

ARTICLE 2 Zoning Districts

Article Contents

2.1	Establishment of Districts	2-2	2.9	Business District B	2-28
			2.9.1	Purpose of District	2-28
2.2	Agricultural/Residential AR	2-6	2.9.2	Dimensional Standards	2-28
2.2.1	Purpose of District	2-6	2.9.3	District Requirements	2-28
2.2.2	Dimensional Standards	2-6			
2.2.3	District Requirements	2-6	2.10	Industrial District I	2-30
			2.10.1	Purpose of District	2-30
2.3	Residential R	2-8	2.10.2	Dimensional Standards	2-30
2.3.1	Purpose of District	2-8	2.10.3	District Requirements	2-30
2.3.2	Dimensional Standards	2-8			
2.3.3	District Requirements	2-8	2.12	Natural Recreation NR	2-34
			2.12.1	Purpose of District	2-34
2.4	Residential Neighborhood RN	2-10	2.12.2	Dimensional Standards	2-34
2.4.1	Purpose of District	2-10	2.12.3	District Requirements	2-34
2.4.2	Dimensional Standards	2-10			
2.4.3	District Requirements	2-10	2.14	Flood Hazard Area Overlay FHAO	2-38
2.5	Residential Village RV	2-12	2.14.1	Purpose of District	2-38
2.5.1	Purpose of District	2-12	2.14.2	Dimensional Standards	2-38
2.5.2	Dimensional Standards	2-12	2.14.3	Development Standards in FHOA	2-38
2.5.3	District Requirements	2-12	2.14.4	Development Standards in the River Corridor	2-43
			2.14.5	Development in Both the Special Flood Hazard Area (SFHA) and River Corridor	2-44
2.6	Lake Front LF	2-14			
2.6.1	Purpose of District	2-14			
2.6.2	Dimensional Standards	2-14			
2.6.3	District Requirements	2-14			
2.7	Lakeshore Residential LR	2-16			
2.7.1	Purpose of District	2-16			
2.7.2	Dimensional Standards	2-16			
2.7.3	District Requirements	2-16			
2.8	Village Core VC	2-18			
2.8.1	Purpose of District	2-18			
2.8.2	Dimensional Standards	2-18			
2.8.3	District Requirements	2-18			
2.8.4	South Village Core Design Standards	2-18			

2.1 Establishment of Districts

A. Zoning Districts. For the purposes of these Regulations, the Town of Georgia is divided into the zoning districts shown on the Official Zoning Map, as shown on Map 2.1 - Town of Georgia Zoning Map. on page 2-3. The zoning districts are:

AR-1 Agricultural/Rural Residential Low Density

AR-2 Residential-Medium Density

AR-3 Residential-High Density

AR-4 Neighborhood Residential

L-1 Lakeshore

L-2 Lakeshore Residential-Recreational

MUB Mixed Use Business

B Business

SV South Village Core

I-1 Industrial

I-2 Commercial-Light Industrial

R-1 Recreational

N-1 Natural Areas

B. These Regulations also contain provisions for the Flood Hazard Zone Overlay District. The Flood Hazard Zone Overlay District overlays other zoning districts established by these Regulations. The provisions of these Regulations that apply to and in the Flood Hazard Zone Overlay District are in addition to the provisions of these Regulations that apply to and in the underlying zoning district.

C. Official Zoning Map. The Official Zoning Map is on file in the office of the Georgia Town Clerk and incorporated herein by reference. For purposes of these Regulations, the Town of Georgia is divided into eleven zoning districts, as shown on the Official Zoning Map. The Flood Hazard Area Overlay District is not depicted on the Official Zoning Map. The Official Zoning Map shall be identified by the signatures of the Town of Georgia Selectboard and certified by

