



Planning Council
PO Box 748
Morrisville, VT 05661

(802) 888-6373
Fax: (802) 888-6377

May 20, 2016


RE: June 7th public hearing regarding changes to the Morrisville/Morristown Zoning Bylaws

Dear resident, landowner or statutory party,

A public hearing will be held on **Tuesday 7 June 2016 at 7:00 P.M. in the Community Meeting Room of the Town's Offices at 43 Portland Street in Morrisville** regarding proposed changes to the Morrisville/Morristown Zoning Bylaws. You are receiving this letter because the Planning Council would like to hear your thoughts about the zoning changes being considered. The proposed zoning change are briefly summarized on the "reporting form" that is included beneath this letter. Enclosed please also find a copy of the warned hearing notice.

If you need any special assistance in getting to the hearing, cannot make the meeting, but would still like to provide input, or just have general questions about the effort, please contact Todd Thomas in the Town's Zoning Office at 888-6373 or tthomas@morristownvt.org.

Sincerely,


Todd Thomas, AICP
Planning Director

Planning Director Reporting Form: Municipal Bylaw Changes

This report is in accordance with 24 VSA §4441 (c) which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments... The report shall provide:

A brief explanation of the proposed bylaw, amendment, or repeal and include a statement of purpose as required for notice under section §4444 of this title
Morrisville/Morristown Zoning and Subdivision Bylaws (the Bylaws) statement of purpose: To provide for orderly community growth, to provide for public health, safety and welfare, and to achieve the purposes set forth in the Vermont Municipal and Regional Development Act VSA 24, Chapter 117 and the Municipal Development Plan.

Proposed Amendments to the Bylaws and Respective Stated Objectives:

- a. §205 Central Business Zone: decrease lot size, increase front setback & add sidewalk built by others provision
- b. §215 Business Enterp.: add Warehouse & Storage Facility use & equalize lot size and density
- c. §225 Mixed Office Residential: equalize lot size and density & make dimensional changes
- d. §230 Industrial: add Public Offices & Facilities use for Old Creamery Road & reduce setbacks
- e. §235 Special Use: equalize lot size & density, reduce side setback, add Transient Lodging Facility use
- f. §245 High Density Residential: equalize lot size and density & make dimensional changes
- g. §250 Medium Density Res: equalize lot size & density, change dimensions & remove multi-family use
- h. §255 Low Density Res: equalize lot size & density, change dimensions & remove multi-family res use
- i. §260 Rural Residential Agricultural: Move two-family residential from permitted to conditional
- j. §270 Airport Business: make family child care facility a permitted use & add Warehouse use
- k. §280 Innovation Zone: Add Sexually Oriented Businesses to Innovation Zone
- l. §426.2 Ponds: amend pond bylaw to allow some flexibility when a pond is above a town road
- m. §430 Non-Conformities: change existing 1 year “use it or lose it” policy to 5 years
- n. §440 Clean-up building site: add restriction buildings left open to elements & broken windows
- o. §483 Motor Vehicle Repair Facilities: prohibit discarded tires visible from a public road
- p. §502 Site Plan: minor changes to site plan submittals & survey requirement for multi-family res
- q. §510 PUD: make minor Council directed changes to the conservation subdivision bylaw
- r. §639.3g: amend existing landscaping requirements to require large solar farm screening
- s. §660: Add more robust Local Act 250 Review bylaw per Agency of Commerce & Comm. Dev.
- t. Definitions: add definitions for Sexually Oriented Business and Shelter & revise definitions for Home Business (by eliminating auto repair as an eligible home business) and Transient Lodging Facility (by establishing exempt thresholds for renting rooms in the sharing economy)
- u. §1000-§1140: make various district boundary changes, including adding the Puffer Block on Upper Main Street into the Central Business Zone, expanding a small piece of the Commercial Zone onto the Cheng property across from Rock Art Brewery, add Village-like zoning to the Cadys Falls and Morristown Corners neighborhoods for the first time & various housekeeping items where the Truck Route impacting zoning boundaries.

And shall include findings regarding how the proposal:

1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:

The proposed bylaw revisions are supported by and enhance the stated goals of the Morrisville/Morristown Municipal Plan. Overall, most of the above changes are “housekeeping” items (i.e. small tweaks to various zones to make corrections or improvements to the existing regulations). All these various zoning proposals can be seen on the list on the prior page. However, among these proposed zoning changes, there are a few more significant land use changes. The first change, as called for in the municipal Plan, adds Village zoning and density to the Cadys Falls and Morristown Corners sections of Morristown. Both of these areas are small historic villages that are approximately 200 years old. Unfortunately for both Cadys Falls and Morristown Corners, since zoning was adopted in Morristown in 1971, both of these areas have been treated like rural undeveloped sections of the town outside the village with zoning that called for a 2 acre minimum lot size therein. The common quarter acre lots (and smaller) in both these areas are all non-conforming due to the existing (misplaced) two acre minimum lot size. The proposed zoning changes will shed these unnecessary dimensional nonconformities from both village-like neighborhoods and even allow for a handful of infill development lots. The Cadys Falls neighborhood will be hooked onto the municipal water system as part of this zoning change.

The proposed zoning change also adds new regulations that deal with dilapidated buildings by making it a zoning violation to have a building open to the elements, with broken or boarded up windows being considered open to the elements. We hope that these regulations, if approved locally, will prove enforceable in Court after a bill that specifically articulated as such was again opposed by Vermont’s Agency of Commerce and Community Development (ACCD).

A more robust Local Act 250 review bylaw is also being required of Morrisville per ACCD. While having a State Agency compel local zoning changes is distasteful in terms of the strong desire in Morristown for local control, the downtown designation benefit that this zoning change protects is still reasonably valuable enough to compel this zoning change forward.

The proposed zoning changes also specify a location for a Sexually Oriented Businesses for the first time as a way to control where such a business may locate in Morristown.

Finally, the proposed zoning change include minor minimum lot size reductions in the Village, while also revising the existing Conservation Subdivision Bylaw to improve it.

2. Is compatible with the proposed future land uses and densities of the municipal plan:

The proposed zoning change is compatible with proposed future land uses and densities called for in the municipal plan. The Cadys Falls and Morristown Corner changes are clearly shown on the future land use map in the municipal plan as to receive Village-like zoning. The small correction to the Central Business Zone to accommodate the Puffer Church closing its doors is also included on the future land use map. In regards to density, the effort to equalize minimum lot size and density throughout the Village in this zoning change is density neutral. There is the potential that the smaller lot sizes throughout the Village included within this zoning change could lead to a few infill housing lots. Meanwhile, residential density is being reduced slightly in the Special Use/Hospital zone, but the existing density is so generous that it has not been close to being utilized in this area. The new minimum residential density of 8,000 ft² of area per dwelling unit (up from 4,000 ft² of area) is still very generous given what exactly exists on the ground in this zone.

3. Carries out, as applicable, any specific proposals for any planned community facilities.

This zoning change is relatively silent to planned community facilities. The only exception to that Statement would be found in the effort to add Public Offices & Facilities as a use in the §230 Industrial Zone. Morristown recently purchased a two acre landlocked parcel adjacent to the Truck Route from the State that is accessed off Old Creamery Road. The Town & Village Road Crew has already built berms on this property so it can be used as a snow storage area in the winter. Adding the Public Offices & Facilities use to this area would offer the Morrisville Fire Department the ability to have its long sought after training facility on this newly purchased parcel. A training facility for local fire fighters will be a community facility that everyone can support.

PUBLIC NOTICE – WARNED HEARING
MORRISVILLE/MORRISTOWN PLANNING COUNCIL WARNING
PUBLIC HEARING ON AMENDMENTS TO THE ZONING & SUBDIVISION BYLAWS

The public hearing is scheduled for **Tuesday 7 June 2016 at 7:00 PM** at the Morristown Municipal Offices the Tegu Building's Community Meeting Room at 43 Portland Street, Morrisville. The Morristown/Morrisville Planning Council hereby provides notice of a public hearing being held pursuant to State Law VSA 24, Chapter 117, §4302, §4410 & §4441 for the purpose of hearing public comments on proposed amendments to the Morrisville/Morristown Zoning and Subdivision Bylaws. These amendments are being adopted in accordance with V.S.A. 24, Chapter 117, §4302, §4410, §4411, §4412, §4413 & 4414.

Morrisville/Morristown Zoning and Subdivision Bylaws Table of Contents (abbreviated):
General Provisions / Zone Establishment & Regulation / Special Protection Areas / General Regulations / Special Regulations & Provisions / Administration & Enforcement / Subdivision Application & Approval Procedure / Subdivision Requirements & Design Standards / Definitions / Zone Boundaries

Morrisville/Morristown Zoning and Subdivision Bylaws Statement of Purpose: To provide for orderly community growth, to provide for public health, safety and welfare, and to achieve the purposes set forth in the Vermont Municipal and Regional Development Act V.S.A. 24, Chapter 117 and the Municipal Development Plan.

The proposed amendments to the zones in the Morrisville/ Morristown Zoning and Subdivision Bylaws are:

- a. §205 Central Business: decrease lot size, increase front setback & sidewalk built by others provision
- b. §215 Business Enterprise: add Warehouse & Storage Facility use & equalize lot size and density
- c. §225 Mixed Office Residential: equalize lot size and density & make dimensional changes
- d. §230 Industrial: add Public Offices and Facilities use for Old Creamery Road & reduce setbacks
- e. §235 Special Use: equalize lot size & density, reduce side setback, add Transient Lodging Facility use
- f. §245 High Density Residential: equalize lot size and density & make dimensional changes
- g. §250 Medium Density Res: equalize lot size & density, change dimensions & remove multi-family use
- h. §255 Low Density Res: equalize lot size & density, change dimensions & remove multi-family res use
- i. §260 Rural Residential Agricultural: Move two-family residential from permitted to conditional use
- j. §270 Airport Business: family child care facility from conditional to permitted & add Warehouse use
- k. §280 Innovation Zone: Add Sexually Oriented Businesses to Innovation Zone
- l. §426.2 Ponds: amend pond bylaw to allow some flexibility when a pond is above a town road
- m. §430 Non-Conformities: change existing 1 year "use it or lose it" policy to 5 years for foreclosures
- n. §440 Clean-up building site: add bylaw restricting buildings left open to elements & broken windows
- o. §483 Motor Vehicle Repair Facilities: prohibit discarded tires from being visible from a public road
- p. §502 Site Plan: minor revisions to site plan submittals & survey requirement for multi-family res.
- q. §510 PUD: make minor Planning Council directed changes to the conservation subdivision bylaw
- r. §639.3g: amend existing landscaping requirements to require large solar farm screening
- s. §660: Add more robust Local Act 250 Review bylaw for Agency of Commerce & Comm. Develop.
- t. Definitions: add definitions for Sexually Oriented Business and Shelter & revise definitions for Home Business (by eliminating auto repair as an eligible home business) and Transient Lodging Facility (by establishing exempt thresholds for renting rooms in the sharing economy)
- u. §1000-§1140: make various district boundary changes, including adding the Puffer Block on Upper Main Street into the Central Business Zone, expanding a small piece of the Commercial Zone onto the Cheng property across from Rock Art Brewery, add Village-like zoning to the Cadys Falls and Morristown Corners neighborhoods for the first time & various housekeeping items where the Truck Route impacting zoning boundaries.

