



GEORGIA VERMON

PROPOSED TOWN OF GEORGIA DEVELOPMENT REGULATIONS VERSION 3.0 AUGUST 6, 2025

The following **CHANGES** have been made to the proposed development regulations between version 2.4 and version 3.0 of the attached document:

- Page ii Quick Reference Guide
REVISED flowchart – “Appeal Decision to DRB” changed to “Appeal to Superior Court Environmental Division”.
- Page 1-1 Section 1.3, paragraph A
ADDED the following underlined text to: “*They are also intended to protect the rights of property owners, the value of property, to prevent overcrowding....*”
- Page 2-2 Section 2.1, paragraph E(1)
REVISED the following underlined and strikethrough text: “*If at least ~~sixty percent (60%)~~ forty-five percent (45%) of the lot’s acreage lies in the zoning district with the least restrictive dimensional requirements, the least restrictive dimensional requirements apply to the entire lot.*”
- Page 2-3 Section 2.1, paragraph E(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 ~~100~~ 200 feet into the zoning district in which the use is prohibited.*”
- Section 2.1
ADDED new paragraph G: “*Pre-Existing Lot Size Modifications. Any legally pre-existing lot in the Town of Georgia in existence on or before August 1st, 2025, that has a lot size acreage that ends in .75 or higher will be considered as rounded up to the next whole acreage for the purposes of subdivision calculations only. (For example: 1.75 = 2 acres). This will not change the amount of acres owned but will only be used to determine if the property meets the minimum lot size requirements. The intent of this modification is to rectify conversion errors in lot size when the Georgia Development Regulations went from parcels being measured in square feet to lots being measured by acre. All subdivisions that use this modification are required to have this conversion explained in the decision by either the DRB or the ZA. Qualifiers for use of this adjustment:*
1. *Properties must be located in the AR, R, RN, VC, LF, or LV zoning districts;*
 2. *Does not apply to parcels created as part of a PUD, or has common land associated with the parcel.*”
- Page 2-6 Section 2.2.1 – Purpose of District
REVISED the following underlined and strikethrough text: “*The primary purpose of the AR District is to provide a place in Georgia for agriculture and silviculture uses. The goals and policies of the Town Plan encourage higher density development in other areas of the Town ~~and not in the AR District~~. Residential and other uses permitted in ~~the this~~ district should be ~~very low density, should not interfere with the~~ designed to allow for consolidated residential developments while preserving 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.~~

Section 2.2.3, paragraph A

REVISED text: "Within the AR district, subdivision boundaries, lot layout, and building envelopes ~~shall~~ may be located and configured to minimize...."

Section 2.2.3, paragraph B

DELETED: "~~Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.~~"

Section 2.2.3, paragraph D

DELETED: "~~Street trees or shrubs will be required along Route 7 unless waived by the DRB due to topographical or physical limitations.~~"

Page 2-7 Table 2.1

Minimum lot size changed from 5 acres to 2 acres

Lot Road Frontage changed from 250 feet to 150 feet

Front Yard Setback changed from 75 feet to 50 feet

Side Yard Setback changed from 40 feet to 20 feet

Rear Yard Setback changed from 40 feet to 20 feet

Multi-tenant housing for older persons – lot size changed from 5 acres to 2 acres

Campgrounds – lot size changed from 10 acres to 5 acres

ADDED: Cottage Court – minimum lot size 2 acres

Table Note 2 – changed "1/4 acre" to "1/8 acre"

Table Note 4 – REVISED: "~~The side and rear yard setback shall be 220 feet~~ meet the state minimum distances from Deer Brook and Arrowhead Mountain Lake, which are classified as impaired waterways."

Page 2-8 Section 2.3.3, paragraph A

DELETED: "~~Street trees or shrubs will be required along roads in the R district unless waived by the DRB due to topographical or physical limitations.~~"

Section 2.3.3, paragraph D

DELETED: "~~Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.~~"

Page 2-9 Table 2.2

Campgrounds – Minimum lot size changed from 10 acres to 5 acres

ADDED: Cottage Court – minimum lot size 2 acres

Table Note 2 – changed "1/4 acre" to "1/8 acre"

Page 2-10 Section 2.4.3, paragraph A

DELETED: "~~Street trees or shrubs will be required along roads in the RN district unless waived by the DRB due to topographical or physical limitations.~~"

Section 2.4.3, paragraph B

REVISED text: "~~Public sidewalks shall~~ may be required in this district to serve the general public...."