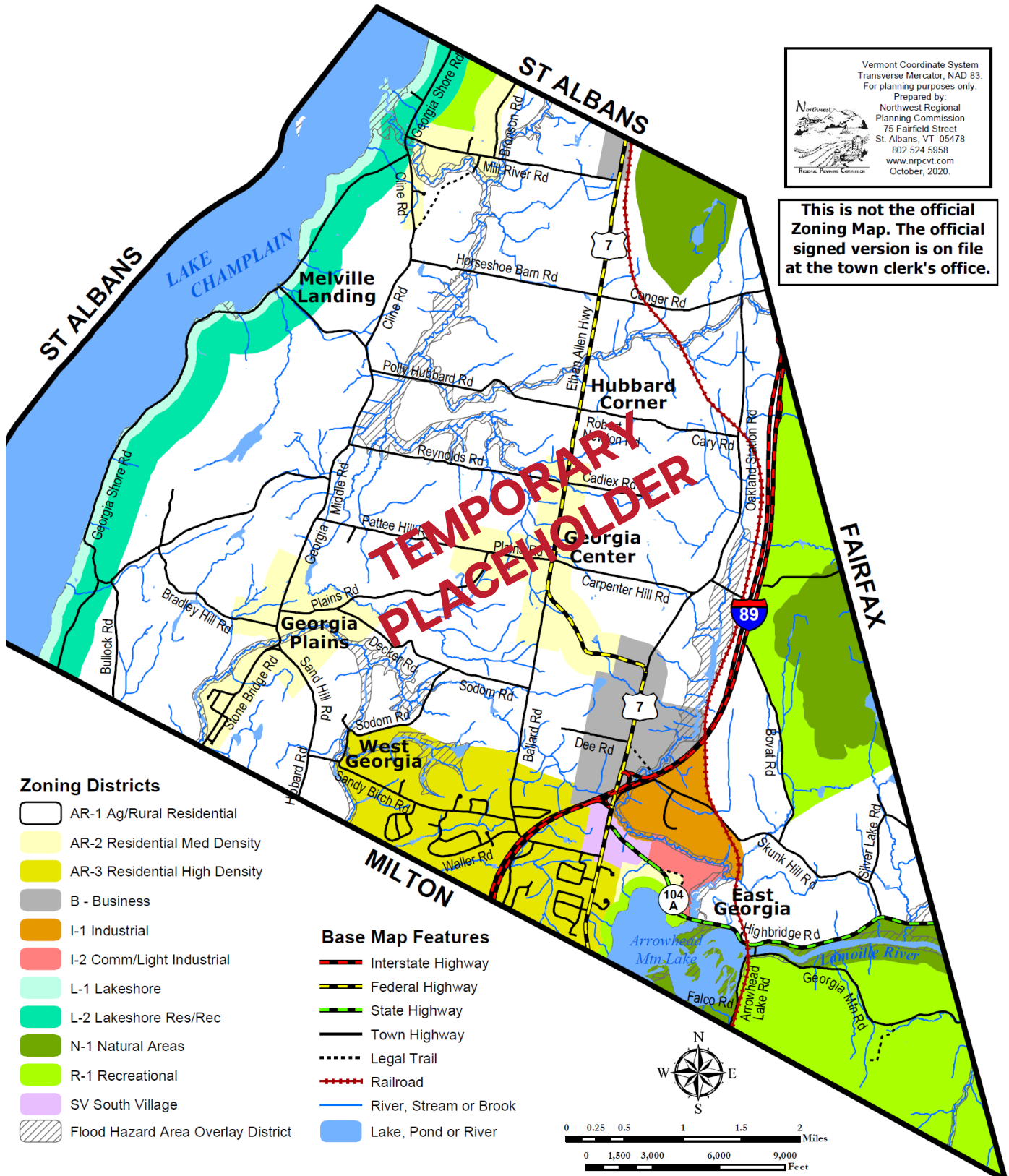
the Town Clerk using the following language: "This is to certify that this is the Official Zoning Map of the Town of Georgia, Vermont". **Map 1.1** is a reduced size reproduction of the Official Zoning Map, included for general information purposes only.