Location where full text may be examined: For copies of the full text and questions, please contact please contact Todd Thomas at 888-6373 or by email at tthomas@morristownvt.org or the Town Clerk's Office at 43 Portland St.

allows for smaller lots

Setback increase to allow more design flexibility

209. **Area, Dimensions and Setbacks.** The following requirements shall apply in this zone.

CENTRAL BUSINESS ZONE							
Development Class	Minimum Lot Area Per Residential Unit	Minimum Lot Size	Minimum Lot Width	Maximum Minimum Front Setback	Minimum Rear Setback	Minimum Side Setback	Minimum Shoreline Setback
1	870 sq. ft.	0.1-acre 1,100 sq. ft.	20 ft.	0 ft.	0 ft.	0 ft.	50 ft.

209.1 **Waivers.** The Development Review Board may reduce or waive the minimum setback requirements, lot size, and square footage requirement, up to 15%, provided there are minimal adverse environmental or aesthetic impacts.

209.2 **Special Requirements.** The following special requirements and regulations shall be effective if applicable:

- a. Site Development Plan Approval as established in §500;
- b. Off-Street Parking Regulations as established in §450;
- c. Special Protection Areas established in §202 and §300 – §348;
- d. All "General Regulations" established in §400 - §499 of these bylaws.
- e. Sidewalks shall be mandatory along the parcel frontage on the following Streets: Bridge, Hutchins, Lower Main, Pleasant and Portland.

Sidewalks to be built by others during redevelopment

209.3 **Additional Form Requirements.** Building form requirements shall be mandatory for frontage on the following Streets: Bridge, Hutchins, Lower Main, Pleasant and Portland. The Zoning Administrator shall not issue any permits for Development within this district unless the following form requirements on said Streets are provided for:

- a. Front Setback. Mandatory build-to sidewalk / property line along said Streets (no front setback allowed)
- b. Parking Location. No Parking Space, Off-Street shall be created between the Building and any said Street.
- c. Building Height. Minimum Building Height along said Street frontage is 25 feet.
- d. Rooflines. Development of all rooflines fronting said Streets shall incorporate extended parapets or projecting cornices on the corresponding frontage. Extending parapets shall be required along the frontage of said Streets when a flat roof is proposed.
- e. Conditional Use is required for any Dwelling Unit, Multi-Family use that includes only Residential Use on the ground / first floor along said Streets.
- f. The Development Review Board may grant a Conditional Use allowance for any Permitted and Conditional Uses that do not meet the form requirements of this section along said Streets.

Section 215. Business Enterprise (BE).

215. **Objective.** The purpose of the Business Enterprise Zone is to accommodate walkable Development that is high quality in nature, serving largely Business/Professional Office uses, Light Industry & Manufacturing uses.

216. **Permitted Uses.**

- a. Accessory Apartment
- b. Accessory Retail & Food Uses
- c. Accessory Use or Structures
- d. Business/Professional Office*
- e. Direct Sale of Goods Produced On-Site*
- f. Dwelling Unit, Single-Family#
- g. Dwelling Unit, Two-Family#
- h. Dwelling Unit, Multi-Family#
- i. Home Occupation
- j. Light Industry*
- k. Manufacturing*
- l. Recreation Facility/Outdoor
- m. Residential Care or Group Home
- n. Warehouse and Storage Facility
- o. Wholesale Distribution*

217. **Conditional Uses.**

- a. Auction Facility
- b. Fences (see §425.2)
- c. Recreation Facility/Indoor
- d. Structures exceeding 35 feet in Building Height*

*add for
Green Mtn Avenue
use by MSI*

* Business/Professional Office, Direct Sale of Goods Produced On-Site, Light Industry, Manufacturing, Warehouse and Storage Facility & Wholesale Distribution uses with Buildings larger than 30,000sf require Conditional Use review.

**Structures in this zone may have a Permitted Building Height of 50 feet, provided that the footprint of the portion of the building that exceeds 35 feet in Building Height is not greater than 10% of the total building footprint.

#Residential uses in this zone are not allowed on the ground level / first floor of any structure

218. **Area, Dimensions and Setbacks.** The following requirements apply in this zone.

BUSINESS ENTERPRISE ZONE							
Development Class	Minimum Lot Area Per Residential Unit	Minimum lot size	Minimum lot width	Minimum front setback from centerline of road	Minimum rear setback	Minimum side setback	Minimum shore setback
1, 2* & 3* for Business Uses	---	1 acre	60 ft.	45 ft.	15 ft.	10 ft.	50 ft. / 100 ft. for Lake Lamoille
1, 2* & 3* for Residential Uses**	10,000 sf	≥10,000 sf	60 ft.	45 ft.	15 ft.	10 ft.	50 ft. / 100 ft. for Lake Lamoille

*Class 2 & 3 Development is only allowed in the BE Zone south of Morristown Corners Road.

**Residential uses are only allowed south of Morristown Corners Road and above the 1st floor / ground floor in all Structures.

219.1 **Waivers.** The Development Review Board may reduce or waive any dimensional requirement in this zone, except for Lot Coverage, by as much as 15%, provided there are minimal adverse environmental or aesthetic impacts.

219.2 **Special Requirements.** The following special requirements and regulations shall be effective for all listed Permitted and Conditional Uses other than Accessory Retail and Food Uses, Accessory Use or Structure and Essential Services:

- a. Site Development Plan Approval.
- b. Off-Street Parking Regulations as established in §450.
- c. Special Protection Areas Regulations as established in §300-348.
- d. All "General Regulations" established in §400-499.
- e. Lot Coverage: Maximum permissible Lot Coverage is 60% of the parcel. A 15% Lot Coverage bonus may be given upon DRB determination that the proposed building materials comply with §219.3B for all sides of the Building, bringing maximum permissible lot coverage per parcel to 75%;
- f. Building Materials: The following specific building material requirements are intended to encourage architectural richness as Development occurs in this zone. Preferred exterior building materials are brick, stone, fiber cement board, stucco, wood, pre-cast artificial stone or precast painted or exposed aggregate concrete. All Buildings shall incorporate at least one of such preferred building materials on the exterior of any building façade with Street frontage. Metal siding may also be utilized on a building façade with Street frontage, but only in conjunction with the use of at least two of the aforementioned preferred building materials. Metal siding shall be limited to a maximum of 50% of said façade with Street frontage. Nothing in this section of the bylaw shall prohibit the use of materials not listed as preferred,

Match min lot size to min. density

229. **Area, Dimensions and Setbacks.** The following requirements shall apply in this zone.

MIXED OFFICE RESIDENTIAL ZONE							
Devel. Class	Minimum Area per Residential Unit	Minimum Lot Size	Minimum Lot Width	Minimum Front Setback from centerline of road	Minimum Rear Setback	Minimum Side Setback	Minimum Shoreline Setback
1 Com.	N/A	8,000 sq. ft.	750 ft.	35 ft	±5 10 ft.	±0 5 ft.	50 ft.
1 Res.	6,000 sq. ft.	8,000 sq. ft.	750 ft.	Within 1 foot of the existing facade line of dwellings on the street, for streets developed prior to 1970 and 35' from the centerline of the road on streets developed after 1970	±5 10 ft.	±0 5 ft.	50 ft.

229.1 **Waivers.** The Development Review Board may reduce or waive the minimum setback requirements, lot size, and square footage requirement, up to 15%, provided there are minimal adverse environmental or aesthetic impacts.

229.2 **Special Requirements.** The following special requirements and regulations shall be effective if applicable:

- a. Site Development Plan Approval as established in §500;
- b. Off-Street Parking Regulations as established in §450;
- c. Special Protection Areas established in §202 and §300 - 348;
- d. All "General Regulations" established in §400 - 499 of these Bylaws.

equalize lot size + density

lot width and setback changes better match the built environment and may allow for some infill housing

Section 230. Industrial Zone (IND).

231. **Objective.** To provide locations for the establishment of manufacturing and other industrial operations in order to encourage the production of goods & services, enhance regional employment opportunities, and broaden the local tax base. The area is characterized by good highway access
232. **Permitted Uses.** Due to limited availability of municipal sewage treatment and the need for a thorough review of traffic access and circulation in the area, all Development except Accessory Retail and Food Uses and Accessory Use or Structure less than 500 square feet will be reviewed as Conditional Use
233. **Conditional Uses.** The following uses may be allowed after review by the Development Review Board according to the criteria set forth in §630 of this ordinance:
- a. Bar
 - b. Bulk Storage of Fuels
 - c. Commercial Communication Equipment
 - d. Day Care Facility
 - e. Direct Sale of Goods Produced On-Site
 - f. Drive-In Restaurant or Refreshment Stand
 - g. Drive-Through
 - h. Family Child Care Facility
 - i. Fences (see §425.2)
 - j. Light Industry
 - k. Manufacturing
 - l. Public Offices and Facilities
 - m. Restaurant
 - n. Salvage Depot
 - o. Storage Yard
 - p. Warehouse and Storage Facility
 - q. Wholesale Distribution

new use to allow
Muni. use of the Town's
new Old Creamery Lot

234. **Area, Dimensions and Setbacks.** The following requirements shall apply in this zone.

INDUSTRIAL ZONE						
Devel. Class	Minimum Lot Size	Minimum Lot Width	Minimum Front Setback from centerline of road	Minimum Rear Setback	Minimum Side Setback	Minimum Shoreline Setback
1 & 2	1 acre.	90 ft.	45 ft.	≥ 15 ft.	≥ 10 ft.	50 ft.

234.1 **Waivers.** The Development Review Board may reduce or waive the minimum setback requirements, lot size up to 15%, provided there are minimal adverse environmental or aesthetic impacts.

234.2 **Special Requirements.** The following special requirements and regulations shall be effective if applicable.

- a. Site Development Plan Approval as established in §500;
- b. Off-Street Parking Regulations as established in §450;
- c. Special Protection Areas Regulations as established in §300-348;
- d. All "General Regulations" established in §400 - 499 of these Bylaws.