Section 2.4.3, paragraph F

DELETED: "~~Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.~~"

Page 2-11 Table 2.3

Campgrounds – Minimum lot size changed from 10 acres to 5 acres

ADDED: Cottage Court – minimum lot size 2 acres

Table Note 2 – changed "1/4 acre" to "1/8 acre"

Page 2-12 Section 2.5.3, paragraph A

DELETED: "~~Street trees or shrubs will be required along Route 7 unless waived by the DRB due to topographical or physical limitations.~~"

Section 2.5.3, paragraph D

REVISED: "Parking, loading, and utility areas ~~shall~~ may be located to the side or rear of buildings and may be required to be screened."

Section 2.5.3, paragraph E

REVISED: "Driveway access ~~shall~~ may be limited to one curb cut. Sharing of driveways with adjoining properties may be required."

Section 2.5.3, paragraph F

DELETED: "~~Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.~~"

Page 2-13 Table 2.4

ADDED: Cottage Court – minimum lot size 2 acres

Table Note 6 – REVISED: "The side and rear yard setback shall be 220 feet meet the state minimum distances from Deer Brook and Arrowhead Mountain Lake, which are classified as impaired waterways."

Page 2-14 Section 2.6.3, paragraph A

DELETED: "~~Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.~~"

Section 2.6.3, paragraph E

REVISED: "Any excavating, filling, or grading within the Lakefront (LF) district ~~shall~~ may require a permit and may require a permit from Shoreland Protection."

Page 2-15 Table 2.5

Shoreline Setback changed from 50 feet to 10 feet

Pre-Existing Lots – Shoreline Setback changed from 50 feet to 10 feet

Campgrounds – Minimum Lot Size changed from 10 acres to 5 acres, Lot Road Frontage changed from 300 feet to 100 feet, Front Yard Setback changed from 300 feet to 30 feet, Side Yard Setback changed from 100 feet to 20 feet, Rear Yard Setback changed from 100 feet to 20 feet

Marinas – Front Yard Setback changed from 75 feet to 30 feet, Shoreline Setback changed from 75 feet to 10 feet

ADDED: Commercial Youth Camp – Minimum Lot Size 0.5 acres

Table Note 6: DELETED: "~~50 feet, or no closer than the existing building setback, whichever is larger.~~"

Page 2-16 Section 2.7.1

DELETED last sentence: *“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.”*

Section 2.7.3, paragraph A

DELETED: *“Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.”*

Page 2-17 Table 2.6

Minimum Lot Size changed from 2 acres to 1 acre

Lot Road Frontage changed from 150 feet to 100 feet

Front Yard Setback changed from 75 feet to 50 feet

Side Yard Setback changed from 25 feet to 20 feet

Rear Yard Setback changed from 25 feet to 20 feet

ADDED: Cottage Court – 2 acre minimum lot size

Campgrounds – Minimum Lot Size changed from 10 feet to 5 feet, Lot Road Frontage changed from 300 feet to 150 feet, Front Yard Setback changed from 300 feet to 150 feet, Side Yard Setback changed from 100 feet to 50 feet, Rear Yard Setback changed from 100 feet to 50 feet

Commercial Youth Camp – Lot Size changed from 5 acres to 2.5 acres, Lot Road Frontage changed from 250 feet to 100 feet, Front Yard Setback changed from 150 feet to 75 feet, Side and Rear Yard Setbacks changed from 75 feet to 35 feet

Page 2-18 Section 2.8.1

REVISED: *“The Business Hamlet district is intended to promote a mix of smaller-scale commercial development....”*

Section 2.8.3, paragraph A

REVISED: *“Public sidewalks ~~shall~~ may be required in this district to serve the general public as follows....”*

Section 2.8.3, paragraph E

REVISED: *“Parking, loading, and utility areas ~~shall~~ may be located to the side or rear of buildings and may be required to be screened.”*

Section 2.8.3, paragraph F

DELETED: *“Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.”*

Section 2.8.3, paragraph H

DELETED: *“Street trees or shrubs may be required along Route 7 unless waived by the DRB due to topographical or physical limitations.”*