D. Interpretation of District Boundaries. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be interpreted to follow such centerlines.
2. Boundaries indicated as approximately following property boundaries or plotted lot lines shall be interpreted as following such lot lines.
3. Boundaries indicated as following watercourses shall be interpreted as following the centerline of such watercourses. Boundaries indicated along the shoreline of Lake Champlain shall be the normal mean water mark, established by the Army Corps of Engineers as 95.5 feet. Boundaries indicated along the shoreline of Arrowhead Mountain Lake shall be at the high-water mark of 290.0 feet.
4. Boundaries indicated as following Town boundaries shall be interpreted as following such lines.
5. Boundaries indicated as parallel to, or extensions of, features indicated in subsections 1 through 4 above will be so interpreted. Distances not specifically indicated on the Official Zoning Map will be determined by the scale of the map.

E. Parcels in More than One Zoning District. When a zoning district boundary established by these Regulations divides a lot, the following requirements shall apply. These requirements shall not apply to the boundary lines of the Flood Hazard Area Overlay District:

1. If at least sixty percent (60%) of the lot's acreage lies in the zoning district with the least restrictive dimensional requirements, the least restrictive



Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.
Prepared by:
Northwest Regional
Planning Commission
75 Fairfield Street
St. Albans, VT 05478
802.524.5958
www.nrpcvt.com
October, 2020.

This is not the official
Zoning Map. The official
signed version is on file
at the town clerk's office.

Map 2.1 - Town of Georgia Zoning Map.

dimensional requirements apply to the entire lot. Otherwise, the dimensional requirements for each zoning district apply to the portion of the lot in that zoning district.

2. A use allowed in one of the zoning districts in which a lot lies, but prohibited in the other, can extend up to a maximum of 75 square feet into the zoning district in which the use is prohibited.

F. Disputes. The ZA will resolve any uncertainty regarding the location of a district boundary, taking into consideration the above-stated rules. A determination by the ZA regarding the location of a district boundary may be appealed to the DRB.

2.2 Agricultural/Rural Residential AR-1

2.2.1 Purpose of District

The primary purpose of the AR-1 District is to provide a place in Georgia for agriculture and silviculture uses. The goals and policies of the Comprehensive Municipal Plan encourage development in other areas of the Town and not in the AR-1 District. Residential and other uses permitted in the district should be very low density, should not interfere with the agricultural and rural nature of the district, and should not place an unreasonable burden on the Town's ability to provide and maintain Town services to all residents. It is a policy of the Town not to allow strip development in this district. Land should be developed so that large contiguous expanses of agricultural, forestry, significant geological areas, wildlife habitat, scenic areas, and other important open space land will be protected. Development may be phased in order to meet the purposes of this district.

2.2.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in [TABLE 2.2 - Dimensional Standards for AR-2 District on page 2-8](#) ~~in Table 2.3(a) and 2.3(b); and 2.3 (c)~~ except when otherwise approved by the DRB as a variance or a PUD, ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.2.3 District Requirements

- A. Within the AR-1, ~~R-1 and N-1 districts~~, subdivision boundaries, lot layout, and building envelopes shall be located and configured to minimize or avoid adverse impacts to primary agricultural soils, productive farmland and forestland, and large tracts of forestland (>50.0 acres regardless of ownership). Methods for avoiding adverse impacts include, but may not be limited to, clustering development, locating building envelopes at field, orchard, or forest edges and/or on the least fertile/productive soils; designating vegetated buffer areas between agricultural and other proposed uses to minimize land use conflicts; designing access roads, driveways, and utility corridors to follow existing linear features; and sharing access to the extent feasible.
- B. Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- C. Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.
- D. Street trees or shrubs will be required along Route 7 unless waived by the DRB due to topographical or physical limitations.

