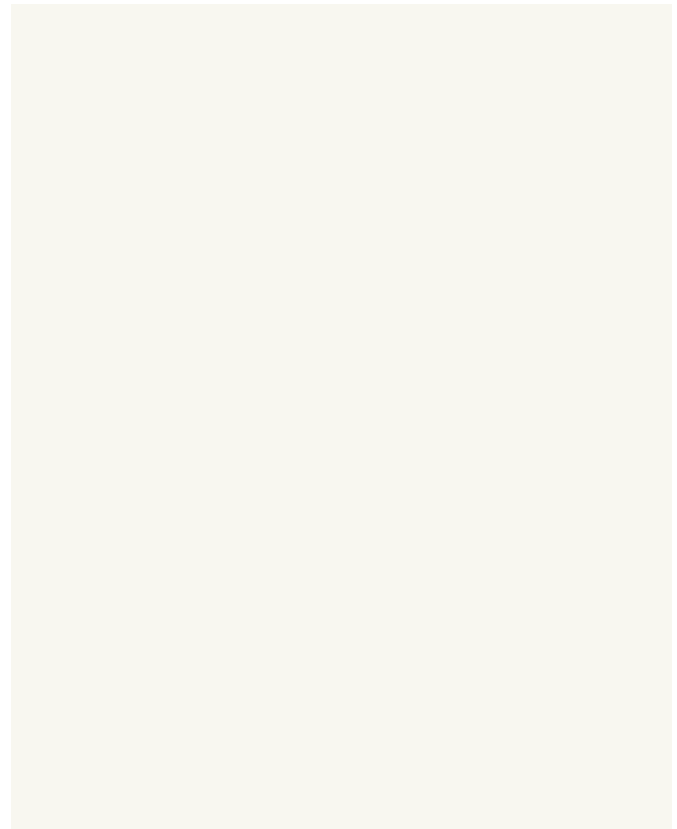


Figure 2.9 - Parking Lot Landscaping

3. ~~Standard 3c~~. Sidewalks are placed along every street having frontage on the development parcel and pedestrian walkways are integrated throughout the site plan, providing connection to adjacent land uses, parking areas, and building entrances. Sidewalks shall be located so a greenstrip or street-furnishing zone is provided as a buffer from the street and shall be constructed in accordance with Town of Georgia specifications. Appropriate pedestrian amenities (for example: street tree well cutouts, space for outdoor seating, mailboxes, newspaper vending machines, etc.) may be provided in the greenstrip or street furnishing zone as appropriate.
4. ~~Standard 3d~~. Street trees are planted in the street furnishing zone or greenstrip along all sidewalks or, if not possible due to infrastructure or other physical constraints, in the front yard parallel to the edge of the street right-of-way. Street tree

selection, purchasing, spacing, and planting is done according to Criterion 6 (Quality Landscaping and Screening) and an overall landscaping plan as required in **Text Box 3.3** (Requirements of a Landscaping and Screening Plan).

5. ~~Standard 3e~~: Parking lots and vehicle drives shall be not located between the primary building entrance and the street and shall be located behind or to the side of a building (See **Figure 2.2 - Building Orientation. 3.6a**). Parking lots are not located on street corners.
6. ~~Standard 3f~~: Landscape buffering shall be provided between parking lots and all adjacent sidewalks and pedestrian walkways.

E. Criterion #4 - Building a Safe Public Road Network.

The purpose of this criterion is to permit development that is part of a complete and connected road network that safely and efficiently accommodates vehicles, pedestrians, bicycles and future transit.

1. ~~Standard 4a~~: New streets connect development to existing or proposed adjacent streets in accordance with planned street connections to form a network (no dead ends). Planned street connections shall comply with the Conceptual Future Road Layout ~~shown in Fig. [X]. in the South Village Core Strategic Plan dated November, 2009, or any master street plan or Official Map in existence. In the event these plans/maps are in conflict, the Official Map shall be given priority followed by the South Village Core Strategic Plan dated November 2009~~. 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. ~~the South Village Core Strategic Plan~~.
2. When existing and planned land uses on or in the vicinity of the site make it impractical to provide street connectivity at the time of application as required above, potential for future street connectivity is established by the dedication of

rights-of way to the Town (See **Figure 2.8 - Street Connectivity 3.6f**). The applicant shall work with the DRB to determine appropriate locations for future street rights-of-way based on existing and anticipated development, the Conceptual Future Road Layout in the South Village Core Strategic Plan dated November, 2009, or any master street plan or Official Map in existence. Rights-of-way width shall conform to the Selectboard's specifications for public roads and dedication for future use as a street shall be clearly indicated as a condition of site plan and/or subdivision approval and recorded in an irrevocable offer of dedication to the Town.

3. ~~Standard 4b~~: All proposed new roads shall be built to Town standards and may be taken over by the Town as public roads. All roads will be required to be named and identified by a street sign, which is of a standard approved by the Town in accordance with E-911 street address ordinance requirements.
4. ~~Standard 4c~~: When a traffic study is required (according to application requirements in Section 3.3 B(2) (Site Plan Review Application Submission)), the proposal shall not cause traffic conditions on a Town highway or intersection to go below a Level of Service (LOS) of C, as defined by the Vermont Agency of Transportation. The DRB may require mitigation measures for existing or proposed traffic conditions and congestion that are dangerous according to LOS and crash data from the Vermont Agency of Transportation.

F. Criterion #5 - Efficient Parking, Loading, and Service Areas.

The purpose of this criterion is to minimize the amount of land developed as surface parking and loading areas and to promote efficient and safe parking, loading, and service facilities with good circulation and access.

1. ~~Standard 5a~~: The project shall use shared parking where feasible and underground parking is encouraged. Shared parking means that multiple uses share one or more parking facilities See **Section 5.6(C) (Shared Parking)**.

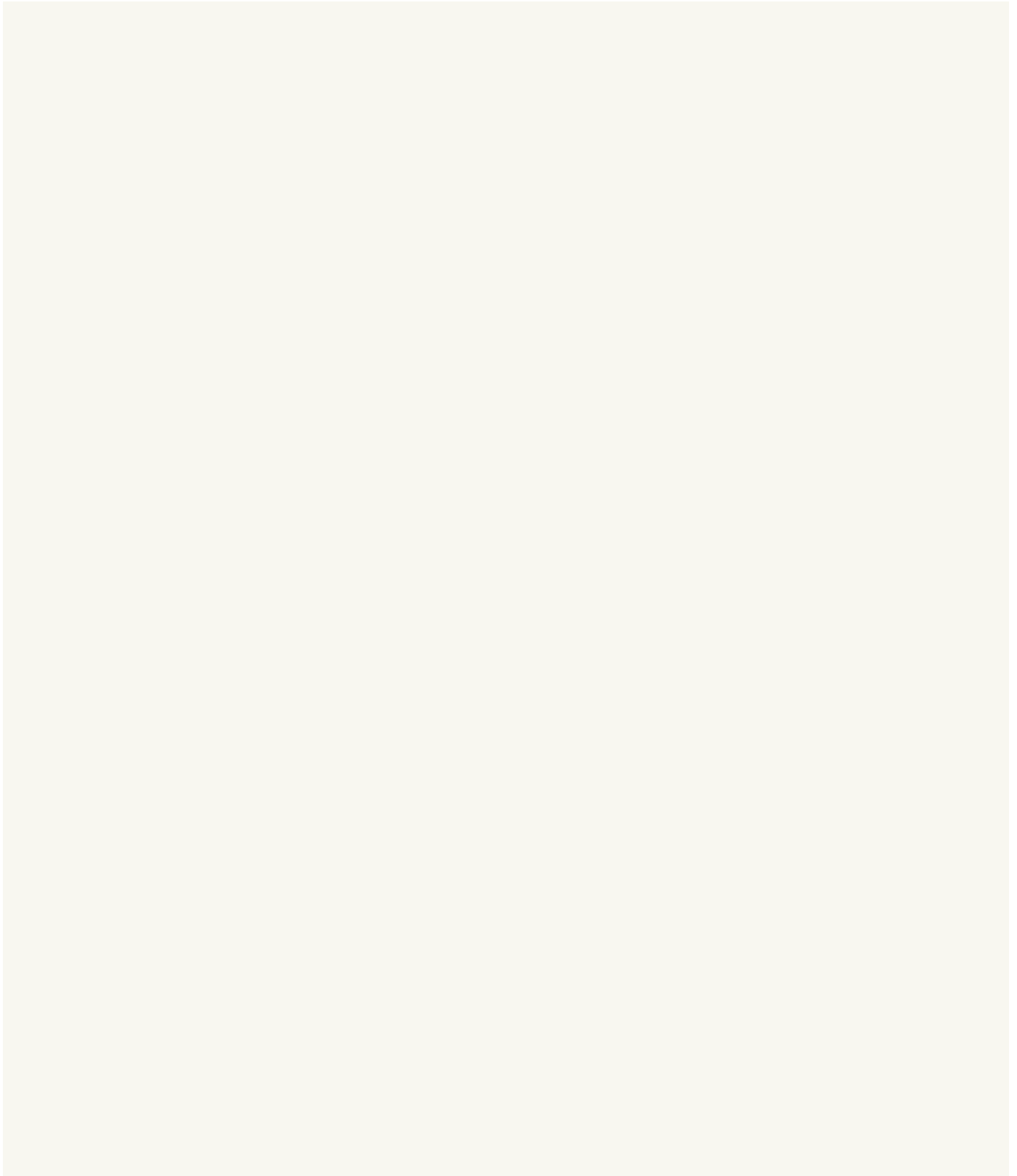


Figure 2.10 - Conceptual Future Road Layout (from Georgia South Village Strategic Plan)

~~2. Standard 5b. Multi-Household dwellings of eighteen or more units shall have underground parking equal to a minimum of one space per unit. This underground parking shall be designated only to serve the residents of the multi-household dwelling and their guests, and these designated spaces may not be used to satisfy the requirement of mixed use (Standard 2c).~~

3. ~~Standard 5c.~~ All parking lots proposed as part of a single development plan are designed to provide cross access connectivity (vehicular and pedestrian), or the interconnection of parking areas. Cross access connectivity (vehicular and pedestrian) shall be provided to any existing adjacent parking lots when it can be implemented without removal or relocation of any existing buildings, when it is feasible based on subsurface conditions, and when it will not have an undue adverse effect on one of the uses of the adjacent properties.

4. ~~Standard 5d.~~ Parking areas are landscaped and screened from adjacent uses and from roadways in the vicinity via landscaped buffers around the perimeter and planting strips and islands integrated throughout the lot design (See [Figure 2.9 - Parking Lot Landscaping 3.6g](#)). Signage directing drivers to parking areas may be installed at the DRB's discretion in conformance with [Section 5.9 \(Signs\)](#).

G. Criterion #6 - Landscaping and Screening. The purpose of this criterion is to create attractive, human-scale, mixed use neighborhoods with abundant shade trees and vegetation, and to approve quality landscaping and other screening methods, which harmonize mixed uses and transportation infrastructure in a pedestrian-friendly village.

1. ~~Standard 6a.~~ Landscaping shall be integrated throughout the site, including in front and side yards, within and around parking areas, and where rear yards abut residential properties, so as to soften the landscape and effectively shade parking areas, sidewalks/walkways, and public spaces. In addition, trees and other landscaping

are placed to interrupt the facades of buildings, to visually reduce the scale and bulk of large buildings, to integrate the site with the surrounding landscape, and to enhance environmental quality (e.g., wildlife habitat, soil stabilization, air quality, energy conservation).

2. ~~Standard 6b.~~ Landscaping or other screening is placed appropriately on the site to mitigate the impacts of development on adjacent properties and pedestrian sidewalks/walkways. Examples of where the use of landscaping or screening is appropriate include to screen utility infrastructure, to screen the exterior storage of materials, to buffer noise from kitchen or heating infrastructure or equipment, to screen unsightliness or buffer odor from refuse removal areas, and to screen unsightliness and noise of parking and/or loading areas.

3. ~~Standard 6c.~~ Landscaping plans use both deciduous and coniferous shade-giving trees in available yard areas, especially front and side yards and parking areas. Shade trees are especially important in instances where street trees are not practical because of site constraints. Flowering, ornamental, or small trees are used to compliment shade trees in instances where large yard areas exist, and where space limitations prevent the planting of shade trees.

a. In addition to trees, landscaping plans shall include a combination of the following:

- Landscaping beds that enhance the general appearance of the site and define planting strips, lawn, and buffer areas;
- A mix of evergreen and flowering shrubs and bushes adjacent to buildings, within planting beds, and to compliment shade trees and other landscaping features; and
- Lawns mixed with trees and other plants, especially in any front yard area.
- Large expanses of mulched areas are prohibited.

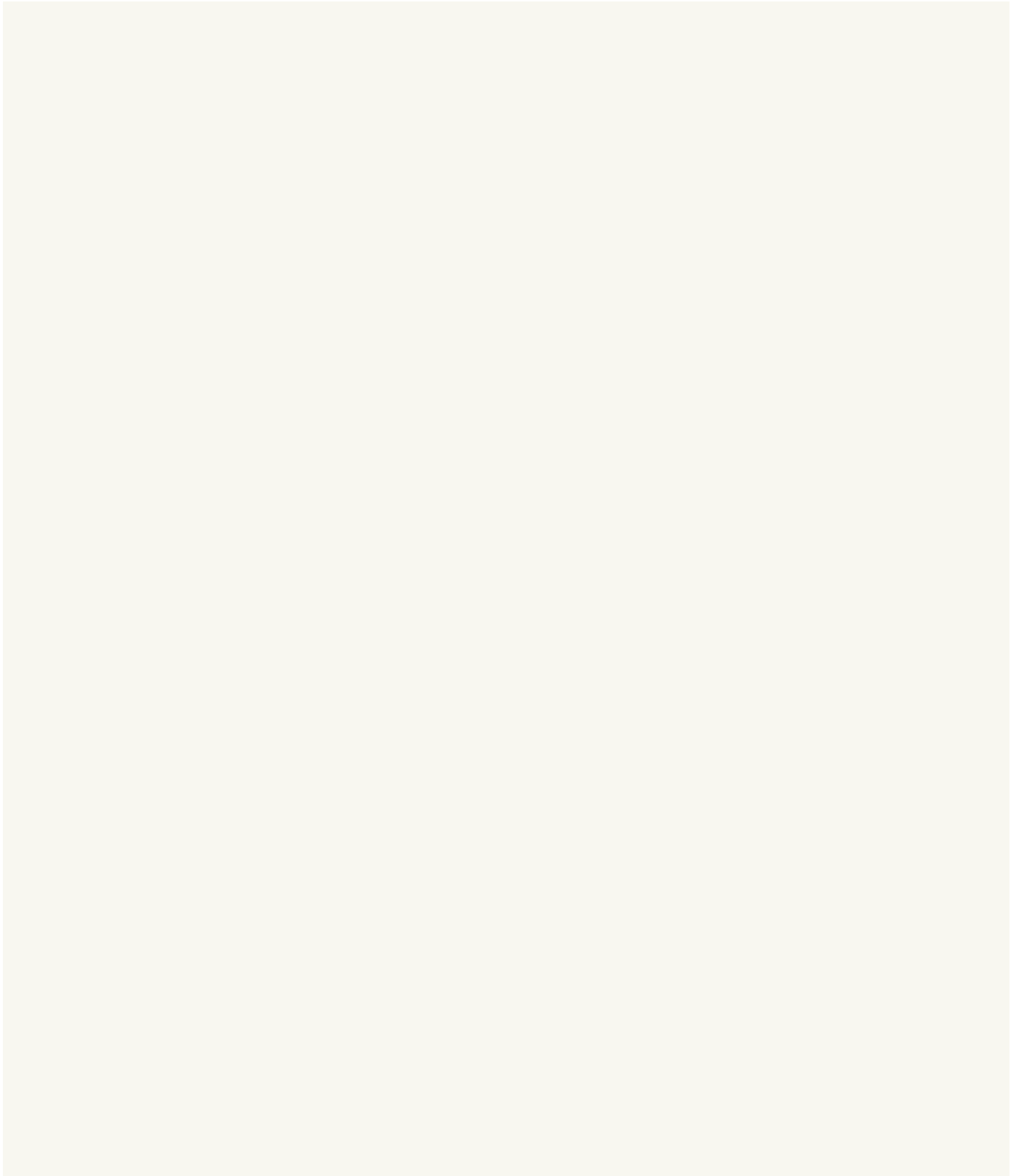


Figure 2.11 - Landscaping and Screening Examples (from Georgia South Village Strategic Plan)

b. Compliance with this standard shall be required, provided:

- It can be implemented without removal or relocation of any existing building on the site; and
- Subsurface conditions on the property are adequate to accommodate required landscaping.

4. ~~Standard 6d~~. Where street trees are proposed in the greenstrip, street furnishing area, or in the front yard parallel to the edge of the right-of-way, at least one street tree is planted for each 40 linear feet of greenstrip or frontage (excluding driveways), unless modified by the DRB due to infrastructure or other practical limitations. In addition, greenstrips shall be no less than 6 feet wide where street trees are proposed and street tree wells within a surfaced street furnishing zone shall be no less than 4 feet by 4 feet. The applicant shall demonstrate that there is adequate rooting space. Street tree selection, purchasing, spacing, and planting shall be accomplished according to an overall landscaping plan according to [Requirements of a Landscaping and Screening Plan](#) and [Plant Reference Material](#) info box on page 4-3. ~~Text Box 3.3 (Requirements of a Landscaping and Screening Plan)~~.

H. Criterion #7 - Public Space. The purpose of this criterion is to create usable public space and parkland that integrates appropriately with existing or planned public space, including adjacent parks, sidewalks, and public buildings and to seek specific opportunities for public greenspace appropriate for a central village green.

1. ~~Standard 7a~~. Development proposals shall incorporate public space into the site design. Public space is available for use by the development and is designed to encourage community interaction and to connect with adjacent public spaces. Examples of public space include outside foyers at building entrances with pedestrian access and seating, open plazas with

street furniture, playgrounds, picnic areas, greens, or gardens with pedestrian access and seating. If it has a significant nexus with and is roughly proportionate to the impacts of the development, the DRB may require land to be dedicated to the Town of Georgia for use as public park lands or a village green. This shall not prohibit the Town from otherwise acquiring such land for a park or greenspace through other methods.

2. [xx Insert other public space/playground requirements]

I. Criterion #8 - Erosion Control and Stormwater Management. The purpose of this criterion is to promote stormwater management practices that maintain pre-development hydrology through techniques that infiltrate, filter, store, evaporate and detain stormwater close to its source; to protect public safety from flooding and streambank erosion; and to protect property and natural resources, particularly streams, lakes, wetlands, floodplains and other natural aquatic systems on the development site and elsewhere from degradation that could be caused by construction activities and post-construction conditions.

1. ~~Standard 8a~~. Development sites shall control erosion in accordance with the erosion control standards in [Section 7.12 \(Site Preservation and Erosion Control\)](#).
2. ~~Standard 8b~~. Low impact development techniques are encouraged to be incorporated into the development's plan for stormwater treatment. These may include:
- a. Use of bioretention areas, gravel wetlands or rain gardens to collect runoff and allow for short-term ponding and slow infiltration. These areas consist of a relatively small depressed or bowl-shaped vegetative depression that treats runoff from storms of one inch or less. Areas that may be appropriate for these techniques include the grassed space in between two-track roads, paths or sidewalks, parking lot

landscaping areas, and grassed areas that receive rooftop runoff.

- b.** Use of permeable pavement for parking stalls and spillover parking, sidewalks, driveways and bike trails.

2.11 I Industrial District

FORMERLY I-1 and I-2 DISTRICTS

2.11.1 Purpose of District

The ~~I-1~~ District enables industrial development in an area with good highway and rail access and is set apart from agricultural and residential districts. ~~This~~ ~~The I-1~~ district enables heavy and light industrial development in an efficient pattern. This district is not intended to serve as a regional growth center. Commercial uses shall be of a scale and size appropriate only for a local growth center.

2.11.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in **TABLE 2.10 - Dimensional Standards for I Industrial District** ~~Table 2.3(a) and 2.3(b), and 2.3 (e)~~ except when otherwise approved by the DRB as a

variance or a PUD, ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.11.3 District Requirements

- A. Private sidewalks shall be required in this district to serve the specific property as follows:
 1. ~~Adequacy of pedestrian circulation. All development in the SV, B, I-1, I-2, and AR-3 Districts, shall~~ provide adequate pedestrian circulation via sidewalks and/or non-motorized improved paths. The DRB shall require a sidewalk to the entrance of the building from any existing public sidewalk to facilitate pedestrian access to the building. ~~## think this can be reworded]~~
- B. ~~Business (B) and Commercial-Light Industrial (I-2) Districts.~~ The siting, layout, and appearance of the building(s) will be consistent and integrated with other uses in the district, will provide access for pedestrians, and will not cause strip development along roads. Interconnecting adjoining properties by shared driveways, parking lots, or frontage roads is encouraged.
- C. Private sidewalks shall be required in this district to serve the specific property as follows:
 1. ~~Adequacy of pedestrian circulation. All development in the SV, B, I-1, I-2, and AR-3 Districts, shall~~ provide adequate pedestrian circulation via sidewalks and/or non-motorized improved paths. The DRB shall require a sidewalk to the entrance of the building from any existing public sidewalk to facilitate pedestrian access to the building. ~~## think this can be reworded]~~
- D. ~~Business (B) and Commercial-Light Industrial (I-2) Districts.~~ The siting, layout, and appearance of the building(s) will be consistent and integrated with other uses in the district, will provide access for pedestrians, and will not cause strip development along roads. Interconnecting adjoining properties by shared driveways, parking lots, or frontage roads is encouraged.

TABLE 2.10 - Dimensional Standards for **I Industrial** District

	Lot Size Acreage Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback ¹ (min feet)	Side Yard Setback ² (min feet)	Rear Yard Setback ² (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max %)
All Uses Unless Otherwise Noted Below	1-2	120 120-150	75	20 20-30	20 20-30	n/a		45	75% 50%-75%
Motor Vehicle Repair and/or Service	1	200	100	75	75				
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300	100	100				
Mixed Use	1 ³	150	100	50	50				
Motor Vehicle Sales	1	150	100	50	50				

NOTES: For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)

¹ Front yard setbacks shall be measured from the centerline of the road.

² The side and rear yard setback shall be 200 feet from Deer Brook and Arrowhead Mountain Lake.

³ The sum of minimum acreage for combination of uses. The DRB may reduce the required acreage when such reduced acreage best implements the standards and purposes of the district.

Commercial-Light Industrial District I-2

2.11.4 Purpose of District

The purpose of the I-2 District is to enable commercial and light industrial development in an area with good highway access and set apart from agricultural and residential districts. The I-2 District enables light industrial development to develop in an efficient and integrated pattern.

2.11.5 Dimensional Standards

All structures and lots must meet the dimensional standards listed in Table 2.3(a) and 2.3(b), and 2.3 (c) except when otherwise approved by the DRB as a variance or a PUD, or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).

2.11.6 District Requirements

2.12 NR Natural/Recreation District

2.12.1 Purpose of District

The Natural/Recreation District has significant natural features or areas which are unique or irreplaceable, and severe limitations for development, including steep slopes, poor soil suitability, and high elevations. Therefore, much of the district is best suited to remain in a natural state or to be used for outdoor recreation purposes. The purpose of this district is to protect these features and areas in their natural state to the extent possible for present and future generations and to protect significant geological areas, wildlife habitat, scenic areas and other open space land. Residential uses and other structures are limited to large lots to limit fragmentation and minimize the impact on the land and prevent substantial alteration to the landscape. ~~The N-1 District has. Structures are limited to large lots to limit fragmentation and minimize the impact on the land and prevent substantial alteration to the landscape.~~ 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. [merged description of both districts together]

2.12.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in **TABLE 2.11 - Dimensional Standards for NR Natural/Recreation District** ~~Table 2.3(a) and 2.3(b); and 2.3-(c)~~ except when otherwise approved by the DRB as a variance or a PUD, ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.12.3 District Requirements

- A.** ~~Within the AR-1, R-1 and N-1 districts;~~ subdivision boundaries, lot layout, and building envelopes shall be located and configured to minimize or avoid adverse impacts to primary agricultural soils, productive farmland and forestland, and large tracts of forestland (>50.0 acres regardless of ownership). Methods for avoiding adverse impacts include,

but may not be limited to, clustering development, locating building envelopes at field, orchard, or forest edges and/or on the least fertile/productive soils; designating vegetated buffer areas between agricultural and other proposed uses to minimize land use conflicts; designing access roads, driveways, and utility corridors to follow existing linear features; and sharing access to the extent feasible.

- B.** Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- C.** Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.
- D.** Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- E.** Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.
- F.** ~~Within the AR-1, R-1 and N-1 districts;~~ subdivision boundaries, lot layout, and building envelopes shall be located and configured to minimize or avoid adverse impacts to primary agricultural soils, productive farmland and forestland, and large tracts of forestland (>50.0 acres regardless of ownership). Methods for avoiding adverse impacts include, but may not be limited to, clustering development, locating building envelopes at field, orchard, or forest edges and/or on the least fertile/productive soils; designating vegetated buffer areas between agricultural and other proposed uses to minimize land use conflicts; designing access roads, driveways, and utility corridors to follow existing linear features; and sharing access to the extent feasible.

~~Natural Areas District N-1~~

2.12.4 Purpose of District

TABLE 2.11 - Dimensional Standards for **NR Natural/Recreation** District

	Lot Size Acreage- Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback ¹ (min feet)	Side Yard Setback ² (min feet)	Rear Yard Setback ² (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max %)
All Uses Unless Otherwise Noted Below	20	350	100	50	50	n/a		[[?]] 20-35	n/a
Commercial Youth Camp	5	250	150	75	75				

NOTES: For the full list of allowed uses in this district, refer to Section 3.2. ~~For uses not listed refer to Section 2.2 B (Uses Not Listed)~~

¹ Front yard setbacks shall be measured from the centerline of the road.

² The side and rear yard setback shall be 200 feet from Deer Brook and Arrowhead Mountain Lake.

³

2.12.5 Dimensional Standards

~~All structures and lots must meet the dimensional standards listed in Table 2.3(a) and 2.3(b), and 2.3(c) except when otherwise approved by the DRB as a variance or a PUD, or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.12.6 District Requirements

A. [Merged with former R-1 district]

2.13 Flood Hazard Area Overlay District FHAO

2.13.1 Purpose of District

The purpose of the Flood Hazard Overlay District is to:

- A.** Protect human life and health and minimize public and private financial losses due to flooding;
- B.** Conserve drainage and water courses and permit only land development which will not impede or divert flood waters, or otherwise increase flood hazards to the detriment of others;
- C.** Help minimize public expenditures for flood control projects and rescue and relief efforts;
- D.** Encourage maintenance of Special Flood Hazard Areas for open space uses and/or useable open space that complements the use and development of adjacent areas as provided for in the Comprehensive Municipal Plan; and
- E.** Ensure continued community eligibility for the National Flood Insurance Program.

2.13.2 Dimensional Standards

Dimensional standards within the Flood Hazard Overlay Area are determined by the underlying zoning districts.

2.13.3 Development Standards in FHOA

Development Standards in Special Flood Hazard Area (SFHA). The criteria below are the minimum standards for development in the Special Flood Hazard Area. If the Floodway or flood fringe (see [Section 9.11 – Definitions](#)) is not specified, the standard shall apply to the entire Special Flood Hazard Area. Where more than one district is involved, the most restrictive standard shall take precedence.

A. Development in the Floodway. Within the Floodway, the following standards apply:

- 1.** New encroachments, including structures, are prohibited within the Floodway, except for the following, which also shall comply with subsection (b) below:
 - a.** Changes to existing structures where the footprint is proposed to expand horizontally into the Floodway less than 500 square feet.
 - b.** New encroachments relating to bridges, culverts, roads, stabilization projects, public utilities, functionally dependent uses, and river or floodplain restoration projects; and
 - c.** New encroachments relating to health and safety measures, such as replacement of pre-existing on-site septic and water supply systems, if no other practical alternative is available.
- 2. Hydraulic Analysis.** For all proposed new encroachments and above-grade development, a hydraulic analysis is required to be provided for review. The analysis shall be performed in accordance with standard engineering practice, by a registered professional engineer, certifying that the proposed development will:
 - a.** Not result in any increase in flood levels during the occurrence of the base flood.
 - b.** Not increase base flood velocities; and
 - c.** Not increase any risk to surrounding properties, facilities, or structures from erosion or flooding.

For development that is either below grade or will not result in any change in grade, the hydrologic & hydraulic analyses may be waived, where the applicant will provide pre- and post-development elevations demonstrating that there will be no change in grade, and that the development will be adequately protected from scour.

- 3. Waiver.** For any new encroachment that is proposed within the Floodway where a hydraulic analysis is required, the applicant may provide a FEMA Conditional Letter of Map Revision (CLOMR)

in lieu of a hydraulic analysis, to demonstrate that the proposed activity will not have an adverse impact on flood carrying capacity.

B. Special Flood Hazard Area. All development within the entire Special Flood Hazard Area, in accordance with 44 C.F.R. §60.3, shall be: ~~the following standards apply:~~ [## Note indenting/outlining changed here to simplify, unsure if it changes anything, confirm]

- ~~1. All Development. All development, in accordance with 44 C.F.R. §60.3, shall be:~~
2. Reasonably safe from flooding.
3. Designed (or modified) and adequately anchored to prevent flotation, collapse, release, or movement of the structure.
4. Constructed with materials resistant to flood damage.
5. Constructed by methods and practices that minimize flood damage.
6. Constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located to prevent water from entering or accumulating within the components during conditions of flooding.
7. Adequately drained to reduce exposure to flood hazards; and
8. Required to elevate or floodproof any fuel storage tanks to at least two feet above the base flood elevation. This can be achieved by:
 - a. Elevating the fuel storage tank, a minimum of two feet above the BFE and securely anchoring the tank to prevent flotation. The tank shall be located on the landward or downstream side of the building and all inlets, fill openings, line connections, and vents shall be elevated to two feet above the BFE. Any structure or platform used to elevate the tank shall be designed to withstand anticipated flood loads and forces.
 - b. II. In places where elevation of the fuel storage tank is not possible due to the location of

existing fuel hookup/fuel lines into an existing building:

- The tank shall be securely anchored to prevent floatation while protecting it from flood forces and debris. Any structure or platform used to anchor and protect the tank shall be designed to withstand anticipated flood forces and debris. The tank vent pipe/valve shall be located at a minimum two feet above the BFE; or
- Storage tanks may be placed underground, if securely anchored and certified by a qualified professional and are protected from flood forces such as scour, erosion, velocity flow, and buoyancy (uplift) force.

9. Development Location. For any new structure, replacement structure, substantially improved structure, or structure that has experienced substantial damage, outdoor utilities (electrical, heating, ventilation, plumbing, and air conditioning equipment) and other service facilities (such as sewer, gas, and water systems), shall be located on the landward or downstream side of the building and/or behind structural elements, and located and constructed to minimize or eliminate flood damage.

10. Base Flood Elevation. In Zones AE and A1 – A30 where Floodway limits have not been determined, development shall not be permitted unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated encroachment, will not increase the base flood elevation more than one foot at any point within the community. The demonstration shall be supported by technical data that conforms to standard hydraulic engineering principles and certified by a registered professional engineer.

11. Flood Carrying Capacity and Stability. The flood carrying capacity within any altered or relocated portion of any watercourse shall be maintained. Any alteration or relocation shall not result in any decrease of stream stability.

12. Standards for Structures. All structures in the Special Flood Hazard Area shall meet the following standards:

a. Freeboard. New structures, existing structures to be substantially improved or replaced, or that have incurred substantial damage shall be located such that the lowest floor is at least one foot above base flood elevation (e.g., freeboard). This shall be documented in the proposed and as-built condition with a FEMA Elevation Certificate. New structures, or existing structures to be substantially improved or replaced, or that have incurred substantial damage, in Zone AO shall have the lowest floor, including basement, elevated above the highest adjacent grade at least two feet above the depth number specified on the community's Flood Insurance Rate Map (FIRM), or at least three feet if no depth number is specified.

b. Areas Below Grade. For new, replacement or substantially improved structures, or for structures that have incurred substantial damage, fully enclosed areas below grade on all sides (including below grade crawlspaces and basements) are prohibited.

c. Areas Above Grade and Below BFE. Fully enclosed areas that are above grade, below the lowest floor, below BFE, and subject to flooding, shall:

- Be solely used for parking of vehicles, storage, or building access, and such a condition shall clearly be stated on any permits; and
- Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Such designs shall be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings on two walls 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 adjacent 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; and,

- Include a signed non-conversion agreement from the owner of the structure with the permit application stating that the enclosed area below the BFE will not be converted to another use (besides parking, storage, or access) and that the community has the ability to inspect the exterior and interior of the enclosed area in compliance with the standards laid out in the non-conversion agreement. The non-conversion agreement shall be recorded in the land records and included in any deed of conveyance.

d. Accessory Structures. An accessory structure of 500 square feet or less need not be elevated to the base flood elevation, provided the structure is placed on the building site so as to offer the minimum resistance to the flow of floodwaters and shall meet all other applicable standards for structures.

e. Non-Residential Structures. New non-residential structures, and non-residential structures to be substantially improved, replaced, or that have incurred substantial damage, shall:

- Meet the standards of subsection (A)(2)(e)(ii) and (iii) above; or have the lowest floor, including basement, together with attendant utility and sanitary facilities, designed so that two feet above the base flood elevation the structure is dry floodproofed, meaning watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic

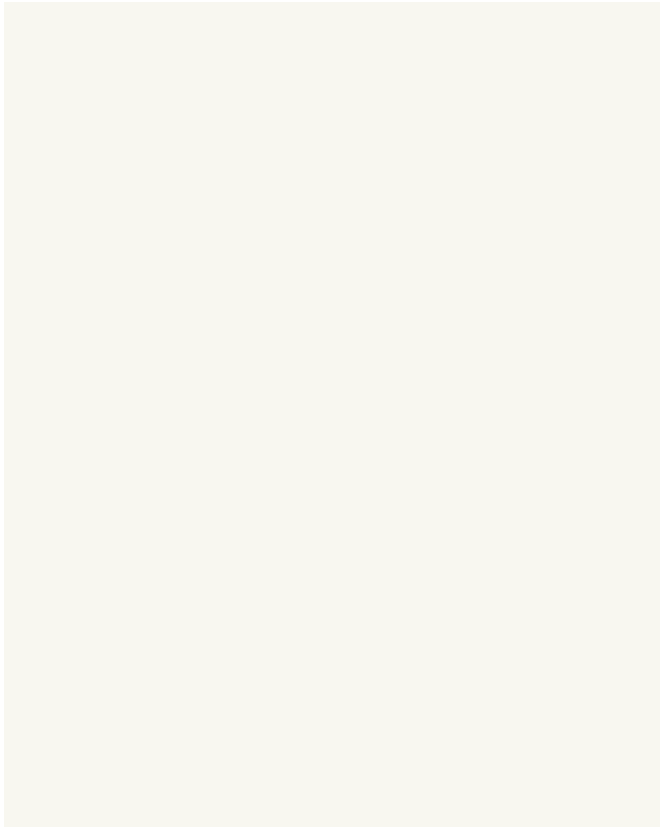


Figure 2.12 - Special Flood Hazard Area Including Floodway

and hydrodynamic loads and effects of buoyancy.

- A permit for dry floodproofing 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.
- Dry floodproofing measures used to meet the above floodproofing standard shall work without the use of human intervention at the time of flooding. Exceptions to this standard are when the facility is adequately staffed at all hours with people trained and able to deploy the facility's floodproofing measures, or if the structure is located in

a floodplain that has a National Weather Service flood forecast stream gauge that provides adequate advanced warning of potential flooding for the deployment of the floodproofing system.

f. Critical Facilities. Critical facilities that are to be replaced, substantially improved, or meet the definition of substantial damage shall be constructed so that the lowest floor, including basement, shall be elevated or dry-floodproofed at least one foot above the elevation of the 0.2% annual flood height (500-year floodplain), or three feet above base flood elevation, whichever is higher. A critical facility shall have at least one access road connected to land outside the 0.2% annual chance floodplain that is capable of accommodating emergency services vehicles. The top of the access road shall be no lower than six inches below the elevation of the 0.2% annual chance flood event.

g. Historic Structures. For historic structures that would meet the definition of substantial improvement or substantial damage if not for their historic structure designation, the improved or repaired structure shall meet the following mitigation performance standards for areas below the base flood elevation:

- Any future damage to enclosures below the lowest floor shall not result in damage to the foundation, utility connections, or elevated portions of the structure or nearby structures.
- Utility connections (e.g., electricity, water, sewer, natural gas) shall be protected from inundation and scour or be easily repaired.
- The building foundation shall be structurally sound and reinforced to withstand a base flood event.
- The structure's historic designation shall not be precluded.

- The likelihood of flood waters entering the structure during the base flood is reduced; and
- There shall be no expansion of uses below base flood elevation except for parking, storage, building access, or, in the case of non-residential buildings, where the space is dry floodproofed.

13. Water Supply and Wastewater Disposal. Water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

14. Bridges and Culverts. Bridges, culverts and channel management activities, which by their nature shall be placed in or over the watercourse, shall have a Stream Alteration Permit from the Agency of Natural Resources, if required.

15. Subdivisions. Subdivisions and Planned Unit Developments shall be accessible by dry land access outside of the Flood Hazard Area Overlay District (e.g., a road located outside of the Special Flood Hazard Area).

16. Recreational Vehicles, Trailers, and Portable Toilets. Recreational vehicles, equipment and boat trailers, portable toilets, construction trailers, and other travel trailers shall:

- Be currently registered, licensed and ready for highway use; or
- Be on site for fewer than 180 consecutive days; or
- Meet all other requirements applicable to structures.

C. No Adverse Impact (NAI) Standard within the Flood Fringe. The flood fringe is the portion of the Special Flood Hazard Area that is outside of the

Floodway but still inundated by the base flood (100-year floodplain). Within the flood fringe, the following standards apply:

1. Compensatory Flood Storage. New development or redevelopment shall not decrease flood storage capacity. Therefore, except as noted in subsection (b) (Compensatory Flood Storage Requirement Exceptions) below, development that displaces floodwater storage in the flood fringe shall provide compensatory storage to offset the impacts of the proposal. This is required when the development will cause an increase, or will contribute incrementally, to an increase in the horizontal extent and level of flood waters during peak flows up to and including the base flood discharge.

- Volumetric analyses¹ and supporting data, demonstrating compensatory storage to offset the impacts of the proposal, shall be provided by the applicant and certified by a registered professional engineer.
- An applicant may submit a hydraulic analysis that demonstrates that a project will not increase flood elevations and velocities on floodwaters in lieu of a NAI volumetric analysis.
- Compensatory flood storage designs shall not materially impact adjacent landowners or structures.
- If the design may create an undue adverse impact to adjacent landowners or structures, a hydraulic analysis shall be required to verify that a proposed development will not increase base flood elevations and velocities. Hydraulic analyses and supporting data shall be provided by the applicant and certified by a registered professional engineer.

2. Compensatory Flood Storage Requirement Exceptions.

- The NAI compensatory storage requirement may be waived for proposed designs that have

¹ For more information on volumetric analysis, please refer to ANR's Compensatory Flood Storage guide at <http://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/state-permits>.

no more than a minimal effect on floodwater storage and will not result in diverting floodwaters onto an adjacent property or structure. Examples of designs that have a minimal effect on floodwater storage include an open foundation design; utility work that is largely or completely located below grade; minor above ground improvements such as open fences or poles that minimally displace or divert floodwaters; and development that will not result in any change to the pre-development ground elevations. A determination to waive the NAI compensatory storage requirement shall include written concurrence from the ANR regional floodplain manager, that the project will have only a minimal effect on floodwater storage.

- b.** For remediation of properties with contaminated soils, such as Brownfields sites, the NAI compensatory storage requirement may be waived, if hydraulic analysis demonstrates that the remediation will not increase flood elevations and velocities. Hydraulic analyses and supporting data shall be provided by the applicant and certified by a registered professional engineer.
- c.** The NAI compensatory storage requirement may be waived for a replacement structure if:
 - There is no increase in the structure's footprint, or
 - An open foundation design is used. Examples include using compliant flood vents or openings, or elevating the structure on post, piers, or pilings with no structural foundation walls below the design flood elevation.
 - The NAI compensatory storage requirement may be waived for associated transportation and utility networks and replacement on-site septic system proposals, if the applicant demonstrates that the placement of fill cannot be mitigated.