Page 2-19 Table 2.7

Minimum Lot Size changed from 2 acres to 1 acre

Front Yard Setback changed from 35 feet to 30 feet

Side and Rear Yard Setbacks changed from 25 feet to 20 feet

ADDED: Cottage Court – minimum lot size 2 acres

Table Note 2: changed “1/4 acre” to “1/8 acre”

Page 2-20 Section 2.9.3, paragraph B

DELETED: *“Street trees or shrubs will be required along roads in the B district unless waived by the DRB due to topographical or physical limitations.”*

- Page 2-21 Table 2.8
Campgrounds – Minimum Lot Size changed from 10 acres to 5 acres
Dog Breeder – Minimum Lot Size changed from 5 acres to 2 acres
ADDED: Cottage Court – Minimum Lot Size 2 acres
- Page 2-22 Section 2.10.3, paragraph B
REVISED: “Private sidewalks and/or multi-use paths ~~shall~~ may be required in this district to....”
- Section 2.10.4, paragraph 2
DELETED: “~~Franchise architecture, as defined in Article 10, shall be prohibited.~~”
- Page 2-32 Table 2.10
Maximum Building Height changed from 45 feet to (none)
Maximum Lot Coverage changed from 75% to 95%
Table Note 2 - REVISED: “~~The side and rear yard setback shall be 220 feet~~ meet the state minimum distances from Deer Brook and Arrowhead Mountain Lake, which are classified as impaired waterways.”
- Page 2-33 Section 2.12.3, paragraph B
DELETED: “~~Areas with slopes of 25% or greater shall not be developed for roads, driveways or structures.~~”
- Table 2.11
Minimum Lot Size changed from 20 acres to 10 acres
Lot Road Frontage changed from 350 feet to 150 feet
Front Yard Setback changed from 100 feet to 75 feet
Side and Rear Yard Setbacks changed from 50 feet to 30 feet
ADDED: Cottage Court – 2 acre minimum lot size
- Page 3-3 Table 3.1
Dwelling, Cottage Court: Changed to “P/S” in AR, NR and LV Districts
Dwelling, Seasonal: Changed to “P” in all districts
Conversion of a Seasonal Dwelling: Changed to “P” in AR, R, RN, RV, B, BH, I, NR, LF and LV
REVISED USE NAME: “Multi-Tenant Housing for Older or Disabled Persons”
- Page 3-4 Table 3.1
Agribusiness: Changed to “C/S” in NR district
Brewery: Changed to “C/S” in AR, R and LV districts
Brewpub: Changed to “C/S” in AR, R, LF, and LV districts
Car Wash: Changed to “C/S” in R district
Earth Resource Extraction: Changed to “C/S” in NR district
Kennel/Dog Breeder: Changed to “C/S” in NR district
Marina: Changed to “C/S” in LV district
Motor Vehicle Sales: Changed to “P/S” in AR and R districts; “P” in B and I districts
Museum: Changed to “P/S” in AR district
Nursing Home: Changed to “C/S” in AR district
- Page 3-5 Table 3.1
Personal or Professional Service: Changed to “C/S” in AR
Recreation, Private Indoor: Changed to “C/S” in AR
Restaurant, Sit-down: Changed to “P/S” in R, LF, LV districts
Restaurant, Take-out: Changed to “C/S” in R district, “P/S” in the LF, LV districts

Restaurant, Drive-thru: Changed to “C/S” in the R and RV districts
 Retail Store: Changed to “P/S” in the AR
 Roadside Stand: Changed to “P” in all districts
 Sales Lot: Changed to “P/S” in AR, R districts, “P” in the BH district
 Seasonal Mobile Food Unit: Changed to “P” in NR, LF, LV districts
 Short-term Rental: Changed to “P” in the RV, VC, B districts, “C/S” in I district
 Veterinary Clinic: Changed to “C/S” in I and NR districts
 Veterinary Hospital: Changed to “C/S” in the R, RN, RV, I, and NR districts
 Youth Camp, Commercial: Changed to “C/S” in the R district

Page 3-6 Table 3.1

Cemetery – use removed from table
 Federal or State Facilities: Changed to “C/S” in NR district
 Parking Facility: Changed to “C/S” in all districts, removed subscript note “13” from all districts except VC
 Places of Worship: Changed to “P/S” in B, BH, I, NR, LF, LV districts
 Recreation, Public Indoor: Changed to “C/S” in RV district
 Recreation, Public Outdoor: Changed to “C/S” in RV district
 School, Private: Changed to “C/s” in NR, LF and LV districts
 Wildlife Preserve: Changed to “C” in AR and R districts
 Cannabis Wholesale Storage: Changed to “C” in AR, R districts
 Cannabis Product Manufacturer: Changed to “C” in AR district
 Cannabis Retailer: Changed to “C” in AR district

