

**CHAPTER 4: REGULATION OF LAND USE ACTIVITIES**

**SECTION 401: APPROVALS REQUIRED.** No person shall commence any of the following activities without first obtaining the required approval from the Village. Any building permit may be subject to additional state or federal permits.

- A. Approval required for the construction, demolition, or alteration of any structure, the making of any material change in the use of any structure or land, the making of a change in the intensity of use of a structure or land, or the filling of land pursuant to Section 502.
- B. Approval required for the division of land into two (2) or more lots, parcels, sites, plots, units or interests for the purpose of sale.
- C. Approval required for uncovering or making any connections with or openings into, or using, altering, or disturbing any public sewer or appurtenance thereof, or proposing a new discharge into a public sewer or a substantial change in the volume or character of pollutants that are being discharged into such sewer pursuant to Section 504.
- D. Approval required for construction of a private sewage disposal system or private sewer or connection to any such system pursuant to Section 505.
- E. Approval required for uncovering or making any connections with or openings into, or using, altering, or disturbing any public water line or appurtenance thereof pursuant to Section 507.
- F. Approval required for construction of a private water supply or private water line or connection to any such supply or line pursuant to Section 508.
- G. Approval required for opening, constructing, or reconstructing any driveway, entrance, or approach into a public road right-of-way; obstructing, altering, or changing a ditch, culvert, or drainage course that drains a public roadway; depositing material or placing improvements in a public right-of-way; or altering lands adjacent to a public right-of-way to divert surface waters onto the right-of-way pursuant to Section 509.
- H. A Certificate of Occupancy for the construction of a new building or the alteration of an existing building which is vacant during the process of alteration pursuant to Section 510.

**SECTION 402: PROHIBITED ACTIVITIES.**

- A. The creation of sound that exceeds the standards set forth in Chapter 7.

**SECTION 403: EXEMPT ACTIVITIES.**

- A. Activities lawfully existing on the date this Code becomes effective may continue unless specifically provided otherwise herein, or as this Code is hereafter amended.
- B. Remodeling the interior of any residential dwelling provided that no alteration to the

exterior of the structure is proposed and there is no increase in dwelling units.

C. Remodeling of the interior of any commercial structure if there is no change in use nor increase in space utilized for business purposes.

D. Exterior maintenance work on any structure which does not increase the dimensions of the structure at any point.

E. Routine maintenance and repair of public facilities.

F. Statutory Exemptions. The following uses are specifically exempted from local regulation in accordance with 24 V.S.A § 4413.

Commented [RM1] : I find it helpful to have these listed in the regulations. Not required, but I'd recommend it.

1. Accepted agricultural practices (AAPs), including farm structures (except for dwellings), as defined by the Vermont Secretary of Agriculture, Food and Markets. However, written notification, including a sketch plan showing structure setback distances from public rights-of-way, property lines, and surface waters shall be submitted to the Zoning Administrator prior to any construction, in accordance with the AAPs. Structures shall meet all required setback distances under these Regulations unless waived by the Secretary.
2. Accepted management practices (AMPs) for silviculture (forestry operation) as defined by the Vermont Commissioner of Forests, Parks and Recreation.
3. Electric generation facilities, energy storage facilities, and transmission facilities regulated under 30 VSA, §248 or subject to regulation under 30 V.S.A. § 8011.
4. Antennae that are part of a telecommunications facility for which jurisdiction has been assumed by the Vermont Public Service Board (under 30 V.S.A. §248a).
5. Hunting, fishing or trapping on public or private land as specified under 24 VSA §2295.
6. Accessory on-farm businesses as specified under 24 V.S.A. §4412(11).

Commented [RM2] : Edited due to statutory change.

#### **SECTION 404: EFFECT OF PRIOR APPROVALS.**

A. The provisions of this Code shall not affect development for which specific approval has been granted under previous Ordinances, provided that development has commenced within one (1) year of the effective date of this Code.

B. An application for subdivision which has received Sketch Plan and Preliminary Plat approval shall not be required to meet the standards of this Code if application for Final Plat approval is received within six (6) months of the effective date of this Code.

