



## Town of Monkton

### **Town of Monkton Notice of Public Hearing**

#### **On the Proposed Amendments to the Unified Planning Document**

The Monkton Selectboard will hold a remote public Hearing at 7:00 PM, Monday, January 25, 2021 via Zoom, to take public testimony on the proposed Amendments to the Unified Planning Document. There will be an informational session from 6:30 to 7:00PM on January 25, 2021 via Zoom prior to the public hearing.

The Selectboard will discuss and vote on any proposed changes after this Public Hearing.

#### **Statement of Purpose**

Monkton's Unified Planning Document exists to provide process and procedure to guide orderly development within the town. It is comprised of two parts, Section I that contains the town's Zoning Regulations and Section II that addresses the Subdivision Regulations. All development regulations take their guidance from the Town Plan, but unlike the Town Plan do not expire. Once adopted these regulations remain in effect until amended by the voters. The amendments proposed here, are intended to streamline the Zoning and Subdivision process and to make the process more open to the community.

All of the proposed amendments support the goals of the Town Plan and provide clarity and greater community input in the development process. They are compatible with proposed future land uses and densities of the municipal plan and planned community facilities.

#### **In the Zoning regulations:**

To comply with the new Town Plan and State approved Enhanced Energy Plan, we have incorporated a new section 420 that provides guidance and requirements in regards to Community Standards for Siting and Decommissioning for private and commercial generating facilities.

A new Section 407 has been added to address the conversion of seasonal camps to all year-round use.

A digital copy of materials submitted to the Development Review Board is now required.

#### **In the Subdivision regulations**

A digital copy of materials submitted to the Development Review Board is now required.

#### **The areas of the town affected the proposed Amendments are:**

All other proposed amendments affect all districts of the town.

## Table of Contents:

<b>DEFINITIONS</b>	<b>6</b>		
<b>Town of MONKTON ZONING REGULATIONS</b>			
<b>ARTICLE I</b>	<b>18</b>		
<b>ENACTMENT AND INTENT</b>	<b>18</b>		
Section 100 – Enactment	18	Section 420 - Private or Public Power Generating Facilities	
Section 110 – Intent	18	General	48
Section 120 – Amendments	18	Section 425 – Private Swimming Pool	52
Section 130 – Interpretation	18	Section 430 – Private Garages	52
Section 140 – Effective Date	18	Section 435 – Temporary Uses and Structures	52
Section 150 – Severability	18	Section 440 – Outdoor Storage	52
Section 160 – Application of Regulations	18	Section 445 – Gasoline Stations	52
Section 170 – Construction Approved Prior to Adoption or		Section 450 – Vehicle Repair Garages	53
Amendment to Regulations	19	Section 455 – Storage of Flammable Liquids	53
Section 180 – Fees	19	Section 460 - Extraction of Soil, Sand, or Gravel	54
<b>ARTICLE II</b>	<b>20</b>	Section 465 – Light Manufacturing	54
<b>ESTABLISHMENT OF ZONING DISTRICTS AND</b>		Section 470 – Contractor Yards	54
<b>ZONING MAP</b>	<b>20</b>	Section 475 – Storage Rental Units	54
Section 200 – Establishment of Planning and Zoning Districts	20	Section 480 – Salvage Yards	54
	20	Section 485 – Uses Not Permitted	55
Section 210 – Zoning Map	20	Section 490 – Storage of Unregistered Trucks and Trailers	55
Section 230 – District Objectives and Guidelines	20	<b>ARTICLE V</b>	<b>56</b>
Section 250 – Village Residential District (RA 1 V):	23	<b>Miscellaneous Requirements of the Act</b>	<b>56</b>
Section 260 – Medium Density Rural Agricultural District (RA		Section 500 – Equal Treatment of Housing	56
2 MD)	23	Section 503 – Accessory Dwelling Unit	56
Section 270 – Low Density Rural District (RA 5 LD)	24	Section 509 – Required Frontage on, or Access to Public Roads	
Section 275 – Rural Agricultural District Village (RA 5 V)	25	or Public Waters	56
Section 280 – Conservation District, Prohibited (CON-P):	26	Section 512 – Protection of Home Occupations	56
Section 290 – Conditional Uses:	26	Section 515 – Lots in Two Zoning Districts	57
<b>ARTICLE III</b>	<b>29</b>	Section 518 – Dwelling on Lots.	57
<b>ADMINISTRATION AND ENFORCEMENT</b>	<b>29</b>	Section 521 – Calculation of Required Lot Area	57
Section 300 – Application of Regulations	29	Section 524 – Reduction of Lot Area	57
Section 304 – Exemptions	29	Section 527 – Required Area or Yards	57
Section 308 – Zoning Administrator	30	Section 530 – Yards on Corner Lots	57
Section 312 – Zoning (Building) Permit	30	Section 533 – Waterfront Lots in Residential Districts	57
Section 316 – Permit Application	30	Section 536 – Driveways	57
Section 320 – Zoning Administrator Action on Permit		Section 539 – Access and Safety	59
Applications	31	Section 542 – Abandonment of Structures	59
Section 324 – Effect of Issuance of a Zoning Permit	31	Section 545 – Obstruction of Vision	59
Section 328 – Posting of a Zoning Permit	31	Section 548 – Height Exceptions	59
Section 332 – Enforcement of Zoning Permit	31	Section 551 – Height Exceptions by Special Permit	59
Section 336 – Waste Water System Inspection	31	Section 554 – Height Exception by Conditional Use	59
Section 340 – Certificate of Occupancy	32	Section 557 – Accessory Uses and Buildings	59
Section 344 – Penalties	32	Section 560 – Projection in Required Yards	60
Section 348 – Appeals of Decisions of the Zoning Administrator		Section 563 – Signs	60
	32	Section 566 – Advertising Billboards	60
Section 352 – Development Review Board	33	Section 569 – Exempt Signs	60
Section 356 – Public Notice and Development Review Board		Section 572 – Wall, Projecting Ground and Roof Signs	60
Procedure	34	Section 575 – Computation of Permissible Sign Area	61
Section 360 – Conditional Use Approval	35	Section 578 – Traffic Hazard, Safety and Obstruction	61
Section 364 – Site Plan Approval	37	Section 581 – Illuminated and Flashing Signs	61
Section 368 – Variances	39	Section 584 - General Performance Standards	62
Section 372 – Waiver	41	Section 587 – Fill	63
Section 376 – First Cuts	42	Section 590 – Grading	63
Section 380 – Boundary Adjustments	42	<b>FLOOD HAZARD AREA REGULATIONS</b>	<b>65</b>
Section 384 – Appealing Decisions of the Development Review		Section 600 – Statement of Purpose	65
Board	44	Section 605 – Definitions Specific to Article VI	65
<b>ARTICLE IV</b>	<b>45</b>	Section 610 – Lands to Which These Regulations Apply	66
<b>SPECIAL USES</b>	<b>45</b>	Section 615 – Official Flood Hazard Area Map	66
Section 400 – Non-Conforming Uses, Structures and Lots	45	Section 620 – Interpretation of District Boundaries	66
Section 405 – Maintenance of Non-Conforming Buildings	46	Section 625 – Permitted Uses	67
Section 407 – Seasonal Camps	46	Section 630 – Prohibited Uses	67
Section 410 – Special Public Use Exceptions	47	Section 635 – Permit Requirements and Application Procedures	
Section 415 – Public Utility Substations	48		67
		Section 640 – Variances	67
		Section 645 – Warning of Disclaimer of Liability	68
		Section 650 – Precedence of Regulations	68