2.13.4 Development Standards in the River Corridor

The criteria below are the minimum standards for development in the River Corridor:

- A.** All development in the River Corridor shall not cause undue adverse impact upon erosion or create unstable soil conditions.
- B.** Development shall meet the following criteria:
 - 1. New Development.** New development shall not be allowed within the River Corridor. All new structures and additions to structures to be located outside of the River Corridor shall be required to be set back an additional 10 feet from the edge of the River Corridor.
 - 2. Replacement.** Existing structures in the River Corridor that have been damaged in a flood event may be replaced within the same footprint or replaced in another part of the River Corridor if deemed to be a safer location by the Development Review Board provided the size of the building footprint is not enlarged and all other standards have been met. The existing structure must be removed.
 - 3. Undisturbed Buffer and Natural Vegetation.** All other lands within the River Corridor shall be undisturbed and covered with natural vegetation, except for uses expressly permitted and conditionally permitted:
 - a. Permitted Uses.** The following uses shall be permitted in the River Corridor, without obtaining a Zoning Permit:
 - Land development as existed on the date of enactment of these Regulations.
 - Un-paved recreational trails, provided appropriate erosion control features are incorporated.
 - Removal of individual trees within the buffer which are in clearly in danger of falling and causing damage to persons or property.

- Agriculture and silvicultural activities conducted in accordance with Accepted Agricultural Practices as defined in **Article 9 (see Agriculture definition)** of these Regulations.
- Stream bank vegetative development and/or restoration, including the removal of invasive, non-native species.
- Wildlife and fisheries management activities, under applicable guidelines of the Vermont Department of Fish & Wildlife.
- Municipal and State highway projects including ditching, stream bank stabilization, and associated utility work that does not widen the existing improvements. Impacted areas need to be replanted or otherwise stabilized at the completion of the project.

b. Conditional Uses. The following uses may be allowed in the River Corridor following issuance of a Conditional Use Permit by the DRB, including a public hearing and compliance with **Conditional Use Review criteria in Section 3.2 (Conditional Use Approval)**. Written advisory recommendations can be solicited from the Georgia Conservation Commission.

- The cutting of trees if recommended by a Professional and or County Forester as part of a certified forestry plan.
- Private underground utility lines (e.g. septic lines; water lines; other local utilities) not regulated under the Public Service Act, but receiving other applicable permit approvals (e.g. Wastewater Disposal & Water Supply Permit).
- Microhydro and Geothermal Renewable Energy Facilities.

4. Marking the River Corridor. The Development Review Board may require that this part of the River Corridor be monumented to ensure its perpetual protection.

5. Existing Landscaping. This standard does not apply to lawns and landscaped areas in existence as of the effective date of these Regulations.

2.13.5 Development in Both the Special Flood Hazard Area (SFHA) and River Corridor

Development located in both the Special Flood Hazard Area and the River Corridor shall meet the standards of both areas; the most restrictive development standard shall take precedence.

A. Prohibited Development. Except as exempted in this article, the following development is prohibited:

1. Special Flood Hazard District:

- a.** Fully enclosed areas below grade on all sides, including below grade crawlspaces and basements.
- b.** New critical facilities.
- c.** New encroachments in the Floodway, including accessory structures, except for minor improvements² to existing structures or relating to bridges, culverts, roads, stabilization projects, public utilities, river and/or floodplain restoration projects, or health and safety measures.
- d.** Storage of any materials and salvage yards.

2. River Corridor:

- a.** Any development besides replacement structures falling under Development Standards in the River Corridor (**B 2 b above**).
- b.** New critical facilities.
- c.** Storage of any materials and salvage yards.

² Minor improvements are those that would not affect base flood elevations, consistent with the provisions of FEMA P-480; Desk Reference for Local Officials: https://www.fema.gov/pdf/floodplain/nfip_sg_unit_5.pdf

ARTICLE 3 Land Uses

Article Contents

3.1	Categories of Land Uses	3-2
3.2	Table of Land Uses	3-2
3.3	Specific Use Requirements	3-7
3.3.1	Accessory Dwelling Units Standards	3-7
3.3.2	Agricultural Accessory Dwelling Unit	3-7
3.3.3	Accessory on Farm Business	3-7
3.3.4	Cannabis	3-8
<u>3.3.5</u>	<u>Cottage Court</u>	<u>3-10</u>
3.3.6	Earth Resource Extraction	3-10
<u>3.3.7</u>	<u>Family Child Care Home</u>	<u>3-10</u>
<u>3.3.8</u>	<u>Group Homes</u>	<u>3-11</u>
3.3.9	Home Office Business	3-11
3.3.10	Home Occupations	3-11
3.3.11	Home Industry	3-12
3.3.12	Limitation on Regulation of Public Facilities	3-13
3.3.13	Mixed Uses	3-13
<u>3.3.14</u>	<u>Multi-tenant Housing for Older Persons</u>	<u>3-14</u>
<u>3.3.15</u>	<u>Ponds, Man-made</u>	<u>3-14</u>
3.3.16	Recreational/Camping Vehicles with Sleeping Quarters	3-14
3.3.17	Renewable Energy	3-15
3.3.18	Roadside Stands	3-18
3.3.19	Seasonal Conversion	3-18
<u>3.3.20</u>	<u>Seasonal Mobile Food Unit</u>	<u>3-18</u>
3.3.21	Service Station, Motor Vehicle Repair and Other Motor Vehicle Related Uses	3-19
<u>3.3.22</u>	<u>Short Term Rentals</u>	<u>3-20</u>
3.3.23	Wireless Telecommunication Facility	3-22

3.1 Categories of Land Uses

Within each zoning district, land uses are designated as:

- Permitted (P);
- Permitted with Site Plan Review (P/S);
- Conditional Use (C);
- Conditional Use with Site Plan Review (C/S);
- Prohibited (X); or
- Exempt (E)

A. Permitted Uses. Permitted uses are marked in Table 2.2 by the letter 'P' or 'P/S'. In districts where they are allowed, permitted uses require a zoning permit and may be approved by the Zoning Administrator subject to the zoning permit standards in Section 3.1. Permitted uses may also require site plan approval from the DRB.

B. Conditional Uses. Conditional uses are marked in Table 2.2 by the letter 'C' or 'C/S'. Conditional uses require approval by the DRB according to the conditional use provisions in Section 3.2 as a prerequisite to the Zoning Administrator issuing a zoning permit. Conditional uses may also require site plan approval from the DRB.

C. Prohibited Uses. Where a use listed in [TABLE 3.1 Table 2.2](#) is not designated as permitted, conditional, or exempt in a zoning district (when the cell is marked with a 'X') such use is prohibited and shall not be allowed in that zoning district.

D. Exempt Uses. Uses marked by the letter (E) in [TABLE 3.1 Table 2.2](#) are exempt and do not require a zoning permit. See also the statutory exemptions in [Section 1.4 \(Applicability\)](#).

3.2 Table of Land Uses

[Table 2.2 "TABLE 3.1 - Table of Land Uses" on page 3-3](#) establishes the review standards for each type of land use in each zoning district.

A. Uses Not Listed. In the event that a proposed use is not identified on [TABLE 3.1 Table 2.2](#) or defined in these Regulations, the DRB may allow it as a conditional use in accordance with [Section 3.2 \(Conditional Use Review\)](#) if the DRB finds that the proposed use is of the same general character and has a similar impact on neighboring properties as one or more uses allowed within the zoning district. The DRB shall determine the minimum lot size, setbacks, lot frontage, and parking requirements based on similar uses allowed in the zoning district. Prior to the public hearing, the DRB shall send notice to the PC, which may submit its written or oral recommendations regarding the proposed use.

B. Specific Use Requirements. Certain uses, noted with an asterisk (*), have additional requirements. Refer to [].

C. Special Dimensional Standards. Certain uses, noted with an asterisk (*), require special dimensional standards. Refer to the dimensional requirements table for the corresponding zoning district found in Article 2.

D. Cannabis Integrated and Mixed Cultivation Licenses. In the event an individual or entity has obtained either an Integrated License or a Mixed Cultivation License, all license types and tiers included in the integrated or mixed cultivation license shall be either permitted or conditional in the zoning district in order for the integrated or mixed cultivation license to be an approved land use.

TABLE 3.1 - Table of Land Uses

PRINCIPAL RESIDENTIAL USES	AR-1 AR	AR-2 R	AR-3 RN	RV	SV VC	B	BH	I-1/2 I	R-1 NR	N-1	L-1 LF	L-2 LV
Dwelling, Single Household / <u>Two Household</u>	P	P	P	<u>P</u>	P ¹	P/C ²	<u>P</u>		P	<u>E</u>	P	P
Dwelling, Two Household	P	P	P		P³	P					E	E
Dwelling, Multi-Household (4 Units or less)		C/S	P/S	<u>P/S</u>	P/S ⁴	C/S	<u>P/S</u>					
Dwelling, Multi-Household (5 Units or more)				<u>P/S</u>	C/S	C/S	<u>P/S</u>					
<u>Dwelling, Cottage Court</u>		<u>P/S</u>	<u>P/S</u>	<u>P/S</u>	<u>P/S</u>	<u>C/S</u>	<u>C/S</u>					
Dwelling, Seasonal											P	P
Conversion of a Seasonal Dwelling to a Single-Household Dwelling											P	P
Hunting Camp	P	P							P	P		
Conversion of a Hunting Camp to a Single-Household Dwelling	C	C							C	<u>E</u>		
Group Home (8 or less persons)* ⁵	P	P	P	<u>P</u>	P	<u>P</u>	<u>P</u>	P	P	P	P	P
Group Home (9 or more persons)*	C/S	C/S	C/S	<u>C/S</u>	C/S	C/S					E/S	E/S
Multi-Tenant Housing for Older Persons	C/S	C/S	C/S	<u>P/S</u>	P/S	C/S	<u>C/S</u>					
ACCESSORY RESIDENTIAL USES	AR-1 AR	AR-2 R	AR-3 RN	RV	SV VC	B	BH	I-1/2 I	R-1 NR	N-1	L-1 LF	L-2 LV
Bed and Breakfast	C/S	P/S	P/S	<u>P/S</u>	P/S	P/S	<u>P/S</u>		E/S		C/S	C/S
<u>Family Child Care Home</u> Daycare Level 1 (6 or less children full time)	E	E	E	<u>E</u>	E	E	<u>E</u>	E	E	E	E	E
<u>Family Child Care Facility</u> Daycare Level 2 (7 or more children)	<u>C/S¹⁶</u>	<u>C/S¹⁶</u>	<u>C/S¹⁶</u>	<u>C/S</u>	C/S	C/S	<u>C/S</u>	C/S			C/S	C/S
Home <u>Office Business</u>	E	E	E	<u>E</u>	E	E	<u>E</u>	<u>E</u>	E	E	E	E
Home Occupation	P	P	P	<u>P</u>	P	P	<u>P</u>	P	P	P	P	P
Home Industry	C	C	C	<u>C</u>	P or C ⁶	C	<u>C</u>	C	<u>E</u>		C	C
COMMERCIAL USES	AR-1 AR	AR-2 R	AR-3 RN	RV	SV VC	B	BH	I-1/2 I	R-1 NR	N-1	L-1 LF	L-2 LV
<u>Adult Daycare</u>	??	??	??	??	??	??	??	??	??	??	??	??
Agribusiness	C/S	C/S	E/S			C/S	<u>C/S</u>	C/S			C/S	C/S
<u>Brewery / Brewpub</u>												
Car Wash						C/S		C/S				
Contractor Yards						??		C/S				

TABLE 3.1 - Table of Land Uses

COMMERCIAL USES, CONTINUED	AR-1 AR	AR-2 R	AR-3 RN	RV	SV VC	B	BH	I-1/2 I	R-1 NR	N-1	I-1 LF	I-2 LV
Earth Resource Extraction	C/S							C/S				
Heavy Equipment Sales						C/S		EP/S				
Industry, Heavy								C/S				
Industry, Light					C/S	C/S		P/S				
Kennel*	C/S	C/S				C/S	C/S				C/S	C/S
Laundromat/Dry cleaner (Offsite)*				P/S	P/S	C/S						
Lodging Establishment*					P/S	C/S	C/S					
Manufactured Home Sales							C/S	C/S				
Marina*											C/S	
Mixed Use* See Section 6.6	C/S	C/S	C/S	C/S	P/S	P/S	P/S	P/S				
Motor Vehicle Repair*						C/S	C/S	C/S				
Motor Vehicle Sales*						C/S	C/S	C/S				
Museum		P/S	P/S	P/S	P/S	P/S	P/S					
Nursing Home		C/P	C/S	C/S	C/S	C/S						
Office				P/S	P/S	P/S	P/S					
Personal or Professional Service		C/S	C/S	P/S	P/S OR C/S ⁸	P/S	P/S					
Recreation, Private Outdoor*	C/S	C/S	C/S			C/S	C/S	C/S			C/S	C/S
Recreation, Private Indoor*		C/S	C/S		P/S OR C/S ⁹	C/S	C/S	C/S				
Restaurant, Sit-down*				P/S	P/S	C/S	C/S					
Restaurant, Take-out* [is this necessary? defined?]				C/S	C/S	C/S	C/S					
Restaurant, Drive-thru*					??	??						
Research or Testing Laboratory					C/S	C/S	C/S	P/S				
Retail Store*		C/S ??	C/S ??	C/S ??	P/S OR C/S ¹⁰	C/S	C/S					
Rural Retail	C/S											
Sales Lot	P					P	C/S	P				

TABLE 3.1 - Table of Land Uses

<u>Seasonal Mobile Food Unit</u> ¹⁵ (Mobile Food Service?)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				
Service Station			C/S		P/S ⁷	C/S	<u>C/S</u>	C/S				
Self-Storage Facilities	C/S	C/S				C/S	<u>C/S</u>	C/S				
Shopping Complex					C/S	C/S						
<u>Short-Term Rental</u> ¹⁵	<u>P</u>	<u>P</u>	<u>P</u>				<u>P</u>		<u>P</u>		<u>P</u>	<u>P</u>
Small Scale <u>Commercial</u> * Commerce	C/S											
Trucking Terminal								C/S				
Veterinary Clinic	C/S	C/S	C/S	<u>C/S</u>	C/S	C/S	<u>C/S</u>					
<u>Veterinary Hospital</u>	<u>C/S</u>				<u>C/S</u>							
Warehouse						C/S		P/S				
Youth Camp, commercial* [Do we need non-comm?]	C/S								C/S		C/S	C/S
OTHER USES	AR-1 <u>AR</u>	AR-2 <u>R</u>	AR-3 <u>RN</u>	<u>RV</u>	<u>SV</u> <u>VC</u>	B	<u>BH</u>	<u>I-1/2</u> <u>I</u>	<u>R-1</u> <u>NR</u>	<u>N-1</u>	<u>L-1</u> <u>LF</u>	<u>L-2</u> <u>LV</u>
Accessory Use, Nonresidential	P/S	P/S	P/S	<u>P/S</u>	P/S	P/S	<u>P/S</u>	P/S	P/S	P/S	P/S	P/S
Accessory Structure	P	P	P	<u>P</u>	P	P	<u>P</u>	P	P	P	P	P
Cemetery	C/S	C/S										
Essential Service	C/S	C/S	C/S	<u>C/S</u>	P/S	C/S	<u>C/S</u>	C/S	C/S	C/S	C/S	C/S
Federal <u>or State</u> Facilities	C/S	C/S	C/S	<u>C/S</u>	C/S	C/S	<u>C/S</u>	C/S			C/S	C/S
Municipal Facilities	C/S	P/S	P/S	<u>C/S</u>	P/S	P/S	<u>C/S</u>	P/S	C/S		P/S	P/S
Parking Facility					C/S ¹¹							
Places of Worship	P/S	P/S	P/S	<u>P/S</u>	P/S							
Recreation, Public Indoor		C/S	C/S		P/S ^{OR} C/S ¹²	C/S	<u>C/S</u>	C/S				
Recreation, Public Outdoor	C/S	C/S	C/S		C/S	C/S	<u>C/S</u>	C/S	C/S	C/S	C/S	C/S
Schools, Private	C/S	P/S	P/S	<u>C/S</u>	C/S	P/S	<u>C/S</u>	C/S	C/S	C/S	C/S	C/S
Schools, Public	C/S	P/S	P/S	<u>C/S</u>	C/S	P/S	<u>C/S</u>	C/S	C/S	C/S	C/S	C/S
Village Green				<u>P/S</u>	P/S		<u>P</u>					
Wildlife Preserve									C	P/S		
Wireless Telecommunication Facility	C/S	C/S	C/S	<u>C/S</u>	C/S	C/S	<u>C/S</u>	C/S	C/S	C/S	C/S	C/S

TABLE 3.1 - Table of Land Uses

CANNABIS - Definitions per 7 V.S.A. § 831 and § 861	AR-1 AR	AR-2 R	AR-3 RN	RV	SV VC	B	BH	I-1/2 I	R-1 NR	N-1	I-1 LF	I-2 LV
Cultivator (unclear if this part completed)	P	C				C ¹³	C ¹³	C ¹³	C ¹⁴			C
Wholesale, Broker	C	C	C		C	C	C	C				C
Wholesale, Storage						P		P				
Product Manufacturer		C				C		C				
Testing Laboratories					C	C		P				
Retailer (Only if Town Opt-in)		C			C	C		C				

NOTES: (*) See [table 2-3 \(d\) Dimensional Standards for Special Uses](#) See dimensional standards for each zoning district for specific requirements of this use.

¹ Single Household Dwellings are permitted in the South Village Core District but shall only be allowed on the second story of a mixed used structure. All other new single household dwellings are prohibited.

² Single Household Dwelling as part of a business.

³ Two household dwellings are permitted in the South Village Core District but shall only be allowed on the second story of a mixed used structure. All other new two household dwellings are prohibited.

⁴ Multi-Household dwelling (4 Units or less) uses are permitted in the South Village Core District but shall only be allowed on the second story of a mixed used structure. All other multi-household dwelling (4 Units or less) uses are prohibited.

⁵ A residential care home or group home to be operated under state licensing or registration, serving not more than eight persons who have a disability as defined in 9 V.S.A. § 4501, shall be considered by right to constitute a permitted single-family residential use of property. If a valid permit is in place for a single household dwelling, no additional permit or approval is required. Note: Any structural alterations or other land development associated with these uses that are not exempt shall require a zoning permit.

⁶ Home industries uses not more than 3,000 square feet in size shall be considered a permitted use. Home industries greater than 3,000 square feet in size shall be considered a conditional use.

⁷ Service stations shall be less than 3,000 square feet in size in the South Village Core District. Service stations larger than 3,000 square feet in size in the South Village Core District shall be prohibited.

⁸ Personal or professional service uses not more than 3,000 square feet in size shall be considered a permitted use. Personal or professional service uses greater than 3,000 square feet in size shall be considered a conditional use.

⁹ Indoor recreation using not more than 3,000 square feet shall be considered a permitted use. Indoor recreation using greater than 3,000 square feet shall be considered a conditional use.

¹⁰ Retail uses not more than 3,000 square feet in size shall be considered a permitted use. Retail uses greater than 3,000 square feet in size shall be considered a conditional use.

¹¹ Parking facility uses shall not be located within 40 feet of the edge of the public right-of-way in the South Village Core District. Please note that this regulation shall only apply to parking facility uses that are a separate, principal use of a property.

¹² Indoor recreation using not more than 3,000 square feet shall be considered a permitted use. Indoor recreation using greater than 3,000 square feet shall be considered a conditional use.

¹³ Indoor cultivation only.

¹⁴ Outdoor cultivation, Tier 1 only.

¹⁵ Applicants may choose to utilize the [name] Online App for applications for this use.

¹⁶ Use is only an accessory use if the home is owner-occupied.

3.3 Specific Use Requirements

3.3.1 Accessory Dwelling Units Standards

One accessory dwelling unit may be permitted within or appurtenant to a building that is a single-household dwelling unit on an owner-occupied lot provided the following standards are met:

- A.** The single-household dwelling is a detached, stand-alone structure. Accessory dwelling units are not permitted in buildings with multi-households or a mixed-use building.
- B.** Either a single household dwelling unit or an accessory dwelling unit on the lot is occupied by the owner as their primary residence.
- C.** The gross floor area of the accessory dwelling unit does not exceed 30% of the total habitable floor area of the single household dwelling or ~~900~~ 1,100 square feet, whichever is greater.
- D.** Written confirmation is received from the State of Vermont, Department of Environmental Conservation that suitable wastewater facilities exist to serve the accessory dwelling unit in addition to the single-household dwelling.
- E.** A Certificate of Occupancy is obtained for occupancy of the accessory dwelling unit. The Certificate of Occupancy will verify conformance with applicable provisions.
- F.** 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.
- G.** The accessory dwelling unit shall share the driveway access point to the property with the single household dwelling unless physical circumstances and conditions prohibit a single driveway.

3.3.2 Agricultural Accessory Dwelling Unit

One accessory dwelling unit that is an accessory structure may be permitted on an operating farm for the purpose of providing housing to people working on the farm provided the following standards are met:

- A.** The subject farm is in operation or is under permanent conservation easement for farming purposes.
- B.** The accessory dwelling unit is only occupied by farm laborers of the subject farm.
- C.** The accessory dwelling unit must meet the dimensional and other requirements of these Regulations.
- D.** At the time the farm is no longer in operation or is not under permanent conservation easement for farming purposes, the owner must apply to have the accessory dwelling unit subdivided from the property or have the accessory dwelling unit removed from the property. If the accessory dwelling unit is an accessory apartment, the property owner may apply for approval of an accessory dwelling unit under **3.3.1 Section 6.1(A)** (Accessory Dwelling Units).

3.3.3 Accessory on Farm Business

Farming and forestry activities are generally exempt from municipal zoning regulations as a matter of law. See Title 24 of the Vermont Statutes Annotated, Section 4413(d). These Regulations exempt farm and forestry activities from zoning. Farm structures may also be exempt from local zoning regulations; however, the farmer has the burden of demonstrating that the structure they are proposing to build will be used for farm purposes. The process to claim an exemption for a farm structure is delineated in **Article 3, Section 3.1(J)(1)**, of these Regulations.

Many farms are now expanding their operations into business activities that fail to meet the legal definition of "farming" but are clearly related to the farm and farming. The legislature, recognizing the importance of these on-farm businesses to Vermont's working landscape,

created a compromise, requiring municipal bylaws to allow “accessory on-farm businesses”, but also allowing municipalities to regulate some activities of those businesses. See 24 Vermont Statutes Annotated, Section 4412(11) for a full text of the statute.

The Town of Georgia hereby allows qualifying “accessory on-farm-businesses” as permitted uses in all districts. Qualifying “accessory on-farm businesses” shall be subject to Site Plan Review pursuant to [Article 3, Section 3.3](#), of these Regulations.

- A.** Applicants seeking to open an “accessory on-farm business” as defined in [Article 10 – Definitions](#), shall file an application for Site Plan Review with the Zoning Administrator. The application shall contain the following information:
- 1.** Information demonstrating that the proposed use meets the eligibility requirements for an “accessory on-farm business” listed below.
 - 2.** All information listed in the Site Plan Review Criteria contained in [Section 3.3](#).
- B.** Upon acceptance of a complete application by the Zoning Administrator, the Zoning Administrator shall refer the application to the DRB for review. First, the DRB shall determine whether a proposed activity qualifies as an “accessory on-farm business” by complying with the following definitions and eligibility requirements:
- 1.** Definitions, contained in [Article 10](#) of these Regulations, that apply to “accessory on-farm businesses” include: “Accessory on-farm business”, “Farm”, “Farming”, “Qualifying Product”, and “RAP Rules”.
 - 2.** Eligibility. Qualifying “accessory on-farm businesses” shall comply with each of the following:
 - a.** The business is operated by the farm owner, one or more persons residing on the farm parcel, or the lessee of a portion of the farm.

- b.** The farm meets the threshold criteria for the applicability of the RAP Rules as set forth in those rules.
- c.** An accessory on-farm business sells “qualifying products” which occur on the farm, outside or inside new or existing structures.

Once the DRB finds that the activity qualifies as an “accessory on-farm business”, the DRB shall review the application subject to its Site Plan Review process as set forth in [Section 3.3](#) and the Performance Standards set forth in [Section 5.7](#) of these Regulations.

The DRB’s review of the application only relates to the Town’s permitting process for the proposed accessory on-farm business; other permits, including but not limited to, a potable water and wastewater system permit under 10 V.S.A. Chapter 64, may be necessary from the State of Vermont.

3.3.4 Cannabis

Unless otherwise indicated, the definitions for all cannabis establishments and related uses shall be as defined in 7 V.S.A. §§ 831 and 861.

- A. Cultivation.** Cultivation licensees may grow cannabis plants, either indoors, outdoors, or in a mixed setting. This license type is tiered based on the size of the applicant’s proposed growing operation.
- 1. Outdoor Cultivation.** Only uses the light from the sun and not grown within a structure, with an exemption being fencing with approved zoning permit, if applicable. Outdoor cultivation applicants are required to specify if they will use plant count or square footage to calculate their tier at the time of application.
 - 2. Indoor Cultivation.** Indoor and/or light-supplemented allowing flowering plants to be harvested all year. Indoor cultivation applicants must apply using square footage of plant canopy to calculate their tier, as using plant counts are not permitted.

TABLE 3.2 - Cannabis Indoor Cultivation Tiers

Tier #	Description
1	Up to 1,000 square feet of plant canopy
2	Up to 2,500 square feet of plant canopy
3	Up to 5,000 square feet of plant canopy
4	Up to 10,000 square feet of canopy
5	Up to 20,000 square feet of canopy
6	Up to 37,500 square feet of canopy

TABLE 3.3 - Cannabis Mixed Cultivation Tiers

Tier #	Description
1	Up to 1,000 square feet of indoor plant canopy& up to 125 outdoor plants
2	Up to 2,500 square feet of indoor plant canopy& up to 312 outdoor plants
3	Up to 1,000 square feet of indoor plant canopy& up to 625 outdoor plants
4	Up to 1,000 square feet of indoor plant canopy & up to 1,250 outdoor plants
5	Up to 1,000 square feet of indoor plant canopy & up to 2,500 outdoor plants

TABLE 3.4 - Cannabis Manufacturer Tiers

Tier #	Description
1	\$10,000 cap on gross revenue per year. May manufacture products using water-based, food based (cooking fats, glycerin, propylene glycol, or alcohol), or heat/pressure-based extraction. Must be a home-occupancy business or in the AR-2 zoning district.
2	No cap on annual gross revenue. May manufacture products using the same extraction methods as a Tier 1 manufacturer.
3	No cap on annual gross revenue. May manufacture products using the same extraction methods as a Tier 1 manufacturer, as well as solvent-based extraction (butane or hexane extraction is prohibited).

3. Mixed Cultivation. Mixed cultivation is the combination of indoor and outdoor cultivation.

B. Cannabis Product Manufacturer. Cannabis Product Manufacturer (or “Manufacturer” as used in this Section) licensees may produce cannabis products from cannabis plants, including edibles, oils, distillates, and other such products. This license type is tiered based on allowable extraction type and gross revenue per year.

C. Cannabis Retailers. If the Town votes to opt-in to allow retail cannabis sales, Cannabis Retailer (or “Retailer” as used in this section) licensees may sell cannabis and cannabis products to the general public. Only a licensed retail establishment, or an integrated licensee, may sell cannabis or cannabis products to the general public.

D. Cannabis Wholesalers. Cannabis Wholesaler (or “Wholesaler” as used in this section) licensees may purchase, process, transport and sell cannabis and cannabis products from other licensees to other licensees, however, Wholesalers are not permitted to sell cannabis or cannabis products to the public.

1. Wholesale, Broker. Operates in an office setting and does not store physical cannabis materials or inventory.

2. Wholesale, Warehouse. Stores physical materials, products, or inventory for resale.

E. Testing Laboratories. Testing Laboratory licensees may test cannabis and cannabis products obtained

from a licensed cannabis establishment, dispensary, or a member of the public.

- F. Integrated License.** Integrated licensees may engage in the activities of each of the license types listed above

3.3.5 Cottage Court

<insert>

3.3.6 Earth Resource Extraction

Earth Resource Extraction shall be allowed by the DRB as a conditional use provided it meets the standards of [Section 3.2 \(Conditional Uses\)](#), complies with other applicable sections of these Regulations, and meets the following additional standards:

A. Standards

1. The removal shall not cause any hazard to health, property, or property values.
2. The depth of excavation shall not cause any hazard or injury to roads or adjacent properties.
3. The area excavated shall be regraded, reseeded, replanted, and mulched pursuant to a reclamation plan submitted and approved by the DRB which shows existing grades and finished grades for the areas where removal will occur. All regraded areas, except for exposed ledge rock, shall be covered with a minimum of four (4) inches of topsoil and a suitable cover crop. The proposed slope and soil conditions shall not result in erosion or excessive runoff.
4. Hours of operation shall begin no earlier than 7:00 a.m. and end no later than 6:00 p.m. No excavation can be conducted outside the hours of 8:00 a.m. and 6:00 p.m. except in local-, state- or federally declared states of emergency which require earth resources.
5. The removal meets the [Performance Standards in Section 5.7](#) of these Regulations.
6. The removal shall not cause any traffic hazards, unsafe conditions or excessive congestion or physical damage to Town or State highways on the expected routes of truck traffic.
7. The removal shall not have an undue adverse impact on water resources, significant wildlife habitat and agricultural land.
8. Any excavation of earth materials is prohibited within the 100-year floodplain where activity will lower the level of the water table, interfere with natural flow patterns or fisheries habitat, or reduce the flood stage capacity, except in State- or federally declared states of emergency due to weather or flooding conditions.

- B. Conditions.** In granting conditional use approval for Earth Resource Extraction, the DRB may consider and impose reasonable conditions, including, but not limited to, the following:

1. A performance bond or similar surety may be required to insure reclamation of the land upon completion of the excavation of materials and topsoil in accordance with the reclamation plan.
2. Hours of operation may be restricted.

- C. Exemptions.** This section will not apply to the removal of natural resources from an agriculture operation, nursery, or cemetery as long as the natural resources being removed are not being offered for sale.

3.3.7 Family Child Care Home

In accordance with 24 V.S.A. 4412(5), a resident must obtain a zoning permit to operate a family childcare home in their dwelling that conforms to the standards of this section and complies with all applicable state requirements. A family childcare home may provide care for children in accordance with the following:

- A.** The operator may provide care to up to 6 children on a full-time basis and 4 children on a part-time basis at any one time during the school year, not including any children who live in the residence.

- B. Care of a school-age child for not more than 4 hours a day will be considered a part-time basis except that those part-time school-age children may be cared for on a full-day basis during school closing days, snow days and vacation days that occur during the school year.
- C. During the school summer vacation, the family child care home may provide care to up to 12 children, not including any children age 7 or older who live in the residence, provided:
 - 1. That at least 6 of these children are of school age; and
 - 2. A second staff person is present and on duty when the number of children in attendance exceeds 6.
- D. A childcare operation that does not conform to the standards of this section, or is not located in a dwelling unit, or if over 12 full-time children are served, will be considered a family childcare facility, and may be allowed in specified districts in accordance with all applicable provisions of these regulations.

3.3.8 Group Homes

In accordance with 24 V.S.A. §4412(1)(G), landowners do not need to obtain a zoning permit to use a lawful single-family dwelling as a group home that will:

- A. Not serve more than 8 residents who have a handicap or disability;
- B. Not be located closer than 1,000 feet from another existing or permitted group home as measured from property line to property line; and,
- C. Be operated under state licensing or registration.

3.3.9 Home Office Business

- A. **Home Office Business.** A Home Office Business shall not require a Zoning Permit in any district and shall be considered to be part of a residential use. A Home Office Business is a use of an accessory building

or no more than 50% of a dwelling for a business that exhibits no external indications that a business exists. Home offices Businesses must meet all of the following standards:

- 1. The Home Office Business shall not employ anyone other than members of the household.
- 2. The Home Office Business shall not be visible from outside the home.
- 3. The Home Office Business shall not generate significant additional traffic.
- 4. The Home Office Business shall not impact the character of the neighborhood.
- 5. The Home Office Business shall have no signs.
- 6. The Home Office Business shall have no external storage of materials or equipment.
- 7. The Home Office Business shall produce no objectionable noise, smoke, vibration, dust or odors discernible on any adjoining property.
- 8. The Home Office shall not have a public access or draw customers to the location.

3.3.10 Home Occupations

- A. **Home Occupation.** A Home Occupation requires a Zoning Permit. In accordance with the Act (§4412[4]), no provision of these Regulations shall be construed to infringe upon the right of any resident to use no more than 50% of the residence or use an accessory structure 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 unit or the accessory structure is located. A Home Occupation shall meet the following standards in order to be customary in residential areas and not have an undue adverse effect upon the character of the residential area in which the dwelling unit or accessory structure is located:

- 1. ~~The Home Occupation shall be carried on by members of the household living on the property plus no more than one non-household full-time~~

~~equivalent employee.~~ The home occupation shall be conducted by residents of the dwelling and up to a maximum of two (2) nonresident employees on-site at any time.

2. The use is limited to no more than 50% of the residence or use of [no?] more than 1,500 square feet of an accessory structure.
3. There shall be no exterior displays, except that one unlit sign not exceeding six (6) square feet per side is allowed. See 'Signs' Section 5.9(F).
4. No traffic shall be generated either in a volume greater than an estimated average of 10.0 trips per day or that alters the essential character of the neighborhood or substantially impairs the use of adjacent property.
5. The Home Occupation shall not generate excessive noise, smoke, vibration, dust, glare, odors, electrical interference, or heat that is detectable at the boundaries of the property.
6. Off-street parking for residents of the dwelling, employees and customers shall be provided. ~~Where new parking is proposed, it~~ Parking shall be provided off-street and shall be located in side or rear yards outside setback areas. However, pre-existing residential parking areas may be utilized.
7. Exterior storage of materials used in the home occupation shall be limited to the smallest extent reasonably practicable, screened so as to not be visible from the street, road, or adjacent properties, and shall not be allowed in setback areas.
8. There shall be no potential of risk to public health from the Home Occupation, including but not limited to toxic emissions or on-site disposal of hazardous wastes.
9. Retail sales or services on-site are limited to the sale of goods or services produced on the premises, and related products, by appointment only.

3.3.11 Home Industry

A. Home Industry. Home Industries shall require Conditional Use approval and are subject to a public meeting with the DRB. Home Industries shall meet the following requirements in addition to any other applicable requirements in these Regulations. The DRB shall determine if the following requirements are met:

1. ~~The Home Industry shall be carried on by members of the household living on the premises plus no more than three non-household full-time equivalent employees.~~ The home industry shall be conducted on-site by residents of the dwelling, and up to five (5) full-time nonresident employees at any given time.
2. Home Industries are allowed signs permitted according to Section 5.9(F) of these Regulations.
3. ~~No traffic shall be generated in a volume that alters the essential character of the neighborhood, or substantially impairs the use of adjacent property.~~ The home industry shall 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.
4. A home industry shall meet the Performance Standards delineated at Section 5.7. Excessive noise, smoke, vibration, dust, glare, odors, electrical interference or heat that is detectable at the boundaries of the property shall be prohibited.
5. The home industry shall not change the character of the neighborhood, nor result in a change in the outward appearance of the dwelling or the accessory structure.
6. ~~Parking shall be provided off-street, outside of setback areas.~~ Off-street parking shall be provided for residents, employees, delivery vehicles and customers. Commercial vehicles or equipment associated with the home industry shall be parked within designated yard or parking areas, approved by the Board. The Board may also require that parking areas are adequately screened year-round from public view and adjoining properties.

7. ~~No exterior storage of materials shall be allowed in the setback areas. Exterior storage areas shall be screened by landscaping or other appropriate methods (See Section 7.4).~~ Exterior storage of materials and equipment associated with a home industry shall be limited to a clearly designated yard or storage area approved by the Development Review Board, which meets all applicable setbacks for the district in which the property is located. The Board may require greater setbacks as deemed necessary to avoid adverse impacts to neighboring properties or public rights-of way. The Board also may require that such areas be adequately screened year-round from public view and neighboring properties and secured to protect public safety.
8. Exterior yard or storage areas shall also meet surface water and wetland setbacks and buffers as required.
9. The storage of hazardous materials anywhere on the premises shall be limited to those materials necessary for the operation of the home industry and shall be stored in accordance with all applicable state and federal regulations.
10. A plan for the proper disposal of materials, both hazardous and otherwise associated with the Home Industry shall be presented to the DRB at the time of the Conditional Use meeting.
11. There shall be no potential of risk to public health from the Home Industry, including but not limited to toxic emissions or on-site disposal of hazardous wastes.
12. A home industry shall meet all applicable performance standards and conditions set by the DRB. The DRB may limit the hours of operation as deemed necessary to minimize adverse impacts to neighboring properties and protect the character of the area.

3.3.12 Limitation on Regulation of Public Facilities

In accordance with 24 V.S.A. Section 4413, these Regulations shall be construed to regulate the following, including in the context of any required review, only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off street parking and loading, traffic, noise, lighting, and landscaping and screening requirements, and only to the extent that these Regulations do not have the effect of interfering with the intended functional use:

- A. State or community owned and operated institutions and facilities.
- B. Public and private schools and other educational institutions certified by the Vermont Department of Education.
- C. Churches and other places of worship (see definitions), convents, and parish houses.
- D. Public and private hospitals.
- E. Regional solid waste facilities certified by the State (10 V.S.A. chapter 159); and
- F. Hazardous waste management facilities for which a notice of intent to construct has been received under state law (10 V.S.A. § 6606a).

3.3.13 Mixed Uses

- A. **Applicability.** A property may contain “mixed uses” (e.g., more than one principal use on a lot) provided that the standards in this section are met.
- B. **Review Process.** Mixed uses shall be considered permitted by right in the South Village Core (SV), Industrial (I-1), Commercial-Light Industrial (I-2), and Business (B) Districts. [##CONFIRM] Mixed uses located in the Agricultural/Rural Residential District (AR-1), Residential-Medium Density District (AR-2), and Residential-High Density (AR-3) shall be subject to Conditional Use Review. See *“TABLE 3.1 - Table of Land Uses” on page 3-3 Table 2.2.*

1. All properties with mixed uses shall be subject to site plan review (Section 3.3).
2. If a use is proposed to be located on a property as a mixed use that requires Conditional Use Review, that review shall be coordinated in one written conditional use decision if the property is located in the Agricultural/Rural Residential District (AR-1), Residential-Medium Density District (AR-2), and Residential-High Density District (AR-3).
3. Applicants may apply for a Zoning Permit for a mixed use under a single application. The Zoning Permit decision must list all approved uses or categories of uses for the site. A Zoning Permit will not be required for new tenants or property owners unless there is a change in the approved uses or a Zoning Permit is otherwise required.

C. Standards. All properties with mixed uses shall meet the following standards:

1. **First Floor Uses, SV District.** Principal residential uses are not allowed on the ground floor of buildings in the SV. Through conditional use review, the DRB may waive this requirement and approve residential uses on the first floor if:
 - a. an equivalent square footage of commercial development is included elsewhere in the single development proposal or building, and
 - b. in the judgement of the DRB the proposed mix of uses meets the purpose of the SV District as described in Article 2 of these Regulations.
2. There shall not be more than one principal structure on a lot unless approved as part of a PUD. This regulation shall not apply to the South Village Core District (SV), Industrial District (I-1), or the Commercial-Light Industrial District (I-2). The regulation shall also not apply to lots in the Business District (B) that contain only non-residential uses.
3. More than one principal use may occupy a single principal structure.
4. The DRB shall specify the maximum number of separate uses approved for a particular property.

5. A property with mixed uses may only contain land uses that are considered “permitted” or “conditional” per Section 2.2.
6. Mixed uses shall be arranged to be compatible, and to minimize visual and noise impact for the residents of the single development proposal and adjacent properties. To achieve this, the DRB shall require landscaping, screening, and/or setbacks as appropriate.