TABLE 2.1 - Dimensional Standards for AR-1 District

	Lot Size Acreage- Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback CL of Road? (min feet)	Side Yard Setback (min feet)	Rear Yard Setback (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max feet)
All Uses Unless Otherwise Noted Below	5	250	75	40	40	?	n/a	35	n/a
Multi-tenant housing for older persons	5 ⁴					20 units			
Motor Vehicle Repair and/or Service	1	200	100	75	75	3,500 square feet per commercial use or agri- business; 2,000 s.f. for small scale commerce			
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300 ¹	100	100				
Commercial Youth Camp	5	250	150 ¹	75	75				
Kennel	5	200	100 ¹	100	100				
Laundromat/Drycleaner	1	150	100	50	50				
Marinas	2	150 ²	75 ¹	20	20				
Mixed Use	See note ³	150	100	50	50				
Lodging Establishments	2	200	100	50	50				
Motor Vehicle Sales	1	150	100	50	50				
Retail Store	1	150	100	50	50				
Restaurant	1	150	100	50	50				

NOTE: For uses not listed refer to [Section 2.2 B \(Uses Not Listed\)](#)

¹ This setback also applies from shoreline.

² This applies to lake frontage and road frontage.

³ The sum of minimum acreage for combination of uses. The DRB may reduce the required acreage when such reduced acreage best implements the standards and purposes of the district.

⁴ For up to four dwelling units, and a 1/2 acre for each additional unit of housing for older persons.

xx - remove n/a uses for each district
 - note each table correct acres to s.f.
 conversion
 home day care/day care center

2.3 Residential Medium Density AR-2

2.3.1 Purpose of District

The purpose of the AR-2 District is to enable, in areas where historic centers of the Town are located, residential development at a higher density than surrounding rural districts. In addition, small scale commercial uses will be allowed. Development in the district should reflect historic village patterns, protect important resources, enable the economic provision of services, plan for pedestrian and vehicular access, avoid strip development, and be planned so as not to burden the ability of the Town to provide adequate facilities and services.

2.3.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in TABLE 2.2 - Dimensional Standards for AR-2 District on page 2-8 in Table 2.3(a) and 2.3(b); and 2.3 (c) except when otherwise approved by the DRB as a variance or a PUD, or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).

2.3.3 District Requirements

- A. Street trees or shrubs will be required along roads in the AR-2, ~~AR-3, and B~~ districts and along Route 7 in all districts unless waived by the DRB due to topographical or physical limitations.
- B. In the AR-2, ~~AR-3 and B~~ Districts, parking, loading, and utility areas may be required to be located to the side or rear of buildings and may be required to be screened.
- C. In the AR-2 and AR-3 Districts, access may be limited to one curb cut. Sharing of driveways with adjoining properties may be required.
- D. Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- E. Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.

TABLE 2.2 - Dimensional Standards for AR-2 District

	Lot Size Acreage- Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback CL of Road? (min feet)	Side Yard Setback (min feet)	Rear Yard Setback (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max feet)
All Uses Unless Otherwise Noted Below	2	150	75[?]	25	25		n/a	35	n/a
Single household dwelling	2								
Two-household dwelling	3								
3-4 household dwelling	4								
Multi-tenant housing for older persons	4 ⁴					20 units			
<u>Group home (8 or less persons)</u>	?								
<u>Group home (9 or more persons)</u>	?								
Private Outdoor Recreation Campground	10	300	300	100	100				
Kennel	5	200	100	100	100	3,500 s.f.			
Mixed Use	See note ³	150	100	50	50	3,500 s.f.[?]			
Retail Store	1	150	100	50	50	3,500 s.f.			
Other commercial use	2					3,500 s.f.			