234.3 **Existing Residential Use in the Industrial District.** Residential uses existing in the IND district as of November 15, 1993, may continue and may be expanded, provided that any expansion does not include expansion of the lot, and that the expansion meets all dimensional requirements of the district.

These large setbacks only create less utility in the industrial zone. If the intent was to protect adjacent Res uses, a setback to the Res Zone would be a better solution

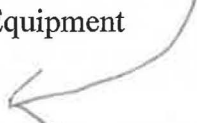
Section 235. Special Use / Medical (SU).

236. **Objective.** Copley Hospital, as the region's major health care facility, along with other organizations serves Lamoille County and some areas beyond. With a growing population and growing health care related needs, this district will provide an adequate area suitable and desirable for existing and future health care needs. Residential uses shall continue to be allowed since they are compatible with the special health care uses.

237. **Permitted Uses.**

- a. Accessory Apartment (see §424.4)
- b. Accessory Retail & Food Uses
- c. Accessory Use or Structure
- d. Family Child Care Facility (see §424.2)
- e. Home Occupation (see §423)
- f. Residential Care or Group Home (see §424.1)
- g. Dwelling Unit, Single-Family
- h. ~~Dwelling Unit, Two-Family~~

238. **Conditional Uses.**

- a. Commercial Communication Equipment
 - b. Day Care Facility
 - c. Dwelling Unit, Two-Family
 - d. Dwelling Unit, Multi-Family
 - e. Fences (see §425.2)
 - f. Health Care Facility
 - g. Home Business (see §460)
 - h. Planned Unit Development/Conservation Subdivision
 - i. Recreation Facility/Outdoor
 - j. Residential Care or Group Home serving nine or more persons (see §424.1)
 - k. Structures exceeding 35 feet in Height
 - l. Transient Lodging Facility with eight or fewer guest rooms
- 

239. **Area, Dimensions and Setbacks.** The following requirements shall apply in this zone.

SPECIAL USE ZONE							
Devel. Class	Minimum Area per Residential Unit	Minimum Lot Size	Minimum Lot Width	Minimum Front Setback from centerline of road	Minimum Rear Setback	Minimum Side Setback	Minimum Shoreline Setback
1	48,000 sq. ft.	8,000 sq. ft.	75 ft.	35 ft.	15 ft.	+5 10 ft.	50 ft.

239.1 **Waivers.** The Development Review Board may reduce or waive the minimum setback requirements, lot size, and square footage requirement, up to 15%, provided there are minimal adverse environmental or aesthetic impacts.

239.2. **Special Requirements.** The following special requirements and regulations shall be effective if applicable:

- a. Site Development Plan Approval as established in §500;
- b. Off-Street Parking Regulations as established in §450;
- c. Special Protection Areas established in §202 and §300 - 348;
- d. All "General Regulations" established in §400 - 499 of these Bylaws.

*Increase minimum ~~lot size~~
Area per Res unit to
match lot size. This new density
exactly matches the density of Copley
Terrace.*

Section 245. High Density Residential (HDR).

246. **Objective.** To promote affordable housing through multi-family units and/or single dwelling unit on small lots. This district shall be in close proximity to the commercial areas for walking or short distance vehicle transportation. It is also serviced by public utilities and services that allow for the high-density development.

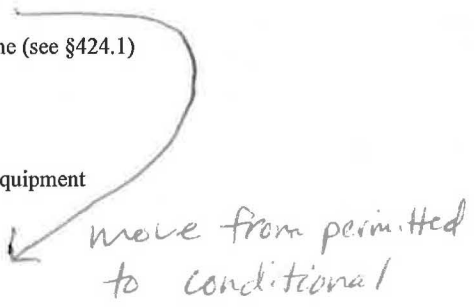
247. **Permitted Uses.**

- a. Accessory Apartment (see §424.4)
- b. Accessory Use or Structure
- c. Family Child Care Facility (see §424.2)
- d. Home Occupations (see §423)
- e. ~~Dwelling Unit, Multi-Family~~
- f. Residential Care or Group Home (see §424.1)
- g. Dwelling Unit, Single-Family
- h. Dwelling Unit, Two-Family

248. **Conditional Uses.**

- a. Commercial Communication Equipment
- b. Community Facility
- c. Day Care Facility
- d. Dwelling Unit, Multi-Family
- e. Fences (see §425.2)
- f. Home Business (see §460)
- g. Public Offices and Facility
- h. Planned Unit Development/Conservation Subdivision
- i. Recreation Facilities
- j. Structures exceeding 35 feet in Height
- k. Transient Lodging Facility with eight or fewer guest rooms

move from permitted to conditional



249. **Area, Dimensions and Setbacks.** The following requirements shall apply in this zone.

HIGH DENSITY RESIDENTIAL ZONE							
Develop. Class	Minimum Lot Area Per Residential Unit	Minimum Lot Size	Minimum Lot Width	Minimum Front Setback from centerline of road	Minimum Rear Setback	Minimum Side Setback	Minimum Shoreline Setback
1	4,000 sq. ft.	8 4,000 sq. ft.	7 540 ft.	Within 1 foot of the existing facade line of dwellings on the street, for streets developed prior to 1970 and 35' from the centerline of the road on streets developed after 1970	15 10 ft.	10 5 ft.	50 ft.

249.1 **Waivers.** The Development Review Board may reduce or waive the minimum setback requirements, lot size, and square footage requirement, up to 15%, provided there are minimal adverse environmental or aesthetic impacts.

decrease lot size to match density

249.2 **Special Requirements.** The following special requirements and regulations shall be effective if applicable:

- Site Development Plan Approval as established in §500;
- Off-Street Parking Regulations as established in §450;
- Special Protection Areas established in §202 and §300 - 348;
- All "General Regulations" established in §400 - 499 of these Bylaws.

were appropriate HDR setbacks, and allows opp. for infill housing

Section 250. Medium Density Residential (MDR).

251. **Objective.** To promote housing in areas relatively close to commercial areas and within walking distance to schools and shops. Public utilities are available or shall be available in the future.

252. **Permitted Uses.**

- a. Accessory Apartment (see §424.4)
- b. Accessory Use or Structure
- c. Family Child Care Facility (see §424.2)
- d. Home Occupations (see §423)
- e. Residential Care or Group Home (see §424.1)
- f. Dwelling Unit, Single-Family
- ~~g. Dwelling Unit, Two-Family~~

253. **Conditional Uses.**

- a. Clubs, Private
- b. Commercial Communication Equipment
- c. Day Care Facility
- d. Fences (see §425.2)
- e. Home Business (see §460)
- f. Dwelling Unit, Two-Family
- ~~g. Dwelling Unit, Multi-Family in one or more structures on the lot~~
- h. Planned Unit Development (see §510)
- i. Public Offices and Facilities
- j. Planned Unit Development/Conservation Subdivision
- k. Recreation Facilities
- l. Transient Lodging Facility with eight or fewer guest rooms
- m. Structures exceeding 35 feet in Height

move from ~~permitted~~ to conditional
delete

254 **Area, Dimensions and Setbacks.** The following requirements shall apply in this zone.

MEDIUM DENSITY RESIDENTIAL ZONE							
Devel. Class	Minimum Area per Residential Unit	Minimum Lot Size	Minimum Lot Width	Minimum Front Setback from centerline of road	Minimum Rear Setback	Minimum Side Setback	Minimum Shoreline Setback
1	6,000 sq. ft.	86,000 sq. ft.	750 ft.	Within 1 foot of the existing facade line of dwellings on the street, for streets developed prior to 1970 and 35' from the centerline of the road on streets developed after 1970	15 ft.	40.5 ft.	50 ft.

254.1 **Waivers.** The Development Review Board may reduce or waive the minimum setback requirements, lot size, and square footage requirement, up to 15%, provided there are minimal adverse environmental or aesthetic impacts.

254.2. **Special Requirements.** The following special requirements and regulations shall be effective if applicable:

- a. Site Development Plan Approval as established in §500;
- b. Off-Street Parking Regulations as established in §450;
- c. Special Protection Areas established in §202 and §300 - 348;
- d. All "General Regulations" established in §400 - 499 of these Bylaws.

equalize lot size and density

lot width + setback changes better match the built environment

Section 255. Low Density Residential (LDR).

256. **Objective.** To promote housing in areas suitable and desirable for the placement of Single-Family or Two-Family Dwelling Units on smaller lots than in rural areas. Public utilities are available or shall be available in the future.

257. **Permitted Uses.**

- a. Accessory Apartment (see §424.4)
- b. Accessory Use or Structure
- c. Family Child Care Facility (see §424.2)
- d. Home Occupations (see §423)
- e. Residential Care or Group Home (see §424.1)
- f. Dwelling Unit, Single Family
- g. ~~Dwelling Unit, Two-Family~~

258. **Conditional Uses.**

- a. Clubs, Private
- b. Commercial Communication Equipment
- c. Day Care Facility
- d. Fences (see §425.2)
- e. Home Business (see §460)
- h. Dwelling Unit, Two-Family
- a. ~~Dwelling Unit, Multi-Family~~ Delete
- i. Planned Unit Development/Conservation Subdivision
- j. Recreation Facilities
- k. Structures exceeding 35 feet in Height
- l. Transient Lodging Facility with eight or fewer guest rooms

move from permitted to conditional

259. **Area, Dimensions and Setbacks.** The following requirements shall apply in this zone.

LOW DENSITY RESIDENTIAL ZONE							
Develop. Class	Residential Unit	Minimum Lot Size	Minimum Lot Width	Minimum Front Setback from centerline of road	Minimum Rear Setback	Minimum Side Setback	Minimum Shoreline Setback
1	10,000 sf	20,000 10,000 sf	75.50 ft.	Within 1 foot of the existing facade line of dwellings on the street, for streets developed prior to 1970 and 35' from the centerline of the road on streets developed after 1970	15 ft.	40.5 ft.	50 ft.
2	10,000 15,000 sf	30,000 15,000 sf	75.50 ft.		15 ft.	40.5 ft.	50 ft.
3	10,000 20,000 sf	40,000 20,000 sf	75.50 ft.		15 ft.	40.5 ft.	50 ft.
All properties and uses on parcels outside the Morrisville village limits with frontage on Route 100.				All minimum setbacks from Route 100 are 200 feet. All other dimensional requirements apply according to development class.			

259.1 **Waivers.** The Development Review Board may reduce or waive the minimum setback requirements, lot size, and square footage requirement, up to 15%, provided there are minimal adverse environmental or aesthetic impacts.

