



Planning Council
PO Box 748
Morrisville, VT 05661



28 September 2020

RE: October 27th Morrisville/Morristown Planning Council hearing on proposed zoning changes

Please note that a public hearing will be held on **Tuesday 27 October 2020 at 6:00 P.M. in the Community Meeting Room of the Old Tegu Theatre 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 changes are included beneath this letter. Directly beneath this letter please also find a copy of the warned hearing notice and statutory reporting form.

If you have any questions about the proposed changes, please contact Todd Thomas in the Town's Zoning Office at 888-6373 or via email at tthomas@morristownvt.org.

Sincerely,

Todd Thomas, AICP & CFM
Planning Director

RECEIVED

OCT 8 2020

Department of Housing
and Community Development

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 27 October 2020 at 5:00 PM** at the Morristown Municipal Offices in the Community Room of the Old Tegu Theatre at 43 Portland Street, Morrisville. The Morristown/Morrisville Planning Council hereby provides notice of a public hearing being held pursuant to State Law 24 VSA, 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 24 VSA 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 & Special Regulations / 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, welfare, and to achieve the purposes set forth in the Vermont Development Act 24 VSA Chapter 117 and the Town Plan.

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

- a. §204.5b - Allow Class 2 development in IND Zone #2 (Houle St. frontage east)
- b. §340 - Add steep slope protection (20% or more) to Environmental Resource Areas
- c. §401.1 - Codify existing treatment of temporary structures (less than 1 year)
- d. §402.1 - Do not require the Zoning Administrator to renew expired permits
- e. §423.4 - Reword Accessory Apartment regulations
- f. §479 - Clarify that campaign signs can be in place 60 days before election day
- g. §840.8 - Set wet hydrant locations & require dry hydrants in major rural subdivisions
- h. §IX - Remove studio / one-bedroom limitation from Accessory Apartment definition
- i. §1091 - Remove the "Fairwood area" from the Medium Density Residential Zone
- j. §1102 - Add the "Fairwood area" into the Low Density Residential Zone

Location where full text may be examined: For copies of the full text, please contact Todd Thomas at 888-6373 (tthomas@morristownvt.org) or the Town Clerk's Office on Portland Street

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 24 VSA, Chapter 117, and the Town Plan.

The proposed zoning change, if approved this winter, would make very minor revisions to the 2020 Morrisville/Morristown subdivision & zoning bylaws that were recently approved in September. The proposed zoning changes are as follows:

- §204.5b - Allow Class 2 development in IND Zone #2 (Houle St. frontage east)
- §340 - Add steep slope protection (20% or more) to Environmental Resource Areas
- §401.1 - Codify existing treatment of temporary structures (less than 1 year)
- §402.1 - Do not require the Zoning Administrator to renew expired permits
- §423.4 - Reword Accessory Apartment regulations
- §479 - Clarify that campaign signs can be in place 60 days before election day
- §840.8 - Set wet hydrant locations & require dry hydrants in major rural subdivisions
- §IX - Remove studio / one-bedroom limitation from Accessory Apartment definition
- §1091 - Remove the “Fairwood area” from the Medium Density Residential Zone
- §1102 - Add the “Fairwood area” into the Low Density Residential Zone

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. Nearly all of the above changes are “housekeeping” items (i.e. small tweaks to various zones to make corrections or improvements to the existing regulations). Including in these housekeeping items is allowing Class 2 Development in IND #2 Zone because it is not possible to extend gravity sewer to this area, codifying the existing permit exemption for temporary structures, giving the Zoning Administrator a choice regarding renewing expired permits, and clarifying the time-period in which campaign signs are exempt from zoning (days measured from election day and not from the date when ballots first become available and voting begins).

A more significant zoning change will encourage the creation of additional affordable housing by eliminating prescriptive language from the town’s definition of Accessory Apartment. The existing definition limits such living arrangements to efficiency or one-

bedroom apartments. By removing this prescriptive language, two-bedroom or larger accessory apartments will be able to be created, if this zoning change is approved. This change also allows for a more flexible housing stock within our community, which is a stated goal of the Town Plan. Additionally, the proposed zoning change downzones the "Fairwood area" of Morrisville. The zoning for this neighborhood, if approved, would change from Medium Density to Low Density Residential. The existing neighborhood is comprised of single-family homes on generous village lots. The proposed downzoning of this neighborhood will ensure that the neighborhood's existing character will be protected from development pressures. To help offset some of the future housing opportunities lost by this zoning change, small amounts of Rural Agricultural zoned areas along Elmore Road are being upzoned to Low Density Residential. However, the impetus for this specific change to this small rural land area is mainly to improve on-the-ground differentiation as to where the rural zone ends and the residential zone begins.

The most significant zoning change proposed is the addition of steep slope protections to the §340 Environmental Resource Areas of the zoning bylaws. Steep slopes have long been mentioned in this section of the town's protective zoning, but no actual protection was ever provided. The Conservation Commission gave genesis to this effort while trying to preserve the steep slopes on Elmore Mountain. The Planning Council preferred to enact a town-wide protection of steep slopes, versus singling out a single neighborhood. If this proposed zoning change is approved, a DRB Conditional Use hearing will be needed prior to the placement of a building foundation, a septic system, or the parking lot of a commercial building, on slopes of 20% or more (as mapped by the Agency of Natural Resources).

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

The proposed zoning change is compatible with the future land uses and densities of the Town Plan. The proposed zoning change is by no means a significant rezoning. It increases the minimum lot size for the Fairwood area of Morrisville, and no longer allows duplexes therein. This rezoning is strongly supported by the homeowners in this neighborhood, and the town's regulatory scheme should be supportive when a neighborhood speaks loudly, and with unanimity, regarding its zoning. Good planning does not come from the top down, it begins at the neighborhood level. As such, this neighborhood led zoning change should be supported.

