

Town of Bristol

Unified Development Regulations

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Village Business (VB)

A. Objectives and Guidelines

This district is [intended](#) to promote the economic vitality of Bristol’s downtown businesses, while maintaining its historic character, pedestrian scale and orientation, and small-town atmosphere. This district [encompasses all lots served by the Bristol wastewater system](#). It is densely developed, largely with block commercial buildings. It is planned to be Bristol’s primary retail center, [supported by Bristol’s densest housing options](#). Use of existing storefronts on Main Street for non-retail purposes shall be strongly discouraged. Full utilization of existing buildings is encouraged in a manner that preserves their architectural integrity, and demolition of structurally sound historic structures shall be strongly discouraged.

B. Allowed Uses¹

Permitted (*Site Plan Review)		Conditional Use Review
Exempt Uses (See SECTION 301)	*Personal Service * Office	Emergency Services Facility Police Station
Dwelling, single family	*Business Service	Public Works Facility
Dwelling, two-family	*Financial Service	Educational Facility
*Dwelling, multi-family	*Media Studio	
Dwelling, accessory	*Healthcare Clinic	Snack Bar
*Home Business ²	*Restaurant	Catering Services
Group Home	B&B	Hotel
Family Childcare Home	*Inn/Guest Facility	Inn/Guest Facility
*Daycare Facility	*Outdoor Recreation	Retreat Center
*Accessory Use or Building	*Theater	
*Government Office	*Retail Store, Class 1	Retail Store, Class 3
*Post Office	*Retail Store, Class 2	
*Place of Worship	*Open Air Market	
*Cultural Facility	*Grocery Store	
*Community Center	*Artist/Craftsperson Studio	
*Club	*Light Industry, Class 1	
*Communications Antenna	*Farm, Access On-Farm Bus	

C. Dimensional Standards

	Minimum	Maximum
Residential density ²	n/a	86 dwelling units per acre
Commercial density and lot size ³	n/a	1 unit /acre
Residential lot size	5,000 10,000 sf	n/a
Lot frontage	50 ft.	n/a
Lot depth	50 ft.	n/a
Lot coverage	n/a	90%
Front-yard setback ⁴	0 ft. principal /20 ft. accessory	10 ft. principal
Side-yard/rear-yard setback	0 ft. principal / 5 ft. accessory	n/a
Building height ⁵	3 stories principal	45 0 ft.

¹ Within the Downtown Design Review Overlay District all development involving exterior modifications shall go to the Design Review Committee for review. The Committee shall pass their recommendations on to the Development Review Board or Z.A.

² [Affordable housing developments as defined by 24 V.S.A. 4303\(2\) including mixed use development, may add an additional density bonus of up to 50% as required by 24 V.S.A. 4412\(13\)](#)

³ In all districts, commercial lot sizes, but not commercial density, may be reduced to the minimum residential lot size but only as part of a planned unit development approved by the Development Review Board.

⁴ The Z.A. shall measure front-yard setback in this district from the road ROW to allow structures to abut the road. The Z.A. shall measure front-yard setbacks in all other districts from the road centerline for ease of administration. The Z.A. shall measure front-yard setbacks for accessory structures from the principal building frontline.

⁵ [Affordable housing developments as defined by 24 V.S.A. 4303\(2\) including mixed use development, may add an additional one story over and above the maximum height limitations, provided that the structure complies with the Vermont Fire Code](#)

Footprint/structure	n/a	30,000 sf princ/ 10,000 sf accessory
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Residential Office Commercial (ROC)

A. Objectives and Guidelines

The purpose of this district is to maintain and enhance the historic look and character, quality of life and mixed-use environment extending outward from Bristol’s Village Business District. This area already contains a mixture of historic homes, but also remains suitable for office and commercial development because of its proximity to the existing commercial core of Bristol. Commercial development in this area should complement and reinforce Bristol’s village. It should retain the larger historic homes within the district. Accordingly, adaptive re-use of existing buildings is encouraged in a manner that preserves their architectural integrity, and demolition of structurally sound historic structures shall be strongly discouraged. The uses allowed should not greatly impact upon the area residences and therefore should have limited impacts stemming from traffic, noise, odor or safety hazards.

B. Allowed Uses⁶

Permitted (*Site Plan Review)		Conditional Use Review
Exempt Uses (See SECTION 301)	*Office	Residential Healthcare Facility
Dwelling, single family	*Personal Service	
Dwelling, two-family	*Business Service	Educational Facility
Dwelling, accessory	*Financial Service	
Home Occupation	*Media Studio	Restaurant
*Home Business ⁶	*Healthcare Clinic	Snack Bar
Group Home	*Recreation, Indoor	Bar
*Boarding House	*Recreation, Outdoor	Catering Service
* Retirement Community	B&B	
Family Childcare Home	*Theater	Inn/Guest Facility
*Daycare Facility	*Retail Store, Class 1	
Accessory Use or Building	*Open Air Market	Retail Store, Class 2
*Government Office	*Grocery store	Lumberyard
*Post Office	*Vehicle Service Station	
*Emergency Services Facility	*Repair Shop	Service Station/Convenience Store
*Police Station	*Artist/Craftsperson Studio	Car Wash
*Place of Worship	*Farm Product Sales (Class 1)	
*Cultural Facility	(Class 2)	Light Industry, Class 1
*Community Center	*Farm, Access On-Farm Bus	Research and Development
*Club		
*Communications Antenna		Veterinary Clinic

C. Dimensional Standards

	Minimum	Maximum
Residential density	n/a	4 dwelling units per acre
Commercial density and lot size	n/a	1 unit /acre ⁷
Residential lot size	10,000 sf	n/a
Lot frontage	50 ft.	n/a
Lot depth	50 ft.	n/a
Lot coverage	n/a	60%
Front-yard setback (measured from the road centerline)	35 ft. principal 45 ft. accessory	n/a
Side-yard/rear-yard setback	10 ft.	n/a
Building height	principal structure n/a	35 ft.
Footprint/structure	n/a	20,000 sf principal/ the lesser of 10,000 sf or 50% of the principal structure for accessory structures

⁶ See footnote 1.