3.3.14 Multi-tenant Housing for Older Persons

A. <insert>

3.3.15 Ponds, Man-made

A. <insert>

3.3.16 Recreational/Camping Vehicles with Sleeping Quarters

- A. A legally registered recreational vehicle may be stored or parked on a developed residential lot provided it meets the following requirements:
 1. It shall not be permanently attached to the land;
 2. It shall not be occupied for residential use while on the lot;
 3. It shall not be hooked up to a water supply or to a septic system;
 4. There shall not be more than two such recreational vehicles on a lot; and
 5. Such use shall not conflict with any provision of these Regulations or any other applicable regulations.
- 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 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).
 3. It shall be hooked up to a water supply and a legally existing septic system that has been continuously used for that purpose, or a system approved under the State of Vermont Wastewater System and Potable Water Supply Rules.
 4. It shall meet applicable setback standards for the district in which it is located.
 5. There shall not be more than one such recreational vehicle on a lot; and
 6. Such use shall not conflict with any provision of these Regulations or any other applicable regulations.
- C.** A legally registered recreational vehicle may be placed on an undeveloped lot and used for recreational camping purposes only, provided it meets the following requirements:
1. It shall not be permanently attached to the land.
 2. It shall be occupied for recreational camping purposes only.
 3. It shall not be occupied for more than 45 days whether consecutively or in combination between May 1st and November 30th.
 4. It shall not be hooked up to a water supply or septic system.
 5. It shall have a self-contained storage tank for wastewater, or an approved self-contained porta-let. The collected contents of the storage tank or porta-let shall be emptied off site in an approved disposal facility by the owner or by an approved hauler.
 6. It shall meet applicable setback standards for the district in which it is located.
 7. There is not more than one recreation vehicle on a lot; and

8. Such use does not conflict with any provision of these Regulations or any other applicable regulations.

3.3.17 Renewable Energy

A. Applicability. The following section shall not apply to public utility power generating plants and transmission facilities that are regulated by the Vermont Public Utility Commission (under 30 V.S.A. §248), including net-metered wind generation facilities and solar panels.

B. Allowed Uses. For purposes of these Regulations, “a small-scale renewable energy facility” that is intended to serve the principal use of one property and meets the following standards, shall be allowed as a permitted accessory structure in all zoning districts in which accessory structures are allowed, subject to the appropriate review process and the issuance of a Zoning Permit issued by the ZA. Except as otherwise allowed by 24 V.S.A. § 4413(g)(2), these systems include:

1. Small scale renewable energy facilities to be mounted on buildings or structures (with the exception of historic structures) which, as mounted, do not exceed the maximum district height requirements by more than 10 feet in all other districts. Facilities mounted on non-conforming structures will not be considered to increase the degree or amount of nonconformance.
 - a. The application for a roof-mounted system shall also include written certification from the system designer or installer ~~that~~ that the roof is structurally able to support system weight, and associated snow and wind loads.
2. Individual ground-mounted solar and wind facilities that meet the following requirements:
 - a. A ground-mounted solar facility must meet minimum district setback requirements from property lines and rights-of-way, unless waived by the DRB under **Section 3.8 (Waivers)**; and shall not exceed a total height of 20 feet, as

measured vertically from the average post-construction grade to the highest point of the structure.

- b. A ground-mounted wind energy facility shall not exceed a total height of 150 feet, or a maximum height of 40 feet above obstructions (e.g., structures, tree canopies) within 300 feet of the tower, whichever is greater, as measured vertically from the base of the tower at ground level to the top of the rotor blade at its highest point. The facility shall be set back at least 1.1 times the total facility height from all property lines, overhead utility lines, and public rights-of-way. A minimum clearance of 30 feet is required between the ground and the rotor blade tip at its lowest point.
- c. A wind facility shall not cause shadow flicker for more than 30 minutes per day on any occupied building located in the vicinity of the property.
- d. Ground-mounted facilities must be sited or screened so that their visibility has no undue adverse effect on adjoining properties.
- e. A ground-mounted solar installation shall not cast glare onto adjoining properties or the public right-of-way.
- f. The installer must certify in writing that the facility as installed meets manufacturer's specifications and accepted industry safety and performance standards, as established by the National Electrical Code, Institute of Electrical and Electronic Engineers, Underwriters Laboratories, American National Standards Institute, or similar testing and certification facilities. The applicant shall forward a copy of system specifications to the Fire Department.
- g. Line connections between a ground-mounted facility and the principal structure must be buried.
- h. Facility lighting or use of the facility for display or advertising purposes is prohibited.

- C. **Site Plan/Conditional Use Review.** All other renewable energy facilities regulated by the municipality including but not limited to facilities sized to generate power for more than one single dwelling, must receive site plan and conditional use review and approval from the DRB prior to the issuance of a Zoning Permit.

Site plan and conditional use review and approval by the DRB is also required prior to the issuance of a Zoning Permit for any renewable energy facility located in the following areas, to avoid undue adverse impacts to the community's most significant natural, historic, and scenic resources:

1. Designated scenic byway as listed in the Town Plan.
2. Primary agricultural soils as mapped by the U.S. Natural Resources Conservation Service.
3. Surface water, wetland and wetland buffers (Section 5.12 and Article 9).
4. Existing critical wildlife habitat as delineated by the Town of Georgia and/or the State of Vermont.

Renewable energy facilities regulated by the municipality that require site plan and conditional use review by the DRB must meet the following standards:

5. **Environmentally Sensitive Areas.** In order to minimize the environmental impacts of facility development, new renewable energy facilities must meet:
 - a. Minimum setback distances from surface waters and wetlands, as required for all new development under Section 5.12 and Article 9, unless waived by the DRB under Section 3.8 (Waivers). New hydro facilities, including micro-hydro generation, should maintain sufficient flow (run of river) so there are no undue adverse impacts to water quality, local fisheries, and aquatic and riparian habitat.
 - b. Applicable requirements for development within Special Flood Hazard Areas (SFHAs) as shown on National Flood Insurance Program (NFIP) maps and regulated by the municipality under Section 3.6 (Development in the Flood

Hazard Overlay Zone). No renewable energy structure, except for a hydro facility, shall be located in a regulated Floodway.

c. Wildlife Habitat. New or expanded facilities shall be designed, constructed and operated so there are no undue adverse impacts to wildlife and necessary [critical, significant] wildlife habitat, including core habitat areas, migratory routes and travel corridors, and state or federally listed rare, threatened and endangered species as mapped by the state or municipality, or identified through site investigation. Buffer zones may be required to protect identified habitat values as delineated by the Town of Georgia and/or the State of Vermont.

6. Farm and Forest Land. New generation and transmission facilities must be sited to avoid wherever feasible, or to otherwise minimize and mitigate the fragmentation of and adverse impacts to, the Town's working landscape, including large tracts of undeveloped forestland, open farmland, and primary agricultural soils mapped by the U.S. Natural Resource Conservation Service.

a. In order to conserve open space, ground-mounted renewable energy facilities, including wind towers, solar panels, and accessory structures, shall be sited and clustered on the least productive portion of the site, along field and forest edges, or on otherwise disturbed areas, to minimize placement or encroachments on open farm fields and, to the extent feasible, to not be sited on primary agricultural soils.

b. The facility must be accessed from an existing access serving the property, unless otherwise approved by the DRB as necessary to meet technical facility siting requirements. New access roads are to be located along forest and field edges, or in otherwise disturbed areas, as necessary to minimize site disturbance, resource fragmentation, and visual impacts, and to limit the introduction of invasive species.

Access roads constructed along or within agricultural fields should be constructed at grade with the elevation of the field.

c. Facilities located in agricultural areas should be fenced as necessary to prevent livestock access, consistent with landowner agreements. Site restoration after facility decommissioning and removal must allow for continued agricultural use of the site.

d. A renewable energy facility shall be sited to avoid core forest areas and critical forest habitat.

e. For farm and forest land enrolled in State or municipal tax stabilization programs, or subject to permanent conservation easements, facilities shall be sited to meet applicable program requirements and restrictions.

7. Scenic Resources. Energy facilities shall be sited and designed to avoid or, if no viable alternative location exists, to otherwise minimize and mitigate undue adverse visual impacts to the community's scenic resources, as viewed from public rights-of-way, public vantage points and adjoining properties, and particularly within or as viewed from designated scenic byway corridors, historic districts, and scenic roads or views mapped by the municipality in the **Comprehensive Town Plan** or these Regulations.

a. Ground-mounted facilities are to be sited or screened so that they are not highly visible from adjoining properties. The Vermont Public Service Department's publication "Siting a Wind Turbine on Your Property," provides guidelines to minimize visual impacts. A system rated under these guidelines shall have no more than a "minimal impact" on residential and public properties or public rights-of-way.

b. Landscaping and screening shall be required as necessary to preserve scenic views of particular importance to the community, and to minimize visual impacts to adjoining properties to the maximum extent feasible. This may include the use of existing topography and

vegetation, or a combination of plants, natural or architectural screening materials to either screen the facility from view or visually blend it into its surroundings.

- c. All structures must be designed using context-sensitive, non-reflective materials, colors, and textures that will blend the facility into its natural setting or surrounding environment. Wind facilities shall be finished in a neutral, non-reflective color (e.g., matte gray or white) so that they blend into a range of sky conditions.
- d. Exterior lighting shall be avoided except as required for safe facility operation, and shall incorporate energy-efficient, shielded light fixtures that are cast downward to minimize light trespass, glare and sky glow to the maximum extent feasible.
- e. Onsite electrical connections must be buried to the extent physically feasible, except where connected to the transmission or distribution system.
- f. No facility shall be used for purposes of advertising or display. Signs must meet applicable sign requirements under [Section 5.9 \(Signs\)](#) and be limited to required warning and safety signs.

3.3.18 Roadside Stands

Roadside stands for sale of agricultural products, and products produced on the premises, do not require a permit, but must meet the following conditions.

- A. The stand is used for the sale of agricultural products principally produced on the “farm,” as defined by 10 V.S.A. Section 6001(22), and products produced on the premises such as jams, pickled vegetables, baked goods and similar food products.
- B. The stand does not extend into or obstruct public rights-of-way or interfere with corner visibility or sight distances for vehicular traffic. Access to the stand shall be by a driveway with a driveway permit from

the Town of Georgia or the State of Vermont or pre-existing driveways on roadways with a posted speed of 35 mph or over must have at least 300 feet of clear sight line.

- C. Parking spaces are provided off of the travelled portion of the roadway.
- D. Traffic to and from the stand shall have no undue adverse impact on roads and highways in the vicinity.
- E. Safety is the responsibility of the property owner.
- F. The property owner is responsible for obtaining all required state permits.

3.3.19 Seasonal Conversion

A seasonal dwelling unit in the L-1 (Lakeshore) and L-2 (Lakeshore Residential-Recreational) may be converted to a single household dwelling if the ZA determines that the conversion meets all of the following requirements:

- A. The property conforms to all of the provisions of these Regulations applicable to single household dwellings and all applicable State regulations. Certificate of Occupancy requirements in [Section 3.1 \(Certificate of Occupancy\)](#) must be followed.
- B. The property has adequate access in accordance with Town ordinances (a letter from the fire chief is required).
- C. The proposed year-round residential use is a permitted use in the zoning district.
- D. Two off-street parking spaces per dwelling unit are required on the lot, or with deeded parking easement on an adjacent lot.

3.3.20 Seasonal Mobile Food Unit

Seasonal mobile food units shall be allowed in the permitted zones and require a permit:

- A. Prior to approval of a zoning permit or renewal, a permit shall be sought from the Zoning Administrator. The zoning permit or renewal may be denied, if vehicular access to the property is likely to, or has, created unsafe vehicular or pedestrian traffic conditions adjacent to the property.
- B. A zoning permit for a seasonal mobile food unit shall be valid for a maximum of seven (7) months, from April 1 to October 31, after which time it expires.
- C. A seasonal mobile food unit zoning permit may be renewed in subsequent calendar years at the request of the applicant. The Zoning Administrator shall approve the renewal upon finding that all aspects of the permit and these regulations have been met to date and in the previous year's operation of the seasonal mobile food unit. No such renewal shall be issued if no zoning permit was issued in the previous calendar year.
- D. A proposed seasonal mobile food unit shall provide evidence of a valid Commercial Caterer License from the Vermont Department of Health.
- E. A seasonal mobile food unit shall not be permitted to operate between the hours of 9:00 pm and 7:00 am.
- F. A seasonal mobile food unit may have temporary outdoor seating for a maximum of sixteen (16) people, placed directly on the ground and unsecured with no foundation or underlying structure.
- G. A seasonal mobile food unit shall not be located within any minimum required setback, buffer or right-of-way.
- H. A seasonal mobile food unit must provide appropriate receptacles for trash, recyclables and food waste.
- I. Signage may include one or more signs mounted on the mobile vending unit not to exceed a total sign area of 8 square feet, exclusive of any menu sign. In addition, one sandwich board sign and one flag sign will be allowed only during open hours.

- J. The site should have adequate off-street parking available. Any issues with parking or vehicular traffic caused by the establishment shall require immediate action to rectify or the permit may be revoked for the season. Any corrective issues with traffic and parking will be approved by the Zoning Administrator with consultation from the Public Works Director.
- K. A seasonal mobile food unit, and any associated seating and accessory items such as dumpsters, shall be removed from the property at the expiry of its permit under these regulations.
- L. Seasonal mobile food unit permits may be revoked at the discretion of the town.

3.3.21 Service Station, Motor Vehicle Repair and Other Motor Vehicle Related Uses

In all districts where they are allowed (See “Table of Land Uses” on page <?>) (~~see Table 2.2~~), service stations, motor vehicle repair, and motor vehicle sales shall comply with the following as applicable:

- A. A service station or motor vehicle repair use's pumps, lubricating, and other service devices shall be located at least 30 feet from the front, side, and rear lot lines. Pump islands, pumps, air compressor and recharging stations, and other service areas shall be located on the side or the rear of the station building (see **Figure 6-1 Figure 3.1**).
- B. Service 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.
- C. Light fixtures mounted in/on service station canopies shall either be recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy; or for indirect lighting, mounted and shielded or skirted so that direct illumination is focused exclusively under

the canopy. Lights shall not be mounted on the top or sides (fascia) of canopies, nor shall fascia be internally illuminated.

- D. Service stations and motor vehicle repair uses shall meet parking requirements under [Section 5.6 \(Parking Requirements\)](#), however fueling stations at pump islands may be counted toward satisfaction of onsite parking requirements.
- E. All motor vehicle parts and dismantled vehicles at a service station or motor vehicle repair use are to be stored within a building or be effectively screened from adjacent properties and roads. No major repair work shall be performed outside a building.
- F. A landscaped area shall be maintained at least five feet in depth along all lot frontage not used as a driveway; specific landscaping and screening may be required (see [Section 7.5 Landscaping and Screening](#)). To ensure conformance with the Conditional Use and Site Plan review standards, the DRB may require a larger landscaped area.

3.3.22 [Short Term Rentals](#)

- A. **Permit Required.** All short-term rentals (STR) within [the Town of Georgia must be granted a valid Short-term rental permit by the Zoning Administrator. An STR permit does not run with the land. A change of ownership shall require a new STR permit.](#)
- B. [Applicants shall submit a completed STR Registration Form, available from the town website \(or online app?\).](#)
- C. [The Vermont Short-Term Rental Safety, Health and Financial Obligations Form, as required by 18 V.S.A. 4468\(b\), shall be completed and displayed in plain sight within the STR.](#)
- D. [The owner shall obtain the educational information packet regarding Short-Term Rentals provided by](#)

[the Vermont Division of Fire Safety, as required by 18 V.S.A. 4468\(a\).](#)

- E. [The contact information required by 18 V.S.A. 4467 shall be displayed in plain sight within the STR.](#)
- F. [The property manager or owner must inform in writing all adjacent neighbors of expected STR use. \[xx expected USE or APPLICATION?\]](#)
- G. [The owner of the STR or the owner's designated manager must submit proof of suitable waste disposal services.](#)
- H. [Either the owner of the STR or the owner's designated manager must be geographically proximate and available and on call 24 hours a day, seven days a week during rentals to respond in the event of an incident.](#)
- I. [Advertised minimum night stay must be equal to or greater than 2 nights.](#)
- J. [Accurate occupancy limits shall be included in all advertisements of the STR. Advertised occupancy does not exceed number of bedrooms x 2 plus 2 \(excluding children under 2 years old\), whereas bedrooms are defined according to wastewater permit.](#)
- K. [The owner of the STR or the owner's designated manager who receives a verified noise complaint will be required to install noise monitoring system and post designated quiet hours.](#)
- L. [All vehicles associated with the STR of a property, including guests of the short-term renter\(s\), shall have designated off-road parking and not use shared private driveways, private roads, or public highways, unless public parking is readily available.](#)
- M. [The owner of the STR is responsible for the collection and payment of applicable Vermont Taxes, including Vermont's 9% Meals and Rooms Tax \(MRT\) and a 1% Local Option Tax.](#)

TABLE 3.5 - Wireless Telecommunication Facilities Application Requirements

Applicant's legal name, address, telephone number, and email address. If the applicant is not a natural person, the applicant shall provide the state in which it is incorporated and the name and address of its resident agent in Vermont

Name, title, address and telephone number of the person to whom correspondence concerning the application should be sent.

Name, address, telephone number, and email address of the owner or lessee of the property on which the wireless telecommunication facility will be located.

Names and addresses of all adjoining property owners. Adjoining property owners shall be determined without regard to any public or private right-of-way.

Vicinity map showing the entire vicinity within a 1,000-foot radius of the Wireless Telecommunication Facility, and identifying topography lines, slopes of 25% or greater, ridge tops, Special Flood Hazard Areas, primary agricultural and forestry soils, land under active forest management, public and private roads and driveways, towers, buildings and structures, utilities, wetlands, and other water bodies, historic sites, significant wildlife habitat, and scenic areas. It shall indicate the property lines of the proposed facility site parcel and all easements or rights-of-way needed for access from a public right-of-way to the facility.

Location of the facility on a USGS Topographic Map or a GIS-generated map compatible with the Vermont Center for Geographic Information (VCGI) standards and encompassing the area within at least a two-mile radius of the proposed tower site.

Elevations and proposed site plans of the facility showing all facades and indicating all exterior materials and colors of towers, buildings and equipment, as well as all landscaping, utility wires, guy wires and screening. (All plans shall be drawn at a minimum scale of 1 inch = 50 feet).

In the case of a site that is forested, the approximate average elevation of the existing vegetation within 50 feet of any tower base.

Construction sequence and time schedule for completion of each phase of the entire project.

Qualified engineer's report that:

- Describes any tower's design elevation,
- Documents the elevation above grade for all proposed mounting positions for antennas to be collocated on a tower and the minimum distances between antennas,
- Describes a tower's capacity, including the number, elevation and types of antennas that the tower is proposed to accommodate.
- In the case of new facilities, demonstrates that the existing towers and structures within 5 miles of the site cannot reasonably be modified to provide adequate coverage and adequate capacity to the community.
- Describes potential changes or additions to existing structures or towers that would enable them to provide adequate coverage.
- Describes the output frequency, number of channels and the power output per channel for each antenna. In the alternative, a coverage map may be provided.
- Demonstrates the facility's compliance with the standards in these Regulations or other applicable standards.
- Provides proof that at the proposed facility site the applicant will be in compliance with all FCC Regulations, standards and requirements, and includes a statement that the applicant commits to continue to maintain compliance with all FCC Regulations, standards and requirements for radio frequency radiation (RFR).
- Includes such other information as determined by the DRB to evaluate the application.

Letter of intent committing the facility owner and its successors to permit shared use of the tower if the additional users agree to meet reasonable terms and conditions for shared use, including compliance with all applicable FCC Regulations, standards and requirements and these Regulations and all other applicable laws.

In the case of an application for additional antennas or other equipment to be installed on an existing facility, a copy of the executed contract with the owner of the existing structure.

To the extent required by the National Environmental Policy Act (NEPA) and as administered by the FCC, a complete Environmental Assessment (EA) draft or final report describing the probable impacts of the facility, or a written statement by the applicant that an EA is not required for the facility.

- N. [xx Note: Did not include info about info about proof of insurance requirements, since I assume that is in the application?]

3.3.23 Wireless Telecommunication Facility

A. Authority. Pursuant to 24 V.S.A. §4414(12), the DRB shall have the authority to regulate construction, alteration, and development, decommissioning and dismantling of wireless telecommunication facilities in the Town of Georgia. These Regulations are intended to be consistent with the Telecommunications Act of 1996 and Title 24, Chapter 117 of Vermont Statutes Annotated. If any provision in this section is held by a court of competent jurisdiction to be invalid, such finding shall not invalidate any other part of these Regulations.

B. Permit Required

1. Wireless telecommunication facilities may be permitted as conditional uses upon compliance with these Regulations in the I-1 (Industrial) and R-1 (Recreational) zoning districts. No installation or construction of, or significant addition or modification to, any wireless telecommunication facility shall commence until a Zoning Permit has been issued by the DRB.
2. However, in accordance with 24 V.S.A. § 4412(9), a Zoning Permit shall be issued without conditional use approval for a wireless telecommunication facility that, in the determination of the DRB, will impose no impact or merely a de minimis impact upon any criteria established in Section 6.8(F) (Criteria for Approval and Conditions). The DRB's determination regarding no impact or de minimis impact shall be in writing and shall be subject to appeal under 24 V.S.A. §4471.

3. Exemptions

- a. No conditional use approval or Zoning Permit shall be required for a wireless telecommunication facility when 24 V.S.A. Section 4412(8) exempts wireless

telecommunication facilities from municipal approval.

- b. No Zoning Permit shall be required for a wireless telecommunication facility that is used exclusively for municipal radio dispatch service or emergency radio dispatch service and which does not exceed 50 feet in elevation. These Regulations shall not apply to amateur radio, citizens band radio, AM or FM radio or broadcast television service.
 - c. No Zoning Permit shall be required for a wireless telecommunication facility that has received a certificate of public good pursuant to 30 V.S.A. §248a.
4. This ordinance shall not prohibit a property owner's ability to place or allow placement of antennae used to transmit, receive, or transmit and receive communications signals on the property owner's premises if the aggregate area of the largest face of the antennae is not more than fifteen square feet and if the antennae and the mast to which they are attached do not extend more than twelve feet above the roof of that portion of the building to which they are attached.

C. Permit Application Requirements. In addition to other information otherwise required in these Regulations, applicants shall include the supplemental information contained in [TABLE 3.2](#) on page 3-21 [Table-6-8](#).

D. Independent Consultants. Upon submission of an application for conditional use approval for a wireless telecommunication facility, the DRB may retain independent consultants whose services shall be paid for by the applicant. These consultants shall be qualified professionals in telecommunications engineering, structural engineering, monitoring of electromagnetic fields and such other fields as determined by the DRB. The consultant(s) shall work at the DRB's direction and shall provide the DRB such reports and assistance, as the DRB deems necessary to review an application.

E. Balloon Test. The DRB may require the applicant to fly a four-foot diameter brightly colored balloon at the location and maximum elevation of any proposed tower. If a balloon test is required, the applicant shall advertise the date, time, and location of this balloon test at least 7 days in advance of the test in a newspaper with a general circulation in the Town of Georgia. The applicant shall also consult with the DRB on scheduling said test and inform it in writing of the date, time and location of the test, at least 15 days in advance of the test.

The balloon shall be flown for at least eight consecutive daylight hours on two days. If visibility or weather conditions are inadequate for observers to be able to clearly see the balloon test, further tests may be required by the DRB.

F. Criteria for Approval and Conditions. An application Conditional Use approval for a wireless telecommunication facility shall be approved after a hearing when the DRB finds all of the following criteria have been met in addition to the criteria for Conditional Use approval and all other applicable requirements in these Regulations.

1. The facility shall not be built on speculation. If the applicant is not a wireless telecommunication provider, the DRB may require the applicant to provide a copy of a contract or letter of intent showing that a wireless telecommunication service provider is legally obligated to locate a wireless telecommunication facility on lands owned or leased by the applicant.
2. The facility will not project more than 20 feet above the average elevation of the tree line measured within 50 feet of the highest vertical element of the wireless telecommunication facility, unless the applicant demonstrates via a professional or consultant report that the proposed elevation is reasonably necessary to provide adequate wireless telecommunication service capacity or coverage or to facilitate collocation of facilities.
3. The minimum distance from the base of any tower to any property line is not less than 110% of the

total elevation of the tower, including antenna or equipment.

4. The facility will not be illuminated by artificial means and will not display any lights or signs except for such lights and signs as required by the Federal Aviation Administration, Federal or State law, or these Regulations.
5. The applicant will remove the facility within 90 days of the facility being abandoned or ceasing to operate. The DRB may require the applicant to provide a bond or other form of financial surety acceptable to the DRB to cover the costs of removal of the facility, should the facility be abandoned or cease to operate.
6. The applicant demonstrates that the facility will be in compliance with all FCC standards and requirements regarding radio frequency radiation.
7. The applicant will maintain adequate insurance on the facility.
8. The facility will be properly identified with appropriate warnings indicating the presence of radio frequency radiation. The DRB may condition a Conditional Use approval on the provision of appropriate fencing.
9. The proposed equipment cannot be reasonably collocated at an existing wireless telecommunication facility. In determining whether the proposed equipment cannot be reasonably collocated at an existing facility, the DRB shall consider the following factors:
 - a. The proposed equipment would exceed the structural or spatial capacity of the existing facility and the existing facility cannot be reinforced, modified or replaced to accommodate planned equipment at a reasonable cost.
 - b. The proposed equipment would materially impact the usefulness of other equipment at the existing facility and such impact cannot be mitigated or prevented at a reasonable cost.
 - c. The proposed equipment, alone or together with existing equipment, would create radio

frequency interference and/or radio frequency radiation in violation of federal standards.

- d. Existing towers and structures cannot accommodate the proposed equipment at an elevation necessary to function reasonably or are too far from the area of needed coverage to function adequately.
 - e. Collocation of the equipment upon an existing tower would cause an undue aesthetic impact on adjacent properties or significant public resources like parks, scenic byway corridors, historic districts, and scenic roads or views mapped by the Town in the [Comprehensive Town Plan](#) or these Regulations.
10. The facility provides reasonable opportunity for collocation of other equipment.
11. The facility will not unreasonably interfere with the view from any public park, natural scenic vista, historic building or district, or major view corridor.
12. The facility will not have an undue adverse aesthetic impact. In determining whether a facility has an undue adverse aesthetic impact, the DRB shall consider the following factors:
- a. The results of the balloon test, if conducted.
 - b. The extent to which the proposed tower(s) and equipment has been designed to blend into the surrounding environment through the use of screening, camouflage, architectural design and/or imitation of natural features.
 - c. The extent to which access roads have been designed to follow the contour of the land and will be constructed within forest or forest fringe areas and not open fields.
 - d. The duration and frequency with which the facility will be viewed on a public highway or from public property.
 - e. The degree to which the facility will be screened by existing vegetation, topography, or existing structures.
 - f. Background features in the line of sight to the facility that obscure or make the facility more conspicuous.
 - g. The distance of the facility from the point of view and the proportion of the facility that is above the skyline.
 - h. The sensitivity or unique value of a particular view affected by the facility.
 - i. Any disruption of a view shed that provides context to scenic areas, as the areas are viewed from the public rights-of-way, from public vantage points, from adjoining properties, and particularly from historic sites and other scenic areas, including state or national designated scenic byways.
13. The facility will not destroy or significantly imperil significant wildlife habitat or that all reasonable means of preventing or minimizing the destruction or imperilment of such habitat will be utilized.
14. The facility will not generate undue noise.

G. Continuing obligations for wireless telecommunication facilities. The owner of a wireless telecommunication facility shall, at such times as requested by the DRB, file a certificate showing that it is in compliance with all FCC standards and requirements regarding radio frequency radiation, and that adequate insurance has been obtained for the facility. Failure to file a certificate within the timeframe requested by the DRB shall mean that the facility has been abandoned.

H. Removal of Abandoned or Unused Facilities. Unless otherwise approved by the DRB, an abandoned or unused wireless telecommunication facility shall be removed within 90 days of abandonment or cessation of use. If the facility is not removed within 90 days of abandonment or cessation of use, the DRB may cause the facility to be removed. The costs of removal shall be assessed against the facility owner.

Unused portions of a wireless telecommunication facility shall be removed within 180 days of the time that such portion is no longer used. Replacement of

portions of a facility previously removed shall require a new permit, pursuant to [Section 6.8 B \(Permit Required\)](#).

ARTICLE 5 General Regulations and Standards

Article Contents

5.1	Parking Requirements	5-2
5.1.1	Off Street Parking Requirements	5-2
5.1.2	Shared Parking	5-2
5.1.3	Off-Street Parking Lot Design Standards.	5-5
5.1.4	Loading Areas	5-5
5.2	Signs	5-5
5.2.1	Standards for Specific Sign Types	5-5
5.2.2	Signs for Home Business, Home Occupation, Home Industry	5-6
5.2.3	Exemptions	5-6
5.3	Access and Driveways	5-8
5.4	Principal and Accessory Structures	5-9
5.5	Height Limits	5-9
5.6	Existing Small Lots	5-10
5.7	Nonconformities	5-11
5.8	Performance Standards	5-12
5.9	Non-Commercial Excavation and Fill	5-13
5.10	Portable Structures	5-14
5.11	Wastewater and Potable Water Supply	5-14
5.11.1	General Requirements for Wastewater and Potable Water Supply Systems	5-14
5.12	Wetlands and Vernal Pools	5-15
5.12.1	Review Standards	5-15
5.12.2	Conditions	5-15
5.13	Abandoned Land Development	5-15
5.14	Blighted or Damaged Structures	5-16
5.15	Removal of Structures After Damage	5-16
5.16	Demolition	5-16

5.1 Parking Requirements

5.1.1 Off Street Parking Requirements

The off-street parking specifications listed in [TABLE 5.1 - Required Off-Street Parking Spaces](#) below are required to avoid parking vehicles on roads, streets, and highways:

Reduction or Increase in Required Parking Spaces.

The DRB may approve an increase or a decrease of the off-street parking space requirements in [TABLE 5.1 Table 5.5\(a\)](#) (Off-Street Parking Spaces) based on a parking space analysis to be completed at the cost of the applicant by a qualified consultant approved by the DRB. Required parking spaces may also be reduced by the DRB in accordance with the shared parking provisions in [Section 5.6\(C\) \(Shared Parking\)](#) below. In no case shall the total number of off-street parking spaces be 110% of the required parking spaces in [Section 5.6\(A\) \(Off-Street Parking Requirements\)](#).

5.1.2 Shared Parking

A. Shared Parking arrangements, where one or more parking spaces is shared among a mix of adjacent land uses, is encouraged for the following reasons:

1. To promote compact development and the efficient use of land;
2. To promote non-motorized vehicle trips including walking and bicycling;
3. To improve accessibility and mobility to common destinations for users of all transportation modes; and
4. To reduce the overall amount of impervious surfaces, specifically the amount of land devoted to surface parking.

B. The DRB may approve shared parking as follows:

1. The number of off-street parking spaces required for a use for which shared parking is proposed can be reduced pursuant to one, but not a combination of, the following scenarios:

a. The DRB shall approve the use of up to 90 percent of the required off-street parking for a daytime use (a use primarily operating between the hours of 8:00 a.m. and 6:00 p.m.) to count toward the required off-street parking provided for a nighttime use (a use primarily operating between the hours of 6:00 p.m. and 8:00 a.m.), or vice-versa, when the applicant demonstrates that the following requirements are met:

- There shall be no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed;
- All uses for which an application is being made for shared parking shall be located within 400 feet of the parking facility;
- A written legal agreement among the landowners for each use for which an application is made for shared parking shall be submitted to the DRB. The written agreement shall guarantee access to, use of, and management of designated shared parking spaces. Shared parking privileges shall continue in effect only as long as the agreement, binding on all parties, remains in force. If any shared parking agreement is no longer in force, parking shall be provided as otherwise required by these Regulations.

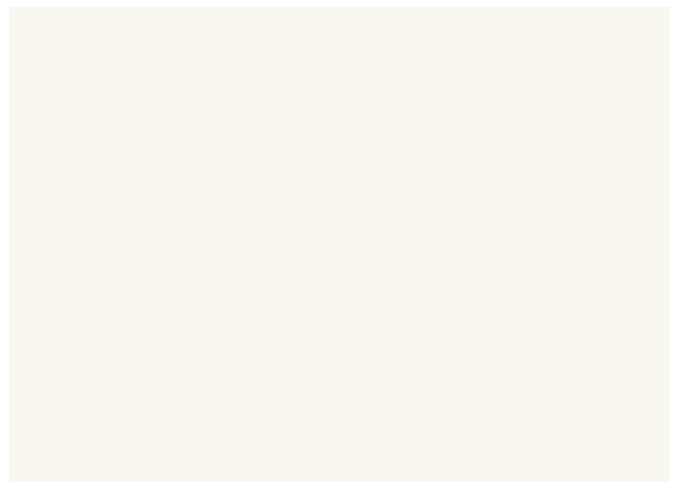


Figure 5.1 - Shared Parking.

TABLE 5.1 - Required Off-Street Parking Spaces

Use	Parking Spaces Required
Dwelling	2 per dwelling unit except 1 per Accessory Dwelling Unit
Multi-Tenant Housing for Older Persons	1 per dwelling unit
Offices, Personal and Professional Services, Retail Store, Daycare Level 1, Daycare Level 2, Veterinary Clinics	1 per 200 SF of gross floor area, plus 1 for each employee per largest working shift
Convenience Stores	1 per 100 SF of retail floor area, plus 1 for each employee per largest working shift.
Lodging Establishment; Bed and Breakfast	1 for each three employees per largest working shift, plus 1 for each sleeping room, plus 75% of spaces required for accessory uses such as restaurants and banquet rooms, if applicable.
Other Commercial Uses Not Listed in This Table	One space for each employee on the largest working shift, 1 for each motor vehicle used in the business, and 1 for every 200 SF of gross floor area.
Restaurants and Banquet Rooms	1 for every 150 SF of gross floor area.
Light Industry, Heavy Industry	1 for every motor vehicle used in the business and 1 for each employee on the largest working shift.
Place of Worship	1 per six seats in principal assembly room plus 1 for each 400 SF of office space or administrative space.
School	1 for each 20 students of design capacity plus 1 for each 400 SF of office space or design capacity.
Marina	1 space for each boat berth plus any additional required for accessory uses or structures located on the same lot.
Hospitals, Nursing Homes	1 per each bed of design capacity plus 1 per each employee on the largest working shift
Group Homes	1 per two beds plus 1 for each employee on the largest working shift.
Motor Vehicle Sales, Repair and Service	1 per 400 SF of shop, sales, or service area plus 1 per employee on the largest working shift.
Campground	1 per camp site, plus 1 per every 200 SF of gross floor area of office or administrative space.
Municipal, State, Federal, or Regional Facility	1 per 200 SF of gross floor area.
Agribusiness and Heavy Equipment Sales	1 per 400 SF of enclosed shop, sales, or service area plus 1 per employee on the largest working shift.
Public Outdoor Recreation, Private Outdoor Recreation, Public Indoor Recreation, Private Indoor Recreation	1 per employee on the largest working shift plus 1 for every two patrons for the design capacity.
Trucking Terminal	A minimum of 1 per employee on the largest working shift plus 1 per truck or vehicle used in the business.
Warehouse	1 per employee on the largest working shift plus 1 per 2000 SF of gross floor area.

b. The DRB shall approve the use of up to 90 percent of the required off-street parking for a weekday use (a use only operating Monday through Friday) to count toward the required off-street parking provided for a weekend use (a use only operating Saturday and/or Sunday), or vice-versa, when the applicant demonstrates that the following requirements are met:

- There shall be no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed;
- All uses for which an application is being made for shared parking shall be located within 400 feet of the parking facility;
- A written legal agreement among the landowners for each use for which an application is made for shared parking shall be submitted to the DRB. The written agreement shall guarantee access to, use of, and management of designated shared parking spaces. Shared parking privileges shall continue in effect only as long as the agreement, binding on all parties, remains in force. If any shared parking agreement is no longer in force, parking shall be provided as otherwise required by these Regulations.

c. The DRB shall approve up to a 20 percent reduction in the total number of parking spaces required for four or more separate commercial uses whose hours of operation may overlap; up to 15 percent reduction in the total number of parking spaces required for three separate commercial uses whose hours of operation may overlap; or up to a 10 percent reduction in the total number of parking spaces required for two separate commercial uses whose hours of operation may overlap when the applicant demonstrates that the following requirements are met:

- There shall be no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed;
- All uses for which an application is being made for shared parking shall be located within 400 feet of the parking facility;
- A written legal agreement among the landowners for each use for which an application is made for shared parking shall be submitted to the DRB. The written agreement shall guarantee access to, use of, and management of designated shared parking spaces. Shared parking privileges shall continue in effect only as long as the agreement, binding on all parties, remains in

TABLE 5.2 - Parking Lot Stall and Aisle Dimensions

Parking Stall Type	Minimum Stall Dimensions		Minimum Width for Drive Aisle		Minimum Width for Emergency Access Drive Aisles
	Width	Length	One-Way	Two-Way	
Standard Parallel	9 ft.	24 ft.	12 ft.	20 ft.	20 ft.
Standard 45 Degree	9 ft.	18 ft.	16 ft. 4 in.	20 ft.	20 ft.
Standard 60 Degree	9 ft.	18 ft.	19 ft.	20 ft.	20 ft.
Standard 90 Degree	9 ft.	18 ft.	20 ft.	25 ft.	20 ft.
Disabled Accessible	9 ft. 5 in	18 ft.	20 ft.	25 ft.	20 ft.

force. If any shared parking agreement is no longer in force, parking shall be provided as otherwise required by these Regulations.

5.1.3 Off-Street Parking Lot Design Standards.

- A. Each off-street parking space shall be provided access to a public street through a drive or aisle.** Adequate space shall be available for maneuvering in and out of parking areas and located so as not to interfere with circulation to and within the site according to the stall and access aisle dimensions in [Table 5.5\(b\) \(Parking Lot Stall and Aisle Dimensions\)](#).
 - 1. Parking areas are clearly defined and marked at their edges so as to prevent parking outside these designated areas.
 - 2. Parking and loading areas include sufficient space for refuse and snow removal.

5.1.4 Loading Areas

- A. Number of Spaces.** At a minimum, one loading space (dock or parking space) shall be provided for all commercial and industrial buildings in excess of 10,000 square feet of gross floor area plus one additional space for every additional 20,000 square feet of gross floor area.
- B. Dimensions.** Each required loading space shall be not less than 10 feet wide, 35 feet long and with 14 feet of clear height. Loading zones shall be separate from other required parking and maneuvering area.
- C. Location.** Where feasible, loading zones and docks shall be located to the rear of properties.

5.2 Signs

- A. Applicability.** All signs, except as indicated in [Section 5.9\(F\) \(Exemptions\)](#), require a Zoning Permit prior to being erected, constructed, or replaced. Examples of outdoor signs are illustrated in [Figure 5.8 \(Examples of Types of Signs\)](#).
- B. Location.** All signs must be located on the same lot as the use to which they refer.
- C. Number of Signs Permitted.** Up to two (2) signs may be permitted for any non-residential use. Only one of the two permitted signs may be freestanding.
- D. Sign Size.** The total area of each sign panel shall not exceed sixteen (16) square feet, with a single continuous perimeter enclosing the extreme limits of the sign panel surface. The area of supporting framework shall not be included in the area calculation if such framework is incidental to the display and does not bear any copy or graphics. Signs may be two-sided; in such cases, the area requirement shall apply to each side separately. A larger sign area may be approved by the DRB as a conditional use provided it does not exceed twenty-five (25) square feet in area in the South Village Core District and fifty (50) square feet in area in all other districts. The height of a free-standing sign shall not exceed eight (8) feet. A taller free-standing sign may be approved by the DRB as a conditional use, except in the South Village Core District, provided it does not exceed twenty (20) feet in height. These size limits shall also apply to the overall size of multi-business signs.

5.2.1 Standards for Specific Sign Types

Signs may fall under one or more of the following types:

- A. Freestanding Signs.** Freestanding signs shall not be placed within ten (10) feet from the edge of the right-of-way or ten (10) feet from a property line, except in the South Village Core District, where signs shall not be placed within five (5) feet from the edge of the

right-of-way or the sidewalk, whichever distance is further from the road.

- B. Projecting Signs.** Projecting signs shall not extend more than three (3) feet from the building and shall have a clearance of a least eight (8) feet in height. They shall not extend above the roof line or parapet of the building nearest the sign.
- C. Wall Signs.** Signs attached to buildings shall not extend above the nearest roof line or parapet of the building closest to the sign.
- D. Illuminated Signs.** Illuminated signs shall be lighted only by a continuous non-flashing light. Such illumination shall not be provided by neon or similar sources. No string lighting, pennants, feather flags or other attention-gathering devices shall be displayed for more than four weeks per calendar year.

5.2.2 Signs for Home Business, Home Occupation, Home Industry

- A. Home Occupation.** A sign on a property where a home occupation is conducted shall not exceed six (6) square feet in area and, if freestanding, four (4) feet in height. The sign shall not be illuminated and shall be limited to the name, address, phone, profession, and name of the home occupation of the occupant of the premises on which said sign is located.
- B. Home Industry.** A sign on a property where a home industry is conducted shall not exceed twelve (12) square feet in area and, if freestanding, six (6) feet in height. The sign shall not be illuminated and shall be limited to the name, address, phone, profession, and name of the home industry of the occupant of the premises on which said sign is located.

