

- {1} SECTION 130 - DEFINITIONS: Amend the definition of "Structure" as follows:

"Structure: Anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground, except a wall or fence on an operating farm. For the purposes of these Regulations, "structure" shall include satellite dishes, above-ground and in-ground swimming pools and associated walks or decks."

- {2} SECTION 130 - DEFINITIONS: Add the following definition:

"Vehicle Repair Garage: Building used for the washing, lubricating, and servicing of motor vehicles including painting, major repairs, and sale of a limited selection of automobile accessories. Sale of gasoline or other motor fuels shall be prohibited."

- {3} SECTION 130 - DEFINITIONS: Delete the existing definition of "Family" and add the following definition:

"Family: One or more persons living, sleeping, cooking, and eating on the same premises as a single housekeeping unit."

- {4} SECTION 130 - DEFINITIONS: Add the following definition:

"Land Development: The division of a parcel of land into two or more parcels, 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."

- {5} SECTION 210 - ESTABLISHMENT OF ZONING DISTRICTS: amend this section as follows:

SECTION 210 - ESTABLISHMENT OF ZONING DISTRICTS. The Town of Monkton is hereby divided into eight zoning districts as shown on the Town Zoning Map:

"RA-1"	Rural Agricultural District
"RA-1-V"	Rural Agricultural District - Village
"RA-2"	Rural Agricultural District
"RA-5"	Rural Agricultural District
"RA-5-V"	Rural Agricultural District - Village
"FHD"	Flood Hazard District
"WLD"	Wet Lands District
"FD"	Forest District

3. Culverts & Drainage: Driveways shall be designed and constructed to provide positive drainage of surface waters away from roadways and driveways. Tubing and culverts shall be installed as required to maintain drainage. The person constructing the driveway shall arrange an onsite inspection of the proposed driveway location and design approved by the Administrative Officer prior to beginning construction. The Administrative Officer shall have the power to deny the use of such driveways or enjoin the owner from completing such driveways should the owner fail to obtain such approval.

{8} SECTION 561 - USES NOT PERMITTED: Delete the entire section and insert the following:

SECTION 561 - USES NOT PERMITTED. The following uses are not permitted in any zoning district:

1. Smelters or blast furnaces.
2. Slaughter houses, rendering plants, hide tanning or curing plants.
3. Manufacture or processing of fertilizer, bone, rubber, asphalt, ammonia, and/or chlorine.
4. Manufacture or refining of petroleum, gas, or explosives.
5. Bulk storage of wholesale fuel oil, butane, propane, or gasoline.
6. Junk yards, machinery wrecking yards.
7. Unenclosed manufacturing or processing of goods.
8. Motor vehicle or equipment sales.

{9} ARTICLE V - GENERAL REGULATIONS: Add the following section:

SECTION 567 - VEHICLE REPAIR GARAGES. In all districts where permitted, vehicle repair garages shall comply with the following:

1. All service and repair activities will take place within an enclosed building. There shall be no outdoor repair of motor vehicles.
2. All driveways and parking areas will be paved.
3. There shall be a minimum of one curb cut at the street line with a maximum width of 20 feet.
4. There shall be no outdoor storage of unregistered or inoperable vehicles.

{111} ARTICLE V - GENERAL REGULATIONS: Add the following section:

SECTION 569 - CONTRACTOR YARDS. In all districts where permitted, contractor yards shall comply with the following:

1. Equipment and tools may be stored onsite provided they are stored within a building or in an approved landscaped/screened location.
2. Onsite storage of raw materials shall not be permitted.

{112} ARTICLE V - GENERAL REGULATIONS: Add the following section:

SECTION 570 - ACCESSORY USES AND BUILDINGS. An accessory use or building must conform to lot setback, lot coverage, and building height requirements for the District in which it is located.

{113} ARTICLE V - GENERAL REGULATIONS: Add the following section:

SECTION 571 - PROJECTION IN YARDS. Every part of a required yard shall be open from grade level to the sky unobstructed, except for vegetation and for the ordinary projections of sills, cornices, pilasters, chimneys and eaves, provided that no such projections may extend more than two feet into any required yard.