259.2 **Special Requirements.** The following special requirements and regulations shall be effective if applicable:

- Site Development Plan Approval as established in §500;
- Off-Street Parking Regulations as established in §450;
- Special Protection Areas established in §202 and §300 - 348;
- All "General Regulations" established in Sects. 400 - 499 of these Bylaws.

density and lot size changes to match new areas like Cady's Falls & Morristown Corners in the LDR Zone

Section 260. Rural Residential with Agricultural Use Zone (RRA).

261. **Objective.** Agricultural and Rural Residential lands are an area of mixed forestry, agriculture, and homes.

262. **Permitted Uses.**

- a. Accessory Apartment (see §424.4)
- b. Accessory Use or Structure
- c. Family Child Care Facility (see §424.2)
- d. Home Occupations (see §423)
- e. Residential Care or Group Home (see §424.1)
- f. Dwelling Unit, Single-Family
- g. ~~Dwelling Unit, Two-Family~~

263. **Conditional Uses.** The following uses may be allowed after review by the Development Review Board according to criteria set forth in §630 of this bylaw:

- a. ~~Bed & Breakfast~~ *no longer a defined use*
- b. Commercial Communication Equipment
- c. ~~Dwelling Unit, Two-Family~~
- d. Extraction of Earth Resources (See §485)
- e. Fences (see §425.2)
- f. Home Business (See §460)
- g. Personal Use Airstrips (see §495)
- h. Planned Unit Development/Conservation Subdivision
- i. Public Offices and Facilities
- j. Recreation Facility/Indoor
- k. Recreation Facility/Outdoor
- l. Seasonal Storage in Existing Barns
- m. Structures exceeding 35 feet in Height

move from permitted to conditional

Section 270. Airport Business (AB)

271. **Objective.** To provide for light industrial and business activities that are compatible and complimentary to the airport and that do not compete or conflict with the Central Business District; while clustering and buffering these activities as much as possible in order to protect the district's primary agricultural soils and the corridor's scenic quality. To also help provide the opportunity to construct a multi-use pathway between the villages of Morrisville and Stowe should the two communities decide to do so anytime in the future.
272. **Permitted Uses:**
- a. Accessory Retail and Food Uses
 - b. Accessory Use or Structure less than 500 square feet in size
 - c. Family Child Care Facility
273. **Conditional Uses:**
- a. Airplane Hangars on the east side of VT Route 100, provided they are on property either owned by the State of Vermont or are on a property adjacent to the State of Vermont's land, which the State of Vermont has legal rights to and control over, such as through a long term lease agreement, etc.
 - b. Business/Professional Office
 - c. Day Care Facility
 - d. Direct Sale of Goods Produced On-Site
 - e. Family Child Care Facility
 - f. Fences (see §425.2)
 - g. Light Industry
 - h. Manufacturing
 - i. Planned Unit Development (see §510) (NOTE, PUDs in this district are for nonresidential uses only)
 - j. Structures exceeding 35 feet in Building Height
 - k. Warehouse and Storage Facility
 - l. Wholesale Distribution

Section 280. Innovation Zone (INN).

281. **Objective.** To provide a location where businesses, especially those needing manufacturing facilities and light industrial operations, can purchase land and build facilities that enrich their businesses, grow regional employment & enhance the tax base.

282. **Permitted Uses.**

- a. Accessory Retail and Food Uses
- b. Accessory Use or Structure
- c. Business/Professional Office *
- d. Direct Sale of Goods Produced On-Site *
- e. Light Industry *
- f. Manufacturing *
- g. Wholesale Distribution*

283. **Conditional Uses.** The following uses may be allowed after review by the Development Review Board according to the criteria set forth in §630 of this ordinance:

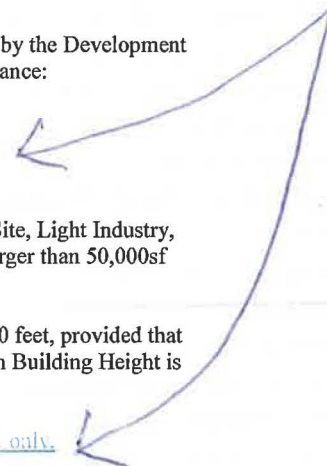
- a. Fences (see §425.2)
- b. Structures exceeding 35 feet in Building Height **
- c. Sexually Orientated Businesses ***

* Business/Professional Office, Direct Sale of Goods Produced On-Site, Light Industry, Manufacturing & Wholesale Distribution uses with Buildings larger than 50,000sf require Conditional Use review.

**Structures in this zone may have a Permitted Building Height of 50 feet, provided that the footprint of the portion of the building that exceeds 35 feet in Building Height is not greater than 10% of the total building footprint.

*** Sexually Orientated Businesses use limited to innovation Zone 1 only.

Limits location of sexually explicit business for the first time to Trumbley Hill



Section 426. Ponds.

Ponds with a surface area greater than 5,000 square feet (approximately one-eighth of an acre) are an accessory use requiring a zoning permit.

- 426.1 Applications for pond permits will include the following:
 - a. Sketch of the pond location on a survey of the property (if available) or other reasonable representation of the property showing:
 - 1. setbacks from property lines, leach field, structures, and water supply
 - 2. existing slope of the pond site
 - 3. water source and method of discharge
 - 4. location and size of emergency spillway
 - 5. route of flow of outlet and/or spillway
 - b. Cross section depiction of the pond, to include dam or other form of retention
 - c. Approximate volume of water to be contained
 - d. Description of vegetative cover planned to prevent erosion

- 426.2 Ponds and supporting structures (dams, etc.) must meet the following setbacks:
 - a. Property line: 25 feet
 - b. Leach field: 100
 - c. Drilled well: 25 feet
 - d. Shallow well: 100 feet

Additionally, ponds and their supporting structures may not fall within any right-of-way or easement. No pond or dam that is upgradient to and within 1,000 feet of a town road shall have its overflow discharge draining towards or into the Town's right-of-way. Said situation is only allowable upon receipt of a stamped engineering letter that any potential overflow or failure of the pond poses no threat to the Town right to way due to topography or other natural features. All ponds applications must receive the approval of the Village/Town Road Foreman prior to the release of the zoning permit. . Ponds which fall within the setbacks above may be approved as a conditional use upon review by the Development Review Board.

gives landowners a way to have a pond in this circumstance while giving the town some surety

- 426.3 State and Federal Permit Requirements:
 - 1. Any pond that impounds or is capable of impounding 500,000 cubic feet or more of water will require a permit from the VT Department of Environmental Conservation.
 - 2. No in-stream pond may be constructed without the approval of the VT Department of Fish & Wildlife. If the project involves work in a stream that drains an area of ten square miles or more, a Stream Alteration Permit may be required.
 - 3. VT Wetland Rules regulate dredging, draining, filling, grading, removal of vegetation, alteration of the flow of water into or out of a wetland and other similar activities within significant wetlands or their buffer zones. A

and other places of worship, public and private hospitals, regional solid waste management facilities, and hazardous waste management facilities.

Section 430. Non-Conformities

431. **Pre-Approved Structures.** Nothing in these regulations shall require any change in any structure, whose construction was begun in conformance with applicable laws and regulations in effect prior to the effective date of these Bylaws, and which is completed within two years from the effective date of these Bylaws.
432. **Limitations.** Any non-conforming use or structures or land may be continued indefinitely, but may not be:
- 432.1 moved, altered, or extended so as to change evidence of the use on the outside of any structure;
 - 432.2 added to by the commencement of a different nonconforming use;
 - 432.3 re-established, if the non-conforming use has been discontinued for a period of ~~one-year-five years~~ or has been changed to or replaced by a conforming use;
 - 432.4 restored after damage to or destruction of the nonconforming use, unless it is restored within ~~one-year five years~~ from the date of damage or destruction.
 - 432.5 ~~Notwithstanding §432, any Structure that provided for a residential use on the effective date of these Bylaws, shall be able to be used for a Dwelling Unit, Single Family use at any time, with the additional possibility of Home Occupation and Home Businesses uses, provided that the Structure was used for a residential purpose within five years from the date of the current use request and that the new use request does not make the Structure more non-conforming in regards to any dimensional setbacks.~~
433. **Work Allowed.** Non-conforming structures and uses of land may be maintained and repaired, so long as the above restrictions are observed.
434. **Temporary Uses and Structures.** Temporary permits may be issued by the Zoning Administrator for non-conforming uses incidental to construction projects, provided such permits are conditioned by the applicant(s) to remove the structure or use upon expiration of the permit in conformance with §440 of these Bylaws.
- 434.1 Such permits shall not exceed one (1) year in duration and may be renewed upon application for an additional period not to exceed one (1) year
435. **Expansion of Non-Conforming Uses.** A non-conforming use in existence on November 15, 1993 may be expanded upon Conditional Use approval by the Development Review Board, provided that any expansion does not involve any expansion of the lot, and that the expansion of the use meets all dimensional requirements for the district in which the lot is located.
436. **Expansion of Non-Conforming Structure.** Expansion of a non-conforming structure, where said expansion does not meet current dimensional requirements, may be approved upon Conditional Use review by the Development Review Board, provided that said expansion does not make the structure more non-conforming. Expansion of a Non-

*agreed upon
change regarding
non-conformity*

Conforming Structure, where the proposed expansion is entirely consistent with current dimensional requirements in the district in which the structure is located, shall be approved via administrative review.

437. **Change of Non-Conforming Use.** A pre-existing non-conforming use may be changed to a different non-conforming use upon Conditional Use approval by the Development Review Board provided that the new use does not involve any expansion of the lot, meets Conditional use standards and dimensional requirements for the district in which the lot is located, and in the view of the Development Review Board is more compatible with the surrounding area than the existing non-conforming use.

Section 440. Clean-up of Building Site.

441. **Removal of Dangerous Conditions.** Within ninety days after work on an excavation for a building has begun, or after a permanent or temporary building or structure has been destroyed, demolished, severely damaged, or abandoned, all structural materials shall be removed from the site, and the excavation remaining shall be covered over or filled to the normal grade by the owner, or the damaged structure shall be repaired or replaced. Upon approval of the Development Review Board, and if good cause has been demonstrated which prevents compliance of this regulation, an extension of the above dates may be granted.

442. **Repair of Buildings.** Either through the cessation of construction or via a lack of maintenance, no building shall be directly open to the elements for longer than ninety consecutive days, except that open to the elements shall also include boarded-up or broken windows even when said windows do not provide a direct openness to the elements.

new zoning to deal with vacant buildings

Section 450. Parking and Driveway Requirements.