NOTE: For uses not listed refer to [Section 2.2 B \(Uses Not Listed\)](#)

¹ *This setback also applies from shoreline.*

² *This applies to ~~lake frontage and~~ road frontage.*

³ *The sum of minimum acreage for combination of uses. The DRB may reduce the required acreage when such reduced acreage best implements the standards and purposes of the district.*

⁴ *For up to four dwelling units, and a 1/4 acre for each additional unit of housing for older persons.*

2.4 Residential High Density District AR-3

2.4.1 Purpose of District

The purpose of the AR-3 District is to enable higher density residential development where existing development at a higher density has already occurred. Development in the district should enable the economic provision of services, reasonable pedestrian and vehicular access within the district and to nearby business and recreation districts, protect important resources, avoid strip development, and be planned so as not to burden the ability of the Town to provide adequate facilities and services.

2.4.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in [TABLE 2.3 - Dimensional Standards for AR-3 District on page 2-10 in Table 2.3\(a\) and 2.3\(b\), and 2.3-\(c\)](#) except when otherwise approved by the DRB as a variance or a PUD, ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.4.3 District Requirements

- A.** Street trees or shrubs will be required along roads in the AR-2, ~~AR-3, and B~~ districts ~~and along Route 7 in all districts~~ unless waived by the DRB due to topographical or physical limitations.
- B.** Public sidewalks shall be required in this district to serve the general public as follows:
 - 1.** On both sides of all public roads ~~in the AR-3 Zoning Districts~~ (with the exception of Sodom Road).
 - 2.** On one side of all private roads ~~in the AR-3 Zoning District.~~
 - 3.** As may be required by the DRB as part of PUD or subdivision approval. ~~As required by the DRB within the PUD or subdivision in any zoning district. The DRB may require a sidewalk or sidewalk easement on at least one side of each road approved as a part of a PUD.~~
- C.** Private sidewalks shall be required in this district to serve the specific property as follows:
 - 1.** ~~Adequacy of pedestrian circulation. All development in the SV, B, I-1, I-2, and AR-3 Districts, shall~~ provide adequate pedestrian circulation via sidewalks and/or non-motorized improved paths. The DRB shall require a sidewalk to the entrance of the building from any existing public sidewalk to facilitate pedestrian access to the building. ~~### think this can be reworded]~~
- D.** In the ~~AR-2, AR-3 and B~~ Districts, parking, loading, and utility areas may be required to be located to the side or rear of buildings and may be required to be screened.
- E.** In the ~~AR-2 and~~ AR-3 Districts, access may be limited to one curb cut. Sharing of driveways with adjoining properties may be required.
- F.** Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- G.** Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.

TABLE 2.3 - Dimensional Standards for AR-3 District

	Lot Size Acreage- Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback CL of Road? [?] (min feet)	Side Yard Setback (min feet)	Rear Yard Setback (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max feet)
All Uses Unless Otherwise Noted Below	1	120	50 ¹ [?]	20	20		n/a	35	n/a
Single household dwelling	1								
Two-household dwelling	1.5								
3-4 household dwelling	2								
Multi-tenant housing for older persons	2 ⁴					20 units			
<u>Group home (8 or less persons)</u>	?								
<u>Group home (9 or more persons)</u>	?								
Private Outdoor Recreation Campground	10	300	300	100	100				
Mixed Use	See note ³	150	100	50	50	3,500 s.f. [?]			
Retail Store	1	150	100	50	50	3,500 s.f.			
Other commercial use	2					3,500 s.f.			

NOTE: For uses not listed refer to [Section 2.2 B](#) (Uses Not Listed)

¹ Minimum setback for all lots fronting on Route 7 shall be 75 feet.

² This applies to ~~lake frontage and~~ road frontage.

³ The sum of minimum acreage for combination of uses. The DRB may reduce the required acreage when such reduced acreage best implements the standards and purposes of the district.

⁴ For up to four dwelling units, and a 1/4 acre for each additional unit of housing for older persons.

2.5 Neighborhood Residential AR-4

2.5.1 Purpose of District

[[[district purpose to be developed]]]

2.5.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in [TABLE 2.4 - Dimensional Standards for AR-4 District on page 2-12 in Table 2.3\(a\) and 2.3\(b\); and 2.3 \(c\)](#) except when otherwise approved by the DRB as a variance or a PUD, ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.5.3 District Requirements

- A. Street trees or shrubs will be required along Route 7 unless waived by the DRB due to topographical or physical limitations.