{114} ARTICLE VII - ZONING DISTRICT GUIDELINES. Delete the entire Article and insert the following:

SECTION 700 - DISTRICT OBJECTIVES AND GUIDELINES. The purpose of each of the districts listed in Article VII is as follows:

1. "RA-1" - Rural Agricultural District: This district is comprised of the areas where the soil has the best capability to take care of the more intensive development in the Town and the land has reasonably good access to the existing network of highways in the Town. A compatible mixture of residential, commercial and other compatible and complimenting uses shall be permitted in this district at densities set forth hereafter. The commercial uses will be allowed on a conditional use basis.

6. "FHD" - Flood Hazard District: These areas are set forth on the Flood Insurance Rate Map (dated Nov. 1, 1985), which is part of these regulations, and the regulations for which areas, are set forth in a separate Article of these regulations.
7. "WLD" - Wet Land District: The land comprising these areas are technically not located in a Flood Hazard Area, but due to the location of the property, the condition of the soil and the remoteness of community facilities, development would not be in the best interest of the community or developer. The only uses permitted in these areas will be outdoor recreational uses not involving any structures and which do not harm any significant resources.
8. "FD" - Forest District: Those areas designated in the Town Plan as a Conservation District and which do not fall into the category of a Flood Hazard District or Wet Land District. The only permitted uses in this district would be commercial or private forest uses, which would not create any erosion problems and would not harm any significant resources. In this area, some very limited camp or temporary residential uses will be permitted on a conditional use basis and subject to all of the limitations set forth in these regulations.

SECTION 701 - RURAL AGRICULTURAL DISTRICT ("RA-1"):

1. Permitted Uses:

- a. Agricultural and Forest Uses
- b. One or Two Family Dwelling
- c. Public Outdoor Recreation
- d. Cemetery
- e. Wildlife Refuge
- f. Home Occupation
- g. Accessory Use
- h. Professional Residence - Office

2. Conditional Uses are governed by Article VIII and the general standards designated in Section 4407(2) of the Act, and are subject to the specific standards set forth in 701.3.

SECTION 703 - RURAL AGRICULTURAL DISTRICT ("RA-2"):

1. Permitted Uses:

- a. Agricultural and Forest Uses
- b. One or Two Family Dwelling
- c. Public Outdoor Recreation
- d. Cemetary
- e. Wildlife Refuge
- f. Home Occupation
- g. Accessory Use
- h. Professional Residence - Office

2. Conditional Uses are governed by Article VIII and the general standards designated in Section 4407(2) of the Act, and are subject to the specific standards set forth in 703.3.

3. Area, Yard, Height, and Size Regulations - ("RA-2"):

- a. Lot Area Minimum 2 acre
- b. Lot Frontage Minimum 150 feet
- c. Lot Depth Minimum 150 feet
- d. Front Yard Minimum 50 feet
- e. Rear Yard Minimum 50 feet
- f. Side Yard Minimum 50 feet each side
- g. Building Height Maximum Two stories or 23 feet, whichever is less; Accessory Building - 20 feet.

SECTION 704 - RESERVED

SECTION 705 - RURAL AGRICULTURAL DISTRICT ("RA-5"):

1. Permitted Uses:

- a. Agricultural and Forest Uses
- b. One or Two Family Dwelling
- c. Public Outdoor Recreation
- d. Cemetary
- e. Wildlife Refuge
- f. Home Occupation
- g. Accessory Use
- h. Professional Residence - Office

3. Area, Yard, Height, and Size Regulations -
("RA-5-V"):

a. Lot Area Minimum	5 acre
b. Lot Frontage Minimum	300 feet
c. Lot Depth Minimum	150 feet
d. Front Yard Minimum	50 feet
e. Rear Yard Minimum	50 feet
f. Side Yard Maximum	50 feet each side
g. Building Height Maximum	Two stories or 23 feet, whichever is less;
	Accessory Building - 20 feet.