⁷ See footnote 3.

Village Mixed (VM)

A. Objectives and Guidelines

This district shall promote opportunities for employment and housing within easy reach of the walkable core of the village. It promotes mixed use development intended to extend Bristol's village to the west and south and to offer a mix of residential, commercial and light manufacturing opportunities within the Village Planning Area. Its vision incorporates and expands the recent development opportunities created in the Pine Street area and seeks to encourage similar development in other areas within the district, including the Town owned property at Stoney Hill. Mixed use residential or commercial/office parks developed as Planned Unit Developments (PUDs) are encouraged. The district also incorporates several municipal uses, which it envisions expanding and/or otherwise changing to meet the needs of the community.

B. Allowed Uses

Permitted (*Site Plan Review)		Conditional Use Review
Exempt Uses (See SECTION 301)	*Office	Dwelling, Multifamily
Dwelling, Single Family	*Personal Service	Educational Facility
Dwelling, Two-Family	*Business Service	Residential Healthcare Facility
Dwelling, Accessory	*Financial Service	Retirement community
Home Occupation	*Media Studio	Group Home
*Home Business	*Healthcare Clinic	Inn/Guest Facility
*Boarding House	*Catering Facility	Hotel
Family Childcare Home	*B & B	Car Wash
*Daycare Facility	*Artist Craftsperson Studio	Repair Shop
Accessory Use or Building	*Light Industry, Class 1	Light Industry, Class 2
*Government Office	*Outdoor Recreation	Light Industry, Class 3
*Emergency Services Facility	* Farm, Accessory On-Farm Business	Sawmill Business Yard
*Police Station		
*Public Works Facility		
*Educational Facility		
*Place of Worship		
*Cultural Facility		
*Community Center		
*Communications Antenna		

C. Dimensional Standards

	Minimum	Maximum
Residential density	n/a	42 units/acre
Commercial density and lot size	n/a	1 unit/acre ⁸
Residential lot size	105 ,000 sq. ft.	n/a
Lot frontage	75 ft.	n/a
Lot depth	75 100 ft.	n/a
Lot coverage	n/a	50 20 % residential 50 40 % commercial
Front yard setback (Measured from the road centerline)	40 ft.	n/a
Rear yard setback	125 ft.	n/a
Side yard setback	105 ft.	n/a
building height	principal structure n/a	35 ft.
Footprint/structure	n/a	5,000 sf - principal 1,000 sf - accessory

⁸ In all districts, commercial lot sizes, but not commercial density, may be reduced to the minimum residential lot size but only as part of a planned unit development approved by the Development Review Board.

Recreational (REC)

A. Objectives and Guidelines

This district has been maintained and developed for public recreational uses and should continue to serve municipal and community needs for recreation. The district is comprised of property currently owned in part by the Town of Bristol and in part by the Bristol Recreation Club, Inc. The parcels should be treated as one cohesive unit if the ownership remains unchanged. The area is sometimes known as the Bristol Recreation Park and includes the Town’s land at the so-called “riding ring” on Liberty Street.

B. Allowed Uses

Permitted (*Site Plan Review)	Conditional Use Review
Exempt Uses (See SECTION 301)	None.
*Recreation, Indoor	
*Recreation, Outdoor	
* Farm, Accessory On-Farm Business	

C. Dimensional Standards

	Minimum	Maximum
Residential density	n/a	n/a
Commercial density	n/a	1 unit/acre
Lot Size	10 acres	n/a
Lot frontage	75 ft.	n/a
Lot depth	100 ft.	n/a
Lot coverage	n/a	n/a
Front yard setback (Measured from the road centerline)	40 ft.	n/a
Side-yard/ Rear-yard setback	40 ft.	n/a
Building height	n/a	45 ft.

Commercial (C-1)

A. Objectives and Guidelines

This district is located close to or within the Village Planning Area. The purpose of this district is to provide opportunities for both individual small-scale commercial and light industrial development and larger scale planned commercial and light industrial development. Existing residential uses will be allowed to continue. Retail Store, Class 3 development that competes with the downtown business district shall not be permitted.