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

This zoning change is silent to planned community facilities.

204.5b **Dimensional requirements.** Development Class, Minimum lot sizes, areas, frontage and setbacks in each zone are shown in the following table: 6 Additional Requirements.

Dimension Table	CB	COM	MOR	IND	HOS	HDR	MDR	LDR	RRA
Development Class	1	1	1	1,2*&3*	1	1	1	1,2**&3**	3
Minimum Lot Size	1,500	10,000	4,000	40,000	8,000	2,000	4,000	10,000**	80,000
Minimum Area Single-Family	750	10,000	4,000	-	8,000	2,000	4,000	10,000**	80,000
Minimum Area Two-Family	1,500	10,000	10,000	-	16,000	4,000	10,000	-	-
Minimum Area Multi-Family (per unit)	No limit	2,000***	-	-	-	2,000	-	-	-
Minimum Lot Frontage	20	50	50	50	50	20	50	50	50
Maximum Front Setback	5	-	-	-	-	-	-	-	-
Minimum Front Setback	-	30	35	50	35	0	35	35	45
Minimum Side Setback	0	5	5	10	10	0	5	10	15
Minimum Rear Setback	0	5	10	10	10	10	10	15	15
Minimum Shoreline Setback	50	50	50	50	50	50	50	50	50

* = IND Zone Class 2&3 Development allowed in IND#2 (Houle St. frontage to the east), IND#3, IND#4, IND#5 (west of Ryder Brook)

** = Areas of LDR Zone with Class 2 Development require a 15,000 ft² minimum lot size per family, and areas of the LDR Zone relying on Class 3 Development require a 25,000 ft² minimum lot size per family

*** = The Dwelling Multi-Family use is only allowed in when at least 51% of the residential use is located on upper floors

Section 205. General zoning requirements. In addition to the use and dimensional tables found above in §204a and §204b, all zoning application shall comply with the zoning for the Article III Special Protection Areas, the General Regulations found in §400-§499 of these Bylaws, and §500 Site Plan Approval.

Section 206. Design Criteria. The Zoning Administrator or DRB may require the submission of a proposed building rendering to ensure that the below design criteria requirements are met for Dwelling Unit Multi-Family uses and business uses in the following zones: CB, COM, IND #4 (north of Bridge St only) & IND #5 (airport), HOS, & HDR.

- Architectural repetition: Each architectural building proposed shall be different than the adjacent building.
- Blank walls: Blank walls shall not face any Street on which the property has frontage. A blank wall is a building wall that has an expanse of 30 feet in length or greater without fenestration, building articulation or doorways.
- Front porches: All new multi-family residential construction must include a front porch, front deck, or front patio equivalent, with a minimum size of 8 feet by 6 feet, located on the portion of the building that parallels any existing or new public sidewalk (as required by the Morristown Sidewalk Policy).
- Public entrance: Structures shall include at least one active public entrance along the parcel's Street frontage.
- Loading docks & garbage storage: All loading docks and garbage storage and pick-up areas shall be located in the rear of Buildings and away from public right-of-way, and then