Page 3-7 Section 3.3.1

REVISED: *“One accessory dwelling unit may be permitted within, attached or appurtenant to a building that is a single household dwelling unit on an ~~owner-occupied~~ lot provided the following standards are met:”*

Section 3.3.1, paragraph E

DELETED and REPLACED: *“~~The ZA may require written certification at any time from the owner of the single household dwelling that the owner’s primary residency is either the single household dwelling or an accessory dwelling unit on the same lot.~~” “Accessory dwelling units within the Town of Georgia do not require an owner-occupied lot as required in 24 VSA §4412(1)(E)”*

Section 3.3.1, paragraph F

REVISED: *“The accessory dwelling unit ~~shall~~ may share the driveway access point to the property with the single household dwelling unless physical circumstances and conditions prohibit a single driveway.”*

Page 3-11 Section 3.3.9, paragraph A(4)

REVISED: *“No excavation can be conducted outside the hours of ~~8:00~~ 7:00 a.m. and 6:00 p.m. except in local-, state- or federally declared states of emergency which require earth resources.”*

Page 3-12 Section 3.3.13, paragraph 5

DELETED: *“~~The Home Office shall have no signs.~~”*

Section 3.3.14, paragraph A(2)

REVISED: *“The use is limited to no more than 50% of the residence, or ~~use of no more than 1,500 square feet of~~ 100% of an accessory structure.”*

Section 3.3.14, paragraph A(3)

REVISED: “*There shall be no exterior displays, except that one unlit sign not exceeding ~~six (6)~~ ten (10) square feet per side...*”

Section 3.3.15, paragraph A(1)

Hyphenate “*non-resident*”

Page 3-13 Section 3.3.15, paragraph A(3)

REVISED: “*The Home Industry ~~shall~~ may not generate traffic, including delivery traffic, in excess of volumes characteristic of other uses allowed in the district in which the home industry is located.*”

Page 3-14 Section 3.3.17, paragraph G

TYPO: “Section ??? – Parking Regulations” corrected to read “Section 5.5 Parking Requirements”

Page 3-15 Section 3.3.19, paragraph A

DELETED: “~~*Pump islands, pumps, air compressor, recharging stations, and other service areas shall be located on the side or the rear of the station building. (see Figure 3.1).*~~”

Section 3.3.19, paragraph B

DELETED: “~~*Motor Vehicle Fuel Stations shall have no more than five gas pumps with two fueling positions each located on the premises. Four additional pumps for diesel, kerosene and/or fuels other than gasoline, and recharging stations for electric vehicles, may also be installed on site.*~~”

Page 3-16 Section 3.3.20

REVISED: “*Multi-tenant Housing for Older or Disabled Persons*”

DELETED: Figure 3.1 – Photo and caption

Page 3-17 Section 3.3.23, paragraph B

DELETED and REPLACED with the following text: “*A legally registered recreational vehicle may be placed on an undeveloped lot and used for limited seasonal occupancy provided it is not considered a structure under section C below and it meets the following requirements.*

- 1. It shall be occupied seasonally (i.e., for less than 180 days between May 1 and November 30 and no more than 60 days between November 1 and May 31).*
- 2. It shall meet applicable setback standards for a primary structure in the district in which it is located.*
- 3. There is not more than one recreational vehicle per lot.*
- 4. Such use does not conflict with any provision of these regulations or any other applicable regulations.”*

Page 3-18 Section 3.3.23, paragraph C

DELETED and REPLACED with the following text: “*An RV becomes a structure whose useful occupancy requires a potable water supply and wastewater system as well as a municipal permit when one of the following actions occurs:*

- 1. Providing skirting or insulation around the base*
- 2. Placing the RV unit on a foundation or removing the wheels*
- 3. Attaching a deck or stairs to the RV*
- 4. Making the RV immobile in any way that inhibits the RV from being driven off the lot in order to fill the water holding tank and empty the wastewater holding tank. This includes not removing snow so the RV can be driven off of the lot.*
- 5. Failure to drive the RV off the lot for filling the water holding tank and emptying the wastewater holding tank*
- 6. The unit, although qualifying as an RV, cannot travel over Vermont roads without a special permit*