B. Allowed Uses

Permitted (*Site Plan Review)		Conditional Use Review
Exempt Uses (See SECTION301)	*Recreation Indoor	Family Childcare Home
Farm Worker Housing	*Recreation Outdoor	Daycare Facility
Home Occupation		Educational Facility
*Home Business ⁸	*Retail Store, Class 1	Cemetery
*Accessory Use or Building	*Wholesale Facility	Community Center
		Club
*Government Office	*Artist Craftsperson Studio	Communications Tower
*Post Office	*Light Industry, Class 1	Snack Bar
*Emergency Services Facility	*Light Industry, Class 2	Hotel
*Police Station	*Warehousing and Distribution	Theatre
*Public Works Facility	*Self-storage	Retail Store, Class 2
*Place of Worship		Lumberyard
*Cultural Facility		Open Air Market
*Communications Antenna	*Nursery	Vehicle Service Station
	*Sawmill	Car Wash
*Office	*Farm Product Sales, Class 2	Repair Shop
*Personal Service	*Artist Craftsperson Studio	Vehicle Sales or Rental
*Business Service	* Farm, Acces On-Farm Business	Light Industry, Class 3
*Financial Service		Business Yard
*Media Studio		Salvage Yard
* Healthcare Clinic		Landfill
		Extraction ⁹
*Catering Facility		Farm Enterprise
*Inn/Guest Facility		Reservoir
		Kennel
		Slaughterhouse

C. Dimensional Standards

	Minimum	Maximum
Commercial density	n/a	1 unit/acre
Lot size	1 ac	n/a
Lot frontage	200 ft.	n/a
Lot coverage	n/a	40%
Lot depth	100 ft.	n/a
Front setback (measured from the road centerline)	40 ft. principal Accessor20 ft. behind principal frontline	n/a
Side-yard/rear-yard setback	50 ft. from residential lots/ 25 ft. from commercial lots	n/a
Building height	n/a	35 ft. ¹⁰
Footprint/structure (principal)	n/a	30,000 sf 1-story / 60,000 sf multi-story
Footprint/structure (accessory)	n/a	15,000 sf

⁹ New Extraction is not allowed within the Village Planning area, even if located within the C-1 district.

¹⁰ Portions of commercial structures not intended for human occupation, like silos or towers, in this district may reach up to 60 feet if necessary, for the operation of the proposed facility.

High Density Residential (HDR)

A. Objectives and Guidelines

It is the purpose of this district to allow for continued, high-density residential and compatible small business uses within the neighborhoods extending outward from downtown Bristol. This district is largely developed with single-family homes and it is the intent of these Regulations to protect the existing character and maintain the district's traditional settlement patterns and residents' quality of life.

B. Allowed Uses

Permitted (*Site Plan Review)		Conditional Use Review
Exempt Uses (See SECTION301)	* Farm, Accessory On-Farm Business	Dwelling, multi-family
Dwelling, single family		Boarding House
Dwelling, two-family		Retirement Community
Dwelling, accessory		Daycare Facility
Home Occupation		
Group Home		Government Office
Family Childcare Home		Public Works Facility
Accessory Use or Building		Cultural Facility
		Communications Antenna
* Educational Facility		
*Place of Worship		Office
*Community Center		Media Studio
*Club		
		Recreation, Indoor
B&B		
* Inn/Guest Facility		Veterinary Clinic
*Outdoor Recreation		Inn/Guest Facility
Nature Preserve		

C. Dimensional Standards

	Minimum	Maximum
Residential density Dwelling Two-family (Duplexes)	n/a	4 dwellingunits/acre 5 dwellingunits/acre
Commercial density and lot size	n/a	1 unit/acre ¹¹
Residential lot size	10,000 sf	n/a
Lot frontage	75 ft.	n/a
Lot depth	75 ft.	n/a
Lot coverage	n/a	50%
Front-yard setback (measured from road centerline)	40 ft. - principal 20 ft. behind principal frontline - accessory	n/a
Side-yard/rear-yard setback	15 ft. - principal 10 ft. - accessory	n/a
Building height	Principal structure n/a	35 ft. -principal 25 ft or 80% of principal, whichever is higher - accessory
Footprint/structure	n/a	5,000 sf - principal 1,000-900 sf - accessory

¹¹ In all districts, commercial lot sizes, but not commercial density, may be reduced to the minimum residential lot size but only as part of a planned unit development approved by the Development Review Board.

Village Residential (VR)

A. Objectives and Guidelines

It is the purpose of this district to create a transitional zone between the village core and the surrounding rural agricultural area. The district recognizes the steep slopes and potential for flash flooding and erosion in the area east of the village and reduces the ~~shall allow for increased~~ residential density and compatible small business and civic uses in this areas extending outward from Bristol village. The intent of this district is to extend the character of the village into an adjoining areas that isare currently less densely developed to provide limited opportunities for residential growth in proximity to downtown Bristol, while also recognizing the natural resource constraints present in the area.

B. Allowed Uses

Permitted Uses (*Site Plan Review)		Conditional Use Review	
Exempt Uses (See SECTION 301)		Dwelling, multi-family	Restaurant
		Home Business	Snack Bar
Dwelling, single family		Boarding House	Bar
Dwelling, two-family		Residential Healthcare Facility	Catering Service
Dwelling, accessory		Retirement Community	B & B
Home Occupation		Daycare Facility	Inn/Guest Facility
Group Home		Emergency Services Facility	
Family Childcare Home		Educational Facility	Recreation, Outdoor
Accessory Use or Building		Cemetery	Healthcare Clinic
*Place of Worship		Cultural Facility	
* Farm, Access On-Farm Bus		Community Center	
		Communications Antenna	
		Office	
		Business Service	
		Nature Preserve	
		Financial Service	
		Media Studio	

C. Dimensional Standards

	Minimum	Maximum
Residential density		2 dwelling units/acre
Commercial density and lot size	n/a	1 unit/acre ¹²
Residential lot size	10,000 sf	n/a
Lot frontage	75 ft.	n/a
Lot depth	75 ft.	n/a
Lot coverage	n/a	30%
Front-yard setback (measured from the road centerline)	45 ft. - principal 20 ft. behind principal frontline - accessory	n/a
Side-yard/rear-yard setback	20 ft. - principal structure 10 ft. - accessory structure	n/a
Building height	principal structure n/a	35 ft.
Footprint/structure	n/a	5,000 sf - principal 1,000 sf - accessory

¹² In all districts, commercial lot sizes, but not commercial density, may be reduced to the minimum residential lot size but only as part of a planned unit development approved by the Development Review Board.