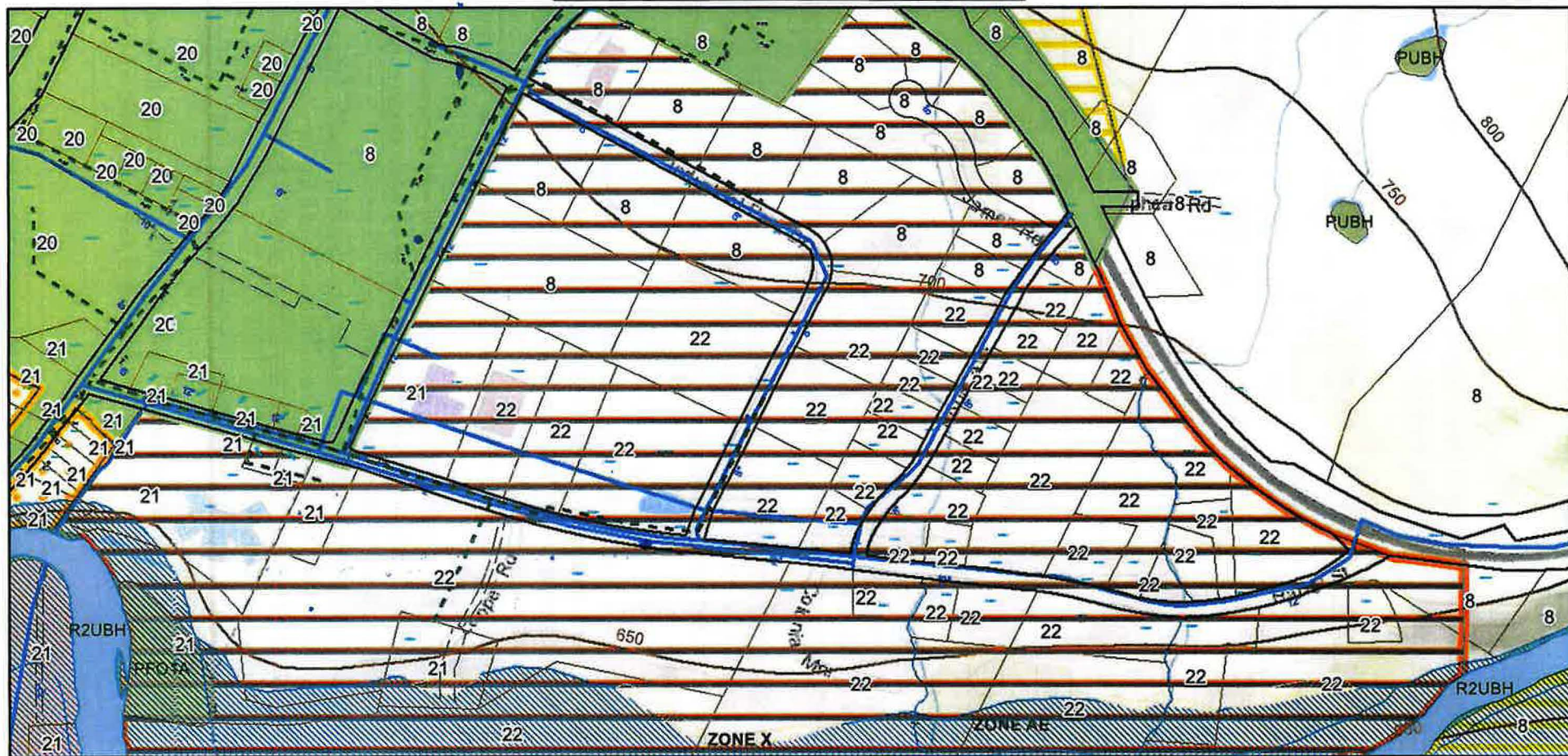
Industrial Zone 2

Morristown, VT

1 inch = 500 Feet



September 16, 2020



PWater	Right of Way	Water-poly	Sanitary line	R2UBH	LDR
Private Road	Private Road ROW	366 - 800	Water Lines	CB	MDR
Property Line	Property Hook	ZONE AE	PFO1A	COM	RAA
Public Road	WaterLines	ZONE X	PUBH	IND	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Industrial Zone 2

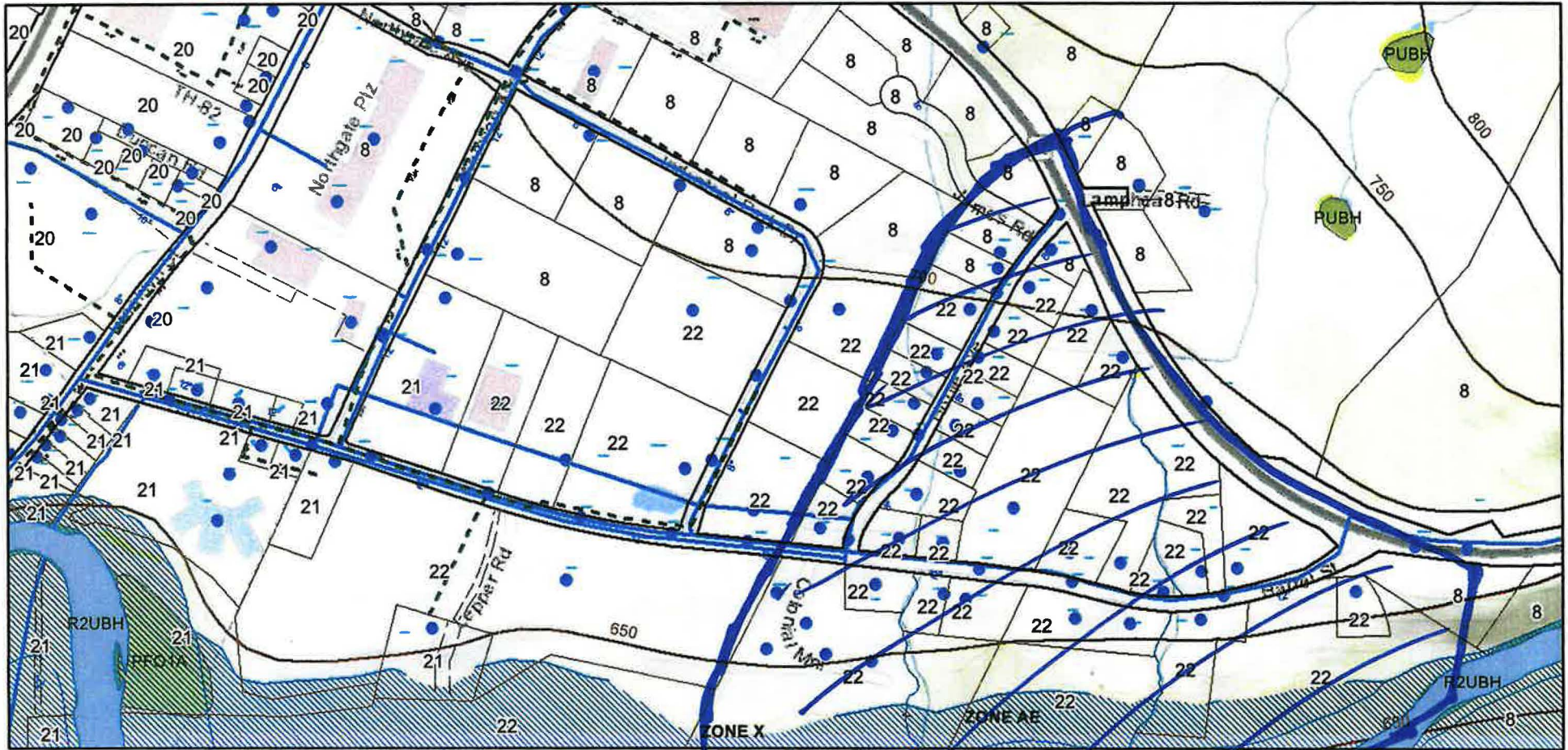
Morristown, VT



1 inch = 500 Feet



September 16, 2020



PWater	Right of Way	Water-poly	e911 - Morristown Only	PUBH
Private Road	Private Road ROW	366 - 800	Sanitary line	R2UBH
Property Line	Property Hook	ZONE AE	Water Lines	L
Public Road	WaterLines	ZONE X	PFO1A	R

Area of IND 2
with no sewer line
access

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Section 340. Environmental Resource Areas (ERA).