451. **Parking Requirements.** Parking spaces shall be provided in accordance with the specifications in this section in any district whenever any new use is established or existing use enlarged.
- 451.1 For any use, public off-street parking in lieu of on-site parking may be utilized to fulfill any or part of the parking requirements if the proposed use is located within 500 feet of a municipal parking lot. The Zoning Administrator shall determine the distance between the proposed use and a municipal parking lot when determining the applicability of this section. However, The Zoning Administrator may require an applicant to seek Development Review Board approval to use off-street parking to fulfill parking requirements for the proposed use if the accessibility or availability of parking in the municipal lot is in question.
- 451.2 For any use, the sharing of on-site parking between adjoining lots is preferred and encouraged.
452. **General Requirements.** For the purpose of this Bylaw, a Parking Space, Off-Street shall consist of a space adequate for parking an automobile with room for opening doors

483. **Motor Vehicles Sales and Service or Auto Repair Facility.** In all district where permitted, motor vehicle sales and service, new or used car dealerships shall comply with the following:
- 483.1 No pieces or parts or other material or supplies associated with the vehicle sales and service are to be outside except those in a dumpster.
 - 483.2 All hazardous materials must be disposed of properly, including but not limited to: grease, oil, solvents, transmission fluids, antifreeze, paints, batteries, etc.
 - 483.3 All vehicles shall have a valid Vermont Inspection Sticker within 15 days of arriving on the property and must be in a drivable roadworthy condition, or must be moved to another approved location. Vehicles where parts have been ordered for and have not arrived shall have a total of 15 days (the time before the parts were ordered and once the parts arrive) to have a valid Vermont Inspection Sticker or the vehicle must be removed.
 - 483.4 No junk vehicles may be kept on site for more than 24 hours.
 - 483.5 Discarded tires shall not be stored within view of a public roadway.

→ discarded tires has been problematic at service stations recently

ARTICLE V. SPECIAL REGULATIONS AND PROVISIONS

Section 500. Site Development Plan Approval.

501 Any Permitted Use within any zoning district can be approved by the Zoning Administrator without a public hearing if the site plan requirements in §502 and §503 are satisfied by the Applicant.

501.1 At the discretion of the Zoning Administrator or request of the applicant, any permit application can be referred to the Development Review Board for further permitting. If the application is classified as a Permitted Use, the Development Review Board may approve the application without a warned public hearing.

502. **Site Plan Requirements.** In applying for hearing before the Development Review Board for Site Development Plan Approval, Conditional Use, Variance, Waiver, or Site Plan Approval from the Zoning Administrator, the applicant shall submit 4 sets two full-size printed copies of the site plan maps, as well as an electronic copy of said site plan via email in a PDF format ~~and, in addition to other~~ supporting data to the Development Review Board including all of the following information presented in drawn form and accompanied by a written text:

1. The name, address and daytime telephone number of the person or firm preparing the map and supplying the data and information;
2. The name and address of the owner of record and of the applicant if different;
3. the date of map preparation and a bar scale showing miles or feet;
4. a north arrow with the most recent magnetic declination if available
5. existing and proposed features including streets, utility easements, rights of ways, contours labeled in feet, structures, water supplies or connections, water and sewer lines or connections, sewage disposal areas and facilities, rivers, streams, water courses, drainage ditches, culverts, bridges, swamps, marshy areas, bogs, and unusual natural and geologic features
6. A boundary survey shall be required for all Dwelling Unit Multi-Family use permits; and
7. Stormwater Treatment. When Development is not subject to a state stormwater permit, local treatment of stormwater is required during Site Development Plan Approval for all non-residential uses and Dwelling Unit Multi-Family uses with building footprints of 20,000 ft.² or larger and when an addition to an existing structures(s) results in a building footprint of 20,000 ft.² or larger. Said treatment shall be accomplished by the disconnection and infiltration of the building's roof runoff for the Water Quality Storm (or storage, treatment and release of said stormwater in soils not suitable for infiltration). A letter from an engineer (or from an individual that is determined by the permit granting authority to be qualified to offer such an opinion) affirming said treatment shall accompany all site plans requiring Stormwater Treatment. Non-compliance with this bylaw requirement shall be determined by the Zoning Administrator when the components of the stormwater system permitted under this bylaw are found to be surcharging,

this is what I want and what the listers office wants. Don't need 4 plan copies.

a reasonable ask...

malfunctioning, flooding or have standing water 72 hours after a Water Quality storm event.

503. **Additional Conditions.** The Development Review Board may impose appropriate conditions and safeguards with respect to the following:
- 503.1 Adequacy of traffic access and circulation
 - 503.2 Provision of parking
 - 503.3 Landscaping and screening per §639.3
 - 503.4 To protect the utilization of renewable energy resources

Section 510. Planned Unit Development/Conservation Subdivision (Major Subdivision required)

1. **Overarching Purposes.** The overarching purposes for Planned Unit Developments (PUDs) / Conservation Subdivisions are as follows:
- a. To encourage the permanent preservation of public open space with agricultural land, forestry land, flood zones, wildlife habitat and other natural resources including aquifers, water bodies and wetlands included therein;
 - b. To allow for greater flexibility and creativity in the design of residential developments;
 - c. To encourage a less sprawling and more efficient form of development that consumes less open land and conforms to existing topography and natural features better than a conventional subdivision;
 - d. To minimize the total amount of disturbance on the site and retain natural drainage patterns;
 - e. To further the goals and policies of the Morrisville/Morristown Town Plan;
 - f. To facilitate the construction and maintenance of housing, streets, utilities and public service in a more economic and efficient manner; and
 - g. To facilitate the construction and maintenance of public trails and associated amenities to enhance the pedestrian experience.
2. **Site Specific Purposes.** The site specific purposes for Conservation Subdivisions are to permanently protect the following Natural Resources as shown on the Agency of Natural Resources Natural Resource Atlas in dedicated open space via the following list of prioritized priorities:
- a. To protect the public water supplies (Groundwater SPA);
 - b. To protect agricultural soils listed as Prime or as Statewide;
 - c. To protect Wetlands;
 - d. To protect Rare Threatened Endangered Species;
 - e. To protect Deer Wintering Areas;
 - f. To protect Significant Natural Communities;
 - g. To protect Habitat Blocks;
 - h. To protect Vernal Pools; and
 - i. To protect steep slopes greater than 25%;

3. **Applicability.** The Conservation Subdivision process is required for all Major subdivisions in all residential zones.

4. **Sketch Plan Review.** Prior to submitting a preliminary plat application, the applicant shall host a Sketch Plan review site walk with the Zoning Administrator on the proposed development site. At the development site, the Zoning Administrator shall familiarize himself with the land and inform the applicant about the Conservation Subdivision design process. The Zoning Administrator shall bring a survey of the property (or a tax map if a survey is not found in the Land Records) and a printout of the Vermont Agency of Natural Resource's Natural Resource Atlas with the following map layers turned on: Contours, Rare Threatened Endangered Species, Significant Natural Community, Deer Wintering Areas, Habitat Blocks, Vernal Pool Confirmed, Wetlands, Soils Prime Agricultural, Groundwater SPA, Parcels, Slope.

During the Sketch Plan Review meeting the following shall be determined:

- a. **Natural Resource Identification.** Natural Resource Identification shall be accomplished for the land in question by using the aforementioned layers of the Agency of Natural Resource's Natural Resource Atlas mapping system.
- b. **House Lot Calculation.** The maximum allowable number of house lots in a Conservation Subdivision shall be determined by using the acreage of the subject land and ~~then subtracting the area of any Street therein~~ and dividing this resultant number by the Minimum Lot Size in the zone in which the subject land is located. This calculated number of lots shall determine the total number of reduced size house lots possible in a Conservation Subdivision. This house lot number may need to be amended when a survey of the subject land is completed during the Preliminary Plat Review process.
- c. **Five-Step Design Process.** The applicant shall work through the following five-step design process when laying out a Conservation Subdivision on the subject land: **Step 1.** Identify the natural resource areas, **Step 2.** Identify the potential development areas outside of the natural resource areas. **Step 3.** Within the potential development areas, identify potential house sites. **Step 4.** Lay out roads, driveways and utility corridors for the propose house lots. **Step 5.** Draw in the Lot Lines.

Todd suggested change

5. **Preliminary Plat Review.** The applicant shall submit a formal subdivision plan that will be reviewed by the Zoning Administrator that incorporates the design given genesis by the Sketch Plan Review process, as well as the following requirements:

- a. **Preliminary Plat Information:** The plan detail requirements found in §770 & §780 of the Bylaws regarding Preliminary Plat submittals.
- b. **Reduction of Dimensional Requirements for Conservation Subdivisions.** The following reduced dimensional requirements apply for Conservation Subdivisions when a minimum of 50% of the subject property is to be permanently protected as open space:
 - 1. Lot frontage shall not be less than ~~255~~ feet;
 - 2. Setbacks shall not be less than one-half of the required setbacks specified by the zone in which the subdivision is proposed;

Clarification

3. The DPB may waive minimum side setback requirements for multi-lot developments that utilize party-walls to encourage more compact development when doing so furthers the Purposes of this Bylaw;
4. The Development Review Board may allow the reduction of the minimum Lot size to no less than shall not be less than one-quarter one-third of the required lot size specified by the zone in which the subdivision is proposed provided that the Board deems that doing so furthers the Purposes of the Bylaw;
5. The total footprint of the development may be reduced by up to 50% (i.e. a ten acre lot that would normally yield 5 two-acre lots could become a conservation subdivision with the same five lots on 2.5 development acres with another 2.5 acres of open space); and
6. Only lots on the street to be created by the Conservation Subdivision are to benefit from the reduced area, setback and frontage requirements. No reductions of frontage, setbacks and area shall be allowed on any lot that fronts on an existing Street not created via a Conservation Subdivision.

← gives flexibility

← MPC agreed to changes for CCS Trombley Hill Project

6. Open Space Requirements.

- a. A minimum of 50% on the subject property shall be permanently protected as open space and shown on the Final Plat and said open space shall be placed on a separate parcel from the building lots or within a permanent easement on adjoining land.
- b. The open space lot must abut at least half of the proposed house lots and the open space shall be contiguous. Open space may still be considered abutting and/or contiguous if a roadway separates it. The Development Review Board may waive this requirement during Final Plat Approval when it is determined that allowing the proposed open space design will better promote the purpose and intent of this Bylaw.
- c. The open space shall include a majority of the Natural Resource Areas identified during Sketch Plan Review.
- d. Acceptable uses of the dedicated open space include: recreation, walking trails, bike paths, view vistas, parklands, agriculture, forestry or a combination of these uses. The Board may allow open space uses not specified in this section if it finds the proposal consistent with the purpose and intent of this Bylaw during the §750 Final Plat Approval process.
- e. Disturbed Areas within Open Space: not more than one-half of dedicated open space shall be disturbed or altered from its present condition. At the discretion of the Board, already disturbed areas may be considered as contributing towards this requirement when a reclamation plan is in place – the regrading and replanting of a gravel pit as an example.
- f. Open space shall not include land set aside for the road's right-of-way.
- g. Dedicated open space may be used for a communal sewerage disposal system serving the subdivision. However, mounded communal wastewater systems and individual septic systems shall not be allowed in the open space.
- h. Engineered drainage systems such as retention, detention and infiltration ponds, shall not be allowed within the open space.