Rural Agricultural 1 (RA1)

A. Objectives and Guidelines

This district consists of areas in which the soils have good capability for handling on-site sewage disposal and where roads provide adequate access without requiring major improvements. The district is intended to provide opportunities for housing at a medium density outside the Village Planning Area at reasonable cost, while permitting and encouraging continued agricultural use. Planned Unit Development is permitted and encouraged in this district.

B. Allowed Uses

Permitted (*Site Plan Review)	Conditional Use Review
Exempt Uses (See SECTION 301)	Dwelling, two-family
	Dwelling, multifamily
Dwelling, single family	Retirement Community
Dwelling, accessory	
Home Occupation	B&B
Group Home	Recreation, Outdoor
Family Childcare Home	
Accessory Use or building	Vehicle Service Station
	Service-Station/Convenience Store
*Place of Worship	Repair Shop
	Kennel
Nursery	
* Farm, Accessory On-Farm Business	

C. Dimensional Standards

	Minimum	Maximum
Residential density	n/a	1 unit/acre
Commercial density and lot size	n/a	1 unit/acre ¹³
Residential lot size	10,000 sf	n/a
Lot frontage	200 ft.	n/a
Lot depth	125 ft.	n/a
Lot coverage	n/a	20%
Front-yard setback (measured from the road centerline)	60 ft.	n/a
Side-yard and rear-yard setback	25 ft.	n/a
Building height	n/a	35 ft.
Footprint/structure	n/a	5,000 sf - principal 1,000 sf - accessory

¹³ In all districts, commercial lot sizes, but not commercial density, may be reduced to the minimum residential lot size but only as part of a planned unit development approved by the Development Review Board.

Rural Agricultural 2 (RA2)

A. Objectives and Guidelines

This district includes lands generally well-suited for moderate-density residential development. It is the purpose of this district to allow for moderate-density, rural residential development and includes areas with historical residential development patterns while protecting the small-town atmosphere and quality of life enjoyed by district residents. Consideration should be given to maintaining open space and providing opportunities for outdoor recreation in order to preserve the rural character that makes this district an attractive and pleasant place to live. Planned Unit Development is permitted and encouraged in this district.

B. Allowed Uses

Permitted (*Site Plan Review)	Conditional Use Review	
Exempt Uses (See SECTION 301)	Dwelling, two-family	Vehicle Service Station
	Dwelling, multifamily	Repair Shop
Dwelling, single family		
Dwelling, accessory	Educational Facility	Extraction
Home Occupation	Cemetery	
*Home Business	Community Center	
Group Home	Club	
Family Childcare Home		
Accessory Use or building	Catering Service	
	B&B	
*Place of Worship	Inn/Guest Facility	
* Farm, Accessory On-Farm Business		
	Retreat Center	
	Campground	
	Recreation, Indoor	
	Recreation, Outdoor	

C. Dimensional Standards

	Minimum	Maximum
Residential density	n/a	1 unit/2-acres
Commercial density	n/a	1 unit/2-acres
Lot size	2 acres	n/a
Lot frontage	200 ft.	n/a
Lot depth	125 ft.	n/a
Lot coverage	n/a	15%
Front-yard setback (measured from the road centerline)	80 ft.	n/a
Side-yard/rear-yard setback	25 ft.	n/a
Building height	n/a	35 ft.
Footprint/structure	n/a	5,000 sf - principal 2,000 sf - accessory

Rural Agricultural 5 (RA5)

A. Objectives and Guidelines

This district includes most of Bristol’s productive agricultural lands, in addition to woodlands. The purpose of this district is to allow for the maintenance of the town’s working farmland, forestland and open spaces, while providing opportunities for low-density rural living and resource-based small businesses. The desired character of this district is that of rural countryside, where residential development is compatible with and surrounded by agricultural uses, forest uses and open space. Planned Unit Developments and density-based zoning are permitted and encouraged in this district.