5.2.3 Exemptions

- A.** The following signs do not require zoning permits, but such signs must comply with the standards above to

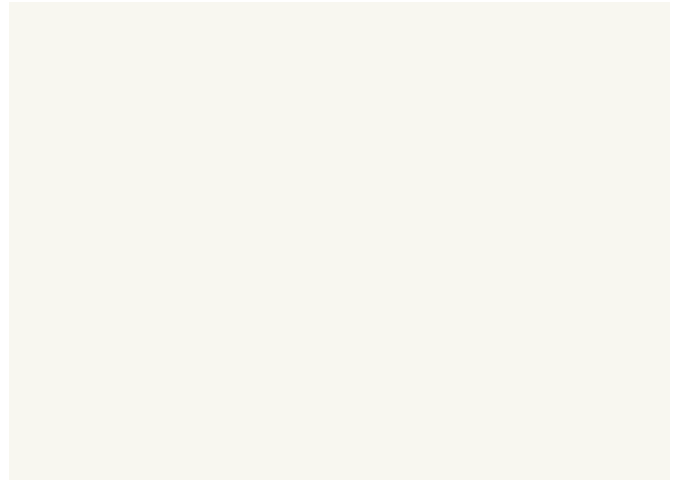


Figure 5.2 - Awning Sign.

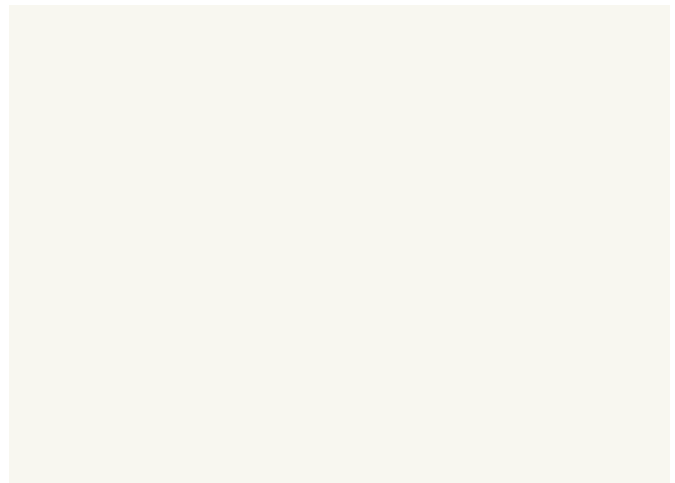


Figure 5.3 - Window Sign.

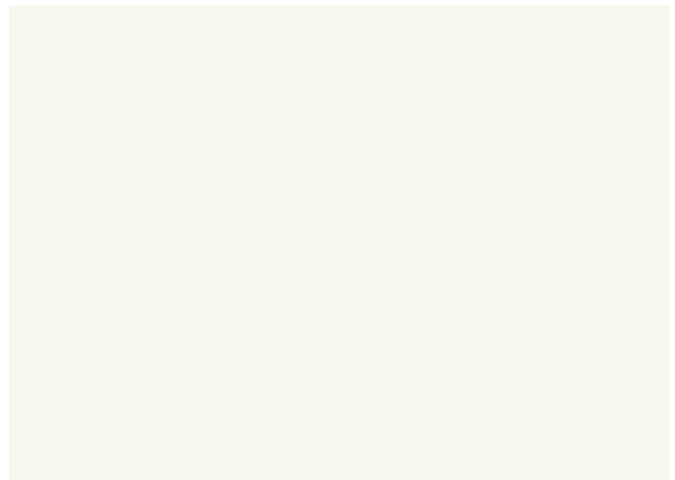


Figure 5.4 - Projecting Sign.

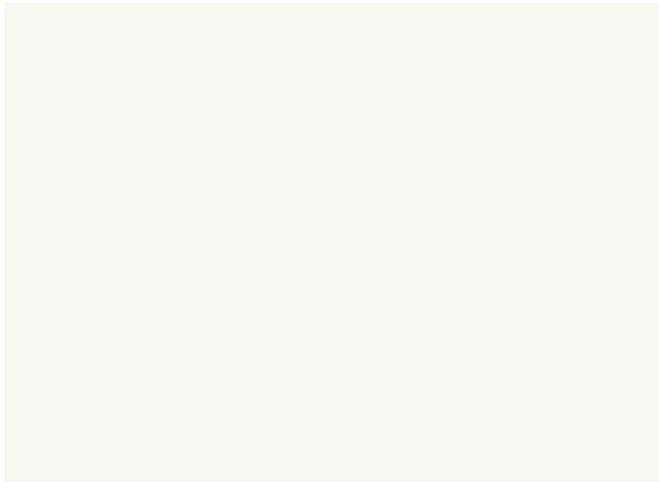


Figure 5.5 - Wall Sign.

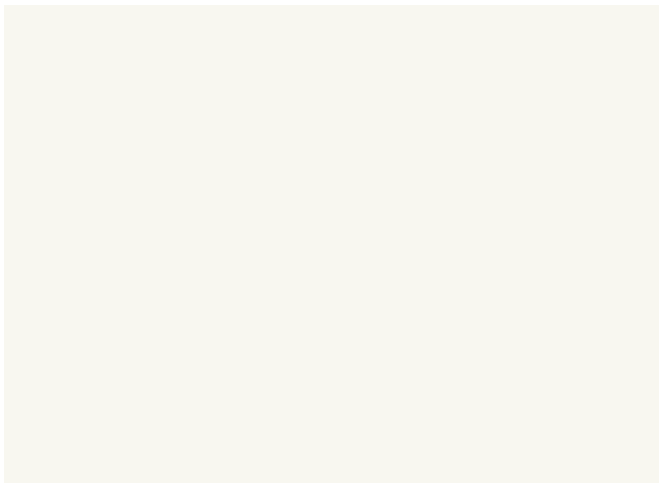


Figure 5.6 - Freestanding Sign.

the extent they provide additional restrictions not in conflict with the requirements below.

1. Signs associated with residential uses that do not exceed four (4) square feet in area.
2. Farm signs.
3. Historic markers not exceeding four (4) square feet in area and, if freestanding, six (6) feet in height.
4. Signs displayed for community or special events that are not commercial retail sales and that do not exceed thirty-two (32) square feet in area, and that are displayed for not more than ten consecutive

days and a total of no more than twenty days per year.

5. On-site directional, safety, or parking signs.
6. Signs erected by a public school, the Town of Georgia, the State of Vermont or the United States government.
7. Bulletin boards on the premises of any church, school, or similar public structure that do not exceed twenty-four (24) square feet in area and, if freestanding, ten (10) feet in height.
8. Real estate or construction signs displayed temporarily that do not exceed twenty-four (24) square feet in area and, if freestanding, eight (8) feet in height, and are removed promptly when the property has been sold, leased or developed.
9. Signs for roadside stands that meet the requirements of Section 6.9 that do not exceed sixteen (16) square feet in area and, if freestanding, eight (8) feet in height. The sign may remain in place when the stand is not in business but shall be covered.
10. Signs or flags indicating that a business is open and/or the hours of operation, provided such signs or flags are:
 - a. Limited to two per use (one for hours of operation, and one open/closed sign, or one for both);
 - b. Are located on the premises of the use for which the sign or flag is advertising; and
 - c. Do not exceed fifteen (15) square feet in area for a flag and two (2) square feet in area for a sign.

5.3 Access and Driveways

A. Access to Lots without Required Frontage. Land development may be permitted on pre-existing lots that do not have frontage either on a public road or public waters only with the approval of a site plan review application by the DRB except for one- and two-household dwellings (Section 3.3). Access to such a lot shall be provided by a permanent easement or right-of-way at least thirty (30) feet wide or a Class IV road. In addition to other review criteria, the DRB, or the ZA in the case of a one- or two-household dwelling, may consider the intended use of the property, safety, traffic, and road and site conditions in granting, conditioning or denying the approval.

B. Driveways. Driveways may serve up to two (2) lots. Driveways shall meet the following standards:

- 1. Curb Cuts.** Access onto town highways is subject to the approval of the Georgia Selectboard with input from the Road Foreman; an Access Permit must be obtained. State highways are subject to the approval of the Vermont Agency of Transportation; an Access Permit must be obtained. As a condition to access permit approval, compliance with all local ordinances and regulations pertaining to roads and land development is required. Access permits must be obtained prior to the issuance of a zoning permit.
 - a. <## add coordination here to notify ZA of new driveways - do we want to have notification before SB approval so that ZA has a heads up?>
- 2. Driveway Construction Standards.** All residential driveways servicing single- or two-household dwellings shall be constructed in accordance with current Vermont Agency of Transportation B71 Standards and the Town of Georgia Private Road and Driveway Standards policy dated July 27, 2020, and as may be amended. In addition, the following standards shall apply:
 - a. Driveways to be a minimum 12' in width with 2' shoulders.
 - b. Culverts required within the town right-of-way shall be of a type approved by the Town and be a minimum of 30' in length and 18" inches in diameter. A waiver of the required culvert diameter may be requested of, and granted by, the Selectboard if the applicant can demonstrate an unnecessary hardship due to unique physical circumstances or conditions. (Applicant shall attach a waiver request to the Access/Driveway Permit application.)
 - c. Driveway sight distances shall meet requirements as listed within the Vermont B-71 Sight Distance Chart. Applicants may request a waiver of the sight distance standards from the Georgia Selectboard. All driveway waivers approved by the Selectboard require an advanced warning sign to be installed and maintained at the property owners' expense. Location of said sign shall be determined by the Georgia Road Foreman.
 - d. All driveways shall have a hammerhead type turnaround to eliminate vehicles backing onto private or public roads. A waiver may be granted for driveways off private roads.
 - e. A letter certifying compliance with the standards of this section by a licensed engineer, Vermont licensed Site Technician, or the excavating contractor responsible for the construction of the residential driveway shall be submitted to the ZA prior to the issuance of a Certificate of Occupancy. A form of surety, such as a bond, escrow or letter of credit, shall be attached to any certification letters by excavating contractors to assure warranty of work for a one-year period from the date of the letter.
 - f. All construction shall meet current "Vermont Low Risk Site Handbook" requirements.
 - g. No driveway shall be constructed with a grade greater than 10%. A waiver may be granted by the Selectboard to allow 11-12% grade if the applicant can demonstrate an unnecessary hardship due to unique physical circumstances

or conditions. The DRB may request that any section of driveways approved by said waivers shall also be paved with a minimum of 2" of asphalt pavement.

- h. All common or shared driveways shall be created by an easement referenced or recorded in the deed of each lot involved or in a declaration of covenants that creates a homeowners' association. Language outlining the construction and maintenance of the shared portion of the driveway shall be included in the said deed or covenants.
- i. All driveways greater than 400' in length shall have a pull-off greater than 14' in additional driveway width and 60' in length for each 400' of driveway length. Said pull off shall meet the required Vermont Agency of Transportation B-71 driveway constructed materials standards.
- j. All culverts required for private roads and driveways, shall be installed and maintained solely at the property owner's expense. In the event a culvert located within the town right-of-way fails, the cost for replacement or repair of the culvert shall be the property owner's responsibility. Prior to the repair or replacement of said culvert, the property owner shall complete and submit an application for Town of Georgia Access Driveway Permit for approval by the Selectboard with input from the Road Foreman. All work within the town right-of-way shall meet the standards provided within the Georgia Road and Driveway Standards.

3. Access Management

- a. No driveway shall be located within fifty (50) feet of a road intersection. This standard shall not apply to land development located in the South Village Core District.
- b. Where a lot occupies a corner of two (2) intersecting roads, the driveway access to the lot shall be located on the less traveled road.

- c. Land Development on Private Roads. The following are requirements for all land development on any private road:

- Private roads that have been constructed to meet the private road standards in [Section 7.11](#), as certified by a professional engineer, may serve as access for no more than ten (10) dwelling units or ten (10) lots used for non-residential purposes. Private roads that have not been constructed to meet the private road standards in [Section 7.11](#) may only serve as access to three (3) dwelling units or three (3) lots used for non-residential purposes, except for lots solely in agricultural or forestry use, or a combination of dwelling units and non-residential lots greater than three, except in a PUD where a waiver is granted by the DRB.
- An application for a Zoning Permit for a lot with access by a private road shall include a copy of the deed for the lot, declaration of covenants creating a homeowners' association or other easement deed, which shall address the following:
 - A clear statement of the rights of ingress, egress, or any other rights of those sharing the right-of-way.
 - A clear statement setting forth terms and conditions for maintenance of the right-of-way.

5.4 Principal and Accessory Structures

- A. [<insert>](#)

5.5 Height Limits

All structures shall comply with the height restrictions in [Article 2](#). Chimneys, non-commercial antenna structures, rooftop solar collectors extending less than 10 feet above roofs, and wind turbines with blades equal to or less than

5' in length attached to structures shall not be considered in calculating the height of the underlying structure.

In all zoning districts, except where noted, the following uses or structures can exceed the height limitation, as stand-alone structures or as included in the height calculation for a structure to which they are attached, if the DRB grants a conditional use permit, as provided under [Section 3.2 \(Conditional Use Review\)](#):

1. Windmills and wind turbines with blades more than 5' in length.
2. Rooftop solar collectors extending more than 10' above roofs.
3. Belfries (Nonresidential).
4. Church spires.
5. Monuments.
6. Water and fire towers.
7. Telecommunication/communication towers.
8. Single purpose industrial structures (within the I-1 zoning district only).

5.6 Existing Small Lots

- A. Existing small lots may be developed for purposes allowed in the district in which they are located if the lots meet all of the following criteria:
 1. Are legally subdivided;
 2. Are in individual, separate and non-affiliated ownership from surrounding properties;
 3. Are in existence at the time a bylaw or the Regulations made them non-conforming;
 4. Include a minimum 1/8 acre of land area and a minimum 40 feet width or depth dimension;
 5. Are serviced by adequate wastewater disposal and water supply facilities, including possible off-lot facilities, as evidenced by written confirmation from the Department of Environmental Conservation; and
 6. Otherwise comply with these Regulations.
- B. If an existing small lot comes under common ownership with one or more contiguous lots, it shall be deemed merged with the contiguous lots. An existing small lot shall not be deemed merged

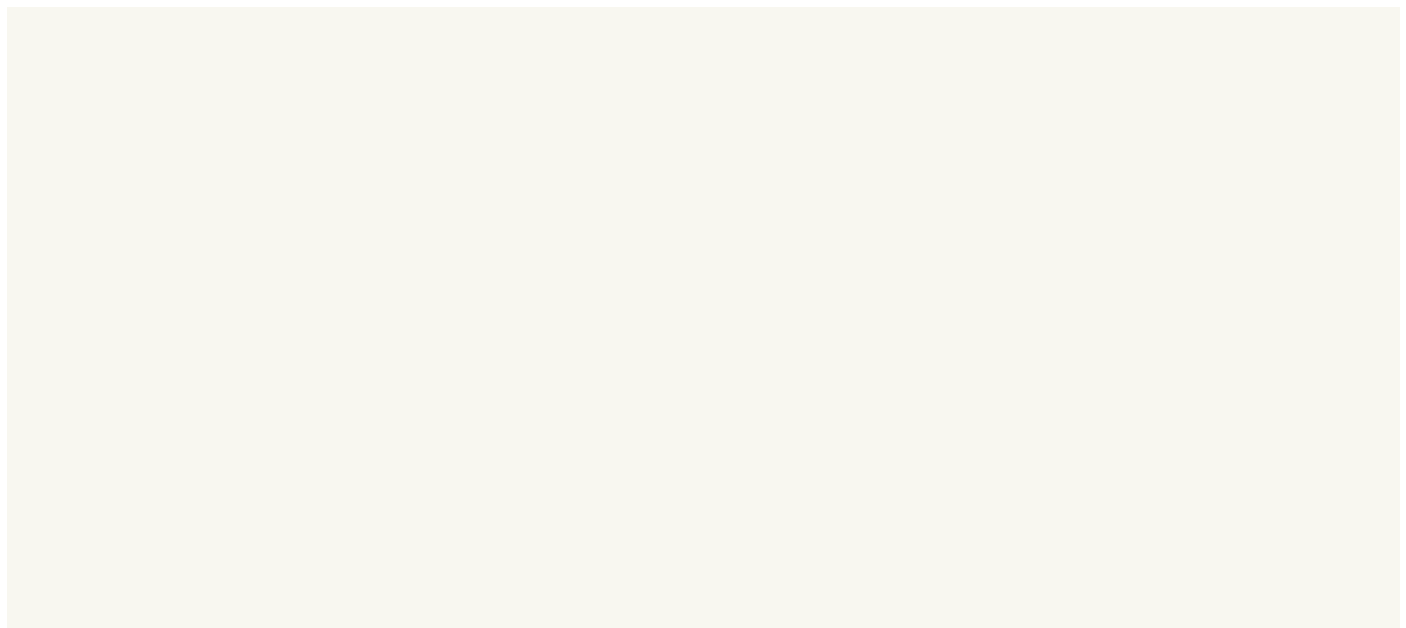


Figure 5.7 - Calculating structure height.

and may be separately conveyed if all the following conditions apply:

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

5.7 Nonconformities

A. Applicability. The following provisions apply to all lots, uses, and structures legally existing on the effective date of these Regulations that do not conform to the requirements of these Regulations as they exist or as may be amended. Structures located on existing small lots, which otherwise conform to these Regulations, including setbacks, are not considered nonconforming. Structures and uses improperly authorized as a result of error by the ZA are nonconforming.

B. Grandfathering. <insert>

C. Non-Conforming Lots. Non-conforming lots are subject to the requirements of Section 5.3 (Existing Small Lots).

D. Non-Conforming Uses. Non-conforming uses may be continued indefinitely, subject to the following conditions:

1. The area used for a non-conforming use shall not be expanded beyond the square footage in use when the use first became non-conforming under the Regulations.

2. The use shall not be changed to another nonconforming use.

3. The use shall not be re-established if discontinued or abandoned for a period of twelve (12) months, or has been changed to, or replaced by, a conforming use. Intent to resume a nonconforming use will not confer the right to do so.

4. The use shall not be restored to other than a permitted or conditional use with approvals as needed after damage from any cause, unless the nonconforming use is reinstated within twelve months of such damage. If the restoration of a building containing a nonconforming use is not completed within twelve months, the nonconforming use of such building will be deemed discontinued, unless carried on without interruption during that twelve-month period in an undamaged part of a building or site, as applicable.

E. Non-Conforming-Structures. Non-conforming structures may continue to be utilized, subject to the following.

1. Non-conforming structures shall not be extended, expanded, altered, or reconstructed in any manner that increases the extent or degree of nonconformity or non-compliance. No expansion of a nonconforming structure that causes soil erosion shall be permitted.

2. In the South Village Core District, in no case shall a pre-existing structure that does not meet the maximum front yard setback be permitted to be extended, expanded, altered, or reconstructed so that it is located further from the road right-of-way (made more nonconforming). [xx Put this in the SV district section?]

3. A non-conforming structure that is damaged or destroyed by fire, collapse, explosion or other similar cause may be reconstructed, repaired or restored, provided that the reconstruction or repair results in a structure that is no more non-conforming than the original structure, and that the work is completed within one year of the damage or destruction. A one-year extension of this

deadline may be granted by the ZA the applicant demonstrates reasonable, good faith efforts to commence reconstruction of the structure before the expiration of the twelve-month period. [xx WOULD THIS COVER REBUILDING DEADLINES?]

4. Normal maintenance and repair of non-conforming structures is permitted provided that such actions do not increase the degree of non-conformity.

F. Nonconforming Mobile Home Parks. Mobile Home Parks, if nonconforming in lot size, use or structures, shall be treated as one nonconformity pursuant to 24 V.S.A. Section 4412(7)(B).

G. Public Nuisance & Public Health, Safety, & Welfare Considerations. Nothing in this Section shall prevent municipal or other appropriate officials from taking actions legally authorized to abate any public nuisance, health, safety, or welfare concerns as related to nonconforming lots, nonconforming uses, or nonconforming structures.

5.8 Performance Standards

A. The following performance standards must be met in all zoning districts for all uses except residential and agricultural uses. The applicant or operator may be required to furnish engineering or testing results to demonstrate that the proposed use will meet, or, in the case of an operating business, is meeting and will continue to meet, the performance standards. The ZA and DRB may determine whether the proposed use or present operation meets these standards. The use must not:

1. Emit noise in excess of 70 decibels at the property line or unreasonable noise. A noise shall be deemed to be unreasonable when it disturbs, injures, or endangers the peace, health or safety of two or more occupants on different properties, or when it endangers the health, safety, or welfare of the community.
2. Emit any odor, dust, dirt, or smoke which is considered offensive.

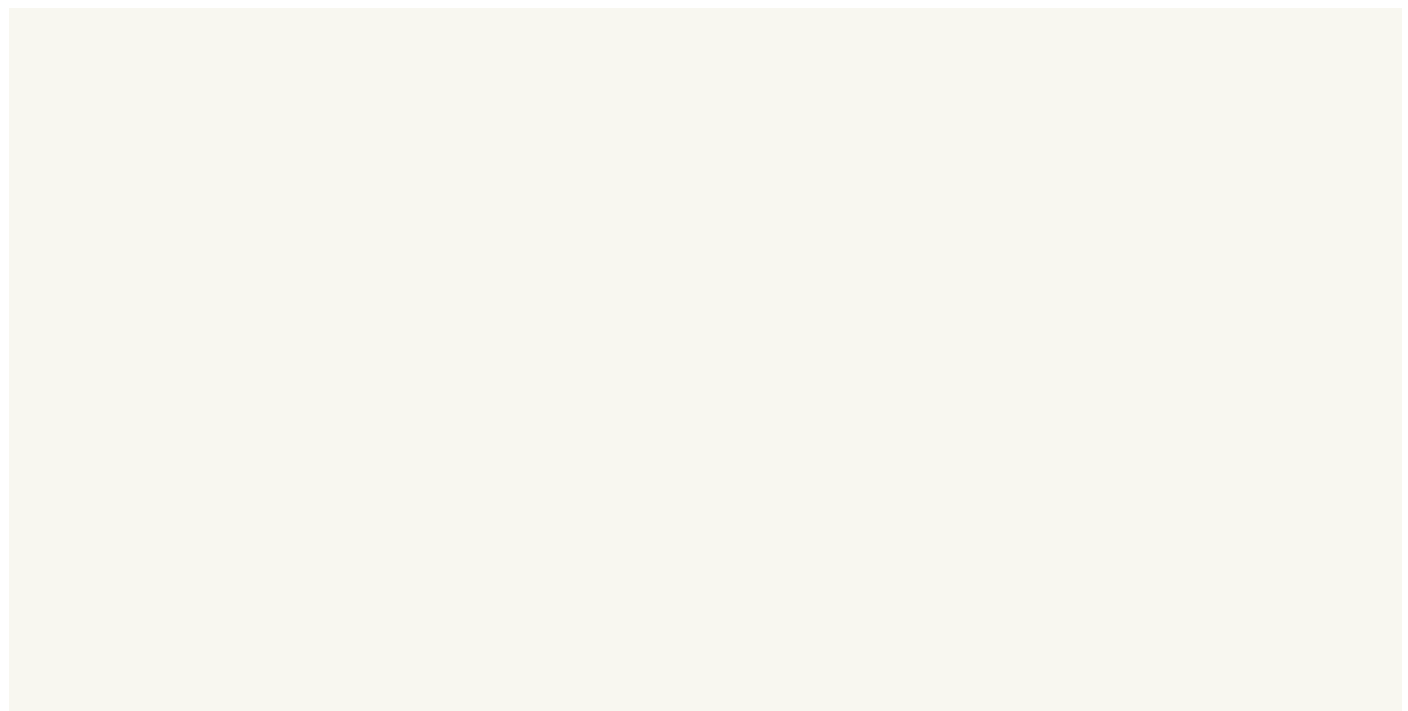


Figure 5.8 - Increasing the degree of nonconformity of a structure

3. Emit any noxious gases that endanger the health, comfort, safety, or welfare of any person or that could cause injury or damage to property, business or vegetation.
4. Cause as a result of normal operations a vibration that creates a displacement of .002 inches within the ground at the property line.
5. Have lighting or signs that create glare that could impair the vision of a driver of any motor vehicle.
6. Cause a fire, explosion or safety hazard.
7. Discharge harmful substances into a sewage disposal system or watercourse.
8. Create an unsafe or unhealthy condition as determined by the Town of Georgia Health Officer.
9. Interfere with a renewable energy resource or the ability to utilize a renewable energy resource.

5.9 Non-Commercial Excavation and Fill

- A. **Applicability.** The provisions of this section apply to all excavating and filling of land not exempted or associated with an extraction operation as defined under these regulations. A property owner must obtain a zoning permit for excavating and filling of land in accordance with the provisions of this section.
- B. **Limitations.** The Development Review Board shall make the determination to approve more than one excavation and fill project in any 5-year period for a subject lot and all contiguous land under the same ownership. The Zoning Administrator may only issue one permit for excavation and fill in any 5-year period if the subject lot is less than one acre.
- C. **Excavation and Fill Near Waterways.** Excavation and fill is prohibited within surface waters, wetlands and any required buffers or setbacks to surface waters or wetlands unless the proposed activity will be subject to state permitting and the applicant demonstrates that he/she has obtained all required state permits. Excavation and fill within the Flood

Hazard Overlay District is subject to the standards of Section 2201.

- D. **Fill Material.** The use of any material other than uncontaminated soil for fill is prohibited unless the proposed fill will be subject to state permitting, in which case the conditions of the state permit regarding the fill material will prevail. The Town of Georgia strongly encourages property owners to test any fill for hazardous elements.
- E. **Standards.** Excavation and fill must conform to the following unless otherwise approved by the Development Review Board as an element of proposed land development subject to site plan approval:
 1. Excavation and fill is prohibited within zoning district setbacks.
 2. Excavation and fill must not alter the pre-existing grade by more than 5 feet.
 3. Excavation and fill must not result in a slope steeper than a 2: 1 (horizontal-to-vertical) ratio.
- F. **Operational Standards.** The following minimum operational standards will apply to all excavation operations unless otherwise approved by the Development Review Board:
 1. Any topsoil removed from the surface and retained on the site for reapplication to disturbed areas during reclamation must be carefully removed and stockpiled to prevent erosion.
 2. An excavation operation must not cause the permanent lowering of the water table on surrounding properties.
 3. An excavation operation must not cause the drainage of a wetland except as permitted by the Vermont Agency of Natural Resources.
 4. Excavation activity must not occur within riparian buffers as established in Section 3011.
 5. Operational activities, including blasting, excavation, processing and hauling are prohibited between the hours 7 p.m. (or dusk if earlier)

and 7 a.m. (or dawn if later). The Development Review Board may further limit hours as deemed necessary to mitigate impacts to adjacent properties and roads.

6. The Development Review Board may impose fencing requirements as deemed necessary to protect safety and general welfare in the area.
7. All equipment and machinery must be operated and maintained in such a manner as to minimize dust, noise and vibration. Access and haul roads must be maintained in a dust-free condition by surfacing, watering or other treatment on a regular basis.

5.10 Portable Structures

- A. The following will be subject to the same permitting requirements as permanently located structures with foundations under these regulations unless specifically stated otherwise:
 1. Temporary structures;
 2. Moveable structures;
 3. Unlicensed, unregistered and uninspected vehicles;
 4. Storage containers; and
 5. Other similar structures without a foundation.
- B. Vehicles not regularly used for their manufactured purpose may not be permitted as a structure.

5.11 **Wastewater and Potable Water Supply**

5.11.1 **General Requirements for Wastewater and Potable Water Supply Systems**

- A. **Purpose.** The purpose of this Section is to protect human health and the environment, including potable water supplies, surface water, and groundwater.
- B. **Wastewater and Potable Water Supply Permit.** Wastewater disposal and potable water supply are regulated by the Vermont Agency of Natural Resources, DEC, Environmental Protection Rules, Chapter 1, Wastewater System and Potable Water Supply Rules, effective September 29, 2007, or as periodically revised or amended.
 1. Applicants for a Zoning Permit for land development of the type addressed in 10 V.S.A. Chapter 64 shall contact the District Permit Specialist at the DEC to obtain a determination if a Wastewater and Potable Water Supply Permit is required by the DEC in accordance with 10 V.S.A. Chapter 64 and the Wastewater System and Potable Water Supply Rules.
 2. If, according to the DEC, a Wastewater System and Potable Water Supply Permit is not required for the proposed land development, the applicant for a Zoning Permit shall provide written proof of such from the DEC to the ZA with the Zoning Permit application. Where a Wastewater System and Potable Supply Permit is required, initiation of construction under a Zoning Permit issued in accordance with the Town of Georgia Development Regulations shall be prohibited unless and until a Wastewater System and Potable Water Supply Permit is issued.
 3. If a Wastewater System and Potable Water Supply Permit under Section 5.11 is required, the ZA shall not issue a Certificate of Occupancy until any necessary Wastewater System and Potable Supply Permit has been issued and filed in the Georgia Land Records and a statement that the wastewater disposal system has been constructed in full compliance with the permit

has been submitted by the qualified designer as defined in the Wastewater System and Potable Water Supply Rules.

5.12 Wetlands and Vernal Pools

A. Purpose. The intent of this regulation is to minimize the net loss of wetlands in the Town of Georgia. Wetlands classified by the State of Vermont as Class I or Class II wetlands (which includes vernal pools) are valuable resources. Wetlands' functions (e.g., water and air purification, flood attenuation, speciation, and nutrient cycling) are critical to the support of human, animal and plant populations.

B. Applicability and Process. The following standards shall apply to all land development in the Town of Georgia except land development in the South Village Core Zoning District. The Vermont Significant Wetlands Inventory (VSWI) maps published by the Vermont Agency of Natural Resources shall be used by the Applicant as a tool to determine whether or not a wetland may exist on a property. However, such maps should not be relied upon to provide precise information regarding the location or configuration of significant wetlands. Where uncertainty exists as to the existence or location of a significant wetland, the Zoning Administrator and/or Development Review Board shall require that the applicant submit written documentation of a wetland's delineation based on consultation with a State Wetlands Ecologist or a private consultant with expertise in identifying wetlands prior to issuing a zoning permit or development review approval.

5.12.1 Review Standards

- A.** No land development shall be permitted in a Class I or Class II wetland, except as exempted in (4) below.
- B.** No land development shall be permitted within the 100-foot buffer surrounding a Class I and within

the 50-foot buffer of a Class II wetland, except as exempted in (4) below.

- C.** Applicant shall provide a copy of Project Review Sheet from the Vermont Agency of Natural Resources indicating whether or not the development proposal requires a state wetland permit.
- D.** Driveways, public roads, and private roads are exempt from this subsection if the following standards are met:
 - 1.** The applicant provides proof to the DRB that developable land on the property can be accessed by no other reasonable means and the applicant agrees to monument the location of the wetlands and associated buffer.
 - 2.** A State Wetlands Individual or General Permit for any wetland or buffer encroachment has been issued to the applicant by the Vermont Agency of Natural Resources.

5.12.2 Conditions

- A.** The DRB may impose the following conditions for all land development applications involving lands that contain wetlands:
 - 1.** The applicant may be required to monument the boundary line of all Class I or Class II wetlands as identified on the property.
 - 2.** Boulders at least three cubic feet in size, or other permanent marking materials as approved by the DRB, shall be placed along the boundary of the wetland buffer.
 - 3.** Building envelopes approved by the DRB must be a minimum of twenty (20) feet from the outer boundary of the wetland buffer.

5.13 Abandoned Land Development

- A.** If the land development authorized by a zoning permit is abandoned without being completed, a landowner must demolish or secure any partially

completed structures, remove all structural materials from the site, restore the site to a natural grade, and re-establish ground cover to prevent erosion prior to or within 12 months after the zoning permit expires.

5.14 Blighted or Damaged Structures

- A. A landowner must act promptly to secure a structure blighted or damaged by any cause as necessary to protect public health and safety.
- B. Within 12 months of a structure being damaged by any cause or of the Zoning Administrator notifying a landowner that a structure is blighted as defined in these regulations, a landowner must either:
 - 1. Secure the structure as necessary to protect the structure from the elements and to protect public health and safety, if the structure will be reconstructed; or,
 - 2. Demolish the structure, remove all structural materials and debris from the site, restore the site to a natural grade, and re-establish groundcover to prevent erosion.
- C. The Zoning Administrator may grant one or more extensions to the 8-month deadline established in Subsection 1207.B for a total of not more than 36 months upon the landowner demonstrating that:
 - 1. The property does not pose a hazard to public health or safety; and,
 - 2. The landowner has been unable to meet the deadline due to factors beyond their control.
- D. If a nonconforming structure is blighted or intentionally damaged (for nonconforming structures unintentionally damaged or destroyed, see Section 1302.F), a landowner may rebuild and use the structure in accordance with Section 1302 provided that:
 - 1. The structure as reconstructed does not exceed the original floor area; and

- 2. The structure as reconstructed is not more nonconforming than the original structure.

- E. As part of any redevelopment project requiring approval from the Development Review Board, a landowner must secure or demolish any blighted, damaged or destroyed structures located on the subject property.

5.15 **Removal of Structures After Damage**

- A. Allowing the ruins of any structure damaged by any cause, including but not limited to fire, explosion, acts of God, excavation, demolition, or deterioration to remain for more than one (1) year from the date of damage is prohibited. Within one (1) year after damage from any cause, all structural materials must be removed or backfilled, or the process shall have begun to have the structure rebuilt, repaired, or replaced in accordance with these Regulations. Any excavation remaining will be covered over with earth to the normal grade level. The rebuild or reconstruction will be completed within two years of the date of the damage, with the possibility of a two-year extension by the approval of the ZA upon finding that the rebuild or reconstruction has commenced within two years of the date of the damage.

5.16 Demolition

- A. <insert>
- B. Historic Structures

ARTICLE 6 Permits and Approvals

Article Contents

6.1	Zoning Permit	6-2
6.1.1	Application	6-2
<u>6.1.2</u>	<u>Appeal Period</u>	<u>6-2</u>
6.1.3	Procedures After Issuance	6-3
6.1.4	Permit Expiration and Extension	6-3
6.1.5	Certificate of Occupancy	6-3
<u>6.1.6</u>	<u>Change of Use</u>	<u>6-4</u>
6.1.7	Exemptions	6-4
6.1.8	Limits on Permits for New Residential Construction	6-6
6.1.9	Conditional Use Review	6-7
6.2	Site Plan Review	6-10
6.2.1	Site Plan Review Process	6-10
6.2.2	Application Requirements	6-12
6.2.3	Standards	6-12
6.2.4	Expiration	6-12
6.3	Variances	6-15
6.4	Planned Unit Development	6-16
6.4.1	PUD Review Process	6-16
6.4.2	Application Requirements	6-16
6.4.3	PUD Dimensional Requirements	6-16
6.4.4	PUD Standards	6-16
6.4.5	Density Bonus	6-19
6.5	Waivers	6-20

6.1 Zoning Permit

[xx ADD FLOW CHARTS AND REFERENCE TABLE FOR EACH APPROVAL PROCESS]

A. Applicability. A zoning permit must be issued by the ZA prior to any land development unless the activity falls under exemptions from land development under Section 3.1(J) below.

When an application for a zoning permit seeks approval of a structure, the ZA shall provide the applicant with a copy of the applicable building energy standards under 21 V.S.A. §266 (residential building energy standards) and §268 (commercial building energy standards). However, the ZA need not provide a copy of the standards if the applicant certifies that the structure will not be heated or cooled. The ZA may provide a copy of the Vermont Residential Building Energy Code Book published by the Department of Public Service or a web link to the code book in lieu of the full text of the residential building energy standards.

B. Prior and/or Additional Approvals Necessary. All required approvals from the Development Review Board (conditional use review, site plan review, subdivision review, variance, PUD, etc.) shall be obtained before the Zoning Administrator may issue a zoning permit.

6.1.1 Application

A. Any application for a zoning permit shall, at the expense of the applicant, show that the proposal conforms to all provisions of these Regulations and contain a plan that shall show the following information in sufficient detail to determine whether the proposal is in conformance with these Regulations:

1. The dimensions of the lot, including property boundaries;
2. The location, size, shape, and height of existing and proposed buildings and structures;

3. The location of existing and proposed easements, rights-of-way, sidewalks, and utilities;
4. The location of natural features such as watercourses, wetlands, floodplains, rock outcroppings, and stands of trees;
5. The setbacks from property boundaries, rights-of-way, surface waters, and wetlands; and
6. Any other information that may be needed to determine compliance with these Regulations.

An application is not complete unless all necessary information is provided and any fee, if applicable, is paid. The ZA is responsible for making the determination that an application is complete. If the ZA fails to act with regard to a complete application for a zoning permit within 30 days of the date a complete application is received, a permit will be deemed issued on the 31st day. 24 V.S.A. § 4448(d).

B. Access to Property. The ZA shall be allowed reasonable access to private or public property for the purpose of inspecting and investigating conditions relating to any zoning permit or application for a zoning permit. An application for a zoning permit may be denied if reasonable access is not provided. [## note: relocated this here]

C. Impact Fee. No zoning permit for land development which is subject to payment of an impact fee pursuant to any impact fee ordinance in effect will be issued until all applicable impact fees, as established by the Town of Georgia Selectboard, are paid to the Town of Georgia and the Georgia School District. [## note: relocated this here]

6.1.2 Appeal Period

A. Effective Dates of Permit. A zoning permit will not take effect until 15 days after issuance by the ZA in order to provide time for a required appeal period. ~~or,~~ in the event that a notice of appeal is properly filed, such permit will not take effect until final adjudication of the appeal and the time for taking an appeal to the

Environmental Division has passed without an appeal being taken. Each zoning permit issued will contain a statement of the period of time within which an appeal may be filed.

- B. Construction Limitations.** During the appeal period, no permanent construction shall take place. (Refer to definitions for 'Construction, Permanent' and 'Construction, Start')

6.1.3 Procedures After Issuance

- A.** Within three business days following the issuance of a zoning permit, the ZA shall:
1. Deliver a copy of the permit to the Assessor; and
 2. Post a copy of the permit in at least one public place in the Town until the expiration of 15 days from the date of the issuance of the permit; and
 3. Upon receiving a zoning permit, the applicant shall post a notice of the zoning permit on a form prescribed by the ZA within view from the public right-of-way most nearly adjacent to the subject property until the expiration of 15 days from the date of the issuance of the permit.

6.1.4 Permit Expiration and Extension

- A. Expiration.** Zoning permits shall expire one year from the date of issue unless extended as described in these Regulations.
- B. Extension.** An extension of a zoning permit approval for principal structures and principal uses for one year may be granted by the ZA if substantial construction (if application is for a structure) or due diligence (if application is for a use) is evident, provided a written request for extension is submitted prior to expiration of the permit. Zoning permits for accessory structures shall not be extended beyond the original one-year permit period. Substantial construction shall be established by the installation of at least all footings and foundation walls and/or slab, installation of the septic system (which shall have

been inspected and approved), and installation of the driveway (in accordance with a valid Right-of-Way permit). A second extension shall not be granted.

1. An extension of a zoning permit granted for a structure shall not be required if construction has progressed to the point where the structure can reasonably be used for its intended purpose. At a minimum, the structure shall have functional water and wastewater services, an operational heating system, and electricity, and shall be sufficiently closed in (roof, windows, and doors) to provide protection from the elements.

- C. Commercial uses in the I-1, I-2, SV or B district.** If the DRB has granted an extended permit expiration date under conditional use or site plan review approval, that expiration date shall also apply to any building permits required as part of the approved development.

6.1.5 Certificate of Occupancy

- A. Application.** It shall be unlawful to use or occupy or permit the use or occupancy of any land or structure or part thereof which requires a zoning permit under these Regulations until a Certificate of Occupancy is issued therefor by the ZA, stating that the proposed use of the structure or land conforms to these Regulations. Provision of a certificate as required by 30 V.S.A. § 51 (residential building energy standards) or 53 (commercial building energy standards) shall also be a condition precedent to the issuance of any Certificate of Occupancy.

An application for a Certificate of Occupancy shall be on the form prescribed by the ZA along with any required fee. The application shall contain a statement under oath by the permit holder certifying compliance with these Regulations and all conditions imposed by Town boards, and shall, at applicant's expense, be accompanied by such supporting documentation as the ZA may reasonably require. Such documentation may include written statements under oath by tenants, contractors, or appropriate licensed professionals.