SECTION 707 - WET LAND DISTRICT ("WLD") AND FOREST DISTRICT ("FD"):

1. Permitted Uses:

- a. Agricultural and Forest Uses
- b. Public Outdoor Recreation
- c. Cemetery
- d. Wildlife Refuge

2. Conditional Uses: The following uses are permitted after the issuance of a conditional use permit by the Zoning Board of Adjustment:

- a. Single Family Residence
- b. Hunting or Seasonal Recreation Camp
- c. Private Commercial Outdoor Recreation
- d. Public Outdoor Recreation

3. Conditional Uses are governed by Article VIII and the general standards designated in Section 4407(2) of the Act, and are subject to the specific standards set forth in 707.4.

Districts where they are specifically permitted.

1. Type "A" Uses:

Private Club
Seasonal Farm Stand
Wholesale Nurseries
Public Utilities
Private Commercial Outdoor
Recreation

2. Type "B" Uses:

Professional Office
Business Office
Medical Clinic
Dental Clinic
Veterinary Clinic
Fire Station
Education Facilities
Research & Testing Facilities
Light Manufacturing
Vehicle Repair Garage
Parking
Contractor Yards

3. Type "C" Uses:

Retail Store
Library, Art Gallery, Museum
Restaurant
Personal Service
Religious Institution
Community Center
Hospital
Community Care Home
Licensed Nursing Home
Convalescent Home,
Group Home, Home for the Aged
Day Care Center
Mortuary, Funeral Home
Bank

SECTION 804 - CONDITIONAL USE LOCATIONS: Conditional use locations are limited to the following areas in the Town:

1. Type "A" Conditional Uses are limited to those Districts in the Town designated as RA-1, RA-2, RA-5, RA-1-V, or RA-5-V.

6. Limiting the number, location and size of signs.
7. Requiring suitable pavement for access roads and parking areas. It is presumed that pavement is to be required where it is anticipated there will be more than a minimal level of vehicle traffic.
8. Requiring suitable landscaping where necessary to reduce noise and to maintain the property in a character in keeping with the surrounding area.

SECTION 806 - EFFECT ON THE MASTER PLAN: The Board of Adjustment may deny a Conditional Use Permit to any conditional use if in the opinion of the Board the proposed use will violate the spirit of the Town Master Plan with respect to the following:

1. Maintenance of the rural residential character of the Town.
2. Preservation of open land for light, air, and views.
3. Preservation of the existing village centers in the Town.
4. Retention and continuing economic viability of productive farms.
5. Maintenance of a more stable tax base.
6. Development of a superior school system.
7. Providing an orderly growth of business/commercial interests in the Town.
8. Providing a compatible mix of commercial and residential properties.