B. Allowed Uses

Permitted (*Site Plan Review)	Conditional Use Review	
Exempt Uses (See SECTION 301)	Dwelling, two-family	Catering service
	Dwelling, multifamily	B&B
Dwelling, single family	Farm worker housing	Inn/Guest facility
Dwelling, accessory		
Home occupation	Educational facility	Retreat center
*Home Business	Cemetery	Campground
Group home	Community center	Recreation, indoor
Family childcare home	Club	Recreation, outdoor
Accessory use or building	Communications Tower	Lumberyard
*Place of worship		Vehicle service station
*Communications antenna		Repair shop
* Farm, Accessory On-Farm Business		
		Business Yard
		Extraction
		Sawmill
		Kennel

C. Dimensional Standards (Density Based Alternative)

	Minimum	Maximum
Residential density	n/a	1 unit/5-acres
Commercial density and lot size	n/a	1 unit/5-acres
Residential lot size	2 acres	n/a
Lot frontage	200 ft.	n/a
Lot depth	125 ft.	n/a
Lot coverage	n/a	15%
Front-yard setback (measured from the road centerline)	80 ft.	n/a
Side-yard/rear-yard setback	25 ft.	n/a
Building height	n/a	35 ft.
Footprint/structure	n/a	5,000 sf - principal 2,000 sf - accessory

Conservation (CON)

A. Objectives and Guidelines

This district is primarily composed of large blocks of contiguous forest, a large portion of which is managed for timber production. These Regulations recognize the important ecological and economic functions of Bristol’s forestlands. This district includes lands poorly suited for development due to shallow soils, steep slopes, fragile or limited vegetation, inaccessibility and lack of infrastructure. The purpose of this district is to promote conservation and responsible management of the town’s natural resources, while providing opportunities for low-density rural living, resource-based businesses and enjoyment of nature. Development and land use within this district should be planned to limit disturbance to the natural environment and to promote sustainable uses.

B. Allowed Uses

Permitted (*Site Plan Review)	Conditional Use Review
Exempt Uses (See SECTION 301)	Dwelling, Two-family
	Dwelling, Multifamily
Dwelling, Single family	
*Dwelling, Accessory	Educational Facility
Home Occupation	Cemetery
	Cultural Facility
*Group Home	Communications Tower
*Family Childcare Home	
Accessory Use or building	Recreation, Outdoor
*Nature Preserve	
Reservoir	
* Farm, Accessory On-Farm Business	

C. Dimensional Standards

	Minimum	Maximum
Residential density	n/a	1 unit/25- acres
Commercial density	n/a	1 unit/25-acres
Lot size	25 acres	n/a
Lot frontage	600 ft.	n/a
Lot depth	600 ft.	n/a
Lot coverage	n/a	15%
Front-yard setback (measured from the road centerline)	80 ft.	n/a
Property setback	50 ft.	n/a
Building height	n/a	35 ft.
Footprint/structure	n/a	5,000 sf - principal 1,000 sf - accessory

801 - 816. Notice of the appeal shall be filed by certified mailing, with fees, to the Environmental Court and by mailing a copy to the municipal clerk or the administrative officer, if so designated, who shall supply a list of interested persons to the appellant within five working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person, and, if any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.

ARTICLE IV: REQUIRED REGULATIONS

SECTION 400: REQUIRED REGULATIONS

The uses permitted within each district as noted in Article II shall also be subject to such additions, modifications, or exceptions as provided by the following Regulations.

SECTION 401: PROMOTE AND PROTECT AFFORDABLE HOUSING

Except as provided in 24 V.S.A. § 4414(1)(E) and (F), nothing in these Regulations will treat mobile homes, modular housing or other forms of prefabricated housing differently from any other single-family dwelling type. Nothing in these Regulations will be construed to prevent the establishment of mobile home parks pursuant to 10 V.S.A. Chapter 153. Nothing in these Regulations will have the effect of excluding affordable housing to meet the needs of the low- and moderate-income citizens as determined by studies described in 24 V.S.A. § 4382(c).

SECTION 402: MOBILE, MANUFACTURED OR PREFABRICATED HOMES

Mobile, manufactured or prefabricated homes shall be considered the same as conventional homes except in a mobile home park.

SECTION 403: MOBILE HOME PARKS

Mobile homes are permitted in approved mobile home parks subject to the requirements of this section and State law. Existing Mobile Home Parks shall be considered pre-existing non-conforming uses unless they specifically comply with all provisions of these Regulations. Nothing in these Regulations shall prohibit the replacement or improvement of homes on lots in existing parks. New Mobile Home Parks shall be allowed under the PUD provisions of these Regulations on the same terms and conditions as Bristol may allow any other type of housing in a specific area as governed by these Regulations.

SECTION 404: ACCESSORY DWELLING UNIT

An accessory dwelling unit that is located within or appurtenant to an owner-occupied one-family dwelling shall be a permitted use. An accessory dwelling unit shall be ~~defined as an efficiency or one-bedroom apartment,~~ located within or appurtenant to an owner-occupied single-family dwelling, that is clearly subordinate to a one-family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation, provided there is compliance with all the following:

1. The owner occupies either the primary dwelling or accessory dwelling.
2. The property has sufficient wastewater capacity.
3. For the purposes of this section, “clearly subordinate” shall mean that:
 - a. The accessory unit does not exceed the greater of 30 percent of the total habitable

floor area of the main single-family dwelling or ~~1,090~~ 1,090 sq. ft.

- b. The accessory dwelling unit shall have a lesser number of bedrooms than the main single family dwelling;
 - c. New construction shall be set back from the front property line at least 20 feet greater than the main single family dwelling;
 - d. New construction shall have a height of ~~at least 20% less than~~ up to 80% of the main structure;
 3. New construction shall use design features and materials compatible with the main single family dwelling;
4. Applicable setback, coverage, and parking requirements specified in these Regulations are met.

Any accessory dwelling unit, new or existing, that meets the above conditions is a permitted use in all districts.