Section 655 – Annual Report to Federal Emergency Management Agency	68	Section 830 - Preliminary Plat Application and Review	75
<b>TOWN OF MONKTON SUBDIVISION REGULATIONS</b>		Section 835 - Final Plat Application and Review	78
<b>ARTICLE VII</b>	<b>70</b>	Section 840 - Bonding Requirements	81
<b>ENACTMENT, PURPOSE, AUTHORIZATION, AND</b>		Section 845 - Required Improvements	81
<b>WAIVERS</b>	<b>70</b>	Section 850 - Inspection of Required Improvements	81
Section 700 – Enactment	70	Section 855 - Public Acceptance of Streets and Improvements	82
Section 710 - Purposes	70	<b>ARTICLE IX</b>	<b>83</b>
Section 720 - Repeal of Former Regulations	70	<b>DESIGN DEVELOPMENT STANDARDS</b>	<b>83</b>
Section 730 - Authority	70	Section 900 - General Planning and Design Standards	83
Section 740 - Amendments	70	Section 905 – Planned Unit Developments (PUDs)	83
Section 750 - Severability	70	Section 910 – General Street Planning Standards	86
Section 760 - Effective Date	70	Section 915 - Required Street Construction Standards	87
Section 770 - Waivers and Variances	70	Section 920 - Fire Protection Facilities	87
Section 780 - Enforcement, Violations, and Penalties	71	Section 925 - Natural Conditions, Shade Trees and Landscaping	87
Section 790 - Fees	71	Section 930 - Water and Wastewater	87
<b>ARTICLE VIII</b>	<b>72</b>	Section 935 – Storm Water Facilities	87
<b>SUBDIVISION APPLICATION AND REVIEW</b>		Section 940 - Public Utilities	87
<b>PROCEDURE</b>	<b>72</b>	Section 945 - Required Surveying Monuments	88
Section 800 - Application of Regulations	72	Section 950 - Public Improvements	88
Section 805 - General Overview	72	Section 955 - School Site Dedication	88
Section 810 – Time and Notice	72	Section 960 - Energy and Water Conservation	88
Section 815 – Performance Standards	73	<b>Zoning Districts Map</b>	<b>89</b>
Section 820 - “First Cut” Plat Approval Procedure	74	Important Resource Areas and Wildlife Habitat Map	90
Section 825 - Sketch Plan	75		

Copies of the Unified Planning Document and copies of the proposed amendments are available for review or obtained at the Town Offices, 280 Monkton Ridge during normal business hours.

For more information please contact: Stephen Pilcher Selectboard Chair at [spilcher@monktonvt.com](mailto:spilcher@monktonvt.com) 425-2178, or Sharon Gomez, the Town Clerk at (802) 453-3800. They may also be viewed on the town website at:

<http://monktonvt.com/boards-and-committees/planning-commission/>

Written testimony will be accepted by the Selectboard if received by 1/25/2021 at: [selectboard@monktonvt.com](mailto:selectboard@monktonvt.com) or the Selectboard's mailbox at the Town Hall (before the close of business on Monday at 1pm).

**Zoom Meeting Information:**

Zoom Meeting ID: 802 453 3800

Zoom Meeting Passcode: 1762

Zoom meetings can be attended by phone or computer – go to [zoom.us](https://zoom.us) and select join meeting or call 646-558-8656 and enter Zoom meeting ID: 802-453-3800.