

# Town of Addison Zoning Regulations

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## ARTICLE 1: AUTHORITY & PURPOSE

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### **SECTION 1.1 ENACTMENT & TITLE**

In accordance with the Vermont Municipal and Regional Planning and Development Act [24 V.S.A., Chapter 117], hereinafter referred to as the "Act," there are hereby established zoning regulations for the Town of Addison which are set forth in the text and map(s) that constitute these regulations. These regulations shall be known and cited as the "**Town of Addison Zoning Regulations.**"

### **SECTION 1.2 PURPOSES**

It is the purpose of these regulations to provide for orderly community growth, to further the goals and purposes established in the Act, and to implement the *Addison Town Plan*.

### **SECTION 1.3 APPLICATION & INTERPRETATION**

- A. The application of these regulations is subject to all subchapters of the Act as most recently amended. In accordance with the Act, no land development shall commence within the jurisdiction of the Town of Addison except in compliance with the provisions of these regulations. Any land development not specifically authorized under these regulations, unless otherwise exempted under the Act or Section 6.2 of these regulations, is prohibited.
- B. The subdivision of land, which includes the division of a parcel of land into two or more parcels, shall require subdivision approval under the Town of Addison Subdivision Regulation, in conformance with these zoning regulations, but shall not require a separate zoning permit issued under Section 6.3.
- C. In their interpretation and application, the provisions of these regulations shall be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare.
- D. Except where specifically provided to the contrary, these regulations are not intended to repeal, annul or in any way impair any regulation or permit previously adopted or issued; however, in accordance with the Act, where these regulations impose a greater restriction upon the use of a structure or land than is required by any other statute, ordinance, rule, regulation, permit, easement, or agreement, the provisions of these regulations shall control.

***Land Development:*** the division of a parcel into two or more parcels, the construction, reconstruction, conversion, structural alteration, re-location or enlargement of any building or structure, or of any mining, excavation, or land-fill, any change in use of any building or other structure, or land or extension or use of lands.

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### **SECTION 1.4 AMENDMENTS**

- A. These regulations and associated *current* zoning map(s) may be amended in accordance with the requirements and procedures established in the Act.
- B. A request for an amendment of these regulations, including a proposed change to the zoning map, should be submitted to the Chair of the Planning Commission. In accordance with the Act, an amendment request may be acted upon at the discretion of the Planning Commission, unless supported by a petition signed by not less than 5% of citizens registered to vote in the Town of Addison. When considering an amendment to these regulations, the Planning Commission may prepare a written report on the proposal in accordance with the Act.

### **SECTION 1.5 EFFECTIVE DATE**

These regulations, and subsequent amendments to these regulations, shall be adopted and take effect in accordance with the requirements and procedures established in the Act.

### **SECTION 1.6 SEVERABILITY**

The provisions of these regulations are severable. If any provision is held invalid, the invalidity shall not affect any other valid provision or application of these regulations.

## **ARTICLE 2: ZONING DISTRICTS**

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### **Section 2.1 Establishment of Zoning Districts**

A. The Town of Addison is hereby divided into the following zoning districts as described in the accompanying tables (Tables 2.1 – 2.6), and as shown on the official zoning map and associated overlay.

Village Neighborhood Commercial District	VC
Low Density Residential/Agricultural District	LDR/A
Shoreland Residential District	SR
Shoreland Recreation District	SREC
Conservation District	CON
Flood Hazard Area Overlay District	FHO

B. The location and boundaries of each zoning district are established as shown on the official "Town of Addison Zoning Map" and the most current National Flood Insurance Program maps for the Town of Addison, which are hereby adopted by reference and declared to be part of these regulations. The official zoning map may be altered only by adoption or amendment in accordance with the Act and Section 1.4.

C. The official zoning map is located in the Addison Town Office, and shall be identified by the signatures of the Selectboard, as attested to by the Town Clerk. This map, and associated overlays, shall be the final authority as to the zoning status of any lands or waters in the town.

### **Section 2.2 Interpretation of District Boundaries**

A. Where uncertainty exists as to the location of district boundaries as shown on the official zoning map and overlays, the following rules shall apply:

1. Boundaries indicated as following roads, transportation or utility rights-of-way shall be interpreted to follow the centerlines of such features.
2. Boundaries indicated as following rivers or streams shall be interpreted to follow the channel centerline and shall move with the centerline of such features.
3. Boundaries indicated as following shorelines shall be interpreted to follow the mean high water mark, which for Lake Champlain is considered 98 feet in elevation above mean sea level. In the event of change in the shoreline the boundary shall move with the shoreline.
4. Boundaries indicated as following lot lines shall be interpreted to follow the delineated property boundary.
5. Boundaries indicated as following contour lines shall be interpreted to follow a constant, specified elevation as measured from mean sea level or other accepted reference datum.