SECTION 405: EXISTING SMALL LOTS

Any lot in individual and separate and non-affiliated ownership from surrounding properties in existence on November 30, 1983 may be developed for the purposes permitted in the district in which it is located, even though not conforming to minimum lot size requirements, if such lot is not less than one-eighth acre in area with a minimum width or depth dimension of forty feet.

Any pre-existing small lots that were or came into contiguous ownership as of May 27, 1998 or thereafter and were deemed automatically merged, may be re-subdivided along the pre-existing lines. Applicants shall demonstrate that they possessed legally created, separate lots prior to the automatic merger. The Development Review Board shall evaluate the material presented by the applicant applying the procedures and criteria contained in SECTIONS 390-396 of these Regulations applicable to "Other Permits".

SECTION 406: RESIDENTIAL CARE HOME OR GROUP HOME

A residential care home or group home to be operated under state licensing or registration, serving not more than 8 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, except that no such home shall be so considered if it is located within a thousand feet of another existing or permitted such home.

SECTION 407: REQUIRED FRONTAGE OR RIGHT OF WAY

No land development may be permitted on lots which do not have either frontage on a public road or access to such a road by a permanent easement or right-of-way at least 35 feet in width for permitted uses and 50 feet in width for conditional uses. Any proposed right of way must be approved by the Development Review Board. See SECTION 720 of these Regulations governing access for additional access requirements.

SECTION 408: PROTECTION OF HOME OCCUPATIONS (See also SECTION 606 Regarding Home Business).

Home occupations are permitted, by right, in all districts in which single-family residences are allowed. No regulation herein is intended to infringe upon the right of any resident to use a minor portion of a dwelling for an occupation which is customary in residential or rural areas and

which does not have an undue adverse impact on the character of the residential area. A Zoning Permit application shall be submitted to the Z.A. so that the ZA can determine whether the proposed use is, in fact, a home occupation as defined by these Regulations.

The Z.A. shall use the following criteria to determine whether a proposed use is a home occupation:

1. The business shall be operated by a resident in the principal building.
2. The business shall be operated wholly within the principal building and no goods, materials, or products shall be publicly displayed on the premises.
3. Not more than two persons other than the residents shall be employed or conduct business from the premises.
4. There shall be no exterior storage of materials, and no other exterior indication of the home occupation, except signs are permitted as specified in ARTICLE VII.
5. The use shall satisfy the parking and access requirements contained in SECTIONs 710-720 of these Regulations.
6. The use shall not violate the Performance Standards contained in SECTION 750 and 751 of these Regulations governing odors, fumes, or noises; and
7. Retail operations are allowed as a portion of the Home Occupation but should be secondary to the Home Occupation's primary function.

SECTION 409: CHILDCARE HOME

Various types of "family childcare homes or facilities" are defined in SECTION 1000 of these Regulations. As per the definition, family childcare homes serving 6 or fewer children shall be considered to constitute a permitted single-family residential use and shall be allowed in all districts on the same basis as a single-family residential use. A family childcare home serving no more than six full-time children and four part-time children, as defined in 33 V.S.A. § 4902(3)(A), shall be considered to constitute a permitted use of property but will require site plan approval. A family childcare facility serving more than six full-time and four part-time children shall be reviewed pursuant to the uses allowed in the district in which it is located.

SECTION 410: HEIGHT OF CERTAIN STRUCTURES

No structure shall exceed the maximum district height requirements except for specified exempt structures listed below or those as allowed hereunder:

1. Farm structures, including silos and barns, in accordance with SECTION 301, Exemptions.
2. Spires, bell towers, belfries and church steeples.
3. Water towers and other industrial uses in the Commercial zone as specified in SECTION of these Regulations.
4. Utility structures regulated by the Vermont Public Service Board pursuant to Title 30 V.S.A. §248.
5. Utilities not regulated by the Vermont Public Service Board, including wind generation towers and equipment reviewed under SECTION 607.
6. Telecommunication Facilities reviewed under SECTION 608
7. The following accessory uses provided they do not exceed the district maximum height by more than 10 feet:
 - a. HAMM radio antennas.

ARTICLE VIII: FLOOD HAZARD AREA REGULATIONS

SECTION 801: STATUTORY AUTHORIZATION

To affect the purposes of 10 V.S.A. Chapter 32, and in accord with the Vermont Planning and Development Act, 24 V.S.A., Chapter 117, SECTIONS 4424, 4411, 4414, there are hereby established zoning regulations for areas of special flood hazard in the Town of Bristol.

SECTION 802: STATEMENT OF PURPOSE

It is the purpose of these regulations to promote the public health, safety, and general welfare, to prevent increases in flooding caused by the uncontrolled development of lands in areas of special flood hazard, and to minimize losses due to floods by:

1. restricting or prohibiting uses that are dangerous to health, safety, or property in times of flood or cause excessive increase in flood heights or velocities.
2. requiring that uses vulnerable to floods, including public facilities that serve such uses, shall be protected against flood damage at the time of initial construction.
3. protecting individuals from buying lands that are unsuited for their intended purposes because of flood hazard.

SECTION 803: LANDS TO WHICH THESE REGULATIONS APPLY

These regulations shall apply to all lands in the Town of Bristol identified as areas of special flood hazard on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), dated August 5, 1986, and any revisions thereto.