← gives flexibility

- i. Storage of equipment and placement of structures, except structures built for the residents of the development such as a boat launch or community building, shall not be allowed in the open space.
- j. The ownership of the Open Space shall be conveyed to the Town, the Town's Conservation Commission, or a nonprofit organization or land trust whose principal mission is the conservation and protection of open space, or to a corporation or trust owned jointly or in common by the owners of lots within the proposed Conservation Subdivision. If conveyed to a trust or the subdivision's homeowners association, maintenance of such open space and facilities shall be permanently legally guaranteed, with said guarantee providing for mandatory assessments for open space maintenance expenses being levied against each lot as part of the homeowner's association. Any proposed open space, unless conveyed to the Town of Morristown or its Conservation Commission, shall be subject to a recorded conservation restriction, providing that such land shall be perpetually maintained as open space and be preserved exclusively for the purposes set forth herein
- k. A maintenance easement shall be granted to the Town if the open space is to be retained in private ownership or to be owned by the homeowner's association. Said easement over such land shall ensure its perpetual maintenance and provide that in the event the trust or other owner fails to maintain the open space in reasonable condition, the Town may, after notice to the lot owners and public hearing, enter upon such land to provide maintenance. The cost of such maintenance by the Town shall be assessed against the properties within the development and/or to the owner of the open space. The Town may file a lien against the lot or lots to ensure payment of such maintenance.
- l. The protected open space must be clearly delineated on the ground with permanent markers or monumentation before any zoning permits are issued for new house construction within the subdivision. The use of boulders unearthed during construction or other reasonable measures shall be used to delineate the open space and ensure it is not encroached upon by construction equipment or later by abutting lot owners.
- m. Walkways, hiking trails or bicycle paths shall be provided where feasible to link the house lots with the dedicated open space. At a minimum, at least half of the proposed house lots shall be connected by said walkways, hiking trails or bicycle paths.

around the drip lines of trees and plantings that are to remain on the site and may be damaged by construction activity. The DRB may require that existing trees to be saved in the area affected by the development shall be replaced with large tree specimens (up to 6" caliper) in the event of death during or after site development.

- c. Landscaping plans shall emphasize the use of both deciduous and coniferous shade trees in available yard area, especially front and side yards and parking areas. Shade trees shall be placed to interrupt the façades of buildings, to visually reduce the scale and bulk of large buildings, to integrate the site with the surrounding landscape and to enhance environmental quality (i.e., wildlife habitat, soil stabilization, stormwater retention, air quality, energy conservation). Shade trees are especially important in instances where street trees are not practical because of site constraints. Shade trees shall be of sufficient size to achieve the desired effect, but in no event shall they be smaller than 2.5" - 3.0" caliper (trunk diameter), measured at a height of five (5') feet, or, in the case of coniferous trees, a minimum of 8' - 10' in height. Said trees shall be relatively long-lived (i.e. over 60 years) species with a high tolerance for soil compaction. Landscaping plans shall also emphasize the use of street trees along road frontage. In instances where a planting strip is required along road frontage, at least 1 street tree shall be planted for each 30 linear feet of landscaping strip. Such trees shall be planted along the edge of the road right-of-way, and shall be a minimum of 2.5" - 3.0" caliper (trunk diameter), measured at a height of 5 feet, unless otherwise specified by the DRB upon consideration of site conditions and be an appropriate species of nursery stock deciduous shade tree - not conifers, but native species, aside from Ash Trees, shall be used when possible;
- d. Landscaping beds should enhance the general appearance of the site, define planting strips and buffer areas and reduce the amount of grass lawn area; such beds are not to be considered a substitute for tree plantings.
- e. All plantings shall be installed according to accepted horticultural standards. Plant species should be hardy for zone three or hardier as defined in University of Vermont Extension Service's "Landscape Plants for Vermont". Sizes of trees and plantings shall be specified and shall be appropriate in terms of function and size.
- f. The owner shall ensure proper watering and fertilization for plant viability and shall replace dead and dying trees for a period of one year after planting.
- g. Adequate planted screening shall be required that is robust enough to shield any home-site, including a home-site across a roadway, from view of a ground mounted solar array that is greater than 15 kilowatts and requires a Certificate of Public Good from the Public Service Board

Solar screening addition

639.4 Site Protection and Restoration.

- a. Topsoil shall be preserved and redistributed on all regraded surfaces and disturbed areas and shall be stabilized by plantings, sodding, mulching and/or

Required to replace our old Act 250 Bylaw per state.

Section 660. Local Act 250 Review of Municipal Impacts.

- 661. In accordance with Title 24 V.S.A. 4420, the Development Review Board is hereby authorized to undertake local Act 250 review of municipal impacts caused by a "development" and/or "subdivision," as such terms are defined in Title 10 V.S.A. Chapter 151.
- 662. With respect to such "developments" and/or "subdivisions", the Development Review Board, pursuant to the procedures established under Title 24 V.S.A. Chapter 36 (the Municipal Administrative Procedures Act), shall hear applications for local Act 250 review of municipal impacts at a duly warned public hearing.
- 663. All applicants for Act 250 permits for such "developments" and/or "subdivisions" in Morristown shall go through this review process, unless all of the following apply:
 - 663.1 The applicant can establish to the satisfaction of the Development Review Board that the applicant relied on a determination by the Natural Resource Board's local district coordinator that Act 250 jurisdiction did not apply to the development and/or subdivision in question and, based upon that reliance, the applicant obtained local permits without complying with the requirement for local Act 250 review.
 - 663.2 The Natural Resource Board's local district coordinator's jurisdictional ruling was later reconsidered or overturned on appeal, with the result that Act 250 jurisdiction does apply to the "development" and/or "subdivision" in question.
 - 663.3 The Development Review Board waives its local Act 250 review jurisdiction in the interest of fairness to the applicant.
- 664. Determinations by the Development Review Board regarding whether or not to waive its local Act 250 review jurisdiction shall not be subject to review.
- 665. At the Development Review Board's local Act 250 review proceedings, the applicant shall provide, at the minimum, all of the information relating to Act 250 Criteria 6, 7, and 10 requested in the Act 250 Application Forms and demonstrate to the satisfaction of the Development Review Board that the proposed "development" and/or "subdivision":
 - 665.1 Will not cause an unreasonable burden on the ability of the City to provide educational services (Act 250 Criterion 6).
 - 665.2 Will not cause an unreasonable burden on the ability of the City to provide municipal or governmental services (Act 250 Criterion 7).
 - 665.3 Is in conformance with the duly adopted Municipal Plan (Act 250 Criterion 10).

Floodproofed or Floodproofing - Any combination of structural and nonstructural additions, changes, or adjustments to Structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, Structures and their contents.

Floodway - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floodway Fringe Area - The land in the Flood Hazard Areas subject to a one percent (1%) or greater chance of flooding in any given year and is designated Zone A or A1 through 30 on the Flood Insurance Rate Map. In case of streams or rivers this is usually the area between the outer boundary of the floodway and the 100 year flood boundary.

Gas Station - (See also Motor Vehicle Service Station)

Garage, Lawn, or Porch Sale - Temporary sale of personal property belonging to household residents conducted by those residents from a lawn, porch, or accessory Building adjoining a dwelling. (See §487)

Ground Water Source Protection Area (SPA) - An area designated by the State of Vermont, Agency of Natural Resources as a public drinking water source and recharge zone, and given special protection in §300 through 309 of these Bylaws.

Health Care Facility - Includes sanitarium, clinic, rest home, nursing home, convalescent home, home for the aged, and any other place for the diagnosis and treatment of human ailments.

Home Occupation - An accessory business conducted within a minor portion of a dwelling by the residents thereof, such that the floor area dedicated to the business use is less than 25% of the total floor area of the dwelling unit. Home Occupations shall be subject to the provisions outlined in §423 of these bylaws.

Home Business - A commercial use housed in the principal dwelling, an accessory Building, or on property owned or rented by the business owner for their primary residence. A Home Business is an accessory use that is clearly incidental and secondary to the residential use of the property. All Home Businesses under this definition must conform to the requirements specified in §460 of these bylaws. Motor Vehicle Service Station & Motor Vehicle Sale and Repair Facility are not eligible Home Business uses.

to stem the recent on-slaught of garages (comm) that neighbors always despise.

LCPC - The Lamoille County Planning Commission, see Regional Planning Commission.

Legislative Body - The Selectboard of the Town of Morristown.

Light Industry - Manufacturing which does not conduct large scale, direct processing of raw earth materials ("Raw earth materials" does not include: timber, wood, clay, tree sap, animal hides and fur or

Residential Use - Dwelling Unit, Single-Family, Dwelling Unit, Two-Family, Dwelling Unit, Multi-Family, group homes serving no more than eight qualifying persons.

Retail Delivery of Goods & Services - Any enclosed business concerned primarily with the sale of produce, products, goods, equipment, or commodities. This shall exclude any drive-up service, free-standing retail stand, gasoline and/or fuel service, motor vehicle repair service, new and used car sales and service, trailer and mobile home sales and service.

Restaurant - An establishment where food and drink is available to the general public. Alcoholic beverages may or may not be served, but shall only be incidental to the serving of food. Restaurant use does not include uses for Drive-In Restaurant or Refreshment Stand and Bar.

Road - see "Street."

Salvage Depot - Any enclosed Structure used for the collection, storage, processing, or resale of waste paper, rags, scrap metal, auto parts, or other scrap or discarded goods, materials, and machinery.

Seasonal Storage - The storage of items that are only used seasonally, such as but not limited to cars, motorcycles, campers, boats, RV's, snow machines, etc., excludes "mini storage" units

Setback - The distance from the nearest portion of the footprint of a Structure to any lot line including the Street centerline. For purposes of this section, a structure shall not include: (1) eaves, sills, pilasters, gutters, leaders, cornices, chimneys, and roof overhangs; (2) the footprint of stairs to first floor of a Structure; (3) ramps or other Reasonable Modifications under The Fair Housing Act; (4) Fences & (5) Signs.