341. **Objective.** The purpose of these regulations is to allow property owners some use of their land while also affording protection to locally designated environmental resource areas.
342. **Locally Designated ERAs.** These regulations will apply to undeveloped lands proposed to be used for to the foundation of a house, its accessory buildings, any supporting septic system, as well as lands used for the foundation of a commercial building, and its associated parking area that are mapped by the Vermont Agency of Natural Resources, on its Natural Resource Atlas, as Wetlands, Rare Threatened Endangered Species, Significant Natural Community, Uncommon Species, Deer Wintering Areas, and Steep Slopes (in excess of 20%).
343. **Permitted Uses in an ERA.** The only permitted uses within mapped ERAs shall be open space, forestry, agriculture, and natural habitat.
344. **Conditional Uses in an ERA.** All development which is listed as either a permitted or conditional use in the zone in which the land is located, may be allowed upon approval of the DRB after a conditional use hearing. The Applicant shall solicit written and oral evidence from the Vermont Agency of Natural Resources, or any other parties with technical expertise which the DRB may require to make an informed decision. To allow a conditional use within a mapped ERA, the DRB must issue written findings of fact based upon evidence which demonstrates that such use, including the construction necessary for such use, will have no impact upon any of the following:
- a. Functional integrity of a the named EPAs in §342;
 - b. Quality of ground or on-site surface waters;
 - c. Drainage patterns on the site; and
 - d. Stability of soils on the site.

ARTICLE IV. GENERAL REGULATIONS

Section 400. Permits

401. **Permit Requirement.** No Building may be erected, enlarged, relocated, or changed in use, nor shall any land development commence, unless the Zoning Administrator, in accordance with §4449 of the Act and with these Bylaws, issues a zoning permit. No certificate of occupancy is required.
- 401.1 **Permit Exemption** (outside the §320 Special Flood Hazard Area). The following are exempt from §401 Permit Requirements:
- a. Accessory Structures less than 150 square feet in area ~~do not require a zoning permit.~~
 - b. Additions to residential structures less than 150 square feet in total area that are not heated (i.e., porches, decks, mudrooms, etc.), ~~do not require a zoning permit.~~
 - c. Structural changes made as Reasonable Modifications to Residential Uses benefiting a person with a disability, under The Fair Housing Act ~~do not require a zoning permit.~~
 - d. Fences, signs, patios, front porches, parking areas, driveways, certain architectural elements, and other specified exemptions found in the Bylaw's definition of Structure Setback.
 - d.e. Temporary structures, which are by definition, in place for less than one year.
- 401.2 **Permit Fee.** The legislative body may prescribe reasonable fees to be charged with respect to the administration of this bylaw, after receiving the recommendation of the municipal planning commission. The Selectboard, upon recommendation from the Planning Council, shall set a fee schedule for the zoning permits required by this Bylaw.
- 401.3 **Permit Posting.** Upon receipt of an approved permit, the permit applicant shall post the permit within view of the public right of way closest to the subject property for 15 days following the issuance of the permit.
- 401.4 **Permit Compliance.** Acceptance of zoning permit grants Zoning Administrator access to the property covered by the permit, at reasonable times with owner's consent, for the purpose of ascertaining permit compliance.
- 401.5 **Initiation of Construction.** Construction of any structure authorized by an approved zoning permit under this section which requires a state Water Supply and Wastewater Disposal System (WW) permit is prohibited unless and until the WW permit is issued.
402. **Permit Submittal.** Permits shall not be issued unless a site plan showing all dimensions necessary to assure compliance with these Bylaws has been submitted to the Zoning Administrator. Said Officer, within 30 days of receipt of all necessary information, shall either approve or deny the permit, or refer it to the DRB.
- 402.1 **Approved Permits.** If a zoning permit is approved, either by the Zoning Administrator or the DRB, all activities authorized by its issuance shall be completed within 2 years of its date of issue. Zoning permits ~~shall~~ may be renewed by the Zoning Administrator for a period of up to 10 years from the date of issuance unless the approved use is no longer allowed in the underlying zone. Permits that are not renewed or permits that have expired shall become null and void and reapplication shall be required.
- 402.2 **Denial of Permit.** If the permit is denied, the Zoning Administrator shall so notify the applicant in writing, stating the reasons for denial and informing the applicant of his/her rights of appeal (See Sect. 640).
- 402.3 **Time Limitation.** Per 24 VSA §4448(d), if the Zoning Administrator fails to act on a permit application within 30 days, a permit shall be deemed issued on the 31st day.

- c. Development serving more than two dwelling units by a private driveway that is provided for via road frontage or permanent easement or right-of-way having at least 20 feet in width.

Section 423. Limitations Established in the Act (24 VSA §4412).