SECTION 804: OFFICIAL FLOOD HAZARD AREA MAP

The Official Flood Hazard Area Map shall consist of the FEMA Flood Insurance Study, including the Flood Insurance Rate Maps (FIRM), and Flood Boundary and Floodway Maps. The official Flood Hazard Area Map, together with all explanatory matter thereon and attached thereto, is hereby adopted by reference and declared to be part of these Regulations. The Official Flood Hazard Area Map may be altered with appropriate approval if adequate field data is developed which would show actual conditions in more detail.

SECTION 805: INTERPRETATION OF DISTRICT BOUNDARIES

The Zoning Administrator shall determine the boundaries of any designated area of special flood hazard by utilizing the base flood elevation data contained in the Flood Insurance Study, or in the absence of such data, by obtaining, reviewing, and reasonably utilizing any base flood elevation data available from a federal or state agency. Appeals with respect to a boundary interpretation shall be made by filing a notice with the Secretary of the Development Review Board within fifteen days of the decision or act.

SECTION 806: PERMITTED USES

Upon issuance of a permit by the Zoning Administrator, the following open space uses shall be permitted within the area of special flood hazard to the extent that they are not prohibited by any other ordinance and provided that they do not require the erection of structures or storage of materials and equipment, the borrowing of fill from outside the flood hazard area, or channel modification or relocation, and do not obstruct flood flows, affect the water-carrying capacity of the regulatory floodway or channel, or increase off site flood damage-potential:

1. Agricultural uses, such as general farming, pasture, orchard, grazing, outdoor plant nurseries, truck farming, and forestry.
2. Recreation uses, such as parks, picnic grounds, tennis courts, golf courses, golf driving ranges, archery and shooting ranges, hiking and riding trails, hunting and fishing areas, game farms, fish hatcheries, wildlife sanctuaries, nature preserves, swimming areas, and boat launching sites.
3. Accessory residential uses, such as lawns, gardens, parking areas, and play areas.

SECTION 807: CONDITIONAL USES

All new construction, substantial improvement, and development uses prescribed by the Town of Bristol zoning ordinance that do not meet the requirements of SECTION 806 and fall within the designated area of special flood hazard are permitted only upon the granting of a conditional use permit by the Development Review Board in accordance with the procedures and requirements of SECTIONs 810, 811, and 812 of these regulations.

SECTION 808: PERMIT REQUIREMENTS AND APPLICATION PROCEDURES

Permits are required for all proposed new construction, substantial improvements, and other development as defined by this Article, including the placement of mobile homes, within all lands to which these regulations apply.

All zoning permit applications shall be submitted to the Zoning Administrator, on forms furnished by him the Zoning Administrator, who shall determine, on application, whether or not the proposed development is located within the area of special flood hazard by the procedures established in SECTION 805 of these regulations.

If the proposed use will be located in the areas of special flood hazard and meets the requirements of SECTION 806 of these regulations, the Zoning Administrator shall issue a permit. If the proposed use does not meet the requirements of SECTION 806, the Zoning Administrator shall refer all applicants to the Development Review Board.

Upon receipt of a complete application for proposed development that requires review by the Development Review Board, the Zoning Administrator shall submit a copy of the application and supporting information to the State National Flood Insurance Program (NFIP) Coordinator at the Vermont Agency of Natural Resources (VANR), or to an approved designee, in accordance with 24 V.S.A. § 4424. A hearing shall not be scheduled less than 30 days from the date the Zoning Administrator submits the application to VANR.

If the applicant is seeking a permit for the alteration or relocation of a watercourse, copies of the application shall also be submitted to the adjacent communities, the Stream Alteration Engineer at the Vermont Agency of Natural Resources, and the Army Corps of Engineers. Copies of such notice shall be provided to the State National Flood Insurance Program (NFIP) Coordinator at the Vermont Agency of Natural Resources, Department of Environmental Conservation (or to an approved designee), in accordance with 24 V.S.A. § 4424. A permit may be issued only following receipt of comments, or the expiration of 30 days from the date the application was submitted, whichever is sooner.

SECTION 809: RECORDS

The Zoning Administrator shall maintain a record of:

1. the elevation, in relation to mean sea level, of the lowest habitable floor, including the basement, of all new construction or substantial improvement of structures and whether or not such structures contain a basement; and
2. the elevation, in relation to mean sea level, to which such structures have been flood proofed.
3. all permits issued under Article VIII of these regulations.

SECTION 810: CONDITIONAL USE REVIEW PROCEDURES

Upon receiving an application for conditional use permit under these regulations, the Development Review Board shall, prior to holding a hearing and rendering a decision thereon, obtain from the applicant:

1. base flood elevation data for all portions of the property proposed to be subdivided or developed.
2. the elevation, in relation to mean sea level, of the lowest habitable floor, including basement, of all new construction or substantial improvement of structures:
3. where flood proofing is proposed in lieu of elevation, the elevation, in relation to mean sea level, to which any structure or substantial improvement will be flood proofed.
4. certification from a registered professional engineer or architect that the designed and proposed method of construction of buildings to be flood proofed are in accordance with accepted standards of practice meeting the flood proofing criteria of SECTION 812 of these Regulations.
5. a description of the extent to which any watercourse will be altered or relocated as a result of the proposed development and that its capacity to carry floodwaters has not been compromised.