[[[district requirements to be developed]]]

TABLE 2.4 - Dimensional Standards for AR-4 District

[illegible]

NOTE: For uses not listed refer to **Section 2.2 B (Uses Not Listed)**

 1T $2T$ $3T$ $4T$

2.6 Lakeshore Residential-Recreation District L-1

2.6.1 Purpose of District

The L-2 District which contains land close to Lake Champlain beginning at the easterly border of the L-1 District continuing inland 1,500 feet. The purpose of the district is to protect the water quality of the lake and the natural beauty of the shoreland area. Development within the district should preserve contiguous open lands, significant geological areas, and wildlife habitat and protect the view looking eastward from Lake Champlain. There are some severe limitations on development in this district due to soil conditions and slopes and thus densities in the district should be low.

2.6.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed ~~in in Table 2.3(a) and 2.3(b), and 2.3 (c)~~ except when otherwise approved by the DRB as a variance or a PUD, ~~or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).~~

2.6.3 District Requirements

- A. Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- B. No more than fifty percent (50%) of trees (i.e., every other tree) eight (8) inches and over in diameter at breast height (dbh) may be cut on any lot within the district unless recommended by a professional or County Forester as part of a certified forestry plan. The trees cut shall not be concentrated but must be dispersed. The area required for driveway access and for the structure or structures are not subject to this restriction.
- C. Any cutting or clearing operation activities (except silviculture in the L-2) shall preserve natural shrubbery and vegetation to the greatest extent possible.
- D. Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.
- E. Street trees or shrubs will be required along Route 7 unless waived by the DRB due to topographical or physical limitations.