All limitations imposed upon this municipality by §4412 of the Act shall be adhered to; these may include but are not limited to the following:

- 423.1 **Residential Care or Group Home (4412.1G).** A residential care home or group home operating under state licensing or registration, serving not more than 8 persons who have a handicap or disability as defined in 9 VSA §4501, shall be considered by right to constitute a permitted single-family residential use of property. A residential care home or group home operating under state licensing or registration serving more than 8 persons who have a handicap or disability as defined in 9 VSA §4501 may be allowed as a Conditional Use as limited by the underlying zoning district (see §204.5a).
- 423.2 **Family Child Care Facility (4412.5).** A "family child care home or facility", as used in this section, means a home or facility where the owner or operator is licensed or registered by the state for child care. A family child care home serving six (6) or fewer children shall be considered to constitute a permitted single-family residential use of property. A family child care home serving no more than six full-time children and four part-time children, as defined in 33 VSA §4902(3)(A), shall be considered to constitute a permitted use of property but shall require site plan approval by the DRB. A family child care facility serving more than six full-time and four part-time children shall be considered a Day Care Facility, a conditional use requiring review and approval by the DRB.
- 423.3 **Height Regulation Limitations (4412.6).** The height of antenna structures, any of which are mounted on complying structures, shall not be regulated unless the bylaws provide specific standards for regulation.
- 423.4 **Accessory Apartment (4412.1).** One Accessory Apartment, located within an owner-occupied single-family dwelling, or within an accessory building of an owner-occupied single-family dwelling on the same property, shall be a permitted use on lots that do not otherwise meet the minimum dimensional requirements for a two-family unit, provided that the property has:
- a. Sufficient wastewater capacity (requires new state wastewater permit);
 - b. The accessory apartment is not greater than 60% of the total heated floor space of the primary dwelling;
 - c. Meets applicable setbacks.
424. **Tiny House Density Bonus.** Detached tiny dwelling units (aka tiny homes) with a footprint less than 500 ft² in size, such as a tiny home or mobile home, shall be permitted as an Accessory Apartment use and comply with §424.4c (setbacks). Any parcel, regardless of size, may have as many as two additional detached tiny dwelling units allowed thereon via the Accessory Apartment use. Neither the tiny dwelling unit permitted as the Accessory Apartment, nor the bonus Tiny Dwelling Unit Accessory Apartment shall count towards the parcel's Minimum Area Per Residential Unit dimensional requirement, provided said parcel is owner occupied. Structures that contain or

- c. **Animated and/or Flashing Signs.** Signs which are animated, flashing, designed to move in the wind, or with intermittent illumination are prohibited with the exception of barber poles, theatre marquees and signs containing clocks and temperature readings.
- d. **Hazard.** No sign, in the opinion of the Zoning Administrator, shall be erected or maintained in such a manner that it obstructs free and clear movement, vision or is otherwise a hazard to drivers or pedestrians.
- e. **Temporary Signs.** Temporary Signs are signs that by construction are not intended to be permanent, nor in place for more than a year. Temporary signs are typically used to advertise a business, sale, or product. Temporary signs are prohibited and variations of common signs, that are declared to be temporary, include, but are not limited to: lawn signs, collapsible signs, pendants, banners, feather banners, etc., (see §479 for exemptions)

477. **Externally Illuminated Signs.** Signs may be illuminated during the hours that the business being advertised is open for business or until 10:00 PM, whichever is later, in all business districts. Externally illuminated signs shall not create glare or throw light onto adjacent property and shall use down lighted, down shaded light fixtures. Lighting fixtures illuminating signs shall be carefully located, aimed and shielded so that the light is directed only onto the sign. Lighting fixtures shall not be aimed towards adjacent street, roads, or properties. Lighting fixtures illuminating signs shall be of a type such that the light source (bulb) is not directly visible from adjacent streets, roads, or properties. Fixtures used to illuminate signs shall be top mounted and directed downward (i.e. below the horizon). Signs shall be illuminated by a steady light, which must be of one color only.

479. **Exemptions.** The following signs shall be exempt from the provisions of these regulations: Wayfinding signs; signs for designated historic structures; traffic signs; handicapped access and parking signs, legal notices; "for sale" signs attached to vehicles; one temporary, non-illuminated real estate sign per broker not to exceed 10 ft² in size; one open flag per business not to exceed 10 ft² in size, signs for trespassing, safety zone, or other legal posting of property not to exceed three square feet in area; one construction site identification sign per site not to exceed nine square feet in size; one e911 sign per address not to exceed 6 ft² in size; and political lawn signs not to exceed 6 ft² in size for only the 60 days ~~month~~ prior to an election day, where a maximum of 30 square feet of campaign signage is allowed per property, and provided that there is no more than one campaign sign per each candidate on the ballot per property.

- a. Temporary off-premise notices of cultural or special events sponsored by local non-profit organizations may be exempted from these regulations at the discretion of the Zoning Administrator. All such cultural or special events signs shall be in place no more than one week prior to the event that it advertises and be removed within 24 hours of the completion of the event that they advertise. Temporary signs are only permitted for non-commercial events or activities of the previously limited duration unless otherwise exempted under §479d. Temporary signs shall not be affixed to utility poles, directional or street signs, or other public property. The Zoning Administrator shall be empowered to remove all temporary signs in violation of their authorized use, and to charge a reasonable fee for the return of any unlawful temporary sign.
- b. Banners, Signs, and other similar displays intended to promote the Town of Morristown and/or the Village of Morrisville under the auspices of a non-profit community or civic organization are exempt from these regulations, provided that any commercial sponsorship information (logo, name, etc.) does not exceed 25% of the total area of the banner or display.

Existing zoning provision requiring fire protection for Major Subdivisions:

- 840.8 **Fire Protection Facilities for Major Subdivisions.** Adequate water storage or distribution facilities for fire protection within the subdivision shall be provided to the satisfaction of the DRB. Where required by the DRB, in consultation with the Fire Chief, the subdivider shall install fire ponds with dry hydrants or fire hydrants. All hydrants must be installed to the specifications of the Morrisville Fire Department.

Proposed zoning provision requiring fire protection for Major Subdivisions:

- 840.8 **Fire Protection Facilities for Major Subdivisions.** Major Subdivisions that are connected to the Morrisville Water & Light water system, shall supply fire hydrants per its "Material Specification Sheet for New Water Connections" at each new road intersection, and at the terminus of each new road. To ensure adequate fire protection in areas not connected to the Morrisville Water & Light water system, the applicant shall supply a dry hydrant in an existing water source, that is located within a half mile drive of the subdivision road, which provides at least 100,000 gallons of water. If no such source exists, the developer shall provide a fire pond within the subdivision that is equipped with a dry hydrant that provides the same 100,000 gallon minimum of water for firefighting. Morrisville Fire shall supply the head for the dry hydrants regardless of the water source.

