

CHAPTER 1: PURPOSE, APPLICATION AND SEVERABILITY

SECTION 101: TITLE. This Ordinance shall be entitled and may be referred to as the Land Development Code.

SECTION 102: PURPOSE. The purpose of this Land Development Code is to implement the Comprehensive Plan of the Village of Essex Junction by establishing regulations, procedures and standards for review and approval of all development and use of land in Essex Junction. This Code is adopted to preserve public health, safety, comfort and general welfare, and to aid in the harmonious, orderly and progressive development of the Village. This Code represents the minimum required standards for development and land use in Essex Junction. It is the intent of the Village to meet or exceed these standards.

SECTION 103: AUTHORITY. The Village is granted authority by the Vermont General Assembly to regulate activities and impacts associated with the development and use of land in the Village. The Chapters contained in this Land Development Code are enacted pursuant to the statutory provisions set forth below:

- A. Chapter 2: Definitions - As applicable below
- B. Chapter 5: Development Review Procedures (Submission of Applications) - As applicable below
- C. Chapter 6: Zoning District Regulations - 24 V.S.A., Chapter 117
- D. Chapter 7: General Development Standards - 24 V.S.A., Chapter 117 and Village Charter, Article I.
- E. Chapter 9: Subdivisions - 24 V.S.A., Chapter 117 and Village Charter, Article I.
- F. Chapter 11: Sewer Regulations - 24 V.S.A., Chapter 101.
- G. Chapter 14: Water System Management - 24 V.S.A., Chapter 89.
- H. Appendix A: Public Works Specifications - Village Charter, Article I.

SECTION 104: SEVERABILITY. If any part or provision of this Code or application thereof to any person or circumstances is invalidated by a Court of competent jurisdiction, such judgment shall be limited to the part, provision or application being adjudicated. Said judgment shall not limit, affect or impair the validity of the remainder of this Code or the application thereof to any other persons or circumstances. The Land Development Code shall be readopted, with revisions as necessary, within eight (8) years after the last published update.