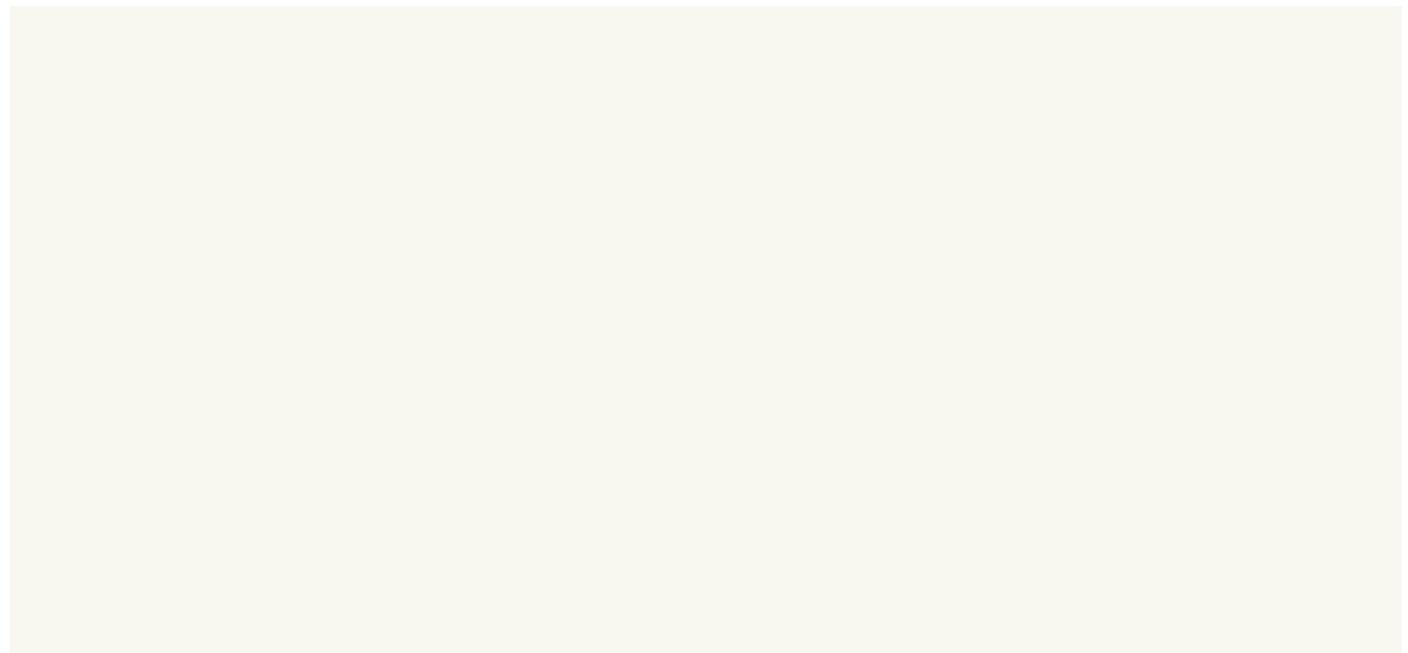


Figure 2.1 - Stepped height requirements

TABLE 2.6 - Dimensional Standards for L-1 District

	Lot Size Acreage- Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback (min feet)	Shoreline Frontage ¹ (min feet)	Side Yard Setback (min feet)	Rear Yard Setback ² (min feet)	Shoreline Setback ^{1, 2} (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max feet)
All Uses Unless Otherwise Noted Below	1	100 - 250?	50 - 75?	100 - 250?	20 - 50?	20 - 50?	50			See Fig X	
Each Dwelling Unit	1										
Pre-Existing Lots Less than 1 acre in size			30 ⁴		10	10	25				
Private Outdoor Recreation											
Commercial Youth Camp											
Kennel											
Marinas											

NOTE: For uses not listed refer to **Section 2.2 B (Uses Not Listed)**

¹ All shoreline setbacks and frontage will be measured from/at the normal mean water level, set by the U.S. Army Corps of Engineers at 95.5 feet.

² Retaining walls along the shoreline are exempt from side and shoreline setback standards.

³ Building height restrictions are intended to preserve visual access to and from Lake Champlain.

⁴ For pre-existing lots less than 1 acre in size, the front yard setback shall be 30 feet, but not less than 5 feet from the **edge of** the road ROW.

⁵ For pre-existing lots less than 1 acre in size, the side and rear yard setbacks shall be 10 feet.

NOTE: How do we want to handle different sized lot requirements, or Pre-existing lots under 1 acre?

2.7 Lakeshore Residential-Recreation District L-2

2.7.1 Purpose of District

The L-2 District which contains land close to Lake Champlain beginning at the easterly border of the L-1 District continuing inland 1,500 feet. The purpose of the district is to protect the water quality of the lake and the natural beauty of the shoreland area. Development within the district should preserve contiguous open lands, significant geological areas, and wildlife habitat and protect the view looking eastward from Lake Champlain. There are some severe limitations on development in this district due to soil conditions and slopes and thus densities in the district should be low.

2.7.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in Table 2.3(a) and 2.3(b), and 2.3(c) except when otherwise approved by the DRB as a variance or a PUD, or as noted in Table 2.3(d) (Dimensional Standards for Special Uses).

2.7.3 District Requirements

- A. Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.
- B. No more than fifty percent (50%) of trees (i.e., every other tree) eight (8) inches and over in diameter at breast height (dbh) may be cut on any lot within the district unless recommended by a professional or County Forester as part of a certified forestry plan. The trees cut shall not be concentrated but must be dispersed. The area required for driveway access and for the structure or structures are not subject to this restriction.
- C. Any cutting or clearing operation activities (except silviculture in the L-2) shall preserve natural shrubbery and vegetation to the greatest extent possible.
- D. Commercial, institutional, and governmental uses shall provide adequate pedestrian access and circulation.
- E. Street trees or shrubs will be required along Route 7 unless waived by the DRB due to topographical or physical limitations.