ARTICLE IX. DEFINITIONS

Section 900. State Definitions.

The definitions under §4303 of the Act shall apply to these Bylaws, and shall supplement those defined herein.

Section 910. Other Definitions.

The following definitions shall also apply to these Bylaws.

Certain means of reference and words used herein shall be defined as listed below: Unless the content clearly indicates contrary, words listed in the singular include the plural and those in the plural include the singular. The word "person" includes a corporation, unincorporated association, partnership, as well as an individual. The word "building" includes structures and shall be construed as if followed by the phrase "or part thereof." The word "may" is permissive, the words, "shall" and "will" are mandatory

The Act - refers to Title 24, Chapter 117 of the Vermont Statutes.

Accessory Apartment - An efficiency or one-bedroom apartment located within an owner-occupied single-family dwelling, or within an accessory building on the same property, that is clearly dimensionally subordinate to a single-family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation and sanitation. See §423.4

Accessory Retail and Food Use - Activities such as gift shops, cafeterias, fitness rooms, and snack shops that are conducted within a principal Structure, occupying no more than 25% thereof, primarily containing a non-retail use and that serve the primary non-retail use. There shall be no external evidence of retail activity discernible from the outside of the Structure. Access to the retail activity shall only be from within the principal Structure.

Accessory Use - A use or Structure on the same lot with, and of a nature customarily incidental and subordinate to the principal use or Structure.

Administrative Officer - The person appointed per 24 VSA §4448; aka "the Zoning Administrator."

Airport - The Morrisville-Stowe Airport (MVL) Airport.

Awning - A retractable or permanent structure of flexible material (plastic, canvas, etc.) on a frame attached to the facade of a building and projecting therefrom as a protection against sun or rain.

Bar - A business or part of a Structure used primarily for the retail sale or dispensing of alcoholic beverages for on-premise consumption, or the part of a building, structure, or premise of a private club, association or organization that dispenses alcoholic beverage for on-premise consumption.

Base Flood - A flood having a 1% chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE) - The elevation of the water surface elevation resulting from the Base Flood.

Basement - Any area of the Building, including a crawl space, having its floor below grade on all sides.

Existing Zoning Map

Morristown Zoning Map Village Zoning 2019

Zoning Districts

CB	HOS	MDR
COM	IND	MOR
HDR	LDR	RRA

- Morrisville
- Morristown Boundary
- Sewer Service Management Area
- Lamoille Valley Rail Trail
- Parcel Boundaries

Zoning Districts

CB	Central Business
COM	Commercial
HDR	High Density Residential
HOS	Hospital
IND	Industrial
LDR	Low Density Residential
MDR	Medium Density Residential
MOR	Mixed Office Residential
RRA	Rural Residential with Agriculture

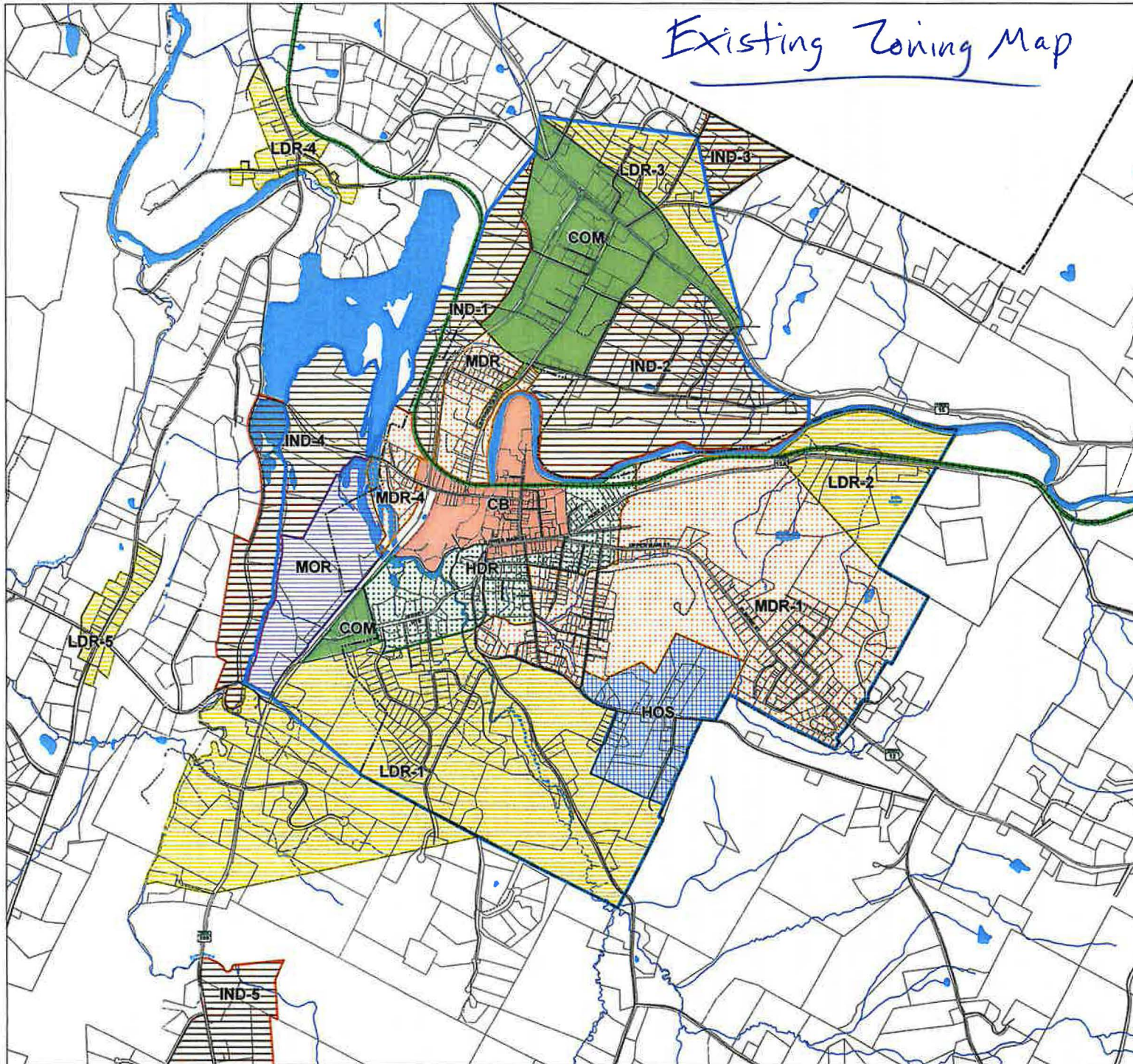
Data Sources
 Zoning: 2017 Morristown data, Provided by Lamoille County Planning Commission for Planning Purposes; Updated 2019 by Fitzgerald Environmental Associates, LLC
 Sewer Service District Boundary: 2015 Morristown data, Provided by Lamoille County Planning Commission for Planning Purposes; Updated 2019 by Fitzgerald Environmental Associates, LLC
 Parcels: Morristown data, 2017, by CAI Technologies
 Surface Water: VCGI for VHD-USGS, 2001
 Political Boundaries: VCGI, 1991