In addition, the Development Review Board shall require such of the following information as it deems necessary for determining the suitability of the site for the proposed use:

1. Plans drawn to scale, showing the location, dimensions, contours, and elevations of the lot; the size and location on the site of existing or proposed structures, fill or storage of materials; the location and elevations of streets, water supply, and sanitary facilities; and the relation of the above to the location of the channel, floodway, and base flood elevation.
2. A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, and cross-sectional areas to be occupied by the proposed development.
3. A profile showing the slope of the bottom of the channel or flow line of the stream.
4. Specifications for building construction and materials, flood proofing, mining, dredging, filling, grading, paving, excavating, or drilling, channel improvement, storage of materials, water supply, and sanitary facilities.

In unnumbered A zones, the Development Review Board shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source as criteria for approval of all land development under SECTION 812.

~~The Development Review Board shall notify adjacent communities and the Vermont Department of Environmental Conservation River Management Program (DEC/RMP) prior to approval of an alteration or relocation of a watercourse and shall submit copies of such notifications to the FEMA Administrator.~~

~~The Development Review Board shall transmit one copy of the information required by subsections 810(1) and 810(2) to the Vermont DEC/RMP in accordance with 24 V.S.A., SECTION §4424).~~

In reviewing each application, the Development Review Board shall consider the evaluation of the Vermont Department of Water Resources and shall determine the proposed use will conform to the development standards of SECTION 812 of these Regulations.

In accordance with 24 V.S.A., SECTION §4424 no permit may be granted for new construction or the development of land in any area designated as a flood plain by the Vermont DEC/RMP prior to the expiration of a period of 30 days following the submission of a report to the Vermont DEC/RMP under SECTION 810(5) above.

SECTION 811: CONSIDERATIONS BY THE DEVELOPMENT REVIEW BOARD

In reviewing each application, the Development Review Board shall consider:

1. the danger to life and property due to increased flood heights or velocities caused by encroachments.
2. the danger that materials may be swept onto other lands or downstream to the injury of others.
3. the proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions under conditions of flooding.
4. the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners.
5. the importance of the services provided by the proposed facility to the community.
6. the necessity to the facility of a waterfront location.
7. the availability of alternative locations not subject to flooding for the proposed use.
8. the compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
9. the relationship of the proposed use to the proposed comprehensive plan, insofar as it has been developed.
10. the safety of access to the property in times of flood for ordinary and emergency vehicles.
11. the expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site.
12. the costs of providing governmental and public facilities and services during and after flooding.
13. such other factors as are relevant to the purposes of this ordinance.

SECTION 812: CONDITIONS ATTACHED TO CONDITIONAL USE APPROVAL

As a condition of approval, the Development Review Board shall specifically require that:

1. All new construction or substantial improvement of any residential structure have the first

BUILDING REAR LINE: Line parallel to the road line transecting that point in the building face, which is farthest from the road line.

BUILDING SIDELINE: Line parallel to the nearest side lot line transecting that point of the building face, which is nearest the side lot line.

BUSINESS SERVICES: Establishments primarily engaged in providing services to other businesses on a fee or contract basis (e.g., advertising, mailing, building maintenance, consulting services, equipment leasing, copying and printing, etc.) and which does not include the on-site retail sale of goods except as incidental to principal activity occurring on the premises.

BUSINESS YARD: A site used primarily to store and maintain construction ~~or~~ landscaping ~~or similar heavy~~ equipment and other materials and facilities customarily required by a contractor in the building, landscaping, or construction-related trades, ~~or similar businesses, and where~~ ~~the majority of business activity takes place off-site.~~ Business yards may include associated office space and/or enclosed areas for vehicle or equipment repair or maintenance. Business yards do not include regular or ongoing wholesale or retail sales of equipment or materials. Trash, recycling and garbage businesses do not constitute business yards. Business yards with heavy equipment (10 yard or larger dump trucks and 95 hp or larger excavators or similar equipment) shall be sited with direct access to a paved road.

CAMP, PRIMITIVE: Primitive camps, with no interior plumbing consisting of more than a sink with water, will be allowed provided they are used for no more than 3 consecutive weeks per year, and no more than a total of 60 days per year. However, owners that can demonstrate that they use the camp more than the timeframe above and that the current level of use existed before January 1, 2007, will be allowed to continue using the camp at the level of use established prior to January 1, 2007. This date is significant as that use means that the camp is exempt from the permit requirements of the State Wastewater System and Potable Water Supply Rules under the “Clean State” exemption. The purpose of this guideline is to create a local permitting regime consistent with the state wastewater and potable water supply requirements and exemptions.

CAMP, SEASONAL: Seasonal camps, whether or not they have internal plumbing, that are used for 180 days per year or less will be allowed. Existing seasonal camps will be allowed to continue at the current level of use if the owner can demonstrate that the current level of use existed before January 1, 2007. This date is significant as that use means that the camp is exempt from the permit requirements of the State Wastewater System and Potable Water Supply Rules under the “Clean State” exemption. The purpose of this guideline is to create a local permitting regime consistent with the state wastewater and potable water supply requirements and exemptions.

CAMPER: Any vehicle mounted on wheels and used as sleeping, camping, or living quarters. This includes a camper body mounted on a truck and excludes mobile homes.

CAMPGROUND: A site in common ownership offering short-term or seasonal lodging to the general public or members in tents, recreational vehicles, camps or cottages, whether these exist on the site and are rented out to lodgers, or are brought onto the site by the lodgers. May include personal service, recreational, and food preparation and dining facilities available for use by lodgers as accessory uses.