Sexually Oriented Businesses - an inclusive term that describes the following businesses: a sexually orientated cabaret, a sexually oriented cinema, a sexually oriented store that sells sexually oriented materials such as, but not limited to, videos, images, and toys. Said definition shall not prohibit the sale of lingerie or a lingerie store.

defines S.O.B.s so they can be regulated by location

Shall - Denotes a mandatory requirement.

Shelter: A 24 hour facility whose primary purpose is to provide temporary or transitional shelter for people for a period not to exceed fifteen days in a calendar year. Guests of a Shelter shall not be under the influence of drugs or alcohol at any time while they are residents of said shelter.

establishes a definition of shelter before it is added to a zone

Shoreline - The bank or edge of a watercourse, as used to determine the shoreline setback requirement. For the purpose of these bylaws, the following watercourses are covered by this definition: Lamoille River, Lake Lamoille, named brooks identified on the Town of Morristown Property Maps (Jacob Brook, Mud Brook, Beaver Meadow Brook, Sterling Brook, Kenfield Brook, Ryder Brook, Lawrence Brook, and Bedell Brook)

Sign - Any device, Structure, Building or part thereof, which is used to bring a subject to the attention of the public.

Towers - A Structure that is intended to send and or receive signals from satellite or ground based through the air/atmosphere; including but not limited to radio, television, telecommunications, beeper, pagers, wireless phones, two way radios, HAM radios, and other types of transmitting or receiving Structures.

Town Clerk - The Town Clerk of the Town of Morristown.

Town Highway, Class 1 - Town highways designated by the Transportation Board which are parts of a State Highway route and which carry a State Highway route number.

Town Highway, Class 2 - Town highways designated by the legislative body of the municipality with the approval of the Transportation Board for securing trunk lines of improved highways from town to town and to places which by their nature have more than normal amounts of traffic.

Town Highway, Class 3 - All other traveled town highways, other than Class 1, or Class 2, designated by the legislative body of the Municipality, after conference with a representative of the Transportation Board.

Town Highway, Class 4 - All other town highways, including trails and pent roads, other than Class 1, 2 and 3 highways, designated by the legislative body of the Municipality.

Town Highway Notation - For clarification of definitions of Town Highways (Class 1, 2, 3 & 4) reference is hereby made to 19 V.S.A. §17 as now in force, or as may be from time to time amended. Where conflicts or confusion arises between the referenced standards and the above definitions, the referenced standards shall apply.

Transient Lodging Facility - Any Structure or combination of structures on the same lot containing four or more bedrooms that are designed to be rented as sleeping units for persons on a temporary basis. An existing Structure of combination of Structures on the same lot containing three or less bedrooms that may or may not be rented as individual sleeping units for persons on a temporary basis shall be allowed by-right as part of any residential use in all zones. This definition shall include: "bed and breakfasts," "hotels," "inns," "motels," "lodges," and "hostels."

Warehouse and Storage Facility - Includes warehouses, bulk storage facilities, and other similar Structures provided that all long-term storage is located within the Structure(s).

Water Quality Storm - The 0.9 inch storm event as determined by the unified storm sizing criteria found in the most recent edition of The Vermont Stormwater Management Manual published by the Agency of Natural Resources.

Waterbody - Means all watercourses such as brooks, streams and rivers; also includes ponds, lakes and wetlands. Is intended to apply to both natural and man-made situations and includes seasonal flows as well as year round flows.

— puts traditional B&B's + internet B&B's on the same playing field

ARTICLE X. ZONING DISTRICT BOUNDARIES

Section 1000. Central Business (CB).

Traveling in a clockwise direction around the district, from a point beginning on the northwest corner of lot 69 on tax map 21 east to the intersection with the railroad right-of-way. From the railroad right-of-way on the east west to the Lamoille River on the east-west. Traveling against the current of the Lamoille River on west to line projecting due north from northwestern corner of lot 205 on tax map 21. The running along-entire the eastern property line of the cemetery on lot 193 on tax map 21 to a point of intersection with Richmond Street. Then traveling south on Richmond Street to a point of intersection with the southeast corner of the library property. Then traveling west along the front of the library and further west along Upper Main Street to a point of intersection with Portland Street. A line projection from the northeastern corner of lot 192 on tax map 21 on the east to the northwestern corner of lot 178 on tax map 21 on the west. The western property lines of lots 178 and Then crossing Upper Main Street on an angle to the northeast corner of lot 15 on tax map 21 from the northwestern corner of lot 178 on tax map 21 on the north due south to a line 125' south of the centerline of Main Street. Then west to the centerline of Congress Street and then to a point 200' south of the centerline of Main Street. Then west from said point to the centerline of East High Street and then north to the intersection of East High Street and Main Street and then west along A Street to the centerline of the Lamoille River. Then traveling north along the Lamoille River to the Bridge Street Bridge. Then heading west along Bridge Street to include lots 55, 56, 57, 58, 59, 60, 61, 62 and 65 on the south side of said street. Then moving north to along the western property line of lot 69 on tax map 21 to the point of beginning.

— Brings north side of Upper Main St by Puffer Church into CB zone

Section 1010. Commercial (COM).

1011. Commercial Zone #1 (COM 1).

From a point beginning at the northernmost corner of lot 181 on tax map 8 traveling in a clockwise direction around the district. The centerline of Route 15/Route 100 from the northernmost corner of lot 181 on the west to the western property line of lot 165 on tax map 8. The western and northern property line of lot 165 on tax map 8. The western and northern property line of lot 156 on tax map 8. The eastern property line of lot 157 on tax map 8. The northern property lines of lots 154, 148, 153, 152, 151, 150, 134, and 130 on tax map 8. The northern property lines of lots 90, 91, 92 and 93 on tax map 8. The eastern property lines of lots 90 to its intersection with the northeast corner of lot 72 on tax map 8. Then along the northern property lines of lots 66-1 & 66-3 and then down the eastern property line of parcel 66-3 to a point of intersection with the centerline of Route 15. Then across Route 15 and west to the eastern property line of lot 71, then crossing James Road and then along the southern property lines of lots 71-5 and 75 on tax map 8 to the centerline of Munson Avenue on the west. The centerline of Munson Avenue from the southwestern corner of lot 75 on tax map 8 on the north to the centerline of Harrel Street on the south. The centerline of Harrel Street from the centerline of Munson Avenue on the west, but including lot 139 on tax map 21, to the centerline of Route 100 on the west.

Then turning south along the centerline of Route 100 to the southeast corner of lot 86 on tax map 21. Then turning west along the southern boundary of lot 86 and continuing along the southern boundary of lot 87. Then turning back north along the western boundaries of lots 87, 88, 113, 115, 127, 128 and 129 until a point of intersection with the Village/Town Boundary. Then from said point of intersection along the Village/Town Boundary on the east to a point 1,000' west of Route 100 on the west. A line projection 1,000' west of the centerline of Route 100 from a point where the Village/Town Boundary is 1,000' west of the centerline of Route 100 on the south to a point where the centerline of Route 15/Route 100 is 1,000' west of the centerline of Route 100 on the north. The centerline of Route 15/Route 100 from a point 1,000' west of the centerline of Route 100 on the east to the centerline of the junction of Route 15/Route 100 and Needle Eye Road on the west. The centerline of Needle Eye Road from the junction of Needle Eye Road and Route 15/Route 100 on the east to the western most corner of lot 181 on tax map 8 on the north and then continuing along the same line to the western most corner of lot 180. The western property line of lot 180 on tax map 8 from the centerline of Needle Eye Road on the south to the centerline of Route 15/Route 100 on the north.

1012. Commercial Zone #2 (COM 2).

From the intersection of the town/village boundary and the southern right-of-way line of the Alternate Truck Route in lot 328 on tax map 7, south along the town/village boundary crossing the centerline of Route 100 to a point of intersection with the town/village boundary and Route 100, then along the southern right-of-way line of Route 100 west to a point of intersection with the western right-of-way line of Jersey Way, and then south along the westerly edge of the Jersey Way right-of-way to the southernmost point of intersection with lot 3 on tax map 7 fronting on Jersey Way, and then west along the southern lot line of lot 3 and lot 4 on tax map 7 to the intersection of the town/village boundary in lot 6 ~~of tax map 328~~, then projecting on the same plane from this point of intersection westward across parcel 07-007-01 to a point of intersection with the Truck Route and then north along the town/village boundary, crossing the centerline of Route 100, then west along the northern right-of-way line of Route 100 to intersection the southern right-of-way line of the proposed Alternate Truck route, and then northeast along the right-of-way line of the proposed Alternate Truck Route to the point of beginning at the intersection of the town/village boundary in lot 328 on tax map 7. ~~Also as shown for reference purposes on a map entitled "Proposed Lower Village Gateway Commercial District Morristown, Vermont" dated July 2010 and prepared by LCPC.~~

→
Extends
COM Zone
across front
of Cheng
property

Section 1020. Business Enterprise (BE).

Beginning at the intersection of Bridge St and the Town/Village Boundary on tax map 7, then south along the town/village boundary ~~passed to a point of the~~ intersection with the Truck Route, but including parcel 07-328-1 directly to the northeast, then from the mentioned point of intersection of the Village/Town boundary and the Truck Route, turning south along the Truck Route until a point of intersection is made with LaPorte Road / Route 100, then crossing LaPorte Road / Route 100 and turning south down Jersey

→
Truck
Route Change

down Jersey Way along the eastern boundaries of lots 2 & 3 on tax map 7, then turning west at the southeast corner of lot 3 and running along the southern boundaries of lots 3, 4 and 6, then turning north at the southwest corner of lot 6 and traveling along the western boundary line of lot 6 until a point of intersection with LaPorte Road / Route 100, from said point on LaPorte Road / Route 100 heading southwest along the road, continuing south on Route 100, passing the intersection of Morristown Corners Road, to the southern boundary of lot 9 on tax map 7, then west along the southern boundary of lot 9 to Ryder Brook, then north along Ryder Brook, crossing Morristown Corners Road and continuing north along Ryder Brook until the southern boundary of lot 320 that is on the east side of Ryder Brook, then turning east from Ryder Brook along the southern boundary of lot 320, then turning north at the eastern boundary of lot 320, and then along the eastern boundaries of lots 319 and 301 to the point of intersection with Bridge Street, then crossing Bridge Street to include parcels 301, 301-2 & 301-3 on tax map 7 and then returning there from to the point of beginning at the intersection of Bridge Street and the village/town boundary.

- Trick Route Change

Section 1040. Mixed Office Residential (MOR).