For planning purposes only.
Not for regulatory interpretation.

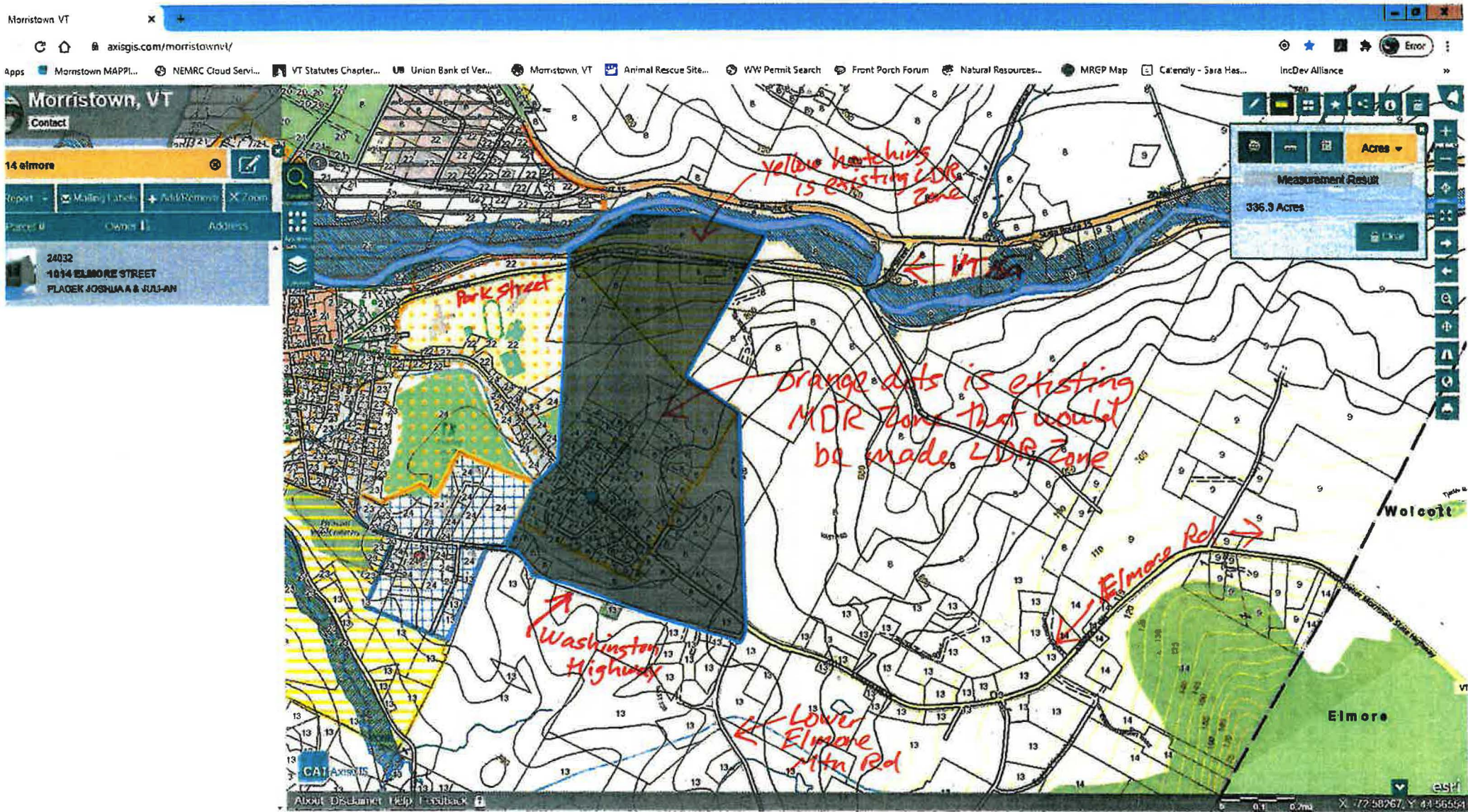
Prepared By:

 Fitzgerald Environmental Associates, LLC
 18 Servance Green, Suite 253
 Colchester, VT 05445
 Telephone: 802.876.7775
www.fitzgeraldenv.com

Map Dated: June 6, 2019

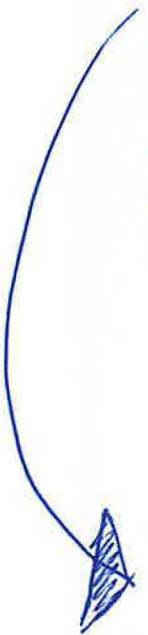


Proposed downzoning of Fairwood Pkwy



Section 1090. Medium Density Residential (MDR). The purpose of this zone is to promote single-family housing and duplexes outside the HDR Zone in areas that are still walkable to commercial areas and the schools. Public utilities are available and a sidewalk is anticipated on one side of any main street.

1091. **MDR #1 (Central Village and up Elmore St).** From a point beginning at the intersection of Congress St and Union St traveling in clockwise direction. From the intersection of Congress St and Union St on the west, traveling east along Union St, crossing Summer St and Court St, until a point of intersection with the Potash Brook. Then following and going against the current of the brook, across Maple St, to an intersection of a point made in the brook by a line projecting due south from the southwestern most point of the People's Academy school property. Then turning north along said line, crossing Upper Main St, and following the western border of the People's Academy property until the intersection with the MW&L vault on Parcel 22-048. Then due north from said vault, crossing Park St, and intersecting the Lamoille River. Then turning east along the river, running against its current, to a point of intersection from a line running due north from the ~~northeasternmost point of the People's Academy school's frontage on Park St.~~ Then a line projecting southerly from said point in the river to the front door of the MW&L offices on Parcel 24-059 at 857 Elmore St. Then continuing southerly, crossing Elmore St, along the eastern boundary of Parcel 24-041 at 848 Elmore Street, to a point of intersection with the Village/Town Boundary. ~~following easterly, southerly, and easterly again along border of the school property to its easternmost point.~~ Then a line projecting from said point to the westernmost point of the MW&L property (Parcel 08-034) at the Village/Town Boundary. ~~The following the Village/Town Boundary easterly and then southerly to a point of intersection with Demars Rd and Route 12. The continuing south along the Village boundary, across Route 12, and following the Village boundary to the southwestern corner of lot 40-2 on tax map 24 on the west. The southwestern corner of lot 40-2 on tax map 24 on the south, northeasterly to the southeastern corner of lot 41 on tax map 24. Then turning westerly, southerly, and westerly again, along the southern boundary of Copley Country Club property line of lot 41 on tax map 24 and continuing westerly and southerly along lot 83 (Copley Golf Club) on tax map 24 and westerly along the southern boundary of lot 238 (to the point of intersection with the old Village garage) property on Parcel 23-328).~~ Then continuing westerly along the southern border of Parcel 23-328 ~~tax map 23 to the centerline~~ until a point of intersection with Maple St. Then turning south on Maple St to the intersection of Washington Highway, across from Pleasant View Cemetery. Then traveling westerly along Washington Highway onto Randolph Rd until the point where the Pot Ash Brook goes underneath Randolph Rd. Then following the Pot Ash Brook, against its current to a point of intersection with Congress St. Then traveling north on Congress St until the point of beginning at the intersection with Union St.

 These changes take the Fairwood Parkway area out of the MDR Zone.



These change put the Fairwood Parkway area into the LDR Zone.

1102. **LDR #2 (Park St to Elmore St).** From a point beginning in the center of the Lamoille River from a line due north of the easternmost point of the school ~~property's~~ frontage on Park St and traveling in a clockwise direction. From said beginning point in the River, then traveling east along and against the current of the river to the Village/Town Boundary. Following the Village/Town Boundary ~~southsoutherly~~ and then easterly until said boundary turns away (southerly) ~~to the westernmost point of~~ from the MW&L water tank property (Parcel 08-034). A line projecting southerly from the point where the Village/Town Boundary turns away from Parcel 08-034 to the intersection with Elmore Rd and Lower Elmore Mountain Rd. Then following Lower Elmore Mountain southerly for approximately 200 feet, and then turning westerly down Washington Highway. Continuing westerly along Washington Highway until a point of intersection with the Village/Town Boundary. Then turning northerly along the Village/Town Boundary to a point of intersection with Parcel 24-041 at 848 Elmore Street. Then continuing northerly along the eastern boundary of Parcel 24-041, crossing Elmore Street, to a point of intersection with the front door to the office of MW&L. Then a line projecting from said front door of MW&L said westernmost point of the MW&L property to the easternmost point of the school property. Then following the boundary to the easternmost point of the school's frontage on Park St of the school property westerly and then northerly to the point of beginning.
1103. **LDR #3 (Sunset and Langdell).** Traveling in a clockwise direction, beginning at the intersection of Center Rd and Langdell Rd, then a line projecting westerly to a point 600 feet west of the terminus of Needle Eye Rd on VT Rte. 15 W. Then from said point on VT Rte. 15W, a line projecting nearly due east to the intersection of Center Rd and Red Pine Estates Rd. Then a line projecting easterly to the intersection of Frazier Rd and Trombley Hill Rd. Then staying on approximately the same projection to the easternmost point of the town right-of-way on Lanphear Rd, then a line projecting northwesterly to the point of beginning.
1104. **LDR #4 (Cadys Falls).** 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 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.
1105. **LDR #5 (Morristown Corners).** Traveling in a clockwise direction, from a point beginning at the intersection of Walton Rd and the back driveway to the nursery on Parcel 07-154-3, the following the nursery driveway northerly and projecting therefrom to the northern boundary line of said parcel. Then