- B. Authority to Inspect.** The ZA, accompanied by appropriate Town officials or consultants, shall have the authority to inspect any property prior to the issuance of a Certificate of Occupancy. Refusal to provide reasonable access to the ZA or Town representative for the purpose of inspecting compliance with these Regulations, a zoning permit or applicable conditions constitutes grounds for denial of a Certificate of Occupancy.
- C. Decisions.** The ZA shall issue or deny a Certificate of Occupancy within thirty (30) days of the date that a complete application for a Certificate of Occupancy is submitted, including written certification as described in [Section 5.11\(A\)\(2\)\(c\) \(Wastewater and Potable Water Supply Permit\)](#) of these Regulations and provision of a Vermont Building Energy Standards Certificate as required by 30 V.S.A. § 51 (residential building energy standards) or 53 (commercial building energy standards). Failure of the ZA to act within this time shall constitute deemed approval on the thirty-first day.
- D. Conditional Certificate of Occupancy.** Conditional Certificates of Occupancy may be issued if part of a building is ready for occupancy before the completion of the entire structure, provided that the requirements of [Section 3.1 \(I\)\(1\) \(Application\)](#) have been met for the portion of the building to be occupied, or if weather conditions at the time of completion of the development are such that landscaping cannot be installed or would be unlikely to survive. Conditional Certificates of Occupancy may also be issued in the event that actual operation of a septic disposal system is needed to demonstrate compliance with the Vermont Environmental Protection Regulations or the Performance Standards in [Section 5.7 \(Performance Standards\)](#) of these Regulations. A Conditional Certificate of Occupancy is not to exceed 180 days.

6.1.6 Change of Use

- A. Change from One Use Category to Another.** A zoning permit is required, as well as any applicable development approvals, for any change of use if the proposed use is not of the same general use category as the prior use, (e.g. a change from a personal service use to a restaurant use) as determined by the Zoning Administrator.

1. [\[##Do we want to define the use categories here?\]](#)

- B. Change Within the Same Use Category.** A zoning permit and development approvals are not required for a change of use if the proposed use is of the same general use category as the prior use (e.g. a change from a retail use to a different retail use) as determined by the Zoning Administrator.

6.1.7 Exemptions

- A.** The following types of land development are specifically exempt from municipal permitting. Where land development is exempt from these Regulations, property owners must notify the ZA of the project in writing to ensure compliance. The following types of land development are exempt and a zoning permit shall not be required:
- 1. State Exemptions.** These Regulations shall not regulate the following types of land development exempt in state statute:
 - a.** Required Agricultural Practices as those practices are defined by the Secretary of Agriculture, Food and Markets. Violations of the Required Agricultural Practice Rules may be reported by the municipality to the Commissioner of Agriculture, Food and Markets for enforcement.
 - b.** Farm structures associated with required agricultural or farming practices are exempt. However, the Town of Georgia shall be notified of the intent to build a farm structure associated with a required agricultural or farming practice according to 24 V.S.A. §4413(d)(3) of the Act and the provisions below:

- For purposes of these Regulations, “farm structure” means a building, enclosure, or fence for housing livestock, raising horticultural or agronomic plants, or carrying out other practices associated with accepted agricultural or farming practices, including a silo, as “farming” is defined in 10 V.S.A. §6001(22), but excludes a dwelling for human habitation.
 - A person shall notify the Zoning Administrator in writing of the intent to build a farm structure, shall provide a plan with the proposed facility, and a letter of determination from the Agency of Agriculture, Food and Markets indicating that the proposed structure is a farm structure. The structure shall abide by setbacks approved by the Secretary of Agriculture, Food and Markets. No municipal land use permit for a farm structure shall be required. The Zoning Administrator shall provide a copy of the intent to build a farm structure to the Assessor.
 - All farm structures within the Flood Hazard Area Overlay District (see Article 9) shall be constructed and maintained in accordance with the requirements of the rules established by the Vermont Agency of Natural Resources.
- c.** Accepted silvicultural practices, as defined by the Commissioner of Forests, Parks and Recreation, including practices in compliance with the Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont, as adopted by the Commissioner of Forests, Parks and Recreation.
- d.** Forestry operations as defined in 10 V.S.A. §2602.
- e.** Public utility power generating plants and transmission facilities that are regulated by the Vermont Public Utility Commission (under 30 V.S.A. §248), including net-metered wind generation facilities and solar panels.
- f.** Hunting, fishing or trapping on public or private land as specified under 24 V.S.A. §2295. This does not include facilities that may support such activities as firing ranges, rod and gun clubs, and fish and game clubs, which are subject to these Regulations.
- 2. Local Exemptions.** The following types of land development are exempt from local regulation (unless located in the Flood Hazard Area Overlay District):
- a.** Modifications of building interiors if no change of use is proposed; repairs and minor alterations (including, but not limited to, chimneys, window or door replacement, re-roofing or re-siding) to existing structures not resulting in any change to any exterior dimensions or height of the structure.
 - b.** Any residential fence or wall less than five (5) feet in height which does not extend into or obstruct public rights-of-way or interfere with corner visibility or sight distances for vehicular traffic.
 - c.** Any minor accessory structure, such as a doghouse, child’s playhouse, tree house, shed or similar structure, which meets all of the following requirements:
 - A floor area of one hundred (100) square feet or less;
 - A height of 10 feet or less; and
 - Located at least 5 feet from a property line and 35 feet from the edge of a public or private road right of way.
 - d.** Handicap ramps.
 - e.** Stairs to access single-household dwellings and two-household dwellings.
 - f.** Garage sales, yard sales, auctions or other similar types of sales not exceeding three (3) consecutive days, nor more than six (6) days per calendar year total.
 - g.** Exemptions from sign regulations as indicated in [Section 5.9\(E\) \(Exemptions\)](#).

- h. The stabilization of damaged structures to prevent imminent hazards to public health and safety, and to adjoining properties; or for the repair, restoration or reconstruction of damaged structures to the extent of their prior condition and use per [Section 5.1](#).
- i. Gardening and other non-commercial agricultural activities, excavations in cemeteries, and the removal or extraction of topsoil, rock, sand, gravel or other similar material in connection with the construction of a permitted structure or other allowed use.
- j. Construction or improvement of driveways not shown on an approved site plan or subdivision plat. Driveway permits shall be secured from the Town of Georgia Road Foreman or Agency of Transportation, and driveways and related right-of-way improvements shall meet municipal and State standards.
- k. Roadside stands for agricultural products, provided they meet requirements of [Section 6.9 \(Roadside Stands\)](#).
- l. Electric vehicle charging stations and associated infrastructure.
- m. Resurfacing and/or re-paving of an existing impervious surface (e.g., resurfacing a driveway).
- n. Excavation, filling and grading involving less than 100 cubic yards of material and/or new at-grade patio and driveway areas less than 100 square feet in size, which meet the following requirements:
 - The location of the proposed excavation, filling and/or grading is not located within a 100-year floodplain, river corridor, or in an area with rare, threatened, or endangered species as identified by the Vermont Agency of Natural Resources.
 - The proposed excavation, filling, and grading action is not located within the setbacks for the applicable zoning district, unless it

constitutes re-surfacing or re-paving under [Subsection 3.1\(J\)\(2\)\(m\)](#), above.

6.1.8 Limits on Permits for New Residential Construction

- A. The Georgia Municipal Plan clearly sets forth objectives related to balancing the rate of residential growth with the ability of the Town to provide services and facilities and concentrating new residential development in the southern residential zoning districts of the Town. To achieve these objectives, no zoning permit for new residential construction may be issued except in strict compliance with the following provisions which shall be in addition to the requirements in [Section 3.1 \(A\)\(Applicability\)](#) and [Section 3.1\(G\) \(Permit Extension\)](#).

For the purposes of this sub-section, “new residential construction” is defined as construction which creates a new year-round dwelling unit(s).

Conversion of seasonal dwelling units to year-round dwelling units, additions to existing dwelling units, reconstruction or significant renovation to existing dwelling units, the creation of accessory dwelling units or multi-tenant housing for older persons, the creation of dwelling units in the South Village Core Zoning District, or the replacement of existing mobile home parks per 24 V.S.A. §4412(1)(B) shall require zoning permits, but shall not be subject to the limitations in [Section 3.1\(K\)\(1\)-\(5\) \(Permits for New Residential Construction\)](#).

- 1. Commencing at the beginning of each calendar year, the ZA shall accept applications for zoning permits for new residential construction, which may only be submitted by lot owner(s) of record. When each application is deemed to be a complete application, it shall be labeled with the date and time of acceptance. The application shall also be labeled with the number of dwelling units to be constructed (one household, two household, three household, or multi-household as defined in these Regulations).

2. Unless authorized by [Section 3.1\(K\)\(3\)](#), zoning permits for new residential construction of no more than thirty-five (35) new dwelling units may be permitted in any calendar year. Commencing at the beginning of each year, the ZA shall issue such permits on a first come-first-served basis (based on the date and time each application was accepted) until permits for new residential construction of all thirty-five (35) dwelling units have been issued, at which point the ZA shall not issue any more zoning permits for new residential construction until the beginning of the next year. New residential construction of dwelling units is subject to the following:
 - a. Permits for no more than five (5) new dwellings may be issued to an individual landowner in any calendar year.
 - b. In any single subdivision in the AR-2 or AR-3 Districts, permits for no more than ten (10) new dwelling units may be issued in the calendar year.
 - c. For any single subdivision not in the AR-2 or AR-3 Districts, permits for no more than five (5) new dwelling units may be issued in any calendar year.
3. If, in any year, the ZA does not issue all 35 permits for new residential construction, the unissued permits shall not be added to the allocation for any future years, except as follows:
 - a. If, no later than January 15 of the following year, the PC determines that the reason for the shortfall in the previous year is that a major subdivision that furthers many of the objectives in the goals and policies of the Comprehensive Municipal Plan was approved too late in the year to begin construction but will be in construction the following year, then the PC may recommend to the Selectboard that up to five (5) of the unused permits from the previous year be carried forward for one year, but under no circumstances may permits for new residential construction of more than forty (40) new dwelling units be authorized for any single calendar year. Upon recommendation of the PC, the Selectboard may authorize the ZA to carry forward permits for up to five (5) new dwellings for one year. Under no circumstances may permits for new residential construction of more than forty (40) new dwellings be authorized for any single calendar year.
4. Of the thirty-five (35) new dwelling units of new residential construction to be constructed each year, no more than twenty-one (21) may be constructed on lots in the AR-2, AR-3 (as per district requirements), and B Zoning Districts, and no more than fourteen (14) may be constructed on lots that are located in the AR-1, L-1, L-2, R-1 and N-1 Zoning Districts.
5. If, in any year, the ZA does not issue all permits for new residential construction within the AR-1, L-1, L-2, R-1 and N-1 Zoning Districts, the unused permits shall not be added to the allocation for any future years, except as follows:
 - a. If unused permits are allowed to be carried forward as in [Section 3.1 K\(3\)\(a\)](#), no more than 40(forty) percent of the permits carried forward (rounded to the nearest whole number) may be issued for new residential construction of new dwelling units located in the AR-1, L-1, L-2, R-1 and N-1 Zoning Districts.
6. The ZA shall maintain records showing the number of zoning permits which have been issued each year for new residential construction of new dwellings in the AR-1, AR-2, AR-3, B, L-1, L-2, N-1, and R-1 Zoning Districts.

6.1.9 Conditional Use Review

- A. **Applicability.** The regulations in [Section 3.2](#) shall apply to all development requiring conditional use review per [Table 2.2](#). Expansion or alteration of an existing conditional use also requires approval under this section. Except as provided by [Section 3.2\(C\)\(1\)](#), a zoning permit for any use or structure that requires conditional use review will not be issued by the ZA until the DRB grants such approval according to

these Regulations. The change of a permitted use to a conditional use requires approval under this section.

B. Application. Application materials for Conditional Use Review shall be submitted to the ZA who will notify the applicant in writing when the application is complete. No public hearing for Conditional Use Review will be scheduled with the DRB until complete application materials are received. Conditional Use Review hearings will be warned in accordance with [Section 8.4 \(Public Hearings\)](#). A complete application for conditional use review shall include all the information requested on the Town of Georgia conditional use application form, all the information required in [TABLE 6.1 - Conditional Use, Site Plan, and Variance Application Plan Requirements](#) on page 6-13 ~~Table 3.2~~ and the application fee. Notwithstanding the foregoing, the DRB may require additional information to be submitted as part of the Conditional Use Review Process.

C. Conditional Use Review Process

1. Administrative Review. In accordance with 24 V.S.A. §4464, the Zoning Administrator may review and approve minor amendments to previously approved conditional use approvals that do not have a substantial impact under any of the standards set forth in these Regulations and do not substantially alter any of the findings of fact of the most recent site plan approval.

a. Types of Land Development. The following types of land development subject to conditional use review may be reviewed administratively:

- Additions less than five hundred (500) square feet in size to a principal structure that will be used to expand an existing conditional use;
- Construction of accessory structures less than five hundred (500) square feet in size to be used to expand an existing conditional use;

The authority to approve an application administratively does not mean that the Zoning Administrator is required to use this authority. The Zoning Administrator may choose to refer any conditional use review application to the DRB.

b. Review and Notice

- **Review.** Upon determination that a conditional use application may be reviewed administratively, the Zoning Administrator shall review the application and draft a written decision. The draft written decision shall comply with the requirements of [Section 8.5](#).
- **Notice.** A copy of the draft written decision shall be sent to the applicant and all adjacent property owners. The draft written decision shall be accompanied with a notice indicating that all parties may request a public hearing on the application within 15 days of the issuance of the draft written decision. If no interested parties request a public hearing within the 15-day notice period, the Zoning Administrator shall approve the written decision.
- **Request of Public Hearing.** An interested party may request a public hearing of an administrative conditional use application within 15 days of the issuance of the draft written decision. If requested, the conditional use application shall be referred to the DRB for review. Public notice, public hearing, and decision requirements in [Section 8.4](#) and [Section 8.5](#) shall apply.
- **Decision.** The Zoning Administrator shall inform the DRB of all administrative conditional use amendment decisions.
- **Appeal.** All administrative conditional use review decisions are subject to appeal per [Section 8.7](#).

2. DRB Review. Conditional use review applications that cannot be reviewed administratively shall be

reviewed by the DRB. For conditional use review applications, the DRB shall hold a public hearing before issuing a decision on whether the proposed land development shall receive conditional use approval. Public notice, public hearing, and decision requirements in [Section 8.4](#) and [Section 8.5](#) shall apply.

D. General Standards for Approval. The DRB shall approve an application for conditional use only if it finds that the following standards, in addition to other applicable standards in [Article 2](#), [Article 5](#), [Article 6](#) and [Article 7](#), have been met:

1. The proposed land development shall not result in an undue adverse effect on the capacity of existing or planned community facilities.
2. For all conditional uses other than multi-household dwellings of 4 units or less, the proposed land development will not result in an undue adverse effect on the character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located, and

specifically stated policies and standards of the [Comprehensive Municipal Town Plan](#).

3. The proposed land development shall not result in an undue adverse effect on traffic on roads and highways in the vicinity. The DRB may require the applicant to provide a traffic study to demonstrate compliance with this standard.
4. The proposed land development shall not result in an undue adverse effect on bylaws and ordinances then in effect.
5. The proposed land development shall not result in an undue adverse effect on the utilization of renewable energy resources.

E. Permit Conditions. The DRB may condition its conditional use approval in order to ensure that the standards of these Regulations will be met. These conditions may include, but are not limited to, the following:

1. The DRB may limit the scale or dimensions of the proposal;

Figure 6.1 - Determining Undue Adverse Effect

The following analysis shall be used by the DRB when the bylaw requires the DRB to determine whether a proposal creates an undue adverse effect:

- A.** First, the DRB shall determine if a proposed project will have an adverse effect upon the resource, issue and/or facility in question. The DRB shall make this determination such by responding to the following question:
 1. Will the project have an unfavorable impact upon the resource, issue and/or facility in question?
- B.** If the DRB determines that an adverse effect will be created by a project, the DRB shall then determine if the adverse effect is “undue.” To determine whether or not an adverse effect is undue, the DRB shall respond to the following two questions:
 1. Will the project violate or conflict with a clear, written standard in these Regulations or the Municipal Plan applicable to the resource, issue or facility in question?
 2. Can the unfavorable impact be avoided through site or design modifications, or mitigation, or other conditions of approval?

The DRB shall conclude that adverse effect is “undue” if the answer to B(1) is **YES** OR the answer to B(2) is **NO**.

2. The DRB may require increased setbacks for commercial, industrial, municipal, or outdoor recreation uses contiguous to residential districts, recreation, or natural areas districts and/or uses;
3. The DRB may require limits on days and hours of operation of a business;
4. The DRB may limit the outside storage of goods or materials and equipment;
5. The DRB may require that storage of goods, parts, supplies, vehicles or machinery being worked on or finished or partially finished will be inside a building or behind screening;
6. The DRB may attach conditions with regard to size and location of parking areas, landscaping, screening, lighting and signs;
7. The DRB may require the submittal of a performance bond to ensure completion of any improvements deemed necessary to operation of the conditional use; and
8. Other reasonable conditions necessary to meet the standards of these Regulations.

F. Expiration

1. Approval from the DRB allowing a conditional use will expire two years from date of issue if construction has not progressed to the point where the structure can reasonably be used for its intended purpose, as defined in Section 3.1(B) (Permit Extension). An extension of one year to these permits may be granted by the ZA if application for extension takes place before the approval has expired. At the end of three years, the above permits will permanently expire unless the DRB grants a further extension.
2. For commercial uses in the I-1, I-2, SV, and B districts, the DRB may approve an expiration date beyond what is otherwise allowed in the Regulations if the applicant demonstrates, and the DRB concludes, that this is necessary to allow orderly completion of the development. Any such expiration date shall be noted as a permit condition.

6.2 Site Plan Review

- A. Applicability.** The following section shall apply to any land development on a property with a principal use subject to site plan review per [Table 2.2](#) (excluding single or two-household dwelling units, certain accessory uses, home occupations, seasonal conversions, and exempt uses). This section shall also apply to all excavation, filling or grading that involves 100 or more cubic yards of material and/or any excavation, filling, or grading located within a setback area, 100-year floodplain, and/or river corridor.

6.2.1 Site Plan Review Process

- A.** A complete application for site plan review shall be filed with the Zoning Administrator. The Zoning Administrator shall determine if the site plan review may be completed administratively or if the site plan review shall be conducted by the DRB. If the application is determined to require DRB review, the Zoning Administrator shall schedule a hearing with the DRB at the next available date but not sooner than fifteen (15) days.

- B. Administrative Review.** In accordance with 24 V.S.A. §4464, the Zoning Administrator may review and approve minor amendments to previously approved site plans that do not have a substantial impact under any of the standards set forth in these Regulations and do not substantially alter any of the findings of fact of the most recent site plan approval.

- 1. Types of Land Development.** The following types of land development subject to site plan review may be reviewed administratively:

- a.** A change of use from a conditional use to a permitted use requiring site plan review, or from a permitted use requiring site plan review to another permitted use requiring site plan review, provided that there are no proposed changes to the exterior dimensions of the principal structure five hundred (500) square

feet or more, or the exterior of the property (access, parking, landscaping, etc.);

- b.** Additions to structures less than five hundred (500) square feet in size;
- c.** Construction of accessory structures less than five hundred (500) square feet in size;
- d.** Structural alterations required to comply with the Americans with Disabilities Act and/or the Vermont Fire and Building Safety Code;
- e.** Minor changes to the approved location of sidewalks or bike paths due to unanticipated physical obstacles (e.g., ledge, utility lines, etc.) discovered during construction;
- f.** Substitution of proposed landscaping materials from the approved planting list provided that the substitution does not change the overall design concept approved by the DRB;
- g.** Changes in the location of structures if the DRB previously defined a building envelope on the property; and
- h.** Changes in four (4) or less parking spots that does not conflict with the minimum parking requirements set forth in these Regulations.

The authority to approve an application administratively does not mean that the ZA is required to use this authority. The ZA may choose to refer any site plan review application to the DRB.

2. Review and Notice

- a. Review.** Upon determination that a site plan application may be reviewed administratively, the Zoning Administrator shall review the application and draft a written decision. The draft written decision shall comply with the requirements of [Section 8.5](#).
- b. Notice.** A copy of the draft written decision shall be sent to the applicant and all adjacent property owners. The draft written decision shall be accompanied with a notice indicating that all parties may request a public hearing on the application within 15 days of the issuance of the draft written decision. If no interested

parties request a public hearing within the 15-day notice period, the Zoning Administrator shall approve the written decision.

- c. Request of Public Hearing.** An interested party may request a public hearing of an administrative site plan application within 15 days of the issuance of the draft written decision. If requested, the site plan application shall be referred to the DRB for review. Public notice, public hearing, and decision requirements in [Section 8.4](#) and [Section 8.5](#) shall apply.
- d. Decision.** The Zoning Administrator shall inform the DRB of all administrative site plan amendment decisions.
- e. Appeal.** All administrative site plan review decisions are subject to appeal per [Section 8.7](#).

- C. DRB Review.** Site plan review applications that are not reviewed administratively shall be reviewed by the DRB according to the following process:

- 1. Concept Plan Discussion.** An applicant shall schedule a Concept Plan discussion with the DRB. The purpose of the Concept Plan discussion is to enable the applicant to present a conceptual proposal without having to provide detailed designs or engineering specifications in order to receive comment and input from the DRB as to conformance of the project with these Regulations and such specific submission requirements that the DRB may require, or waive, for submission of a complete application for Site Plan Review. The Concept Plan discussion is intended to be an informal exchange of ideas. Concept Plan discussion will clarify issues and submission requirements and streamline the site plan review hearing process. **Concept plan review does not constitute site plan review application or approval.** The DRB may make written recommendations based on its review of the Concept Plan for the submission of the site plan review application. Although not considered a public hearing, the notification requirements in [Section 8.4](#) shall apply.

- 2. Site Plan Review.** For site plan review applications, the DRB shall hold a public hearing before issuing a decision on whether the proposed land development shall receive site plan approval. Public notice, public hearing, and decision requirements in [Section 8.4](#) and [Section 8.5](#) shall apply.

6.2.2 Application Requirements

An application for site plan review shall consist of the following:

- A. Concept Plan Discussion.** A complete application for concept plan review shall include all information requested on the Town of Georgia concept plan review application form. The applicant must also submit eight sets of concept plans, which may show un-surveyed property boundaries but should be drawn neatly and accurately, and shall include scale, north arrow, legend, and title block. The concept plans shall be created on paper that is at least 11" X 17" in size and shall show land use areas, proposed structures, roads, driveways, parking and loading spaces, pedestrian walkways, general landscaping plans, signs and lighting.
- B. Site Plan Review Application Submission.** A complete application for site plan review shall include all information requested on the Town of Georgia site plan review application form. The applicant must also submit eight copies of the site plan maps and the information required in [TABLE 6.1 Table 3.2](#). The DRB may require that the site plan review application be prepared by a registered landscape architect and/or registered civil engineer if the proposed project includes land development affecting greater than 3,500 square feet of land or is a complex proposal that may have impacts on surrounding property owners, major roads, or important resources.
- A. District and Specific Use Standards.** The activity or use proposed in the site plan review application shall meet the district dimensional standards identified in [ARTICLE 2 - Zoning Districts](#), [ARTICLE 5 - General Regulations and Standards](#) and, as applicable, the specific use standards under [3.3 Specific Use Requirements](#) of these Regulations.
- B. Planning and Design Standards.** All site plan review applications shall show conformance with applicable standards in [ARTICLE 4 - Planning and Design Standards](#).
- C. South Village Standards.** Applications for site plan review in the South Village Core District must conform to ~~the South Village Core Design Criteria and Standards in Section 3.6~~ [section 2.8.4 South Village Core Design Standards](#), which are intended to implement the purposes of the South Village Core District and the South Village Core Strategic Plan, dated November, 2009, and the Georgia South Village Transportation Master Plan, dated May, 2019. If there is a conflict between the [specific district](#) standards in ~~Section 3.6~~ and ~~the standards in Article 7 (Planning and Design Standards)~~, and [ARTICLE 4 - Planning and Design Standards](#), the more stringent standard shall apply.

6.2.4 Expiration

- A.** Site Plan approvals from the DRB expire two years from date of issue if construction has not progressed to the point where the structure or site can reasonably be used for its intended purpose, as defined in [Section 3.1\(G\)](#). If the site plan has not been implemented within the two-year period, an extension of one year may be granted by the DRB upon written request prior to expiration of the approval, which shall include a statement of why the site plan has not been implemented and the basis of the request for the extension.
- B.** For commercial uses in the I-1, I-2, SV, and B districts the DRB may approve an expiration date beyond

6.2.3 Standards

Site plan review applications shall meet the following standards:

what is otherwise allowed in these Regulations if the applicant demonstrates, and the DRB concludes, that this is necessary to allow orderly completion of the development. Any such expiration date shall be noted as a permit condition.

TABLE 6.3 - Conditional Use, Site Plan, and Variance Application Plan Requirements

Item	Information Required
Copies	The applicant shall provide eight (8) 11" x 17" copies, 1 full size copy, and 1 digital copy of plans submitted with the application. If the plan sets have been produced in color, please provide the Town of Georgia with color copies.
Owner and Preparer Information	Name and address of the owner of record and adjoining landowner, including those across public and private roads; Name and address of person or firm preparing the site plan or application.
Location, Scale, and Date	Site location map; Scale of map (including graphic scale); North arrow; A legend containing information about all lines and symbols on plan set; and Date of preparation or revision
Features of Existing Site	Contours (2 feet), vegetation, and natural features (steep slopes, wetlands, rivers, streams); Structures, access points, easements, rights-of-way, parking areas, signs, and utilities (water, wastewater, stormwater, electric); Property, easement and zoning district boundaries; Distances from existing structures to property lines.
Features on Adjacent Sites	Structures, access points, culverts, wells, and other features that have the potential to impact or be impacted by the proposal including those directly across a public or private road.

Continued on next page

TABLE 6.3 - Conditional Use, Site Plan, and Variance Application Plan Requirements

Item	Information Required
Proposed Site Improvements	Structures, including principal structure elevations; Parking areas, access points, loading docks and service areas, and outside storage areas; Sidewalks and other walkways; Utilities, stormwater management, and anticipated easements; Lighting; Landscaping and screening; Signs; Areas of excavation, filling, and grading; and Distances from proposed structures to property lines.
Landscaping Details	Detailed specifications of the planting and landscaping materials to be used.
Construction Sequence and Schedule	Construction sequence and timing scheduled for completion of buildings, parking spaces, landscaped areas and other site improvements, including any phasing schedule.
Traffic Generation	Estimate of daily and peak hour traffic generated. Uses that will generate more than one hundred and fifty (150) vehicle trip-ends per day (estimates shall be based on the most recent Institute of Transportation Engineers Trip Generation Manual for the proposed uses) shall include a traffic study conducted by a professional traffic engineer at the Applicant's expense. The study will include details of existing and proposed ingress and egress, expected traffic volumes, turning movements, existing and resulting levels of service, proposed traffic control measures and proposed accommodations for pedestrian, bike and transit. The DRB may require a traffic study for projects generating less than 150 vehicle trip-ends where it finds there is a potential traffic safety issue with roads or highways in the vicinity of the project.
Emergency Services	A letter from the Georgia Fire Chief indicating any fire and rescue concerns with the proposed project.
South Village Standards	If the proposed land development is located in the South Village Core District, an explanation of how the project conforms to each of the criteria in Section 3.6 (South Village Core Design Criteria) shall be provided.
State Highway Access Permit	Whenever a proposed site plan involves access to a State highway, the application for site plan approval shall include a letter of intent from the Agency of Transportation confirming that the Agency has reviewed the proposed site plan and is prepared to issue an access permit under 19 V.S.A. § 1111, and setting out any conditions that the Agency proposes to attach to the Section 1111 permit
Waiver Request	At the request of the applicant, the DRB may waive any of the above application requirements, but only where it finds that the size and scope of the application is such that the requirements represent an undue burden on the applicant and are clearly not necessary for the DRB to make findings and render conclusions on the application consistent with the requirements of these Regulations.
Other Information	Any other information or data that the DRB may reasonably require.

6.3 Variances

- A. Application.** Pursuant to 24 V.S.A. Section 4469(a), an applicant may request a variance from these Regulations for a structure which is not primarily a renewable energy resource structure. The application for a variance shall contain all materials required in ~~Table 3.2~~ **TABLE 6.1**.
- B. Standards.** The DRB may grant such a variance after public hearing only if all of the following facts are found in the affirmative:
1. That 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 such conditions and not the circumstances or conditions generally created by the zoning regulation in the neighborhood or district in which the property is located;
 2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with these Regulations and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;
 3. That the unnecessary hardship has not been created by the applicant;
 4. That 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. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from these Regulations and from the **Comprehensive Municipal Town** Plan.
- C.** When the variance requested is for a structure which is primarily a renewable energy resource structure, the DRB may grant the variance only if it finds that all of the facts listed in 24 V.S.A. Section 4469(b) are found in the affirmative.
- In no case will the DRB grant a variance for a use, or for a structure which contains a principal use that is not permitted or conditionally permitted in the applicable district.**
- D. Variance Procedure in the Flood Hazard Area Overlay District.** Variances will be granted by the DRB only in accordance with the above procedures and the standards in **Article 9**.

6.4 Planned Unit Development

- A. Purpose.** In accordance with 24 V.S.A. Section 4417, Planned Unit Developments (PUD) are allowed in order to encourage flexibility in design and use of land, adequate and economic provision of roads and utilities, and the preservation of natural resources. Accordingly, the DRB may modify the density and dimensional requirements of these Regulations.

6.4.1 PUD Review Process

- A.** All PUD applications shall be reviewed using the same process as a major subdivision (sketch, preliminary, final) as outlined in [Section 4.4](#). All PUDs involving the subdivision of land shall have their PUD application and subdivision application reviewed concurrently.
- B.** Major subdivisions shall be submitted as PUD applications in the AR-1, AR-2, AR-3, and L-2 districts. The DRB may waive this requirement at Sketch Plan Review if it determines the goals of the zoning district and the standards of the bylaws will be met by a conventional subdivision.
- C.** Minor subdivisions may be submitted as a PUD in the AR-1, AR-2, AR-3 and L-2 districts at an applicant's discretion, provided:
1. Minor Subdivisions classified by the DRB as Major Subdivisions (cumulatively creating four or more new residential building lots within a five-year period), and later phases may be required to be submitted as a PUD at the discretion of the DRB.
 2. Minor Subdivisions where lots are created and not built within a five-year period, and any further subdivision creating four or more cumulative building lots, shall be considered a Major Subdivision and submitted as a PUD in the districts listed above.

What is a Planned Unit Development?

A PUD is a development designed and planned as an integral unit which may contain various commercial, industrial and residential uses and may consist of individual lots or structures that do not satisfy the dimensional requirements otherwise contained in these Regulations.

6.4.2 Application Requirements

- A.** PUD applications shall include all application requirements for a major subdivision as outlined in [Section 4.3](#).
- B.** PUD applications shall include a statement setting forth the nature of all proposed waivers/modifications of these Regulations and justification for why the DRB should grant such waivers/modifications. The preliminary PUD application shall also include draft deed language for each lot subject to waivers/modifications to the dimensional requirements.
- C.** A narrative describing the intended use of open space land within the PUD.

6.4.3 PUD Dimensional Requirements

- A.** All PUDs shall meet the dimensional requirements in [Table 3.3](#) **TABLE 6.2 - PUD (Planned Unit Development) Requirements** on page 6-17.

6.4.4 PUD Standards

To be approved, all PUD applications shall meet the following standards:

- A. General Regulations.** All PUD applications shall meet the applicable standards in [Article 5 \(General Regulations\)](#).

TABLE 6.4 - PUD (Planned Unit Development) Requirements

Where Allowed	AR-1, AR-2, AR-3, B and L-2 Districts
Allowed Uses	Permitted and conditional uses allowed in the zoning district where the PUD is proposed are allowed.
Minimum Lot Size in a PUD	AR-1 and L-2: 0.75 acres AR-2, AR-3, and B: 0.5 acres
Density (Maximum allowed number of lots)	Total size of the subject parcel divided by the minimum lot size for the zoning district in Table 2.3(a), except in the case where a density bonus is applied.

- B. Planning and Design Standards.** All PUD applications must conform to applicable standards in [Article 7 \(Planning and Design Standards\)](#).
- C. Subdivision Review Standards.** All PUDs that include a subdivision shall meet the [Subdivision Review Standards \(Section 4.9\)](#).
- D.** PUDs shall not place an unreasonable burden on the ability of the Town to provide municipal or governmental services. Any phasing of the development proposed by the applicant or required by the DRB will be consistent with the goals and policies of the [Comprehensive Municipal Town Plan](#) and Capital Budget and Program and will take place over a sufficient period of time so that adequate Town facilities and services may be provided.

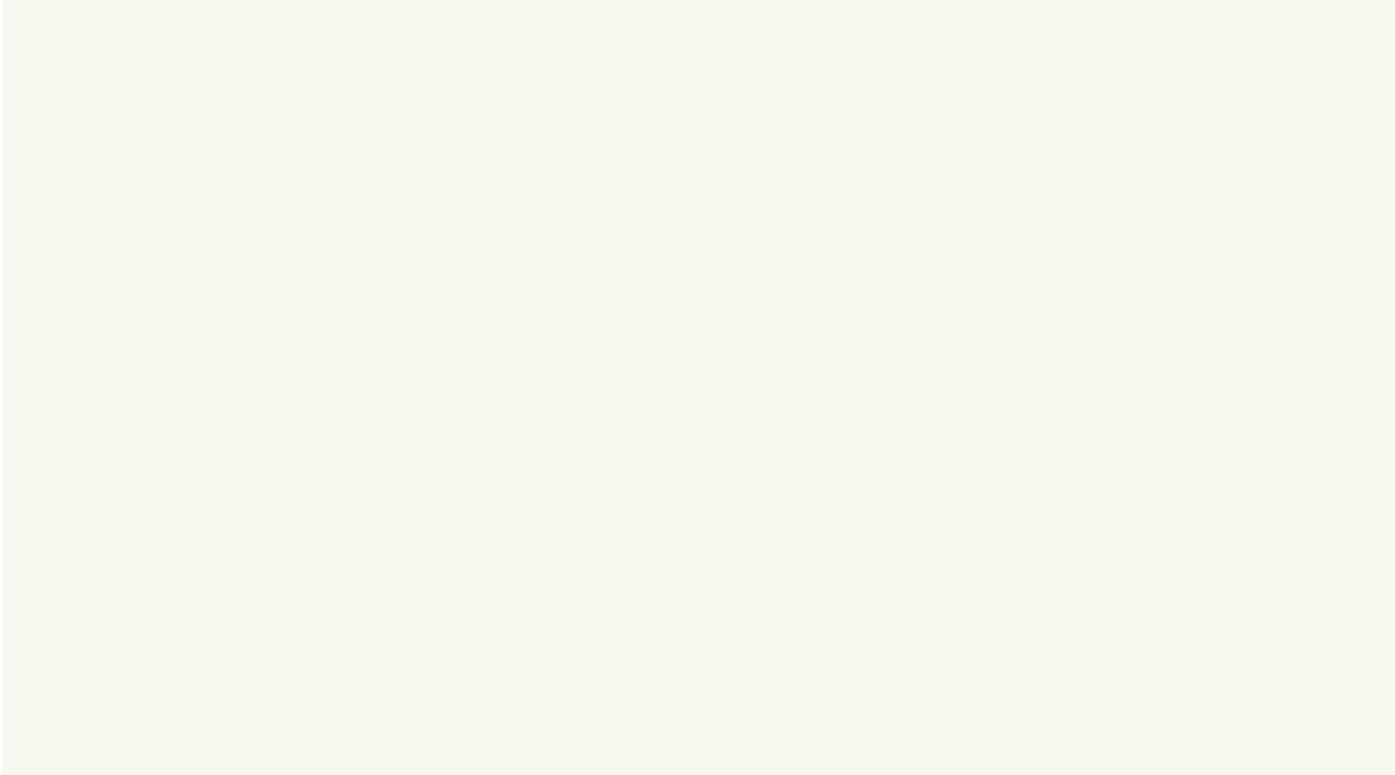


Figure 6.2 - Planned Unit Development.

An example of a typical PUD where the minimum lot size is reduced to cluster uses on a smaller amount of land, allowing for the preservation of open space.

E. The PUD provides an integrated approach to the development of the project site so that: developed areas are coordinated in layout and design, there is a clear distinction between developed and undeveloped areas, and the undeveloped areas provide for open space in accordance with standards in these Regulations. All buildings and roadways will 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:

1. Primary agricultural soils ([Section 7.2](#));
2. Rare, threatened, and endangered species as identified by the Vermont Agency of Natural Resources;
3. Significant geological areas as identified in the Town of Georgia Comprehensive Municipal Plan;
4. Scenic areas as identified in the Town of Georgia ~~Comprehensive Municipal~~ [Town](#) Plan;
5. Historic resources as identified in the Town of Georgia Historic Sites and Structures Survey; and
6. Flood hazard areas ([Article 9](#)).

F. Open Space Land. Open space land within a PUD shall be identified and used for recreation, wildlife habitat, agriculture and/or forestry. Open space land will be in a location and of a size and shape approved by the DRB. Provision of open space land will meet, but will not be limited to, the following standards:

1. The DRB shall require 20% of the parent parcel, but no more than 50 acres (whichever is greater), be reserved for open space land. The open space land will provide for the protection of resources on the site that have been identified in the goals and policies of the Comprehensive Municipal Plan, including agricultural land, woodland, significant habitat, geologic areas, scenic areas, and historic sites. Land that is already conserved through a conservation easement or enrollment in the current use program cannot be used to meet the minimum open space land requirement. In

addition, land containing wetlands regulated in [Section 5.12](#), and/or the flood hazard area regulated in [Article 9](#), cannot be used to meet the minimum open space land requirement.

2. Open space land shall 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. The location, shape, size, and character of the open space land will be suitable for its intended use. Open space land should provide for large expanses of contiguous resource lands where such resources are present on a parcel.
3. A parcel containing open space land shall not be required to meet the frontage requirement for the zoning district in which it is located provided that the open space land is accessible via a right-of-way or easement connected to a public or private road at least 20 feet in width.
4. Areas in common ownership by tenants' or property owners' associations that are used for rights-of-way, parking, loading, vehicular or railway access, sewage disposal or water supply do not meet the open space land requirements of this section.
5. Open space land shall be maintained for its intended use. Provisions will be made to enable lands designated for agriculture and forestry to be utilized for these purposes. The applicant shall develop and implement a management plan for open space.

G. Legal Requirements for the Open Space Land.

An open space lot shall only be used for agricultural, forestry, wildlife habitat, and/or recreational uses. The future use of the open space lot shall be protected in perpetuity by a binding legal instrument that is recorded with the deed. A note shall also be added to the subdivision plat and/or site plan indicating the existence of the deed restriction. The open space lot may be owned and managed through the following means:

1. Held in single fee-simple ownership by a private individual, a land trust or similar conservation-oriented non-profit organization, or a governmental entity, such as the Town of Georgia (if authorized by the Selectboard).
 2. Held in common ownership by a homeowners' association provided the conserved lot is subject to a covenant or deed restriction addressing use and maintenance of the conserved lot.
 3. In addition to the outlined types of ownership, the applicant may propose that the conserved lot be protected by a permanent conservation easement held by a land trust or similar conservation-oriented non-profit organization (with legal authority to accept such easements), or a permanent conservation easement provided to a governmental entity (such as the Town of Georgia). If the easement is provided to a land trust or similar organization, the applicant shall provide documentation that the organization is organized to be in perpetual existence and the conveyance instruments shall contain an appropriate provision for re-transfer in the event the organization becomes unable to carry out its functions.
- H.** Additional measures that may be imposed to protect significant natural resources identified on the parcel include, but are not limited to, restrictions on building sites through designation of building envelopes and clearing limits.
- 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)).

6.4.5 Density Bonus

The DRB may, at the request of the applicant, grant one or more density bonuses according to the following standards if the applicant clearly demonstrates that the developable portion of the parcel(s) and supporting roads, infrastructure, facilities and services can accommodate

higher densities of development. Density bonuses, as applied in combination, shall not increase the overall density of development by more than 150%, based on the number of dwelling units for residential development and/or the maximum building coverage for non-residential development.

A. Renewable Energy Access or Development.

Density bonuses for development that promotes renewable energy development will be considered as follows:

1. **Energy Efficient Siting.** A density bonus of 50% may be considered for a PUD in which 60% of the building lots or units are oriented to maximize energy efficiency under [Section 7.1 \(Energy Efficient Design\)](#).
2. **Group Net Metering.** A density bonus of up to 50% may be considered for a PUD that incorporates the installation of a group net-metered renewable energy facility (e.g., solar collectors, wind turbines) that is designated to provide at least fifty percent of the average annual energy consumption of each unit within the development, subject to facility approval by the VT Public Utility Commission.