From a point beginning at ~~northwestern corner of lot 178 on tax map 21~~ the intersection of Richmond Street and Park Street traveling in a clockwise direction around the district. ~~A line projection from the northwestern corner of lot 178 on tax map 21 on the west to the northeastern corner of lot 192 on the east. The~~ From the intersection of Richmond Street and Park Street, traveling north to the eastern property line of lot 193 on tax map 21 ~~from the southeastern corner of lot 193 on tax map 21 on the south~~ to the northeastern corner of lot 193 on tax map 21 on the north. A line projected due north from the northwestern corner of lot 205 on tax map 21 from the northwestern corner of lot 205 on the south to the centerline of the Lamoille River on the north. The centerline of the Lamoille River from line projection due north from the northwestern corner of lot 205 on tax map 21 on the west to a line projection due north from the intersection of the northeast corner of the Morristown School property and Route 15A on the east. A line projection due north from the intersection of Route 15A and the northeast corner of the Morristown School property from the Lamoille River to the north to the centerline of Route 15A to the south. The centerline of Route 15A/Park Street from northwestern corner of Morristown School property to the east to the northwestern corner of lot 48 on tax map 22 on the west. The western property line of the Morristown School property from the centerline of Park Street to the north to the centerline of Main Street to the south. The eastern property line of lot 71 on tax map 22 from the centerline of Main Street to the north to 125' south of the centerline of Main Street to south. 125' south of the centerline of Main Street from the eastern property line of lot 71 on tax map 22 on the east to the ~~w~~eastern property line of lot 15 on tax map 21 to the west. The ~~w~~eastern property lines of lot 15 ~~and 178~~ on tax map 21 from 125' south of the centerline of Main Street to the south ~~to the northwestern corner of lot 178 on tax map 21 on the north~~ to the intersection of Upper Main Street, Then east along Upper Main Street to the library property and then continuing east along the front of the library to the intersection of

Putted CB Zone change, removes from MOR zone

1093. **Medium Density Residential # 3 (MDR 3).** Traveling in a clockwise direction around the district, from a point beginning at the intersection of the Village/Town Boundary and the Long Bridge on Bridge Street heading north to the southern property line of lot 37 on tax map 20. Turning southeast east along the southern property line of lot 37 on tax map 20 to the centerline on the railroad right of way on the east. Then following the railroad right-of-way southeast to a point of intersection with the Truck Route. Then heading north along the Truck Route until the Village/Town Boundary. Then traveling east along Village/Town Boundary to a point of intersection with lot 129 on tax map 21. Then turning south along the rear property lines of lots 129, 128, 127, 115, 114, 88, 87 arriving at the southwest corner of lot 86. Then east along the southern property line of lot 86 to the intersection with Brooklyn Street. Then north on Brooklyn Street to the intersection of the Village/Town Boundary. Then southeast along the northern boundary of lot 140 to the shared property line with lot 138. Then south along this property line and along the rear property lines of lots 141, 142, 143, 144 and 145 to a point of intersection with the Lamoille River. The heading south with the current of the Lamoille River to the point of intersection with the railroad right-of-way. Then traveling west along the railroad right-of-way, across the Truck Route, until a point of intersection with the northeast corner of lot 69 on tax map 21. Then west along Bridge Street until the point of beginning.

Section 1100. Low Density Residential Districts.

1101. **Low Density Residential #1 for Jersey Way area (LDR 1).** From a point beginning at the intersection of northern edge of Route 100 South and the Village/Town Boundary traveling clockwise around the district. The intersection of the Village/Town Boundary from the northern edge of and Route 100, heading northeast along the Truck Route bridge south on the south to the centerline of the Lamoille River on the north, and then turning southeast. The centerline of the Lamoille River from the Village/Town Boundary on the west to the centerline of Ward's Pond Brook on the east. The centerline of Ward's Pond Brook and a line projection of the centerline of Ward's Pond Brook from the Lamoille River on the north to the center line of Route 100 South on the south. The centerline of Route 100 south from Ward's Pond Brook on the east to the centerline of Randolph Road on the east. The centerline of Randolph Road from the centerline of Route 100 South on the north to the junction of Randolph Road and Washington Highway on the south. The centerline of Washington Highway from the junction of Randolph Road and Washington Highway on the west to the northeastern corner of lot 241 on tax map 23 on the east. The northeastern corner of lot 241 on tax map 23 along the southern property line of lot 14-1 on tax map 24. The southwestern corner of property line 14-1 along the northern property line of lot 13 on tax map 24. The southeastern corner of lot 13 on tax map 24 along the eastern property lines of lots 13, 12, 11-1 and 11 on tax map 24. The eastern property line of lot 25 on tax map 13 from the southwestern corner of lot 11 on tax map 24 on the north to a point 1,465' south of the centerline of Washington Highway on the south. A line through lots 26 & 31 on tax map 13 from a point 1,465' south of the centerline of Washington Highway on the west to a point 1,950' from the centerline of Washington

*Truck Route
clarification*

Highway on the east. The Village/Town Boundary from a point 1,950' south of the centerline of Washington Highway on the north to the northwestern corner of lot 19 on tax map 13 on the south. The Village/Town Boundary from the northwest corner of lot 19 on tax map 13 on the east to the corner of the Village/Town boundary where it turns north on the west. Then northeast along the western boundary of lot 331, including the portion of parcel 07-007-01 that is not part of the Section 1012 COM 2 Zone, then northerly along the Village/Town boundary to the southeastern corner of lot 7-1 on tax map 7. The southern boundaries of lots 7-1 and 7 to the centerline of Route 100. The centerline of Route 100 east along the western boundaries of lots 7 and 7-1 on tax map 7 to the Village/Town Boundary at the northeastern corner of lot 7-1. The northeastern corner of lot 7-1 on tax map 7 along the Village/Town Boundary to where the Village/Town Boundary meets the Lamoille River.

— other half of Cheng property change

1102. **Low Density Residential #2 for Park Street area (LDR 2).** From a point beginning at a line projection from the northeast corner of the Morristown School property that intersects the centerline of the Lamoille River and travels in a clockwise direction around the district. From the beginning point in the centerline of the Lamoille River, then traveling east from the intersection of the Morristown School property to the western property line of lot 33 on tax map 8. The Village/Town Boundary from the centerline of the Lamoille River on the north to the southeastern corner of lot 23-07 on tax map 8. A line projection from the southeastern corner of lot 23-07 on the east to the southeastern corner of lot 29-1-2 on tax map 8 on the west. Then west along the southern property lines of lots 22, 29-1-2, 29-1-4, 29-1-6 and 29-1-3 to a point of intersection with lot 43 on tax map 22 (the Morristown School property). Then north along the eastern property line of the Morristown School property from the southwestern corner of lot 29-1-3 on tax map 8 on the south to the centerline of Route 15A on the north. A line due north from the intersection of the Morristown School property and Route 15A from the centerline of Route 15A on the south to the centerline of the Lamoille River on the north.

1103. **Low Density Residential #3 for Cadys Falls (LDR 3).** Traveling in clockwise direction, from a point beginning at the intersection of Cadys Falls Road and the Lamoille River, turning west along the river passing the southern boundary of Lot 07-212 to a point where the westernmost boundary of 07-213 abuts the river, then turning north away from the river along the western boundary of lot 07-213 to a point of intersection with Lot 07-214, then traveling west along the southern boundaries of Lots 07-214 & 07-215, then turning north along the western boundary of Lot 07-215 to a point of intersection with Griggs Road, from said point turning east on Griggs Road, but including Lots 07-233 & 07-234, to a point of intersection with the southwest corner of Lot 07-236, then turning north along the western boundary of Lot 07-236 and continuing in the same northerly direction along the eastern property line of Lot 07-232 until a point of intersection with Lot 07-244-3, then turning briefly east until the intersection with Lot 07-244-1, then turning north and then northeast along the western boundary of Lot 07-244-1 and continuing in the same direction along the western boundary of Lot 07-245 until a the

— add Cadys Falls zone to Village zoning for the first time

point of intersection with Cadys Fall Road, then turning south on Cadys Falls Road until a point of intersection with the northern boundary line of Lot 07-252, then heading east along the northern boundary line of Lot 07-252 until the point of intersection with the Lamoille Valley Rail Trail, then turning south along the Lamoille Valley Rail Trail until a point of intersection with the northernmost point of Lot 07-262, then traveling in a southwesterly direction along the westernmost boundary to Lot 07-262 to a point of intersection with Needle's Eye Road, then traveling southeast on Needle's Eye Road, including Lot 07-264, until the intersection with the easternmost point of Lot 07-294, then turning south and then west along the boundaries of Lot 07-294 to a point of intersection with the Lamoille River, then turning west with the flow of river to the point of beginning - at the intersection of the Lamoille River & Cadys Falls Road.

1104. Low Density Residential #4 for Morristown Corners (LDR 4). Traveling in a clockwise direction, from a point beginning at the intersection of Morristown Corners Road and the westernmost boundary of Lot 07-038, then running to the northeast along the rear boundaries of Lots 07-146, 07-147, 07-148 until the northern most point of Lot 07-153, then turning to the east from said point to the intersection with Stagecoach Road, then north on Stagecoach Road to a point of intersection with the northernmost point of Lot 07-169, then turning east along the northern boundary of Lot 07-169 to a point of intersection with Lot 07-179, then turning south along the eastern or rear boundaries of Lots 07-169, 07-170, 07-171 until the point of intersection with Lot 07-178 and Morristown Corners Road, crossing Morristown Corners Road to include Lots 07-019, 07-020 & 07-021 to the east side of Stagecoach Road and then crossing Stagecoach Road to include Lots 07-036, 07-037 & 07-038 on the west side of Stagecoach Road, then crossing Morristown Corners Road and heading northeast to the point of beginning.

*— adds Morristown
Corners to Village
Zoning for the
first time*

Section 1110. Rural Residential/Agricultural (RRA).

All lands in the Town, excluding the Village of Morrisville, and the following Zones in the Town: AB, BED (partial), COM (partial), IND 2, IND 3, INN1, INN 2, SI and parcels 07-007 & 07-007-01 in LDR 1.

Section 1120. Sewer Service.

From a point beginning where the Village/Town Boundary and Bridge Street meet along the eastern edge of Lake Lamoille traveling in a clockwise direction around the district. The intersection of the Village/Town Boundary and Bridge Street along the eastern edge of Lake Lamoille north along the Village/Town Boundary to the western edge of lot 37 on tax map 20. The western edge of lot 37 on tax map 20 to the centerline of the railroad right of way. The centerline of the railroad right of way from the Village/Town Boundary on the south to the point where the centerline of the railroad right of way is 2,000' west of the centerline of Route 100. 2,000' west of the centerline of Route 100 from the point where the centerline of the railroad right of way is 2,000' west of the centerline of Route 100 on the south to the centerline of Needle Eye Road on the north. The centerline of Needle Eye Road from a point 2,000' west of the centerline of Route 100 on the west to