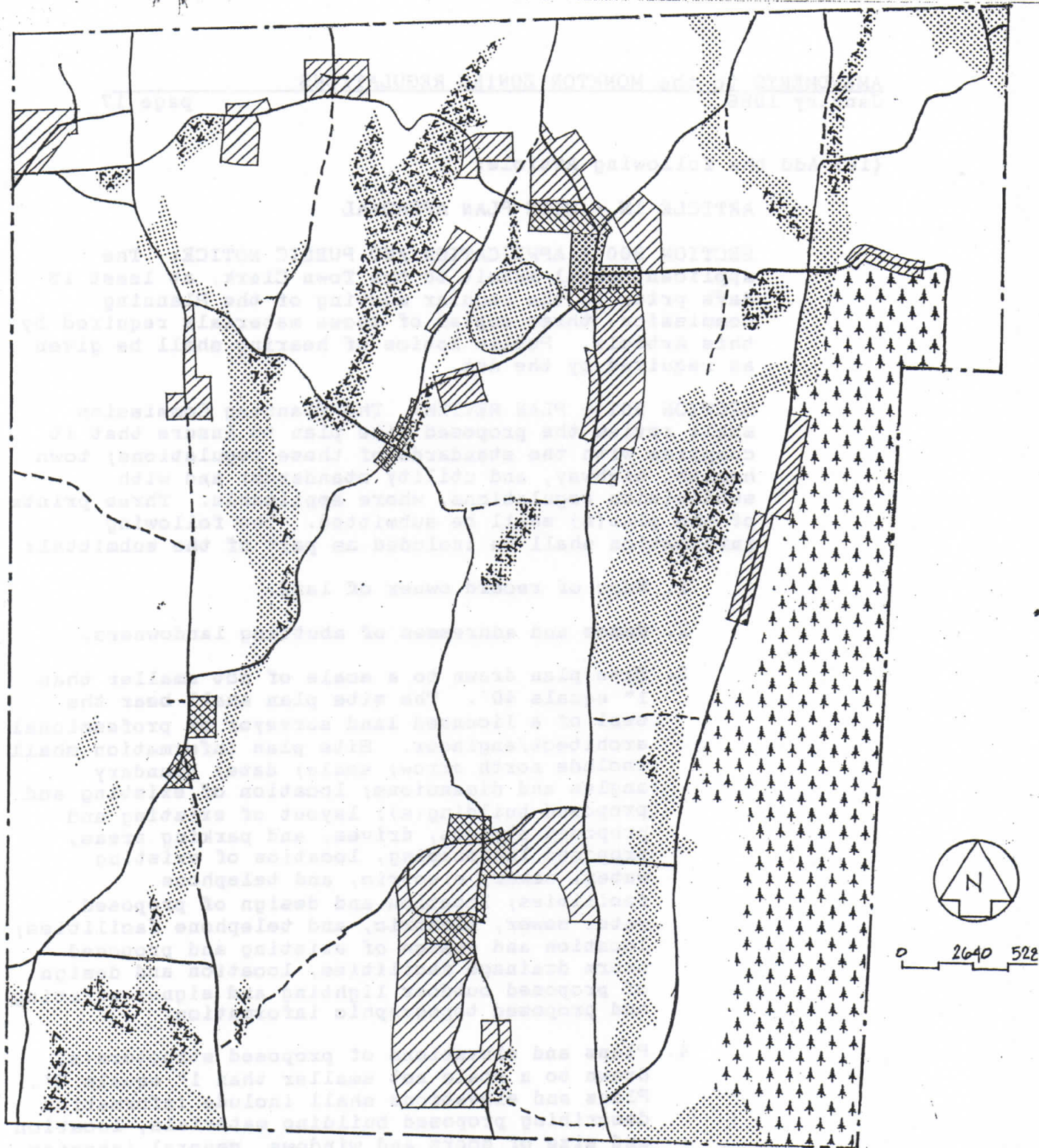
{16} Add the following Article:

ARTICLE IX - SITE PLAN APPROVAL

SECTION 900 - APPLICATION AND PUBLIC NOTICE: The applicant shall submit to the Town Clerk, at least 15 days prior to the regular meeting of the Planning Commission, three copies of those materials required by this Article. Public Notice of hearing shall be given as required by the Act.

SECTION 901 - PLAN REVIEW: The Planning Commission shall review the proposed site plan to insure that it complies with the standards of these regulations; town health, highway, and utility standards; and with subdivision regulations, where applicable. Three prints of the plan(s) shall be submitted. The following information shall be included as part of the submittal:

1. Name of record owner of land.
2. Names and addresses of abutting landowners.
3. Site plan drawn to a scale of not smaller than 1" equals 40'. The site plan shall bear the seal of a licensed land surveyor or professional architect/engineer. Site plan information shall include north arrow; scale; date; boundary angles and dimensions; location of existing and proposed building(s); layout of existing and proposed streets, drives, and parking areas, proposed landscaping, location of existing water, sewer, electric, and telephone facilities; location and design of proposed water sewer, electric, and telephone facilities; location and design of existing and proposed storm drainage facilities, location and design of proposed outdoor lighting and signs; existing and proposed topographic information.
4. Plans and elevations of proposed structure(s) drawn to a scale not smaller than 1" equals 8'. Plans and elevations shall include information describing proposed building materials, location and size of doors and windows, general interior layout.











PROPOSED ZONING MAP

MONKTON, VERMONT

JAN. 1986

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 RA-1	 RA-5-V
 RA-1-Y	 FD
 RA-2	 WLD
 RA-5	 FHD