B. Energy Efficient Building Design. A density bonus of up to 50% may be considered for PUDs that incorporate one or more of the following design elements, as certified by a qualified professional architect or engineer licensed by the State:

1. Energy efficient building design that exceeds minimum state energy efficiency requirements for residential and commercial buildings (e.g., LEED, Energy Star Homes, Vermont Builds Greener Program).
2. Residential development in which single household dwelling units do not exceed 1,500 square feet of habitable floor area, and/or two household and multi-household dwelling units do not exceed 1,200 square feet of habitable floor area per unit.

6.5 Waivers

A. Setback Waiver. In conjunction with a subdivision and/or site plan application, the DRB may waive setback standards up to 50% in any district to allow for single story attached garages, decks, porches, and/or accessory structures if all of the following conditions are satisfied:

1. The property has circumstances or conditions which prevent the applicant from meeting the setback requirement. Such circumstances or conditions may include, but are not limited to, irregular lot size, poor soil conditions, existing vegetation or historic structures, and the location of pre-existing structures.
2. Due to such circumstances or conditions, the property cannot reasonably be developed in conformance with the setback standard and the authorization of a waiver is necessary to enable the permitted use of the property. The applicant must show that other possible alternatives have been considered before the DRB will consider granting a waiver.
3. No waiver shall be granted which would have an undue adverse effect on adjacent property, the character of the area, or on public health and safety.
4. In the issuance of waivers, the DRB:
 - a. Shall consider and may require design features, screening, or some other remedy in order to mitigate anticipated impacts of any such waiver. The design feature should have a minimum height of five (5) feet above grade level and shall provide adequate privacy to the surrounding use(s). Options shall include but not be limited to a wall, a solid fence, a densely planted hedge or natural and/or man-made landforms.
 - b. May require that all outdoor storage of materials and equipment, including waste storage facilities, not be located within the reduced setback area.

c. Shall provide only the minimum waiver that is necessary.

5. Applications for waivers shall be considered by the DRB after a public hearing held in accordance with [Section 8.4 \(Public Hearing/Public Notice Requirements for Development Review Board Approvals\)](#).

B. Lot Frontage Waiver. In conjunction with a proposed subdivision and/or subdivision application, the DRB may waive the minimum lot frontage standard up to 50% in any district to allow for flexibility in subdivision design if all of the following conditions apply:

1. The property has unique physical circumstances or conditions that were not created by the applicant, which prevent the applicant from meeting the frontage requirement. Such unique physical circumstances or conditions may include, but are not limited to, irregular existing lot shape or poor soil conditions.
2. Due to such physical circumstances or conditions, there is no possibility that the property can be developed in conformance with the frontage standard and the authorization of a waiver is necessary to enable the reasonable use of the property. The applicant must show that all other possible alternatives have been considered before the DRB will consider granting a waiver.
3. No waiver shall be granted which would have an undue adverse effect on adjacent property, the character of the area, or on public health and safety.
4. In the issuance of waivers, the DRB:
 - a. Shall consider and may require design features, screening, or other features to mitigate anticipated impacts of any such waiver;
 - b. Shall provide only the minimum waiver that will afford relief while representing the least deviation from these Regulations.
5. Applications for waivers shall be considered by the DRB after a public hearing held concurrently with a subdivision and/or site plan application

in accordance with Section 8.4 (Public Hearing/
Public Notice Requirements for Development
Review Board Approvals).

ARTICLE 10 DEFINITIONS

Alphabetized Contents

A	10-2
B	10-4
C	10-6
D	10-8
E	10-10
F	10-11
G	10-12
H	10-13
I	10-14
J	10-15
K	10-15
L	10-15
M	10-16
N	10-18
O	10-19
P	10-19
Q	10-21
R	10-21
S	10-23
T	10-28
U	10-29
V	10-30
W	10-30
Y	10-31
Z	10-31

10.1 General Definitions

- A.** Definitions contained in Title 24 V.S.A. Chapter 117 will be applicable throughout these Regulations unless otherwise specifically defined in this section.

10.2 Specific Definitions

A

Accessory Dwelling Unit (ADU)

Vermont's Planning Act (24 V.S.A. 4412) defines ADU to mean "a distinct unit that is clearly subordinate to a single family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation". The landowner must occupy either the main dwelling or the ADU.

Accessory On Farm Business

Means activity that is accessory to a farm and comprises one or both of the following:

- The storage, preparation, processing and sale of qualifying products, provided that more than 50 percent of the total annual sales are from qualifying products that are principally
- Produced on the farm at which the business is located.
- Educational, recreational, or social events that feature agricultural practices or qualifying products, or both. Such events may include tours of the farm, farm stays, tastings and meals
- Featuring qualifying products, and classes or exhibits in the preparation, processing, or harvesting of qualifying products. As used in this definition, "farm stay" means a paid, overnight guest accommodation on a farm for the purpose of participating in educational, recreational, or social activities on the farm that feature agricultural practices or qualifying products, or both. A farm stay includes the option for guests to participate in such activities.
- See also definitions of "farm", "qualifying product", and "RAP Rules."

Acre

An acre, as used in these Regulations, shall be computed on the basis of 43,560 square feet.

Act

The Vermont Planning and Development Act. Title 24, Chapter 117, Vermont Statutes Annotated.

Administrative determination

Any decision made by the Administrative Officer or an Assistant Administrative Officer.

Administrative officer

Administrative Officer and Zoning Administrator are one and the same and can be used interchangeably. (See 24 V.S.A. Section 4448)

Affordable housing/unit

A housing development or unit for which the monthly rent, monthly carrying charge (including utilities paid by the tenant or co-op member), or monthly mortgage payment plus the average monthly utilities cost does not exceed thirty percent (30%) of household income adjusted for household size or for which carrying charges paid by the owner-occupant (including mortgage payments, taxes, condominium fees, and insurance) shall not exceed thirty percent (30%) of the household's income. A household size of 1.5 shall be used in determining whether a one (1) bedroom unit is affordable housing. A household size of 3, 4, 5, and 6, respectively, shall be used in determining whether a two (2) bedroom unit, three (3) bedroom unit, or a four (4) bedroom unit is affordable housing.

Agribusiness

A business providing goods or services to producers of marketable agricultural products, including marketing outlets such as farm cooperatives, feed and supply stores, farm equipment establishments, commercial greenhouses and nurseries. Agribusiness does not include the slaughter of animals or poultry for commercial purposes or Accessory on Farm Business.

Agriculture

Includes those activities identified as "farming" in 10 V.S.A. § 6001(22) as may be amended, and as defined by the Vermont Agency of Agriculture, Food & Markets.

Alteration

A change to or rearrangement of the physical components of a building or structure which increases or decreases any exterior dimension (height, width or depth), or the moving of such components from one location to another.

Animal boarding

An establishment involving any structure, building, land, or combination thereof used, designed, or arranged for the keeping of five (5) or more domestic pets more than three (3) months of age for profit or exchange, inclusive of equines but exclusive of other livestock used for agricultural purposes in areas approved for agricultural uses. The keeping of four (4) or less such animals more than three (3) months of age for personal enjoyment shall not be considered “boarding” for the purposes of this ordinance.

Animal, domestic pet

Any canine, feline, or European ferret (*Mustela putorius furo*) and such other domestic animals as the Secretary of the Agency of Agriculture, Food and Markets shall establish by rule and that has been bred or raised to live in or about the habitation of humans, and is dependent on people for food and shelter.

Animal livestock

Animals used for food production (including eggs, milk, honey, and meat) or fiber.

Animal grooming

Any establishment where domestic pets are bathed, clipped, or combed for the purpose of enhancing their aesthetic value or health.

Animal hospitals

An establishment for the care and treatment of the diseases and injuries of animals and where animals may be boarded during their convalescence. (See Veterinarian Office)

Animal kennel

Building or enclosure for the keeping of domestic pets. [##Note check against other instances of kennel]

Animal barn or coop

Building or enclosure for the keeping of livestock.

Animal shelter

A facility used to house or contain stray, homeless, abandoned, or unwanted domestic pets or livestock for the purpose of providing temporary kenneling and finding permanent adoptive homes and that is owned, operated, or maintained by a public body, an established humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and human treatment of animals.

Animal store, pet

A retail sales establishment primarily involved in the sale of domestic pets, such as dogs, cats, fish, birds, and reptiles, excluding exotic animals and livestock.

Apartment

A single dwelling unit located in a building containing more than two dwelling units or a single dwelling unit located in a mixed-use building.

Appropriate Municipal Panels

When a municipality establishes a development review board and appoints members to that board, the development review board in that municipality, until its existence is terminated by act of the legislative body, shall exercise the following specified development review functions. (24 V.S.A. § 4460) [XX Note: can we instead just reference the VSA details?]

- review of right-of-way or easement for land development without frontage as authorized in subdivision 4 § 412(3) of this title;
- review of land development or use within an historic district or with respect to historic landmarks as authorized in subdivision § 4414(1)(F) of this title (E) of this title;
- review of proposed conditional uses as authorized in subdivision § 4414(3) of this title;
- review of planned unit developments as authorized in § 4417 of this title;
- review of requests for waivers as authorized in subdivision § 4414(9) of this title;
- site plan review as authorized in § 4416 of this title;
- review of proposed subdivisions as authorized in § 4418 of this title;
- review of wireless telecommunications facilities as authorized in subdivision § 4414(12) of this title;
- appeals from a decision of the administrative officer pursuant to § 4465 of this title;
- review of requests for variances pursuant to § 4469 of this title;
- any other reviews required by the bylaws.
- In municipalities that have created development review boards, the planning commission shall continue to exercise its planning and bylaw development functions and other duties.

Area, gross

The total area of a lot or parcel of land including street rights of way and other publicly dedicated improvements such as parks, open space, and stormwater detention and retention facilities. "Gross area" is expressed in either acres or square feet. (Also "considered gross leasable" where applicable).

Assisted living

Supported living arrangement, including help with daily activities, such as dressing, grooming, bathing, etc.

Automobile

Motor vehicles including but not limited to motorcycles, passenger cars, light trucks, vans, and similar size vehicles that have gross vehicle weights less than 10,000 pounds. (See Trucks)

Automobile body shop

A facility which provides collision repair services, including body frame straightening, replacement of damaged parts, and painting of automobiles, trailers, and recreational vehicles.

Automobile impound

A facility that provides temporary outdoor storage of automobiles, trailers, and recreational vehicles that are to be claimed by titleholders or their agents.

Automobile & marine part sales

An establishment which sells new or used parts and accessories for automobiles, trailers, recreation vehicles, or boats.

Automobile sales, new & used

An establishment for the storage and display for sale of more than two automobiles or trailers.

Automobile/vehicle salvage yard

Land or buildings used for the collection, wrecking, dismantling, storage, salvaging, and sale of machinery parts or vehicles not in running condition. Three or more unregistered vehicles are considered a salvage yard. An automobile/vehicle salvage yard does not include automobile/vehicle repair as defined in this Article.

Automobile/vehicle repair/service

An establishment for the general repair, servicing, rebuilding, or reconditioning of automobiles, recreational vehicles, or trailers.

Awning

A hood, cover or porte-cocheres often comprised of fabric, metal, or glass that is designed and intended to provide for protection from the elements or as a decorative appurtenance, and which projects from a wall or roof of a structure over a window, walk, door, landing, public right-of-way or the like, and that may include a type which can be retracted, folded, or collapsed against the face of a supporting building. An awning with symbols, logo(s) or lettering (excluding the street address) are considered a sign for the purposes of this ordinance.

B**Bakery**

An establishment primarily used for the on or off-site preparation and retail sale of bread, cake, cupcakes, confections and other similar baked pastries. Such uses may include incidental food service.

Bank/credit union

A financial institution open to the public and engaged in deposit banking, and performs closely related functions such as making loans, investments, exchange of money, facilitating the transmission of funds and other fiduciary duties.

Banner

A typically rectangular piece of fabric or other similar non-rigid material, and with or without characters, letters, illustration, or ornamentation, supported or anchored at its four corners, top and bottom, or along top with weighted bottom.

Bar

An establishment, or portion thereof, subject to Vermont Liqueur Control Regulations and primarily devoted to the serving and on-premise consumption of alcoholic beverages, and where the service of food is only incidental to the consumption of such beverages (alcoholic beverage is greater than fifty percent (>50%) of the gross sales of food and beverages at the establishment).

Barber shop

An establishment or place of business of one or more individuals whose practice is the cutting, trimming or shaving of head or facial hair. Said use does not include chemical treatments such as perms or dyes.

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

~~means-a~~ Any area of a building having its floor elevation below ground level on all sides, includes crawlspaces.

Basement (duplicate - from flood hazard definition)

~~means-a~~ Any area of the building having its floor elevation subgrade (below ground level) on all sides.

Bedroom

means a room located within a dwelling that the residents use primarily as private sleeping quarters or that was designed for such use and has at least one window, one closet, one interior door that allows the room to be closed off from the remainder of the dwelling.

Best management practice(s) (BMP)

~~means-a~~ A schedule of activities, prohibitions or practices, maintenance procedures, green infrastructure, and other management practices to prevent or reduce water pollution from Stormwater.

Bicycle parking, short term

Bicycle racks which permit the locking of the bicycle frame and one wheel to the rack and which support the bicycle in a stable position without damage to wheels, frame, or components.

Bicycle sales/repair

An establishment where bicycles are repaired and/or sold.

Boat

Any type of vehicle or watercraft designed and intended for traveling in or on water.

Boat repair/service

An establishment for the general repair, servicing, rebuilding, or reconditioning of boats, where boats are repaired and stored only until repairs are completed.

Boat sales/rental

An establishment for retail sales and service in which boats are rented or sold. The sale or rental of non-motorized boats smaller than 25 feet and/or less than 150-pounds shall be considered general merchandise and not included.

Boat storage

A space or place where boats are placed and kept for more than 24 consecutive hours.

- **Private:** A storage facility on a site used for the property owners own boat(s) without compensation.
- **Yard:** A storage facility used for boat(s) where compensation is paid for said storage.

Boundary adjustment

Adjustment of property lines between adjacent lots that does not create any new lots, does not create any non-conforming lots, and does not impact access to any parcel.

Brownfield

Abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

Buffer

An area designated to act as a visible or environmental separation between lots, districts, structures, or uses.

Building

A structure designed, built or used as a shelter for persons, animals or property. Buildings shall include lunch wagons, travel trailers and mobile homes when sited in such a manner that they are not readily moveable.

Building envelope

The area delineated on an approved final plat plan of a project as meeting the approved minimum setbacks from lot lines, natural features, and any other restricted areas such as planned unit development buffers. All principal buildings and septic systems, shall occur within the building envelope.

Building height

The height of a building or structure as measured vertically from the highest point on top of the building or structure to the average of the highest and lowest finished grade at the foundation or base. See Section 5.4 and Figure 5.3 .

Building lot

Land occupied or to be occupied by principal building(s) and accessory structures.

Building, multi-story

A building with at least one habitable floor above the ground floor that is not less than 60% of the gross floor area of the ground floor.

Building permit

A permit issued by the Zoning Administrator (aka Zoning Application) for the construction, alteration or removal of a structure subject to the development regulations of the Town of Georgia.

Building, principal

The primary building on a lot or a building that houses a principal use.

C**Café**

Any food service establishment subject to Vermont Health Regulations containing less than or equal to 2,000 gross square feet where food and beverages are prepared, and served for consumption either on or off premises.

Camp, commercial, youth

Any parcel of land used seasonally wholly or in part for recreational or educational purposes, accommodating five or more children at one time under eighteen years of age for a period of, or portions of, five days or more. The operation may be a day camp or a resident camp.

Camp, hunting

A non-commercial, limited use structure for temporary living purposes. Such structures must provide composting sanitary facilities at a minimum. Such structures shall not be occupied for more than four consecutive weeks and not more than 60 days

total in a calendar year. A hunting camp is exempt from frontage requirements.

Camp, seasonal

See Dwelling, seasonal

Campground

Any 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. There shall be no distinction made between noncommercial (no charge, no service) and commercial operations.

Cannabis control (CCB)

Board is responsible for administering the adult-use and medical cannabis programs in the State of Vermont. It is also responsible for regulating hemp and CBD product manufacturing. There is created within the Executive Branch an independent commission named the Cannabis Control Board for the purpose of safely, equitably, and effectively implementing and administering the laws enabling access to adult-use cannabis in Vermont.

Cannabis establishment

Means a cannabis cultivator, wholesaler, product manufacturer, retailer, or testing laboratory licensed by the CCB to engage in commercial cannabis activity in accordance with 7 V.S.A. Chapter 33.

Canopy

An attached or detached accessory structure intended to provide protection from inclement weather for drivers seeking goods or services. Examples of canopies include fuel pump canopies at gas stations, drive-through canopies at banks or pharmacies. Hotel or residential porte-cocheres are not canopies for the purposes of this ordinance.

Capital budget duplicate

(Cite as: 24 V.S.A. § 4430) § 4430. Capital budget and program (a) A capital budget shall list and describe the capital projects to be undertaken during the coming fiscal year, the estimated cost of those projects, and the proposed method of financing. A capital program is a plan of capital projects proposed to be undertaken during each of the following five years, the estimated cost of those projects, and the proposed method of financing.

Capital budget

A document which sets forth a financial management plan (over a six- year period), which is the capital investment program including a listing of capital projects and expenditures prioritized in the form of an annual capital budget. A maximum level of future growth is established as the basis for scheduling municipal capital facilities and service expenditures. [24 V.S.A. § 4430](#).

Car wash

A building containing equipment for washing, waxing, polishing and general cleaning of motor vehicles.

Cemetery

In Vermont, a cemetery is “any plot of ground used, or intended to be used, for the burial or disposition permanently of the remains of the human dead in a grave, a mausoleum, a columbarium, a vault, or other receptacle.” [18 V.S.A. § 5302\(2\)](#). A community mausoleum is a structure or building used for permanent disposition of human remains in crypts or spaces. [18 V.S.A. § 5302\(5\)](#). A columbarium is room or other space in a building or structure that is used to contain cremated human remains. [18 V.S.A. § 5302\(4\)](#).

Change of use

A modification in the way a property, building or space within a building is utilized, which is different from its previous or designated use or is not in the same four-digit NAICS category as the old use.

Chapter 117

The Vermont Planning and Development Act, also known as 24 VSA Chapter 117.

Community sewage disposal system

A system not operated by a municipality designed to collect, treat, and dispose of wastewater (sewage) from multiple buildings or properties in a community, as opposed to an individual sewage system that serves a single building or property.

Community water system

Any water system, other than a municipal water system, that supplies water for domestic, commercial, industrial, or institutional uses to two or more users.

Complete application

A completed zoning application refers to an application for a zoning permit or approval that includes all the information, fees,

and documentation required by the local zoning regulations for the municipality to begin its review process.

Cold frame [\[##check if this word in regulations\]](#)

A temporary structure placed overtop of a garden bed typically made of, but not limited to, glass, plastic, fabric or other material used to extend growing season or protect seedlings and plants from the cold or heat.

Community center

A facility or portion thereof which provides recreational, educational or cultural activities for the residents of that immediate neighborhood.

Composting [\[##check if this word in regulations\]](#)

A facility engaged in the controlled biological decomposition of organic matter through active management to produce, use, or sell a stable humus-rich material but shall not mean sewage or septage or materials derived from sewage or septage.

Conditions

Those requirements, as denoted or assigned in conjunction with the approval of a zoning permit, which must be met prior to the issuance of a zoning permit or certificate of occupancy.

Conditional use

Certain uses that may be allowed only by approval of the Development Review Board subject to affirmative findings under general and specific standards.

Constructed wetland

Stormwater treatment systems that use natural processes involving wetland vegetation, soils and their associated microbial assemblages to improve water quality.

Construction, Permanent

The placement of permanent construction improvements on a site, such as pouring footings or slabs, installation of piles, construction of columns, placement of a manufactured home on a foundation, or any work beyond the stage of excavation. 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.

Construction, 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 two years ~~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. 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. (See also: 'Construction, Permanent')

Contractor yard

A facility for the storage and maintenance of contractor's supplies, vehicles and operational equipment in construction-related trades screened from off-site. May include a shop for maintaining or repairing contractor's vehicles and operational equipment or the contractor's office.

Convenience store/Mini mart

Any lot or area of land, including the building or buildings thereon, which is used for the retail sale of products and convenience items normally associated with a quick stop facility for off-site consumption. It may offer prepared foods or drinks for immediate consumption on-or off-site as an accessory use. This does not include a full-scale retail store.

Cultivation, cannabis

The process of growing cannabis for harvesting.

Cultivation, indoor

Growing cannabis within a structure and/or light-supplemented cultivation of cannabis that allows flowering plants to be harvested year-round.

Cultivation, outdoor

Growing cannabis in an expanse of open or cleared ground with no structure, other than a permitted perimeter wall or fence, and without the use of artificial light.

D**Day care**

A service or facility that provides care and supervision for children or adults during the day.

Day care, Family child care home

~~These are usually smaller-scale operations run in the provider's home. They are often divided into two types based on the number of children cared for:~~ A small scale day care facility for children, typically operated in the provider's home, categorized by the number of children cared for, as follows:

- **Registered Family Child Care Home** - Typically cares for a smaller number of children. The exact number can vary but is often around six children or fewer.
- **Licensed Family Child Care Home.** Can care for a larger number of children, often up to 10, depending on the provider's qualifications and the space available.
- **Center-Based Child Care.** These are larger facilities that can accommodate more children. They are usually categorized based on the total number of children they serve. The specific thresholds for these categories can vary, but they are generally structured to accommodate larger groups of children than family child care homes. Center-based facilities might serve anywhere from a dozen to over a hundred children, depending on their size and staffing.
- **Afterschool Programs.** These programs typically cater to school-aged children needing care outside of standard school hours. While they may not have a strict limit on the number of children, they are regulated based on staffing ratios and the ages of the children served.

Demolition

The destruction and physical removal of any structure or portion of a structure.

Density

The number of lots, beds, seats or units, (residential, commercial, industrial) allowed in any given geographic area.

Deterioration

A building or structure undergoes a decline in condition, quality, or functionality to the point where it is a safety hazard to persons or nearby structures on adjacent properties. Specific criteria

that could include, but are not limited to: [## Need to rework this definition]

- **Structural Integrity** - Compromises to the structural integrity of the building, including issues with foundational elements, load-bearing walls, beams, columns, or roofing systems that no longer meet safety standards or are at risk of failure.
- **Exterior Condition** - The degradation of exterior surfaces, including walls, roofs, doors, and windows, which may lead to water infiltration, damage to interior spaces, or safety hazards.
- **Interior Condition** - Significant wear and tear or damage inside the building, including but not limited to, flooring, walls, ceilings, plumbing, and electrical systems that impair the building's usability or safety.
- **Safety Hazards** - The emergence of conditions that pose a direct threat to the health and safety of occupants or the public, including electrical hazards, fire hazards, or the presence of toxic materials like lead-based paint or asbestos.
- **Aesthetic Degradation** - While not always a safety concern, visible neglect or decay of a property that affects the aesthetic value and potentially the economic value of the property and surrounding properties.

Development (duplicate - from flood hazard definition)

means any human-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.

Development

Any building, construction, renovation, mining, extraction, dredging, filling, excavation, or drilling activity or operation; any material change in the use or appearance of any structure or in the land itself; including but not limited to the division of land into parcels; any change in the intensity or use of land, such as an increase in the number of dwelling units in a structure or a change to a commercial or industrial use from a less intensive use; any human activity that alters a shore, beach, river, stream, lake, pond, canal, marsh, woodlands, wetland, rare or endangered species habitat, aquifer or other resource area, including shoreland construction or other activity.

Development review board (DRB)

A quasi-judicial decision-making board appointed by the Town of Georgia to execute functions pursuant to 24 V.S.A. §4460.

Direct Illumination

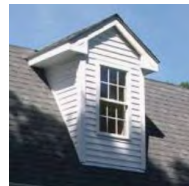
Illumination resulting from light emitted directly from a lamp or luminaire, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.

Dormer

A roofed structure, often containing a window that projects vertically beyond the plane of a pitched roof. Dormers are commonly used to increase the usable space in a half story and to create window openings in a roof plane.



Shed dormers have a single, inclined roof.



Dog house dormers are gable roofed, typically with a single window.

Driveways

A private vehicular way providing access from one (1) or two (2) residential dwelling unit(s) or non-residential structures to a roadway or street. A road is required to provide access to three (3) or more residential dwelling unit(s) or non-residential structures. Driveways must be built to B-71a (residential) or B-71b (commercial) standards and have an Ability to Serve letter from the Fire Chief as well as a Driveway Permit from the Public Works Director or Road Foreman. [## need to remove this and place as a performance standard in the zoning]

Drug-Free School Zone Law

Vermont law prohibits cannabis sales within 500 feet of a school. For more details see 18 V.S.A. § 4237. This applies to retail cannabis only.

Dry cleaning/laundry service

An establishment or business maintained for the drop off, pickup and/or delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises. [##verify not duplicate]

Dwelling

- **Dwelling, Accessory Unit (ADU)** - ~~Vermont's Planning Act (24 V.S.A. § 4412) defines ADU to mean "a~~ **A** distinct unit that is clearly subordinate to a single family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation". ~~The landowner must occupy either the main dwelling or the ADU. 24 V.S.A. § 4412 [## need to delete any performance standards and put them in the actual zoning]~~
- **Dwelling, Multi-Household** - A structure containing three or more dwelling units, including units that are located one over the other and **units in a row need separate entrance for each unit.**
- **Dwelling, Seasonal** - A dwelling unit (including a hunting camp and seasonal camp) not used as a principal residence that may be occupied weekends and for brief periods during the year.
- **Dwelling, Single-Household** - A structure containing one dwelling unit. Mobile homes and modular or pre-fabricated housing meeting this definition shall be considered single-household dwellings.
- **Dwelling, Duplex** - A structure containing two single-household dwelling units. A single household dwelling unit with an accessory dwelling is not a Two-Household Dwelling.
- **Dwelling Unit** - A building or portion thereof, designed, occupied, or intended for occupancy by residents as a separate living quarter, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of its residents.
- **Dwelling, Mobile Home** - A detached dwelling unit designed for transportation on streets or highways, on its own wheels or on flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities and the like. A mobile home is designed for long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems. A travel trailer is not considered as a mobile home. state approved septic system
- **Dwelling, Temporary Emergency, Construction, or Repair** - A residence (which may be a mobile home) that is: (i) located on the same lot as a residence made uninhabitable by fire, flood or other natural disaster and occupied by the persons displaced by such disaster,

or (ii) located on the same lot as a residence that is under construction or undergoing substantial repairs or reconstruction and occupied by the persons intending to live in such permanent residence when the work is completed. **Temporary structure must be removed prior to issuance of a Certificate of Occupancy.**

- **Dwelling, Year Round** - A dwelling unit continuously occupied from January 1st through December 31st. **Must have a State of Vermont approved wastewater system.**

E

Earth resource extraction

The extraction of materials from the ground, including solids such as minerals, rock, sand and gravel, liquids such as water, and gases such as natural gas. This use may also include preparation activities such as crushing and washing customarily part of the extraction, mining or quarrying activity.

Easement

An acquired right of or upon the property of another for a specified purpose. Easements are used to grant non-owning parties certain rights over property while the legal title and ownership of the property remain with the owner.

Electronic message display

Any element of a Sign or Sign structure capable of displaying words, symbols, figures, images, or messages that can be electronically or mechanically changed by remote or automatic means. This also includes any display that incorporates rotating panels, LED lights manipulated through digital input, "digital ink," or any other method or technology that allows a Sign to present a series of images, messages, or displays. This does not include Signs with manually-changeable copy.

Emergency shelter

Overnight shelter with supportive services for homeless persons that is limited to temporary occupancy, typically 180 consecutive nights or less, by a homeless person. Provide shelter only overnight.

Existing manufactured home park or subdivision

~~means a~~ 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

~~means~~ ~~t~~—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).

F

Facility and service, municipal

A facility or service provided for and/or available to the residents of the Town, including sewage disposal, fire protection, town equipment garages, police protection, public and private hospitals, educational facilities, governmental administration buildings, sewage and water facilities, fire facilities, postal services, public parking garages and like facilities.

Facility and service, state or federal

A facility or service which is owned or operated by the state or federal government.

Facility, regional

A facility that is designed for normal and customary use by those who live in a greater than 10-mile radius.

Farm

Means a parcel or parcels of land owned, leased, or managed by a person, devoted primarily to farming, and subject to the RAP Rules. For leased lands to be part of a farm, the lessee must exercise control over the lands to the extent they would be considered as part of the lessee's own farm. Indicators of such control include whether the lessee makes day-to-day decisions concerning the cultivation or other farming-related use of the leased lands and whether the lessee manages the land for farming during the lease period. "Farming" shall also have the same meaning as in 10 V.S.A. § 6001.

Fence

A structure serving as a boundary or means of protection or confinement to screen an area from view, built from posts, wire, wood, metal, or other materials. Wall of masonry is considered

a fence. Retaining walls built within 5' of the property line is considered a fence.

Finished grade

Final elevation of the average ground surface after grading activities have been completed around a building or on a construction site.

Flag

A typically rectangular or triangular piece of fabric or other similar non-rigid material, with or without characters, letters, illustration, or ornamentation, supported or anchored along one edge or two corners. If any side is more than three times as long as any other side the flag is considered a banner.

Flood

~~means~~ (a) A general and temporary condition of partial or complete inundation of normally dry land areas from: the overflow of inland or tidal waters; the unusual and rapid accumulation or runoff of surface waters from any source; and mudslides which are proximately caused by flooding and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current. (b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

Flood insurance rate map (FIRM)

~~means~~ ~~a~~—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

~~means~~ ~~a~~—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.

Floodplain or flood-prone area

~~means~~ ~~a~~—Any land area susceptible to being inundated by water from any source (see definition of "flood").

Floodproofing

~~means a~~—Any combination of structural and non-structural additions, changes, or adjustments to properties and structures that substantially reduce or eliminate flood damage to any combination of real estate, improved real property, water or sanitary facilities, structures, and the contents of the structures.

Floodway, regulatory (floodway)

~~means t~~—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.

Franchise architecture

A standardized design that is a distinct architectural building style and/or elements, commonly employed by a fast food or other retail franchise, that serves to enhance or promote brand identity through visual recognition.

Frontage

The dimension between the two (2) sidelines of any lot, measured along the property line that borders the legal access to the lot.

Forestry

Any activity involving the maintenance and/or management of an area of trees for any of the following purposes: to produce commercial timber and/or other forest products; to provide good forest cover for watershed protection; to protect and preserve open land; or to maintain wildlife habitat.

Fuel service station

Any area of land, including structures thereon, that is used or designed to be used for the sale of gasoline, oil or other motor vehicle fuel, or that is used or designated to be used for lubricating, washing, cleaning or otherwise servicing motor vehicle, but not including the painting or major repair thereof or the use of mechanical car washing equipment. A service station may also include a convenience store, provided that the store is accessory to the fuel or service station building.

Fully shielded fixture

A light fixture constructed and mounted such that no light rays are emitted, either directly from the lamp or indirectly by reflection or refraction from any part of the luminaire above the horizontal plane running through the lowest point of the fixture where light is emitted.

G**Garage, private**

A building or a portion thereof, accessory to a main building, whether attached or independent, providing for the storage of automobiles, in which no occupation or business for profit is carried on.

Garage sale

Any sale entitled “garage sale,” “lawn sale,” “moving sale,” “rummage sale” or any similar casual sale of tangible personal property which is advertised by any means whereby the public at large can be aware of such sale. More than six days of sales within a 12-month period is considered commercial retail sales for the purposes of this ordinance.

Garage, repair

See Service Station and Motor Vehicle Repair.

Garden supply store

A place of business where retail and wholesale gardening products and produce are sold to the consumer. These centers may include a nursery and/or greenhouses.

Gas station

The use of any building, land area, or premises for the sale of motor vehicle fuel, lubricants, and related products and accessories, and for the servicing of automobiles and light trucks. **The sale of motor vehicles is prohibited.** See Service Station and Motor Vehicle Repair.

Greenhouse

A permanent structure typically made of, but not limited to, glass, plastic, or fiberglass in which plants are cultivated.

Greenstrip

The grassed buffer between the sidewalk and the street where utility poles, trees, hydrants, signs, benches, transit shelters, and planters may be placed. See also Street Furnishing Zone.

Gross floor area

The sum of the total horizontal area of all enclosed floors of a building as measured from the exterior face of the exterior walls or the centerline of a common wall between attached buildings including any heated space in a basement, attic or mezzanine with a floor-to- ceiling height of seven (7) feet or more.

Ground floor area

The interior of the first floor of a structure, as measured in square feet.

Group home

A dwelling unit licensed to serve a residential setting, to be operated under 24 V.S.A. § 4412, for persons who have a disability as defined in 9 V.S.A. § 4501. Also known as a Residential Care Home.

H**Heavy equipment sales**

The use of any building, land area, or premises for the display and sale of new or used construction or farm equipment and machinery; does not include automobiles, light trucks, vans, or recreation vehicles. **The sale of motor vehicle fuels is prohibited.**

Heavy industry

The processing and manufacturing of certain materials and products not meeting the characteristics or definition of "Light Industrial."

Historic site

The location of an event of historic significance or a structure, whether standing or ruined, which possesses historic, architectural, archeological, or cultural significance and is listed or eligible for listing on the state, local, or National Register of Historic Places.

Historic structure

means a 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.

Home office business / Home-based business

Home Office is property owner who work from their homes, either as a primary or supplemental source of income. An activity carried on within a dwelling by a resident of that dwelling for the purpose of earning income and is secondary or subordinate to the residential use of the property. The basic premise of a Home Office is it should be essentially invisible and its presence must not negatively impact the surrounding neighborhood.

Existing definition Home Business is a use of an accessory building or portion of a dwelling for a business which exhibits no apparent indications that a business exists. Uses otherwise listed in **Table 2.2** may qualify as a home business if they meet the requirements of **Section 6.7(A)**. See also Home Occupation and Home Industry and **Section 6.7(A)**.

Home industry

Existing definition Use of a portion of a residential lot by a resident for an occupational business with not more than three full time equivalent employees who are not members of the residential household, and which could normally be expected to be customarily located in the area and that will not change the character of the neighborhood. Waivers may be granted by the DRB for additional employees. Uses otherwise listed in **Table 2.2** may qualify as a Home Industry if they meet the requirements of **Section 6.7(C)**. See also Home Business and Home Occupation and **Section 6.7(C)**.

Home occupation

Existing definition Use of a portion of a residential lot by a resident for an occupational business with not more than one full time equivalent employee who is not a member of the residential household, and which could normally be expected to be customarily located in the area and that will not change the character of the neighborhood. **Home Occupations do not generate more than an average of 10 vehicle trips per weekday. Waivers may be granted by the DRB for additional employees.** Uses otherwise listed in **Table 2.2** may qualify as a home occupation if they meet the requirements of **Section 6.7(B)**. See also Home Business and Home Industry and **Section 6.7(B)**.

Home, work from

Working from home for a business not located on the property does not constitute a home based business. This would include vehicles associated to the off-site business that may be used daily as a part of employment.

Home

See Dwelling unit.

Household, family

One or more persons occupying a dwelling unit and living as a single nonprofit housekeeping unit, but not including group quarters such as dormitories, sororities, fraternities, convents, and communes. Occupancy by any of the following shall be deemed to constitute a family: **[##Note: this is a crazy long definition can we just reference where thjis comes from instead?]**

- Members of a single family, all of whom are related within the second degree of kinship (by blood, adoption, marriage or civil union).
- A “functional family unit” as defined below.
- Persons with disabilities as so defined in Title VII of the Civil Rights Act of 1968, as amended by the “Fair Housing Amendments Act of 1988”.
- No more than four unrelated adults and their minor children.

Provided that a dwelling unit in which the various occupants are treated as separate roomers cannot be deemed to be occupied by a family.

- Functional Family Unit
- A group of adults living together in a single dwelling unit and functioning as a family with respect to those characteristics that are consistent with the purposes of zoning restrictions in residential neighborhoods shall be regarded as a “functional family unit” and shall also qualify as a family hereunder.
- 1) In determining whether or not a group of unrelated adults is a “functional family unit”, under the standard set forth above, the following criteria must be present:
 - (a) The occupants must share the entire dwelling unit. A unit in which the various occupants act as separate roomers cannot be deemed to be occupied by a functional family unit.
 - (b) The household must have stability with respect to the purpose of this chapter. Evidence of such stability may include but not be limited to, the following:
 - i. Minor dependent children regularly residing in the household, and school age children are enrolled in local schools.
 - ii. Proof of the sharing of expenses for food, rent, or ownership costs, utilities and other household expenses and sharing in the preparation, storage and consumption of food.
 - iii. Whether or not different members of the household have the same address for purposes of:

- 1. Voter registration
- 2. Drivers’ licenses
- 3. Motor vehicle registration
- 4. Summer or other residences
- 5. The filing of taxes
- (c) Common ownership of furniture and appliances among the members of the household.
- (d) Employment of householders in the local area.
- (e) A showing that the household has been living together as a unit for a year or more, whether in the current dwelling unit or other dwelling units.
- (f) Any other factor reasonably related to whether or not the group or persons is the functional equivalent of a family.
- 2) The initial determination of whether a “functional family unit” status exists shall be made by the Code Enforcement Office (“CEO”). The burden will rest upon the individuals claiming “functional family status” to submit information to the CEO to substantiate their claim. Some of the information provided to the CEO as part of a “functional family unit” status request, as well as the CEO’s initial determination, may be highly confidential, and, thus, will be maintained in a separate “red envelope” in the property file. It will be left to the CEO to determine whether the information is sensitive enough to be retained in the “red envelope.” Information maintained in the “red envelope” will be considered confidential and thus used only by the CEO. Access to the “red envelope” by persons outside of the CEO will only be allowed under court order or during litigation regarding said property.

Individual fueling station

Individual fueling stations can be occupied by one vehicle for the purposes of pumping gas. Typically, a gas pump has two individual fueling stations, one on each side.

Industrial

Businesses involved in activities such as manufacturing or processing of products by automated, digital, mechanical, or manual means; warehousing and storage; waste disposal; transportation and logistics; research and development; and related technical engineering and distribution functions. (See also Manufacturing-Light, Office-Technical, Research and Development Facility, Food and Beverage Processing, etc.)

Interested person

A person who has participated in a municipal regulatory proceeding authorized under 24 V.S.A. § 117 who may appeal a decision rendered in that proceeding by an appropriate municipal panel to the environmental court. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding.

Intermittent stream

A stream that conveys flowing water periodically throughout the year, often only during storm water events or spring runoff. Intermittent streams often constitute minor tributaries to the primary waterways / watersheds in Georgia and are typically unnamed.

J

Junk

Any old or scrap copper, brass, iron, steel, and other old or scrap or nonferrous material, including rope, rags, batteries, glass, rubber, debris, waste, trash, or any discarded, dismantled, wrecked, scrapped, or ruined motor vehicles or parts thereof.

Junk yard

A lot, parcel of land, or building or any part thereof, used for the collection, storage, sale, wrecking, dismantling, or salvaging of "junk," including any place where two (2) or more unregistered vehicles are stored. An area in excess of 200 square feet shall be deemed a "junk yard" if so used.

K

Kennel

Any establishment or building designed or arranged for breeding, boarding, or training six or more dogs or cats for sale or as a business, or for purposes of show or hunting.

L

Lakefront

Lake front or lakeshore means the water's edges of Lake Champlain at the ordinary high water mark (the elevation of

one hundred (100) feet above mean sea level) unless otherwise defined.

Land development

The subdivision of land; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure; or of any mining, excavation or landfill; and any change in the use of any building or other structure, or land, or extension of use of land.

Landowner

The record owner of fee title to a lot.

Laundromat/Dry cleaners

A business which provides clothes washing machines and clothes dryers for public use for a fee, and/or provides clothes-washing and/or dry-cleaning services to the public for a fee.

Laundromat [xx duplicate]

A business that provides washing, drying, and/or ironing machines for hire to be used by customers on the premises.

Light industrial

The processing, manufacturing and/or fabrication of certain materials and products where no process involved produces noise, vibration, air pollution, fire hazard, or noxious emission which will adversely disturb or endanger neighboring properties, and which is apparent outside the boundaries of a lot . Non-inclusive examples are: home appliances; electrical instruments; jewelry; printed material; apparel; pharmaceutical goods; and like uses.

Lodging

An establishment providing for a fee three or more temporary guest rooms and customary lodging services (such as onsite staffing at all hours, lobby space, and room service), and subject to the Vermont rooms and meals tax. Lodging may, or may not, be owner occupied. Lodging does not include short term rentals.

Lot

A lot is a parcel of land owned by a lot owner that can be lawfully owned and conveyed separately from other land , the boundaries of which are:

- Established by a deed or deeds recorded in the land records of the Town of Georgia, and the records of any public road right-of-way; or

- Shown on a plat approved by the Georgia DRB pursuant to subdivision regulations.

Lot coverage

The percentage of a lot 's area which is covered by impervious surfaces such as buildings, structures, patios, walkways, decks, parking areas, loading areas, or driveways.

Lot, existing small

A lot that does not meet the minimum lot size requirements in these Regulations.

Lot frontage

Those side(s) of a lot abutting on a road or the legal access to the lot.

Lot line adjustment

The relocation of a common property boundary where an additional lot is not created and where an existing lot reduced in size by the adjustment complies with the dimensional requirements of this ordinance. In addition, a lot line adjustment shall include the addition and subtraction of vestigial alleys when being combined with an adjacent lot.

Lot owner

The record owner of fee title to a lot . See also landowner.

Lot size

The area of a lot, the boundaries of which are established by a deed or deeds recorded in the land records of the Town of Georgia, or as shown on a plat approved by the Georgia DRB. This includes land over which easements have been granted but excluding any land within a road right-of-way.

Lowest floor

~~means t~~ 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.

Lumberyard

A facility where building materials such as lumber, plywood, drywall, paneling, cement blocks and other cement products, and other building products are stored and sold. Lumberyards

may also process lumber performing millwork, planing, cutting, and other customizing processes. Lumberyards may provide for the sale of associated products including tools and fasteners.

M

Manufactured home

~~means a~~ 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

~~means a~~ A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Manufactured home park or subdivision, new

~~means a~~ 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.

Manufacturing

The mechanical or chemical transformation of materials or substances into new products, including but not limited to the assembling of component parts, the creation of products, and the blending of materials including but not limited to oils, plastics, resins, metal, wood, stone, etc, including drop forge, and incidental storage and distribution of products. A manufacturing use may include a show room and/or offer public tours that are incorporated into the facility's ordinary operations.

Manufacturing, light

The manufacturing of finished products or parts from previously prepared materials using hand tools, mechanical tools, and electronic tools, including processing, fabrication, assembly, treatment, and packaging of products, as well as incidental storage, sales, and distribution of such products; as well as shops for overhaul and repair including for plumbing, HVAC, and electrical. A light manufacturing use may include a show room and/or offer public tours that are incorporated into the facility's ordinary operations.

Marina

Any shoreline property used to provide one (1) or more of the following:

- Access to public waters for docking or mooring of five (5) or more boats with or without other services; or
- A small-craft harbor complex providing access to public waters characterized by activities such as boat repairs, sales, rentals, chartering, derricks, docks, wharfs, moorings, marine railways, boat storage and other marine-type facilities and commercial services which may include the sale of food, fuel, marine supplies, or other services clearly incidental to the operation of the marine-based activities.

Mean sea level

This definition applies to [Article 9 – Flood Hazard Regulations](#) for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

Mixed use, attached dwelling

A building containing any combination of residential and/or non-residential uses.

Mixed use, building site

A tract of land developed with any combination of residential and/or non-residential uses.

Mobile home

Means a [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 when connected to the required utilities, including the plumbing, heating, cooling, and electrical systems contained in the structure, 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 the size requirements and for which the manufacturer voluntarily files a certification required by the U.S. Department of Housing and Urban Development and complies with the construction and standards established under Title 42 of the U.S. Code. 10 V.S.A. §6201(1).

Mobile home park

Any parcel or contiguous lots of land under common ownership or control on which are sited, or which is designed, laid out or adapted to accommodate, more than two mobile homes. A parcel or contiguous lots owned by agricultural employers providing up to four mobile homes for use by full-time workers or employees, and a parcel or contiguous lots used solely on a seasonal basis for vacation or recreational mobile homes shall not be considered a mobile home park. "Mobile Home Park" does not mean premises used solely for the storage or display of mobile homes. The site may include services and facilities for the residents of the "Mobile Home Park." 10 V.S.A. §6201 (2), further clarified in the Housing Division Rules, Part 1, Mobile Home Parks, Section 2.10.

Motor vehicle

Any vehicle used to transport people, goods, animals or materials that is propelled or drawn by power other than muscular power, including trailers.

Motor vehicle repair

The use of any building, land area, or other premises, which is used for the purpose of making major and minor repairs, for hire, to motor vehicles, including painting, body work, and mechanical work, provided all motor vehicles located on the premises are being worked on for repair or rebuilding and are not kept on the premises for salvage. All motor vehicles located on the premises must be registered for operation. The sale of vehicular fuels is prohibited.

Motor vehicle sales

The use of any building, land area, or other premise for the display and sale of three or more new or used motor vehicles generally but may include light trucks or vans, trailers, recreation vehicles, or tractors. Limited to the actual sales of vehicles that require registration by the Department of Motor Vehicles or used in farming. [The sale of vehicular fuels and motor vehicle repair or vehicular servicing is prohibited.](#)

Multi-tenant housing for older persons

The Fair Housing Act, as amended by HOPA in 1995, provides a federal definition of housing for older persons. It allows for communities or facilities to designate themselves as "55 and older" or "62 and older" housing, provided they meet certain criteria. For a community to qualify under HOPA, at least 80% of the occupied units must have at least one occupant who is 55 years of age or older, and the community must adhere to policies and procedures that demonstrate the intent to provide housing for persons 55 years of age or older. Dwelling units must have

no more than two bedrooms per unit designed specifically to meet the physical and living requirements of older persons or people who are disabled.

Municipal land use permit

A type of approval issued by a municipality (town, city, or village) for the use and development of land within its jurisdiction. This permit is necessary for ensuring that all proposed land uses and developments comply with the local zoning bylaws and ordinances, which can include regulations on building size, placement, type of use, and other aspects of development and land use. The process involves submitting an application to the local planning and zoning office, which may then require review by the Development Review Board and possibly a public hearing before a decision is made. Key aspects typically addressed in the municipal land use permitting process include:

- **Zoning Compliance:** Ensuring the proposed use is allowed within the specific zoning district where the property is located.
- **Site Plan Review:** Evaluation of the proposed development's layout, including considerations for parking, landscaping, stormwater management, and access to public roads.
- **Environmental Considerations:** Assessing potential impacts on natural resources and compliance with state and local environmental regulations.
- **Building Codes and Safety:** Ensuring that proposed structures will comply with building codes and safety standards.

In addition to local permits, developers and property owners in Vermont may also need to obtain state permits, such as those required under Act 250, Vermont's landmark land use and development law. Act 250 review is required for larger developments and those that may have a significant impact on the environment, community, or region.

Museum

A building or room used for storage, preservation and the public display of objects, sites and natural wonders with historic, cultural, scientific, or artistic value or interest.

N

Named streams

A waterway that typically conveys flowing water throughout the entire year; however, on occasion, said flows may cease based on dry conditions or otherwise. The named streams in Georgia

are: Mill River, Stonebridge Brook, Lamoille River, Deer Brook, Beaver Meadow and Rugg Brook.

New construction

~~means,~~ 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. [xx Do we want a second definition not related to flooding?]

Nonconforming lots or parcels

Lots or parcels that do not conform to the current Regulations covering area and dimensional requirements, but were in conformance with all applicable laws, ordinances and Regulations prior to the enactment of a bylaw with which they did not conform, including a lot or parcel improperly authorized as a result of error by the ZA or appropriate municipal panel. Common characteristics of non-conforming lots include, but are not limited to:

- **Size** - The lot may be smaller than current minimum lot size requirements.
- **Frontage** - The lot has less street frontage than is currently required.
- **Setbacks** - Existing buildings on the lot may be closer to property boundaries than current setback requirements allow.
- **Use** - The lot may be zoned for a use that is no longer permitted under current zoning laws (though this more typically describes non-conforming uses rather than non-conforming lots).

Nonconforming structure

A structure, or part of a structure, that does not conform to the current bylaw regarding setback, lot coverage, and/or other dimensional requirements, but was in conformance with all applicable laws, ordinances and Regulations prior to the enactment of a bylaw with which it did not conform, including structure(s) improperly authorized as a result of error by the ZA or appropriate municipal panel. Key points typically addressed in regulations concerning nonconforming structures include:

- **Continuation** - Nonconforming structures are generally allowed to remain in use as they are, even though they do not comply with current zoning regulations.

- **Maintenance and Repair** - Ordinances usually permit routine maintenance and repairs of nonconforming structures. However, significant alterations or expansions might be restricted or subject to specific conditions.
- **Expansion** - Some municipalities may allow nonconforming structures to be expanded, but this is often subject to limitations, such as requiring that the expansion not increase the degree of nonconformity or that it meets certain conditions set forth in the zoning ordinance.
- **Destruction and Rebuilding** - If a nonconforming structure is destroyed (by fire, for example), local regulations may dictate whether, to what extent, and under what conditions the structure can be rebuilt. Some ordinances may allow rebuilding only if it is within a certain percentage of the original structure's footprint or value, while others may require that any new construction conform to current zoning regulations.
- **Change of Use** - Changing the use of a nonconforming structure to another nonconforming use may be subject to _____. [xx Think we can simplify this definition]

Nonconforming use

Use of land that does not conform to the current bylaw regarding use and dimensional requirements other than setbacks, lot coverage and building height that are applicable to such use (including but not limited to lot size, density, number of buildings or off-street parking) but did conform to all applicable laws, ordinances and Regulations prior to the enactment of a bylaw with which it did not conform, including a use improperly authorized as a result of error by the ZA or appropriate municipal panel.

Nonconformity

A nonconforming use, structure, lot, or parcel.

Nursery

Land or greenhouses used for the sale of flowers, shrubs, trees, and plants for sale. May include retail sale of products grown on-site as an accessory use.

Nursing home

A facility licensed by the State of Vermont which provides long-term health care to patients in a residential setting. This use includes assisted living, skilled care and hospice facilities. See 33 V.S.A. Chapter 71 §7102 (7).

O

Open space

Land which is set aside from development and designated for recreation, productive use (such as agriculture or forestry), or resource protection (such as wildlife or scenic areas).

Owner

Any person, firm, partnership, association, joint venture, corporation or other entity or combination of entities who alone, jointly or severally with others hold(s) legal or equitable title to any real property.

Owner occupied

Where owner occupancy is required by this ordinance, owner occupancy shall mean occupancy of premises by an owner for at least 50% of the year.

P

Parent parcel

All of the property from which a subdivision is, or was, created. For example, if a subdivision divides one original lot into two new lots, the original lot is the parent parcel for that subdivision, and if a subdivision merges and re-subdivides two original lots into five new lots, the combined area of the two original lots is the parent parcel.

Parking facility

An area open for public parking, with or without payment of a fee, under, within, or outside of a building or structure, including parking lots and parking garages.

Parking space

An area, other than a loading space, of not less than 9' x 18', net, exclusive of access or maneuvering areas, or ramps, columns, etc., to be used exclusively as a temporary storage space for at least one private motor vehicle. Additionally, regulations may specify other aspects of parking space design, including aisle width, the angle of parking, and the provision of accessible parking spaces in accordance with the Americans with Disabilities Act (ADA).

Parking, surface/lot

Parking facilities that are at grade and uncovered or not within a structure.

Parking, underground

Parking spaces within a covered structure where either: fifty percent of the volume of the parking space is below the finished surface of the ground adjacent to the exterior walls of the building; or, the floor of the parking space is four (4) feet below the finished surface of the ground adjacent to the exterior walls of the building, whichever is greater.

Pedestrian walkway

A cleared way for pedestrians and/or bicycles that may or may not be paved or otherwise improved.)

Pesticide

Shall have the same meaning as “Economic Poison” as defined in 6 V.S.A. § 911(5).

Pharmacy

A retail business substantially devoted to the sale of pharmaceutical items, supplies, and equipment, including the preparation and dispensing of prescription drugs. Said business shall be licensed by the State of Vermont as such.

Physical site of operations, cannabis

Means any of the following licensed cannabis locations: a cultivator’s grow site, a wholesaler’s product storage facility, a manufacturer’s site of manufacturing, a retailer’s store location, or a testing laboratory’s testing facility.

Place of worship

A building or structure, together with any accessory structures with the exception of a rectory, used for regular assembly for religious worship, and which is maintained and controlled by a religious body organized to sustain such worship.

Plan

The Comprehensive municipal Town Plan of the Town of Georgia adopted pursuant to the Vermont Planning and Development Act.

Planned unit development (PUD)

One or more lots, tracts, or parcels of land to be developed as a single entity, the plan for which may propose any authorized

combination of density or intensity transfers or increases, as well as the mixing of land uses. This plan, as authorized, may deviate from these Regulations’ requirements that are otherwise applicable to the area in which the PUD is located with respect to lot size, bulk or type of dwelling or building, use, density, intensity, lot coverage, parking, required common open space, or other standards pursuant to Section 3.5 of the Regulations.

Planning commission (PC)

The duly elected body for the Town of Georgia to execute functions authorized under 24 V.S.A. Subchapter 2 .

Plat

A survey map representing a tract of land, showing the boundaries and location of individual properties and streets; or a survey of a subdivision.

Principal building or structure

The main or primary Building or Structure located on a Lot within which there is conducted any one or more of the Principal Use(s) found on such Lot.

Recreational vehicle

~~means a~~ 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.

Principal use

A main or primary Use accommodated by a Building, Structure, or a Lot. The dominant use or uses to which the premises is devoted and the primary purpose for which the premises exists.

Provisional license, cannabis

As it relates to cannabis, (also known as pre-qualified) means the applicant has submitted an initial application and is provisionally approved for a license. It does not allow the applicant to begin operations, nor does it guarantee the applicant will receive a final license to operate.

Public notice

The form of notice prescribed by 24 V.S.A. Sections 4444, 4449, or 4464 as the context requires.

Q

Qualified consultant

A licensed professional engineer or a site technician or designer, as defined by the State of Vermont Environmental Protection Regulations, acting within the authority of his/her license or certification.

Qualifying product

Means a—A product that is wholly:

- An agricultural, horticultural, viticultural, or dairy commodity, or maple syrup;
- Livestock or cultured fish or product thereof;
- A product of poultry, bees, an orchard, or fiber crops;
- A commodity otherwise grown or raised on a farm; or
- A product manufactured on one or more farms from commodities wholly grown or raised on one or more farms.

Quasi-judicial

Having a partly but essentially judicial character by possession of the right to hold hearings on and conduct investigation into items dealing with rules and regulations and to make decisions in the general manner of courts.

R

Radio, non-commercial

Communication through electromagnetic waves for non-commercial purposes, such as amateur (ham) radio, two-way radio.

RAP rules

Means t—The rules on required agricultural practices adopted pursuant to 6 V.S.A., Chapter 215, Subchapter 2.

Reconstruction

The rebuilding of damaged or destroyed properties.

Recreation, private indoor

Recreation facilities and activities which are located inside of a structure or building, which is owned and operated by a non-governmental entity. Examples of private indoor recreation

facilities include bowling alleys, movie theaters, indoor skating rinks, gymnasiums, indoor soccer facilities, and similar facilities.

Recreation, private outdoor

Outdoor recreation facilities which are privately owned and which may be made available on a members-only basis or to paying customers. Examples of private outdoor recreation facilities include yacht clubs, golf courses, golf driving ranges, trap, skeet, and archery ranges, swimming pools, outdoor skating rinks, riding stables, parks, beaches, tennis courts, skiing areas, campgrounds, and similar facilities.

Recreation, public indoor

Recreation facilities and activities which are located inside of a structure or building, which are publicly owned and operated. Examples of public indoor recreation facilities include bowling alleys, movie theaters, indoor skating rinks, gymnasiums, indoor soccer facilities, and similar facilities.

Recreation, public outdoor

Outdoor recreation facilities which are publicly owned and operated. Examples of public outdoor recreation facilities include playgrounds, playfields, parks, open spaces, swimming pools, tennis courts, and similar facilities.

Recreational trail

A corridor that may or may not be paved and that is used for recreational activity, including hiking, walking, bicycling, cross-country skiing, etc. The trail may also be used by motorized vehicles, such as all-terrain vehicles and snowmobiles, at the discretion of the DRB. Recreational trails to be dedicated to the Town shall be conveyed by an Irrevocable Offer of Dedication and Easement Deed.

Recreational vehicle

Any type of motorized vehicle used primarily for recreational purposes which have gross vehicle weight less than 10,000 pounds including but not limited to travel trailers, motor homes, ATV's, snowmobiles, etc. Recreational vehicles shall include any mobile structure designed for temporary occupancy, but shall exclude manufactured homes.

Recreational vehicle sales, new & used

The storage and display for sale of more than two recreational vehicles including those recreational purposes which have a gross vehicle weight more than or equal to 10,000 pounds.

Recycling center

A building or enclosed area used for the collection, processing, sorting and resale of recyclable materials. For this use, processing means the preparation of material for shipment, or an end user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, sorting, shredding, cleaning, and remanufacturing. Processing facilities include storage and loading areas located entirely on the processing center site.

Renewable energy

Energy available for collection or conversion from direct sunlight, wind, running water, organically derived fuels, including wood and agricultural sources, waste heat, and geothermal sources but not municipal solid waste; advanced biomass heating technologies and technologies using biomass-derived fluid fuels such as biodiesel, bio-oil, and bio-gas.

Renewable energy facilities regulated by the town

~~These include~~ Renewable energy facilities that are sized to serve more than one dwelling or property but do not include those which are regulated by the VT Public Utility Commission. Facilities must meet the standards of [Section 6.7 Renewable Energy](#).

Renewable energy facility, small scale

An energy conversion system that is sized and that will serve the principal use of one property and that is not connected to the electric utility system grid. These include, but are not limited to, solar thermal systems, a solar photovoltaic (PV) system, or a wind system with a nameplate capacity of 15 kW or less. Facilities must meet all of the standards of [Section 6.7 Renewable Energy](#). Renewable Energy Facilities and Systems which are regulated by the VT Public Utility Commission are not considered small scale renewable energy facilities for the purposes of these regulations.

Rental dwelling unit

Any dwelling unit which is made available to a non-owner by another for compensation, pursuant to a lawful lease or rental agreement, whether oral or written, expressed or implied.

Research and testing laboratory

A facility used primarily for applied and developmental research, where product testing is an integral part of the operation, and goods or products may be manufactured as necessary for testing, evaluation, and test marketing, but does not involve the

mass manufacture, fabrication, processing, or sale of products as a principal use.

Residential

Regularly used by its occupants as a permanent abode, which is made one's home as opposed to one's place of business and which has housekeeping and cooking facilities for its occupants only.

Restaurant

Any food service establishment subject to Vermont Health Regulations where food and beverages are prepared and served for consumption primarily on premises; and where the service of alcoholic beverages is incidental to the consumption of food (less than fifty percent (50%) of the gross sales receipts from the business). A deli in a grocery store, convenience store, farm stand or supermarket serving food and sandwiches primarily for off-premises consumption shall not be considered a restaurant.

Restaurant, take-out

Any food service establishment subject to Vermont Health Regulations whose primary business is the sale of prepared food [intended](#) for consumption off the premises.

Retail store

Establishment appropriately open to adults and minors selling products such as, but not limited to, food, dry goods, novelties, flowers, gifts, books, music, stationery, hardware, household furnishings or appliances, jewelry, sporting goods, luggage, wearing apparel, photographic supplies, hobby, toy and game shops, art supplies, newspapers and magazines, tobacco products, and drug stores, and excluding motor vehicle sales, recreational vehicle sales, and mobile home sales and service.

Retaining wall

A wall, or terraced combination of walls, used at a grade change to hold soil and other earth materials at a higher elevation. Examples of a "Retaining wall" include a seawall on a lakeshore, river or stream bank.

Right-of-way

A type of easement that gives one the right to travel across property owned by another person or entity for a specific reason.

Riparian

Of, on, or relating to land area edges bordering streams and rivers.

Road/Street, private

A right-of-way which provides overland access to three or more properties or dwelling units, and is not owned by the Town of Georgia, State of Vermont, or United States.

Road/Street, public

A right-of-way which provides overland access to a lot or lots and is owned by the Town of Georgia, State of Vermont or United States.

Rural retail

Establishment selling goods made from products raised or made on the premises, galleries, and shops associated with outdoor recreation facilities on the premises. [XX this definition may want to be looked at]

S**Salon/Spa**

An establishment where non-surgical cosmetology services are provided including hair care, nail care, and skin care on a regular basis for compensation, including but not limited to day spas, tanning beds and chemical treatments.

Seasonal Mobile Food Unit

A short-order restaurant establishment that is open for business usually seasonally and capable of being driven or towed off-site without much difficulty. Food is customarily consumed off premise.

Seawall

A wall of stone, concrete, or other sturdy material, built along the banks or shoreline of any river, stream, brook, or lake to prevent erosion.

Scale

The relationship between distances on a map and actual ground distances.

Scale of development

The relationship of a particular project or development, in terms of size, height, bulk, intensity, and aesthetics, to its surroundings.

Scenic areas

The major scenic areas shall be those scenic resources identified in the goals and policies of the ~~Comprehensive-Municipal~~ municipal Town Plan as well as state or national designated scenic byways. Scenic areas appropriate for protection and / or preservation shall also include scenic vistas and corridors in more localized neighborhoods or geographic areas.

School

The academic space and accessory uses for the teaching of children or adults.

- **Primary:** elementary school, inclusive of grades K-8.
- **Secondary:** a high school and/or vocational center for attendance after elementary/primary school, granting a high school diploma for levels of education inclusive of grades 9-12.
- **Post-Secondary:** after high school, including colleges, community colleges, universities, or continuing education.
- **Preschool:** a school providing educational services for children from 3 years of age until their admission to first grade and that may include kindergarten.

Excludes commercially operated schools, such as, beauty culture, business, dancing, driving, marital arts, athletic pursuits, music and other similar establishments.

Screen(ing)

A method of visually shielding one structure, space or use from another structure space or use with vegetation, fencing, walls, berms, or other natural or man-made landscape elements.

Seasonal conversion

Conversion of a seasonal dwelling to a dwelling that can be used year-round.

Self-storage facility

A structure or group of structures containing self- service, separate, individual and private spaces of varying sizes that are leased or rented on individual leases for varying periods of time and used only for storage of items or materials.

Service

- **Service, business** - A business activity that offers such services as advertising, building maintenance, consulting, clerical assistance and other activities generally falling under the Standard Industrial Classification Code #73.
- **Service, essential** - Infrastructure improvements (not including buildings) constructed or maintained by public or private utilities, or municipal, state, or federal government agencies, such as electric, telephone, gas, water, wastewater, telephone, or cable television lines which run underground or overhead, or facilities which enhance safety or health services to the town, including fire-suppression facilities, alarm systems, or other similar equipment reasonably necessary for the furnishing of services for the general welfare of residents of the Town of Georgia; does not include telecommunication towers or repeaters or wireless telecommunication facilities.
- **Service, financial, insurance, real estate** - A business activity that renders such services as banks, credit agencies, security brokers, insurance companies, and real estate companies and other activities generally falling under the Standard Industrial Classification Code #60-67.

- **Service, personal** - Includes barber, hairdresser, beauty parlor, shoe repair, photographic studio and businesses providing similar services of a personal nature.
- **Service, professional** - Includes, but is not limited to, doctor, dentist, chiropractor, other health service, legal service, architectural service, engineering service, certified public accountant, educator, real estate appraisal, social service, and other services generally falling under the Standard Industrial Classification Code #80- 83 and 89. Also includes Social Service, Business Service and Financial, Insurance, and Real Estate Services.
- **Service, social** - Establishment providing assistance and counseling for income, employment, family, health, psychological, learning disability, or physical disability issues.
- **Service station** - The use of any building, land area, or other premise for the sale of motor vehicle fuel, lubricants, convenience store items, and related products and accessories, and for servicing of automobiles and light trucks. The site may also contain electric vehicle charging stations. **The sale of motor vehicles is prohibited.**

Setback

The open, unobstructed area required to be provided between the furthestmost projection of a building and the adjacent property line. (See also definition for Yard) Exception; the South Village Core, where the front yard setback is measured from the edge of the road right-of-way.

Shopping complex

A large retail complex containing stores and restaurants in adjacent buildings or in a single large building; or, a street lined with retail shops and restaurants and closed off to motor vehicles.

Shoreline

The shoreline of Lake Champlain is the normal mean water mark, established by the Army Corp of Engineers as 95.5 feet above sea level. The shoreline of Arrowhead Mountain Lake is the high-water mark, established by the dam as 290.0 feet above sea level.

Shoreline frontage

The side of a lot abutting on Lake Champlain or Arrowhead Mountain Lake.

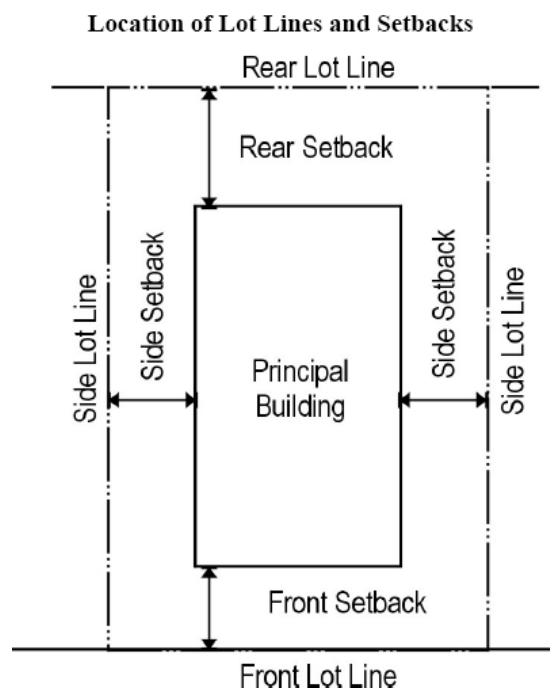


Figure 10.1 - Diagram of Lot Lines and Setbacks

Short term rental (STR)

A dwelling unit that is rented in whole or in part (i.e. renting bedrooms within a unit) to guests for less than thirty (30) consecutive days and for more than 14 days per calendar year and is subject to the Vermont rooms and meals tax.

<alternate definition>

A furnished house, condominium, or other dwelling room or self-contained dwelling unit rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year.

Shrub

A small to medium sized perennial woody plant. Unlike herbaceous plants, shrubs have persistent woody stems above the ground. Shrubs can be deciduous or evergreen. They are distinguished from trees by their multiple stems and shorter height.

Sidewalk

A paved or surfaced leveled area, paralleling and usually separated from the road or street, used as a pedestrian walkway.

Sign

[## Note this definition was highlighted in red by Doug] Any words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, images, trade names, and trade marks by which anything is made known, that are used to identify, advertise, or attract attention to an individual, firm, association, corporation, profession, business, place, event, commodity, or product which are visible from a public thoroughfare or right-of-way.

- **Awning** - A sign that is located on an awning which is attached to the building front.
- **Freestanding** - A sign anchored directly to the ground or supported by one or more posts, columns or other vertical structures or supports, and not attached to or dependent for support from any building.
- **Illuminated** - A sign that provides artificial light directly, or through any transparent or translucent material, from a source of light connected with such sign, or a sign illuminated by a light focused, upon or chiefly directed at the surface of the sign. This includes freestanding and building mounted signs.
- **Projecting** - A double-sided sign that protrudes off a building which means it's viewable from two directions.
- **Wall** - A sign attached to and/or integral with an exterior wall surface of a building, the face of which is parallel to the surface.

- **Window** - A sign which is permanently painted on or attached to the window-glass of a building.

Significant geological area

Those areas containing bedrock, surficial, aquatic and marine geological features that are defined by the local or regional plan, Vermont statute or state agency rule as a significant, limited and/or fragile resource.

Significant wildlife habitat

Those natural features that contribute to the survival and/or reproduction of the native wildlife of the Town of Georgia. This shall include, but not be limited to:

- deer wintering areas (i.e., deeryards);
- habitat for state or federally listed rare, threatened, or endangered species;
- concentrated black bear feeding habitat (e.g., mast stands);
- riparian areas and surface waters;
- wetlands and vernal pools;
- wildlife corridors, habitat connectors and migratory routes;
- high elevation bird habitat;
- ledge, talus, and cliff habitat; and
- habitat identified by the Vermont Department of Fish and Wildlife.

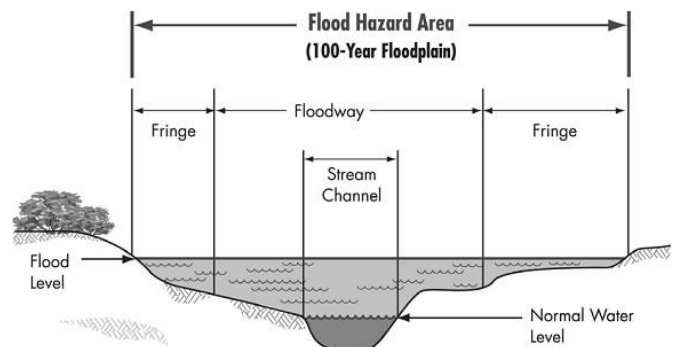


Figure 10.2 - Diagram of Flood Hazard Area

The above figure illustrates the relationship between the floodway and flood fringe. Illustration courtesy of the University of New Hampshire (UNH) Complex System Research Center (CSRC).

Site plan

A scaled map of a lot or site that indicates all significant features including, but not limited to, site improvements, structures, boundaries, parking, drives, walkways, etc.

Site plan review

Review of the spatial layout and proposed content of a parcel of land illustrated on a site plan in accordance with the authority, limitations and procedures set forth in the municipal development plan, 24 V.S.A. §4416, and this ordinance, all as amended.

Small scale commerce

A personal or professional service that does not exceed 2,000 square feet in gross floor area and does not generate more than 25 average weekday trips. [XX IMPROVE DEFINITION]

Special flood hazard area (SFHA)

~~is~~† 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 AE.

The SFHA is composed of the floodway and the flood fringe, as shown in Figure 10.2. The floodway is the stream channel and that portion of the adjacent floodplain that must remain open to permit passage of the base flood without cumulatively increasing the water surface elevation more than one foot at any point. Floodwaters generally are deepest and swiftest in the floodway, and anything in this area is in the greatest danger during a flood. The remainder of the floodplain is called the flood fringe, where water may be shallower and slower.

Story

That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it and which is equal to or greater than 50% of the total perimeter of the building. If there is no floor above it, then the space between the floor and the ceiling above the floor of such story. Where the floor level of the first story is at least five feet below the adjoining finished grade, the space shall be considered a basement and not counted as a story.

Street

Synonymous with road.

Streetscape

A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street furniture, sidewalks, landscaping, including trees and other plantings, awnings and marquees, signs, and lighting.

Street furnishing zone

The buffer between the sidewalk and the street where the utility poles, trees, hydrants, signs, benches, transit shelters, planters, and other street furniture should be placed. See also Greenstrip.

Strip development

Linear development along a public highway that includes three or more of the following characteristics: broad road frontage, predominance of single-story buildings, limited reliance on shared highway access, lack of connection to any existing settlement except by highway, lack of connection to surrounding land uses, and limited accessibility for pedestrians.

Structure

Any construction, erection, assemblage or other combination of materials to form a construction that is stable, including but not limited to, buildings, stadiums, reviewing stands, platforms, stagings, observation towers, radio towers, water tanks and towers, trestles, bridges, piers, bulkheads, wharves, sheds, coal bins, shelters, fences, and display signs visible or intended to be visible from a public way, footings or a foundation attachment to the land walls greater than 3' in height, retaining walls, and swimming pools necessitating pilings. The term "structure" shall be construed as if followed by the words: "or part thereof."

Other - Solar rooftop and ground, wastewater (planter box style), shipping containers

Structure (duplicate - from Flood Zone definition)

~~means, f~~ 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.

Structure, accessory

A structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure, such as a garage, patio, tool shed, porch, deck, carport or small-scale renewable energy facility in accordance with [Section 6.7 Renewable Energy](#). A structure used for dwelling purposes shall not be considered an accessory structure except when approved as an accessory dwelling unit.

Structure, agricultural

A building, enclosure or fence for housing livestock, raising horticultural or agronomic plants, or carrying out other practices associated with acceptable or required agricultural or farming practices, including a silo, as defined by the Vermont Department of Agriculture.

Structure, attached

Any structure that is attached to another structure by a common wall, by a roof, or by structural connections that allow pedestrian access to both structures, including but not limited to a roofed breezeway. For example, decks or stairways are attached structures when they are connected to another structure

Structure, detached

Any structure that is not attached or does not touch any other structure and where all sides of the structure are surrounded by yard or open areas within the parcel.

Structure, principal

Structure housing the primary use of the property.

Subdivider

Any person, who is owner of record or his or her duly authorized representative, firm, corporation, partnership, or association, who shall lay out for the purpose of sale, development or otherwise any subdivision or part thereof.

Subdivision

[##Note - this entire definition and subdefinitions was provided in red text by Doug] Any land, vacant or developed, that is divided or proposed to be divided into two or more lots, parcels, sites, units, plots or interests for the purpose of offer, sale, lease or development. The term includes proposals to amend a subdivision and to re-subdivide a subdivision (i.e., change the

location of the boundaries dividing each lot, parcel, site, unit, or plot). The term also shall include the development of a parcel of land as a shopping complex, and planned unit developments requiring a subdivision.

Subdivision, major

Any residential subdivision containing four or more new building lots or any non-residential subdivision. Major subdivisions also include all shopping complexes, and planned unit developments regardless of the number of lots or units created. A subdivision amendment of a major subdivision is a major subdivision. **In addition, the following may also be classified as a major subdivision:**

- Minor Subdivisions classified by the DRB as major subdivisions by the applicant cumulatively creating four or more new building lots within a five-year period from the same parent parcel.

Subdivision, minor

Any subdivision that is not a major subdivision as defined above. A subdivision amendment of a minor subdivision is a minor subdivision.

Subdivision, final plan/plat

The final drawings on which the subdivision is presented to the DRB for approval and which, if approved, shall be filed for record with the Town Clerk.

Subdivision, preliminary plan/plat

The preliminary drawings for a major subdivision, indicating the proposed layout of the subdivision, to be submitted to the DRB for its consideration.

Subdivision amendment

Any change in a recorded subdivision plat, if such change affects any street layout on such plat, or area reserved thereon for public use, or any lot line, or if the change affects any map or plan legally recorded after the adoption of any subdivision regulation by the Town of Georgia.

Subdivision, sketch plan

Any informal sketch of the proposed subdivision, the purpose of which is to enable the applicant to save time and expense in reaching general agreement with the DRB regarding the form of the subdivision and objectives and requirements of these Regulations.

Substantial damage

means d—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

means a—Any reconstruction, rehabilitation, addition, or other improvement of a structure after the date of adoption of this bylaw, the cost of which, over three years, or over a the period of a common plan of development, cumulatively 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”.

Substantial rehabilitation

For the purposes of this ordinance any rehabilitation of an existing structure that requires an investment equal to at least fifty percent (50%) of the structure’s total replacement cost as approved by Georgia.

Swale

A man-made drainage ditch; does not include natural streams or rivers identified on United States Geological Survey (U.S.G.S.)

maps, which are free flowing, or which have been altered by excavation, manipulation or disruption.

T**Telecommunication tower**

A guyed, monopole, or self-supporting tower, constructed as a freestanding structure or in association with a building, other permanent structure or equipment, containing one or more antennas intended for broadcasting, communicating or transmitting and/or receiving television, AM/FM radio, digital, microwave, cellular, telephone, or similar forms of electronic communication.

Temporary structures

A building or structure intended for removal or demolition within a prescribed time.

Tenant(s)

Any person, group of individuals or family who occupies a single dwelling unit or commercial space pursuant to a lawful lease or rental agreement, whether oral or written, expressed or implied.

Top of bank

The point along a stream bank where an abrupt change in slope is evident, and the point at which riparian buffers and applicable high impact buffers shall be measured from. In circumstances where a top-of-bank is not clearly evident, a determination of edge of stream and consequent stream-side edge of riparian buffer area shall be made by the ZA. See **Figure 10.3**.



Figure 10.3. Top of slope typical of streams that run adjacent to steep slopes or high terraces on one side of the valley but have adequate floodplain on the opposite side of the valley.

Figure 10.3 - Diagram of Stream Bank Showing Top of Slope and Top of Bank

Top of slope

A break in slope adjacent to steep-banked streams that have little or no floodplain; or a break in slope where the side slopes adjacent to an incised, or deeply cut channel meet floodplains that have been abandoned or are undergoing abandonment. See [Figure 10.3](#).

Trail

A public right-of-way which is not a town highway and which:

- Previously was a designated town highway having the same width as the designated town highway, or a lesser width if so designated; or
- A new public right-of-way laid out as a trail by the Selectboard for the purpose of providing access to abutting properties or for recreational use. **Nothing in this section shall be deemed to independently authorize the condemnation of land for recreational purposes or to affect the authority of the Selectboard to reasonably regulate the uses of recreational trails.**

Trailer

A vehicle standing on wheels without an independent mode of power, designed to be towed or hauled by another vehicle, and used for short-term human occupancy, carrying materials, goods, or objects, or as a temporary office or recreational vehicle.

Tree caliper

Caliper measurement of the trunk taken six inches above ground up to and including four-inch caliper size. If the caliper at six inches above the ground exceeds four inches, the caliper should be measured at 12 inches above ground up until the tree is considered too large to transplant.

Tree diameter

Diameter measurement of the trunk shall be taken at 4.5 feet above ground also known as DBH (diameter Breast Height). This measurement is used to determine size for trees considered too large to transplant.

Tree maintenance plan

A plan prepared by a certified arborist that includes general and specific criteria for removing trees.

Trip ends

The total number of motor vehicle trips entering and leaving a specific land use or site over a designated period of time.

Truck

Motor vehicles including but not limited to recreational vehicles, tractors, buses, heavy equipment, and similar size vehicles which have gross vehicle weights greater than or equal to 10,000 pounds, but excluding aircraft or boats.

Trucking terminal

Land or buildings used for the relay of a load from one vehicle to another or one party to another. The terminal cannot be used for permanent or long-term storage of loads. The terminal facility may include storage areas for trucks, and buildings or areas for repair of trucks associated with the terminal. Trucking terminals shall not be used for storage, transfer or transport of toxic or hazardous materials.

U

Undisturbed

No construction, excavation, land development or earth moving activities, and no storage of materials, no tree, shrub, or ground cover removal, and no mowing, except as enabled under [Article 9](#).

Use

The purpose or activity for which land, lots, structures or buildings are designed, arranged, or intended or for which land or buildings are occupied or maintained.

- **Use, accessory** - A use on the same lot with, and clearly incidental and subordinate in area, extent, intensity and purpose to, the principal use and that is not separately owned or operated from the principal use unless approved as such by the DRB.
- **Use by right** - Uses which, by State statute, are allowed **within a single household dwelling in all zoning districts which allow single household dwellings [???**. Accessory Dwelling Units (Section 6.1) , Daycare Level 1, Group Homes, and Home Businesses are examples of uses by right within single household dwellings. Zoning Permits and special conditions may be required for uses by right (see relevant sections).
- **Use, change of** - The initiation of a new use on the subject property.

- **Use, commercial** - Activity involving the sale of goods or services carried out for profit, including, but not limited to, retail store, office, financial, insurance, real estate service, business service, professional service, and personal service.
- **Use, conditional** - A type of use in any district which requires approval by the DRB after a warned public hearing, and for which general and specific standards of conformance apply. See 24 V.S.A. Section 4414(3).
- **Use, mixed** - Any combination of permitted and/or conditional uses, **with the exclusion of accessory structures approved as Accessory Dwelling Units (ADUs) in the South Village (SV)**, allowed under the designated zoning district which are contained in either a single structure on a single lot, or as part of a single development proposal, meaning presented as part of a common plan or scheme for a development.
- **Use, permitted** - Any use allowed in a zoning district that only requires administrative approval of a zoning permit and subject to the restrictions applicable to that district.
- **Use, principal** - The primary or predominant use of any lot or building.
- **Use, residential** - The use of a building, or portion thereof, as a dwelling unit or units.

Usable open space

Any lot area(s) or portion thereof, which enhance utility and amenity by providing space for active or passive recreation including improvements such as: recreational facilities, walkways, plazas, tennis courts, bikeways, boardwalks, recreational piers, sitting walls, fountains, lawns, gardens, unprogrammed landscaped areas and works of art. Usable open space shall not include parking or drives.

V

Variance

An allowed deviation from specific requirements pertaining to this zoning code, granted by the DRB to an applicant.

Vehicle

Any automobile, truck, motorcycle, or trailer as defined in this ordinance. (See Automobile, Trucks, and Trailer)

Veterinary clinic

An institution providing primary health services and medical or surgical care to animals, primarily on an outpatient basis. Such a facility would exclude research, training, long-term boarding or breeding facilities.

Viewshed

The area within view from a defined observation point.

Village green

A tract of grassed and landscaped land, largely undeveloped, designated for use by the public for passive recreation. A village green may have recreation paths, ponds, gazebos, fountains, benches, open shelters, public bathrooms, and other similar structures and infrastructure that supports community interaction and passive recreation.

Violation

~~means~~ - 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.

W

Waiver

Relief granted from a specific standard or requirement as authorized by this ordinance.

Warehouse

A building used for the storage of goods or materials. Warehouses may include the local, regional, national or international distribution of goods but do not include retail sale of goods but excluding the storage of hazardous or offensive materials.

Wetlands

An area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions. Commonly referred to as swamps, marshes, or bogs. The methodology for delineating wetlands shall be those as established for the state of Vermont under the Vermont Wetland Rules.

Wetland buffer zone

A defined upland area contiguous to a wetland that serves as the transition between wetlands and uplands on the landscape, and may also perform important functions independent of their buffering capacity for the wetland.

Wildlife travel corridor/habitat connector

Land or water, or both, that links patches of wildlife habitat within a landscape, allowing the movement, migration, and dispersal of animals and plants and the functioning of ecological processes. A wildlife corridor/ habitat connector may include recreational trails and uses exempt from regulation under 24 V.S.A. Section 4413(d).

Wildlife preserve

A natural area preserving the habitat of native wildlife species, not including hunting preserves, game farms and zoos.

Windmill

Any mechanism including blades, rotors, and other moving surfaces and supporting structures designed for the purpose of converting wind into mechanical or electrical power.

Wireless telecommunication service

Any commercial mobile service, wireless service, common carrier wireless exchange service, cellular service, personal communication service (PCS), specialized mobile radio service, paging service, wireless data service, or public or private radio dispatch service.

Wireless telecommunication facility

Any tower or other support structure, including antennae, that will extend 20 or more feet vertically, and any accompanying structure, building, access road, service utility or equipment that broadcasts or receives radio frequency waves carrying wireless telecommunication services.

Wireless telecommunication service provider

Any person or entity providing wireless telecommunication services.

Y**Yard**

All open space, other than an enclosed court, on the same lot with a building or group of buildings, which open space lies between a building or group of buildings and a lot line.

- **Yard, front:** The area encompassing the full width of the lot and lying between the street line of the lot and the nearest line of the building.
- **Yard, rear:** The area extending across the full width of the lot and lying between the rear lot line of the lot and the nearest line of the building. A rear yard has no street frontage, but may abut an alley.
- **Yard, side:** The area between the side lot line of the lot and the nearest line of the building, and extending from the front yard to the rear yard, or, in the absence of either, to the front or rear lot lines. A side yard has no street frontage, but may abut an alley.

Z**Zoning Application**

Document signed by the administrative officer authorizing land development pursuant to the requirements of this ordinance.

NOTICE
PUBLIC HEARING ON:
REGIONAL APPROVAL OF GEORGIA MUNICIPAL PLAN
WEDNESDAY JANUARY 29, 2025
6:00 PM

The hearing will be held in a hybrid format and open to the public.

To participate online go to <https://zoom.us/join> and if by phone, dial +1-646-558-8656 then enter the meeting code: 829 4288 7223 The physical location will be the NRPC office at 75 Fairfield St. in St. Albans.

In accordance with VSA Title 24, Chapter 117, the Northwest Regional Planning Commission (NRPC) will hold a public hearing on Wednesday January 29, 2025 at 6:00PM to receive comment on the request for regional approval of the Town of Georgia Municipal Plan. As stated in Title 24, Chapter 117, the Regional Commission shall approve municipal plans if it finds that they are consistent with the criteria of Section 4350.

Pursuant to Title 24, Chapter 117, Sections 4350, NRPC will also consider the planning processes of the Town of Georgia and specifically whether the processes meet the requirements of confirmation as stated in Title 24, Chapter 117.

For more information and Plan Review Committee meeting materials please visit <https://www.nrpcvt.com/about-nrpc/board-committees/municipal-plan-review-committee/>.

In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, the NRPC will ensure public meeting sites are accessible to all people or provide an opportunity to request accommodations. Requests for free interpretive or translation services, assistive devices, or other requested accommodations, should be made to Amy Adams, NRPC Title VI Coordinator, at 802-524-5958 or aadams@nrpcvt.com, no later than 3 business days prior to the meeting for which services are requested.

Municipal Plan Review Tool

Town of Georgia – Final Review

This form addresses the statutory requirements of the State of Vermont for town plans, as cited in the Vermont Municipal and Regional Planning and Development Act, Title 24 V.S.A Chapter 117 (the Act). It includes the 12 required elements found in § 4382 of the Act; the four planning process goals found in § 4302(b), the 14 specific goals found in § 4302(c); and the standard of review found in § 4302(f), which covers consistency with goals and compatibility standards.

During the Regional approval and confirmation process, specified in § 4350 of the Act, the regional planning commission is required to assess town plans and the process whereby they are developed according to the criteria of the Act. Sections of relevant statute are quoted at each question.

Required Elements § 4382		Met	Not Met
1	Statement of Objectives, Policies, Programs	☒	☐
2	Land Use Plan and Map	☒	☐
3	Transportation Plan and Map	☒	☐
4	Utility and Facility Plan and Map	☒	☐
5	Rare Natural Resources/Historic Resources	☒	☐
6	Educational Facilities Plan and Map	☒	☐
7	Implementation Program	☒	☐
8	Compatibility Statement	☒	☐
9	Energy Plan	☒	☐
10	Housing Element	☒	☐
11	Economic Development Element	☒	☐
12	Flood Resiliency Plan	☒	☐
State Planning Goals § 4302		Met	Not Met
1	Compact village centers	☒	☐
2	Economy	☒	☐
3	Education	☒	☐
4	Transportation	☒	☐
5	Natural and Historic Resources	☒	☐
6	Quality of air, water, wildlife, forests, and other land resources	☒	☐
7	Efficient use of Energy and Renewable Energy Resources	☒	☐
8	Recreation	☒	☐
9	Agriculture and Forest Industries	☒	☐
10	Use of Resources and Earth Extraction	☒	☐
11	Safe and Affordable Housing	☒	☐
12	Public Facilities and Services	☒	☐
13	Child Care	☒	☐
14	Flood Resiliency	☒	☐
15	Environmental Justice	☒	☐

TOWN PLAN REQUIRED ELEMENTS

Title 24 Chapter 117: Municipal and Regional Planning and Development

24 V.S.A. § 4382. The plan for a municipality

(a) A plan for a municipality may be consistent with the goals established in section 4302 of this title and compatible with approved plans of other municipalities in the region and with the regional plan and shall include the following:

(1) A statement of objectives, policies and programs of the municipality to guide the future growth and development of land, public services and facilities, and to protect the environment.

Met

Pages: 75-98

Comments: Goals and policies are located in Part IV of the plan. Goals are organized by topics which include Natural Resources, Infrastructure & Town Services, Future Land Use, and Economic Development, Growth & Taxes. Relevant policies are listed under each goal. Responsible parties and a timeline of action are included for each policy.

(2) A land use plan, consisting of a map and statement of present and prospective land uses, that:

(A) Indicates those areas proposed for forests, recreation, agriculture (using the agricultural lands identification process established in 6 V.S.A. § 8), residence, commerce, industry, public and semi-public uses and open spaces, areas reserved for flood plain, and areas identified by the State, the regional planning commission, or the municipality that require special consideration for aquifer protection; for wetland protection, for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes.

(B) Sets forth the present and prospective location, amount, intensity and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service.

(C) Identifies those areas, if any, proposed for designation under chapter 76A of this title and for status under 10 V.S.A. §§ 6033 and 6034, together with, for each area proposed for designation, an explanation of how the designation would further the plan’s goals and the goals of § 4302 of this title, and how the area meets the requirements for the type of designation to be sought.

(D) Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests.

Met

Pages: 30-53, 67-68, 77, 100-101

MAPS

Present Land Use Plan ✓

Prospective Land Use Plan ☒

Comments: Points A and D are addressed in Part II of the plan. Maps are shown of floodplains, river corridors, watershed protection areas, wetlands, agricultural soils, forestry soils, rare species, and wildlife habitat blocks. The text elaborates on each specific resource and measures to protect them.

Regarding Point B, there is a future land use map on page 77, with detailed vision statements for each proposed land use district.

Point C is addressed in Part III, which proposes Georgia’s South Village as an area for a village center or new town center designation. The plan states how a designation would qualify the village for grant funding programs to establish water and sewer, which is necessary to attract and enable a more walkable downtown village. A future land use policy in Part IV is to apply for Village Center or New Town Center designation in the South Village and Georgia Center (and/or to work with NRPC through the revised Act 181 process to receive state designations for these areas) to promote more compact and efficient growth.

(3) A transportation plan, consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, with indications of priority of need;

Met	
Pages: 8-10, 12-14, 71-72, 92-93	
MAP	
Transportation	☒

Comments: Existing road and highway maintenance is discussed in Part II. Part II also discusses the existing public transportation services serving Georgia, and nearby train services and airports. The freight railway that runs through Georgia is also discussed. Walking trails are discussed under the Outdoor Recreation heading. The potential for the development of a bike and pedestrian trails feasibility study is discussed in Part III, and listed as a policy in part IV. Consider showing walking trails

(4) A utility and facility plan, consisting of a map and statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs and method of financing;

Met	
Pages: 7-19, 55-73, 94-99	
MAP	
Utility and Facility	☒

Comments: Current utilities and facilities are discussed in Part II, with subheadings for the town office, highway department, public safety, fire & emergency, solid waste, water & sewer, electricity & natural gas, telecommunications, recreation, schools, childcare, and postal service. Issues and opportunities related to town facilities and utilities are discussed in Part III. Goals and policies related to infrastructure, town services and energy are listed in part IV.

(5) A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources;

Met
Pages: 36-54, 83-87

Comments: Part II contains subheadings discussing Fragile, Unique and Sensitive Ecology, Scenic Resources, and Historic and Cultural Resources in Georgia. Maps of landscape priorities and threatened, endangered and uncommon species are also included in the section. Goals and policies related to Historic & Cultural Resources and Scenic & Natural Resources are listed in Part IV.

(6) An educational facilities plan consisting of a map and statement of present and projected uses and the local public school system;

Met
Pages: 13, 16-17

MAP
Educational Facility ☒

Comments: Information on schools is located in Part II. Georgia is served by the Georgia Elementary and Middle School for Pre K-8, and students attend high schools outside of the community. Current and projected uses for the school are discussed in the plan. There is no specific map of educational facilities, but the Georgia Elementary and Middle School building is shown on the Facilities and Utilities map on page 13.

(7) A recommended program for the implementation of the objectives of the development plan;

Met
Pages: 75-105

Comments: Part IV of the plan contains policies that serve as implementation actions for each goal of the plan. Responsible parties and a timeline of action are included for each policy. Priority recommendations are also listed at the start of the section.

(8) A statement indicating how the plan relates to development trends and plans of adjacent municipalities, areas and the region developed under this title;

Met
Pages: 78-80

Comments: The Future Land Use section of Part IV discusses land use districts in adjacent communities and how they align with the Georgia plan. There is also a discussion on how the Georgia plan supports and helps implement goals and policies in the NRPC Regional Plan.

(9) An energy plan, including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources, a statement of policy on patterns and densities of land use likely to result in conservation of energy;

Met
Pages: 14-15, 69-70, 79, 100-101

Comments: Existing energy infrastructure is discussed in Part II. The Energy, Sustainability and Resilience section of Part III outlines ways for the town to take a more active role in leading or supporting sustainable energy solutions, including renewable energy resources. The Energy section of Part IV contains implementation actions related to energy efficiency and support for sustainable energy, including conducting periodic energy audits of Town buildings and vehicles. A statement of policy on patterns and densities of land use likely to result in conservation of energy is located in the Future Energy Goals subsection of Part IV on page 79.

(10) A housing element that shall include a recommended program public and private actions to address housing needs and targets as identified by the regional planning commission pursuant to subdivision 4348a(a)(9) of this title. The program shall use data on year-round and seasonal dwellings and include specific actions to address the housing needs of persons with low income and persons with moderate income and account for permitted residential development as described in section 4412 of this title.

Met
Pages: 23-27, 66, 91-93

Comments: Analysis on current housing stock and affordability is located in Part II, which includes data on year-round and seasonal dwellings. This section has good integration with the town's demographic information. Actions to promote housing affordability are discussed in Part III. This discussion includes providing more variety in the types of housing which are allowed, including apartments, senior apartments, senior living and cottage courts. Implementation actions related to housing are located in Part IV.

Pg. 91 contains a policy to maintain the existing building permit cap of 35 new residences per year and raise the cap on number of units per builder. The plan would benefit from more discussion regarding the justification for maintaining this permit cap and how this cap aligns with the community's housing goals. Building 35 units per year would likely allow Georgia to reach its housing target, but it is unclear what the cap on number of units per builder is and how this is affecting the supply of housing in Georgia. The permit cap is only referenced in the list of goals and policies at the end of the plan. Referencing this policy and the justification for keeping it in other appropriate sections of the plan would make the housing element stronger.

(11) An economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.

Met
Pages: 27-29, 64-65, 67-68, 90-91

Comments: Present economic conditions are discussed in Part II. Desired economic development is discussed in Part III, including to diversify and densify the nonresidential land uses in Georgia, particularly in the southern end of town where commercial and industrial operations are focused. The South Village is identified as a location to create a special destination that could be an attractive place to work, shop and live, and identified as a desired location to focus economic growth. Barriers

include lack of municipal water and sewer. Policies to implement desired economic development are located in Part IV.

(12)(A) A flood resilience plan that:

(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and

(ii) recommends policies and strategies to protect the areas identified and designated under subdivision (12)(A)(i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.

(B) A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.

Met
Pages: 39, 52-53, 69-70, 86-89, 104-105

Comments: The Flood Resiliency section in Part II discusses flood hazard and fluvial erosion vulnerabilities in Georgia. River corridors, floodplains and wetlands are shown on the Flood, Water and Wetland Resources map on page 39. Potential policies to protect these areas are discussed, including adopting River Corridor regulations in the Georgia Development Bylaws. Further discussion on flood resilience is located in Part III under Energy, Sustainability and Resilience, including the importance of continually updating the local Hazard Mitigation Plan and Emergency Preparedness Plan. Implementation actions related to flood resilience are located in Part IV under Scenic & Natural Resources and Other Implementation.

GOALS AND STANDARDS OF REVIEW

24 VSA § 4302

(a) General purposes . . .

(b) It is also the intent of the legislature that municipalities, regional planning commissions and state agencies shall engage in a continuing planning process that will further the following goals:

- (1) To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and state agencies.
- (2) To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.
- (3) To consider the use of resources and the consequences of growth and development for the region and the state, as well as the community in which it takes place.
- (4) To encourage and assist municipalities to work creatively together to develop and implement plans.

(c) In addition, this chapter shall be used to further the following specific goals:

Goal 1: To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

Consistent

Pages: 67-68, 75-77

(A) Intensive residential development should be encouraged primarily in areas related to downtown centers, village centers, planned growth areas, and village areas as described in section 4348a of this title, and strip development along highways should be avoided. These areas should be planned so as to accommodate a substantial majority of housing needed to reach the housing targets developed for each region pursuant to subdivision 4348a(a)(9) of this title.

(B) Economic growth should be encouraged in locally and regionally designated growth areas, or employed to revitalize existing village and urban centers, or both.

(C) Public investments, including construction or expansion of infrastructure, should reinforce the planned growth patterns of the area.

(D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.

How has the Town Plan addressed this goal: The plan discusses the importance of developing the South Village as a mixed-use village center to prevent further sprawling strip development. The South Village is described as a targeted area to concentrate economic growth. Potential public investments include establishing municipal water and sewer to make denser development feasible.

The Future Land Use map proposes changes to existing land use districts, the most substantial of which is the addition of a new Hamlet Business district in Georgia Center. The vision statement for this district makes it clear that development shall be appropriately scaled and patterned to match the older historic hamlet. The vision statement references pedestrian connections, reduced setbacks, and avoiding auto-centric uses such as shopping plazas and drive-thrus as components of the district. This land use district shows an intention to enhance the existing hamlet as a compact village center and make substantial progress toward achieving this planning goal. Future bylaw updates that provide more detail and build out the purpose statement of this district can bring Georgia’s zoning in further alignment with smart growth principles.

The Future Land Use map also proposes extending the Business district southward along Route 7 to Conger Road and extending the Residential Hamlet district along Polly Hubbard Road and Route 7. While language in vision statements for both districts states that strip development shall be avoided in these areas, both districts extend linearly along Route 7. Future zoning updates should include clear standards for these districts that elaborate on how strip development will be avoided.

If the goal is not relevant or attainable, how does the plan address why:

Goal 2: To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.

Consistent
Pages: 90-91

How has the Town Plan addressed this goal: Goals and policies related to Economic Development are located in Part IV, and include a policy to promote a diversified and stable economy and a policy to provide infrastructure to accommodate more intensive land uses in designated areas.

If the goal is not relevant or attainable, how does the plan address why:

Goal 3: To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.

Consistent
Pages: 103

How has the Town Plan addressed this goal: The plan has a goal to broaden access to educational and vocational training, and a policy to revise land use regulations to reduce potential obstacles to the siting and availability of local trade school and vocational training opportunities.

If the goal is not relevant or attainable, how does the plan address why:

Goal 4: To provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.

Consistent

Pages: 94-95

(A) Highways, air, rail and other means of transportation should be mutually supportive, balanced and integrated.

How has the Town Plan addressed this goal: The plan contains transportation goals which include working toward the diversification of the local transportation network to include multi-modal options. Implementation actions include considering to pursue funding for a Bicycle and Pedestrian plan.

If the goal is not relevant or attainable, how does the plan address why:

Goal 5: To identify, protect and preserve important natural and historic features of the Vermont landscape including:

Consistent

Pages: 17, 36-53, 56-58, 85-91

(A) significant natural and fragile areas;

(B) outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands;

(C) significant scenic roads, waterways and views;

(D) important historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas

How has the Town Plan addressed this goal: Current natural features are identified in the Existing Physical Setting section of Part II, and cultural and historic features are identified in the Historic & Cultural Resources section. The priority implementation actions in Part III include Protection of Local Character & Natural Resources, and Protection of Historic & Cultural Resources. Additional goals and policies are listed in Part IV, including to maintain a list of historic sites and structures, to encourage rehabilitation and adaptive reuse, and many policies related to preserving natural features.

If the goal is not relevant or attainable, how does the plan address why:

Goal 6: To maintain and improve the quality of air, water, wildlife, forests and other land resources.

Consistent

Pages: 36-53, 56-57, 85-89

How has the Town Plan addressed this goal: Existing wildlife habitat, forest blocks, and air and water resources are discussed in the Existing Physical Setting section of Part II. Protection of natural resources is a priority implementation action in Part III. Part IV contains additional goals and policies relating to natural resources, including opportunities to better incorporate natural resources into the planning and development review process.

If the goal is not relevant or attainable, how does the plan address why:

Goal 7: To encourage the efficient use of energy and the development of renewable energy resources.

Consistent

Pages: 69-70, 79, 100-101

How has the Town Plan addressed this goal: Energy, Sustainability and Resilience is a priority implementation action listed in Part III. The Vermont Comprehensive Energy Plan is mentioned under Future Energy Goals in Part IV, and specific implementation actions related to energy are listed as well. These include considering alternative energy systems when upgrading municipal systems, equipment or vehicles, and to work to reduce administrative barriers to sustainable energy adoption.

If the goal is not relevant or attainable, how does the plan address why:

Goal 8: To maintain and enhance recreational opportunities for Vermont residents and visitors.

Consistent

Pages: 14, 71-72, 97-98

(A) Growth should not significantly diminish the value and availability of outdoor recreational activities.

(B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.

How has the Town Plan addressed this goal: Current recreation lands and facilities in Georgia are discussed in Part II, including the town beach, town forest and Silver Lake Woods. Recreation & Quality of Life is a priority implementation action in Part III, based on support among residents during the planning process for additional walking and biking trails, improved facilities at the town beach, and more activities for local youth. Specific implementation actions in Part IV include to consider the development of a Trails Master Plan and to coordinate with adjacent municipalities to plan for shared recreational amenities.

If the goal is not relevant or attainable, how does the plan address why:

Goal 9: To encourage and strengthen agricultural and forest industries.

Consistent

Pages: 31-35, 64-65, 75-77, 102-103

(A) Strategies to protect long-term viability of agricultural and forest lands should be encouraged and should include maintaining low overall density.

(B) The manufacture and marketing of value added agricultural and forest products should be encouraged.

(C) The use of locally-grown food products should be encouraged.

(D) Sound forest and agricultural management practices should be encouraged.

(E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.

How has the Town Plan addressed this goal: Strengthening and supporting local agricultural industries is a component of the Economically Strong Tax Base priority implementation action in Part III. Specific policies include revising the land use regulations to reduce obstacles to the growth of agricultural industries such as value-added products and locally grown food products. The Land Use sections of the plan make it clear that preserving agricultural space is a priority for the town's local culture and economy, and much of the town is in the Agricultural Residential future land use district.

If the goal is not relevant or attainable, how does the plan address why:

Goal 10: To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.

Consistent
Pages: 53, 89

How has the Town Plan addressed this goal: Natural and Earth Resources in Georgia are discussed in Part II. The plan contains a goal to protect local earth resources until needed for future use for the benefit of the community and to minimize the impacts of extraction on the environment. Policies include ensuring that proposed earth extractions have a plan for reclamation of the site.

If the goal is not relevant or attainable, how does the plan address why:

Goal 11: To ensure the availability of safe and affordable housing for all Vermonters.

Consistent
Pages: 66, 92-93

(A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income, and consistent with housing targets provided for in subdivision 4348a(a)(9) of this title.

(B) New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.

(C) Sites for multi-family and manufactured housing should readily available in locations similar to those generally used for single-family conventional dwellings.

(D) Accessory dwelling units within or attached to single family residences that provide affordable housing in close proximity to cost-effective care and supervision for relatives or disabled or elderly persons should be allowed.

How has the Town Plan addressed this goal: Housing goals include to allow for a more balanced and diverse mix of housing types that meets the needs of Georgia's population at every stage of life, and to utilize the development potential of the South Village area to accommodate denser housing options where infrastructure is able to support it. Additional detail is provided in the Housing priority implementation action in Part III, and specific policies are listed in Part IV.

If the goal is not relevant or attainable, how does the plan address why:

Goal 12: To plan for, finance and provide an efficient system of public facilities and services to meet future needs.

(A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal.

(B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.

Consistent

Pages: 7-19, 64-65, 96-99

How has the Town Plan addressed this goal: Existing facilities and services are discussed in Part II, including the town office, highway department, public safety, fire & emergency, water & sewer, solid waste, schools, health services, and the library. The Economically Strong Tax Base priority implementation action in Part III details goals to ensure that development and growth in Georgia occurs at a rate which can be accommodated by regional expansion and improvement of municipal facilities and services. Specific policies are listed in the Town Services & Infrastructure section of Part IV.

If the goal is not relevant or attainable, how does the plan address why:

Goal 13: To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.

Consistent

Pages: 19, 64-65, 67-68, 103

How has the Town Plan addressed this goal: Current childcare services in Georgia are discussed in Part II, including how they are not currently sufficient to meet the needs of residents. Ensuring that land development regulations do not negatively impact the availability of safe and affordable childcare is an economic development goal in Part III, and childcare is listed as a potential service that the town could attract to locate in the South Village. Reviewing and revising land use regulations to reduce potential obstacles to childcare is a policy listed in Part IV.

If the goal is not relevant or attainable, how does the plan address why:

Goal 14: To encourage flood resilient communities.

(A) New development in identified flood hazard and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.

(B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.

Consistent

Pages: 39, 52-53, 87, 104

(C) Flood emergency preparedness and response planning should be encouraged.

How has the Town Plan addressed this goal: The plan has a policy in Part IV to review current Flood Hazard District standards in the town’s development regulations for compliance with NFIP standards, and to consider adopting higher standards. The plan also supports protecting and restoring floodplains and river corridors, and the implementation of high priority projects as identified in the Local Hazard Mitigation Plan. Floodplains and river corridors are identified on the Flood, Water and Wetland Resources map and the Flood Resiliency section in Part II

If the goal is not relevant or attainable, how does the plan address why:

Goal 15: To equitably distribute environmental benefits and burdens as described in 3 V.S.A. chapter 72.

Consistent
Pages: 69-70

How has the Town Plan addressed this goal: A plan goal is to ensure public utilities and services are enhanced in ways that improve economic development opportunities and quality of life and do not jeopardize public health or the environment.

If the goal is not relevant or attainable, how does the plan address why:

Regional Plan and Adjacent Community Plan Compatibility

Regional Plan

Does the municipal plan propose any changes to future land use districts when compared with the existing zoning map?

Yes

The Future Land Use map proposes changes to existing land use districts, the most substantial of which is the addition of a new Hamlet Business district in Georgia Center. The vision statement for this district makes it clear that development shall be appropriately scaled and patterned to match the older historic hamlet. The vision statement references pedestrian connections, reduced setbacks, and avoiding auto-centric uses such as shopping plazas and drive-thrus as components of the district. This land use district shows an intention to enhance the existing hamlet as a compact village center. Future bylaw updates that provide more detail and build out the purpose statement of this district can bring Georgia’s zoning in further alignment with smart growth principles and NRPC’s regional goals.

The Future Land Use map also proposes extending the Business district southward along Route 7 to Conger Road and extending the Residential Hamlet district along Polly Hubbard Road and Route 7. While language in vision statements for both districts states that strip development shall be avoided in these areas, both districts extend linearly along Route 7. Future zoning updates should include clear standards for these districts that elaborate on how strip development will be avoided.

Is the municipal plan compatible with its regional plan?

Yes

Comments: The Assessment of Future Land Use section of Part IV describes how the town plan relates to the NRPC Regional Plan. Common themes in Economic Development, Housing, Recreation, Natural Resources, and Land Use are discussed. The town plan supports and implements many of the goals and policies in the Regional Plan.

Adjacent Municipalities

Is the municipal plan compatible with approved plans of other municipalities in the region?

Yes

Comments: The Assessment of Future Land Use section of Part IV describes how Georgia’s land use districts relate to adjacent communities, and common themes between town plans. Adjacent communities are St. Albans, Fairfax, and Milton. All adjacent land use districts are compatible across municipal boundaries.

STANDARD OF REVIEW

24 V.S.A. § 4302(f)

(1) As used in this chapter, "consistent with the goals" requires substantial progress toward attainment of the goals established in this section, unless the planning body determines that a particular goal is not relevant or attainable. If such a determination is made, the planning body shall identify the goal in the plan and describe the situation, explain why the goal is not relevant or attainable, and indicate what measures should be taken to mitigate any adverse effects of not making substantial progress toward that goal. The determination of relevance or attainability shall be subject to review as part of a consistency determination under this chapter.

(2) As used in this chapter, for one plan to be "compatible with" another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan.

If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following:

- (A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;
- (B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;
- (C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan, and
- (D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.

24 V.S.A. § 4350. Review and consultation regarding municipal planning effort

(a) A regional planning commission shall consult with its municipalities with respect to the municipalities' planning efforts, ascertaining the municipalities' needs as individual municipalities and as neighbors in a region, and identifying the assistance that ought to be provided by the regional planning commission. As a part of this consultation, the regional planning commission, after public notice, shall review the planning process of its member municipalities at least twice during an eight-year period, or more frequently on request of the municipality, and shall so confirm when a municipality:

- (1) is engaged in a continuing planning process that, within a reasonable time, will result in a plan which is consistent with the goals contained in section 4302 of this title; and
- (2) is maintaining its efforts to provide local funds for municipal and regional planning purposes.

(b)(1) As part of the consultation process, the commission shall consider whether a municipality has adopted a plan. In order to obtain or retain confirmation of the planning process after January 1, 1996, a municipality must have an approved plan. A regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted. Each review shall include a public hearing which is noticed at least 15 days in advance by posting in the office of the municipal clerk and at least one public place within the municipality and by publication in a newspaper or newspapers of general publication in the region affected. The commission shall approve a plan if it finds that the plan:

- (A) is consistent with the goals established in section 4302 of this title;
- (B) is compatible with its regional plan;

(C) is compatible with approved plans of other municipalities in the region; and

(D) contains all the elements included in subdivisions 4382(a)(1)-(10) of this title.

Review and Approval Process

The following procedures shall be used for Regional Planning Commission review of municipal plans. The first procedure pertains to review of municipal plan adoptions and re-adoptions. The second is a procedure for review of municipal plan amendments.

Town Plan Review & Approval Process – Adoptions and Re-adoptions

1. The regional planning commission (RPC) receives a request for municipal plan approval. Staff will encourage municipalities to submit requests for approval at the time of noticing the Planning Commission public hearing.
2. **Preliminary Review.** Staff will complete a Preliminary Staff Review of the draft plan when requests for regional approval are received for a municipal plan that is still under review by the local Planning Commission. Staff may convene a Municipal Plan Review Committee meeting to review the draft plan, and the Preliminary Staff Review, and to make any recommendations to the Planning Commission. Staff will provide comments from the preliminary staff review to the local Planning Commission, including notification of any content or lack thereof that could preclude RPC approval.
3. **Final Review.** Staff will complete a Final Staff Review for municipal plans that have recently been adopted or where the final Selectboard hearing has been or will soon be warned. If the staff review reveals a flaw that would preclude RPC approval, the municipality will be notified. It is the municipality's option as to whether they want a final decision on the plan or if the plan should be withdrawn from the approval process.
4. The Final Staff Review, including draft findings and recommendations, will be provided to the Municipal Plan Review Committee. The Municipal Plan Review Committee shall meet at least once to review the Town Plan, Final Staff Review and prepare findings and recommendations to the Board of Regional Commissioners.
5. The RPC will hold a duly warned public hearing before the RPC makes its final decision on regional approval of the plan and confirmation of the municipalities planning process.
6. The Municipal Plan Review Committee will provide findings and recommendations to the Board of Regional Commissioners on regional approval of the municipal plan and confirmation of the planning process.
7. In all cases the RPC will take final action on the plan approval request within 60 days of its receipt.

Town Plan Amendment Review Process

1. The regional planning commission (RPC) receives a request to review an amendment to the municipal plan.

2. Staff will complete a Final Staff Review, including draft findings, and a recommendation on whether or not the amendment may be approved within the context of the current regional approval of the municipal plan, or if the amendment constitutes a material change to the plan that is beyond the scope of the current regional approval. At the discretion of staff, the staff review and findings will be provided to the Municipal Plan Review committee for review and approval.
3. The Final Staff Review, including findings and recommendations, shall be provided to the municipality. If the amendment constitutes a material change to the plan that is beyond the scope of the current regional approval, the municipality will have the option of submitting the amended plan for regional approval.

Final Staff Review shall consist of the following items:

1. Staff review checklist contained in Municipal Plan Review Tool.
2. Energy Planning Standards for Municipal Plans – Determination Checklist (if requested/relevant)
3. Municipal Plan Implementation Assessment (for confirmation of planning program)

Municipal Plan Review Committee

The Chair of NRPC will appoint a five-member Municipal Plan Review Committee following the annual meeting each year. The Municipal Plan Review Committee is responsible for reviewing all plans submitted for approval during that year. Board members representing the municipality whose plan or amendment is under review must temporarily recuse themselves as a member of the Committee. They may, however, act on behalf of the municipality during the review process, and provide testimony at the public hearing.

The Committee, at its first meeting in each fiscal year, will elect a Chair to run meetings, the public hearing(s), and to present the Panel's recommendations to the Board and a Vice-Chair to assume the duties of the Chair as needed.

It is the responsibility of the Committee to consider staff recommendations and any comments from the municipality, neighboring municipalities, and other interested parties; and to make recommendations to the Board of Commissioners in the form of written findings and conclusions. If requested, the Committee may provide preliminary comments on a draft plan prior to the final review and findings.

NRPC staff shall organize and warn the required public hearing and any Municipal Plan Review Committee meetings. Committee members shall attend the public hearing or review the record of the hearing. The Committee will prepare written findings and recommendations. The Committee's findings and recommendations will be presented to the Board of Commissioners for action.

Staff Responsibilities

After submission of a request for regional approval by the local legislative body, one or more staff members, appointed by the Executive Director, will conduct a review of a proposed plan or plan amendment. Staff will encourage municipalities to submit requests for regional approval at the time of noticing the planning commission public hearing. When requests are received at this time or at a minimum prior to noticing the first legislative body hearing, staff will conduct a preliminary review of the plan prior to the final review. Staff will review plans using the checklist provided in the Municipal Plan Review Tool. Under direction of the Committee, staff will complete all required public notifications, prepare written findings and otherwise assist the Committee.

TO: SELECT BOARD CHAIR, PLANNING COMMISSION CHAIR, REGIONAL COMMISSIONER, TOWN CLERK, AND TOWN ADMINISTRATOR

FROM: LUKE SLOMBA, REGIONAL PLANNER

SUBJECT:TOWN OF GEORGIA MUNICIPAL PLAN - REGIONAL APPROVAL REQUEST

DATE: 1/9/2025

Enclosed is a copy of the final staff review of the Georgia Municipal Plan. This final review was done as part of the process for regional review of the plan as requested by the town.

The Board of Regional Commissioners has appointed a committee to the review panel for the plan. Their responsibilities will be to review the plan according to the Commission's adopted policies to determine whether the plan meets the requirements outlined in Chapter 117. The review panel will prepare written findings, and make a recommendation to the Board of Commissioners. A board vote is planned for the January Board meeting.

As part of the review process, the review panel must hold a warned public hearing. NRPC will hold a public hearing, the hearing will be held in a hybrid format and open to the public. The public hearing will be in conjunction with the Municipal Plan Review Committee on January 29 at 6:00 p.m. Credentials to access the meeting remotely will be posted at www.nrpcvt.com/municipal-plan-review-committee.

Please post the hearing notice in your standard posting locations, including the municipal office and website.

Please feel free to contact me if you have any questions about the review process!

Enclosure: Final Staff Review
Public Hearing Notice



GEORGIA VERMONT

Planning Commission Meeting Tuesday, December 10, 2024 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Minutes

1. CALL TO ORDER - 6:34 PM

BOARD PRESENT

Suzanna Brown, Chair Jared Waite, Vice Chair Heather Dunsmore, Tony Heinlein

BOARD ABSENT

Charles Cross

STAFF PRESENT

Doug Bergstrom, Zoning Administrator, Kollene Caspers, Zoning Clerk

GUESTS PRESENT

Michael Allen, ReGrowth

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

Planning Commission payment details to discuss at the end of the meeting.

3. DISCUSSION

A. Town Plan Update

- D. Bergstrom updated the Planning Commission on Northwest Regional Planning Commission's changes to the Georgia Town Plan. Their committee will meet tomorrow to go over any changes they have to Georgia's plan.
- The Selectboard will hold the second Town Plan public meeting on Monday, December 16th. The meeting is warned for the Planning Commission to meet afterwards to take any necessary actions.

B. 2025 Planning Commission Meeting Calendar

- D. Bergstrom introduced the 2025 Planning Commission meeting calendar.

Motion to approve the meeting calendar as presented.

Motion made by Brown, Seconded by Vice Chair Dunsmore.

Voting Yea: Brown, Chair Waite, Vice Chair Dunsmore, Heinlein

C. Development Regulations Review

- M. Allen went through the most recent changes he made to the Development Regulations overhaul.
- The Planning Commission reviewed the provided changes line by line to correct, clarify and add to the details.

4. APPROVAL OF MINUTES

A. Planning Meeting Minutes: November 12, 2024

Motion to approve minutes with minor changes.
Motion made by Brown, Seconded by Vice Chair Dunsmore.
Voting Yea: Brown, Chair Waite, Vice Chair Dunsmore, Heinlein

5. PLAN NEXT MEETING AGENDA

- December 16, 2024: Planning Commission will meet after the Selectboard meeting if necessary.
- January 14, 2025: This meeting will continue the review of Development Regulations.

6. OTHER BUSINESS

- D. Bergstrom explained the W-9 forms to be completed for Planning Commission members to get paid, per meeting attended.

7. DELIBERATIONS

8. ADJOURN

Motion to adjourn at 9:04pm
Motion made by Chair Waite, Seconded by Heinlein.
Voting Yea: Brown, Chair Waite, Vice Chair Dunsmore, Heinlein

Posted to the Town website.
Signed: Kollene Caspers, Zoning Clerk, Planning Clerk
Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com



GEORGIA VERMONT

**Planning Commission Special Meeting: Public Hearing for New Town Plan during
Selectboard Special Meeting
Monday, December 16, 2024 at 6:00 PM
Chris Letourneau Meeting Room and via Zoom
Minutes**

- 1. CALL TO ORDER - 6:00 PM**
- 2. DISCUSSION**
 - A. Joint Meeting with the Selectboard
 - See Selectboard Meeting Minutes for list of participants and discussion.
 - B. Discuss and Approve Potential Changes to Town Plan, if needed
PLANNING BOARD PRESENT: Chair Jared Waite, Suzanna Brown, Vice Chair Heather Dunsmore, & Tony Heinlein
PLANNING BOARD ABSENT: Chuk Cross
STAFF PRESENT: Doug Bergstrom, Kollene Caspers
GUEST: Michael Allen, ReGrowth
 - Recapped Public Hearing with Selectboard. The Town Plan was not passed after discussion with the Planning Commission, public and Greta Brunswick who was representing Northwest Regional Planning Commission.
 - Concern was expressed over the new *Mixed Business* zone. The area's purpose statement should be more specific in what types of development is allowed. This zone will also have to comply with "Smart Growth Principles" as delineated in Vermont State statute. This includes specific language against "strip development" and change to the map for a more compact settlement, more in line with a "Historic Hamlet."
 - The Zoning office will work on the changes and send them to M. Allen to update the Town Plan draft. The Zoning office will coordinate with the Planning Commission members to review the changes before warning the third Town Plan hearing on Monday, January 6th with the Selectboard.
- 3. DELIBERATIONS**
- 4. ADJOURN (7:50pm)**

Posted to the Town website.
Signed: Kollene Caspers, Zoning Clerk, DRB & Planning Clerk
Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com



GEORGIA VERMONT

Planning Commission Emergency Meeting: Town Plan Wednesday, December 18, 2024 at 12:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVLzVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

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

1. CALL TO ORDER - 12:10 PM

BOARD PRESENT

Suzanna Brown, Vice Chair Heather Dunsmore, Tony Heinlein
Chuk Cross (via Zoom)

BOARD ABSENT

Chair Jared Waite

STAFF PRESENT

Doug Bergstrom, Zoning Administrator, Kollene Caspers, Zoning Clerk

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. DISCUSSION

A. Changes to the Draft Town Plan

- Changes were made to the Business Mixed District, the area title was changed to *Hamlet Business* district, and the language "less intensive land uses" will be stricken. All other language in the description is approved.
- The map has been updated to condense the Hamlet Business district into a smaller area between Plains Road and Reynolds Road.
- Redeeming Grace Church was included in the South Village zoning district.

Motion to accept the map and description, with changes.

Motion made by Brown, Seconded by Heinlein.

Voting Yea: Brown, Cross, Vice Chair Dunsmore, Heinlein

4. OTHER BUSINESS

5. DELIBERATIONS

6. ADJOURN

Motion to adjourn the meeting at 12:26pm

Motion made by Brown, Seconded by Heinlein.

Voting Yea: Brown, Cross, Vice Chair Dunsmore, Heinlein

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, DRB & Planning Clerk

Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com



GEORGIA VERMONT

**Planning Commission Special Meeting: Public Hearing for New Town Plan during
Selectboard Special Meeting
Monday, January 6, 2025 at 5:00 PM
Georgia Fire Station Community Room and via Zoom
Minutes**

1. **CALL TO ORDER - 5:00 PM**
2. **DISCUSSION**
 - A. Joint Meeting with the Selectboard
 - See Selectboard Meeting Minutes for list of participants and discussion.

Posted to the Town website.

Signed: Kollene Caspers, Zoning Clerk, DRB & Planning Clerk
Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com