7. Occupying an RV that is not registered and inspected to travel the roads.”

- Page 3-18 Section 3.3.23, paragraph D
DELETED and REPLACED with the following text: “A lot of land containing more than three campsites occupied for vacation or recreational purposes by camping units such as tents, yurts, tepees, lean-tos, camping cabins, and recreational vehicles including motor homes folding camping trailers, conventional travel trailers, fifth wheel travel trailers, truck campers, van campers, and conversion vehicles designed and used for travel, recreation and camping is considered a campground and falls under the regulations for a campground.”
- Page 3-21 Section 3.3.25, paragraph A
DELETED: “~~The exterior display or sales of goods is not permitted without prior approval of the DRB as part of site plan review.~~”

Section 3.3.25, paragraph C
REVISED: “As defined in ARTICLE 10, does not include motor vehicle sales, recreational vehicle sales, ~~or~~ manufactured home sales, service, shed sales, or sales lots.”
- Page 4-6 Section 4.6.1, paragraph B(2)
REVISED: “Have a letter from a certified engineer that the current system ~~can handle~~ is designed for the increased capacity of the additional bedroom count;”
- Page 5-2 Section 5.3.1, paragraph A
REVISED: “~~Particular~~ Mutual consideration will be given to preservation of existing vegetation and important features of the site...”
- Page 5-5 Table 5.1
Places of Worship – required parking spaces changed from 1 per every 4 seats to 1 per every 3 seats
- Page 5-8 Section 5.6.1, paragraph A(3)
DELETED: “~~This standard shall not apply to the existing People’s Trust property (SPAN# 237-076-11372) in the Village Core district due to the existing sidewalk on the property being located far outside of the State right of way.~~”
- Page 5-12 Section 5.7.1, paragraph D(1)
REVISED: “Private roads that have not been constructed to meet the private road standards in section 5.7 may only serve as access to ~~three (3)~~ two (2) dwelling units, ~~three (3)~~ two (2) duplexes, or ~~three (3)~~ two (2) lots used for non-residential purposes....” and “Private roads with ~~more than three (3)~~ or more dwelling units, ~~three (3)~~ duplexes, or lots must be constructed to A-76 standards.”
- Page 5-12 Section 5.7.1, paragraph F
ADDED: “.....the intended use of the property, safety, traffic, and road and site conditions in granting, conditioning or denying the approval as per 24 VSA §4412(3).”
- Page 5-17 Section 5.11, paragraph D(2)
REVISED: “In all other zoning districts, the maximum sign size shall be ~~46~~ 25 square feet.”
- Page 5-17 Section 5.11.2, paragraph A
DELETED: “~~Home Office. Home offices are not permitted to have signs.~~”
- Page 5-17 Section 5.11.2, paragraph B
REVISED: “A sign on a property where a home occupation is conducted shall not exceed ~~six (6)~~ ten (10) square feet in area and, if freestanding, eight (8) feet in height.”

- Page 6-11 Section 6.1.12, paragraph B(3)(b)
REVISED: “A height of ~~40~~ 15 feet or less; and”
- Page 6-11 Section 6.1.12, paragraph B(7)
REVISED: “Exemptions from sign regulations as indicated in section ~~5.12.3~~ 5.11.3 Exemptions.”
- Page 6-13 Section 6.2.2, paragraph A(1)
DELETED: “~~The proposed land development shall not result in an undue adverse effect on the capacity of existing or planned community facilities.~~”
- Section 6.2.2, paragraph A(5)
REVISED: “The proposed land development shall not result in an undue adverse effect on the utilization of existing renewable energy resources.”
- Page 6-21 Section 6.5.4, paragraph E
REVISED: “All buildings and roadways ~~will~~ may be grouped/clustered together, be located close to buildings on adjacent parcels or at the edge of tree lines or forest blocks to minimize the appearance of strip development. PUDs shall not have undue adverse impacts on the following resources where possible.”
- Section 6.5.4, paragraph F(1)
REVISED: “The DRB shall require 20% of the ~~parent~~ developed parcel, but no more than ~~50~~ 20 acres, be reserved for open space land.”
- Section 6.5.4, paragraph F(2)
REVISED: “Open space land ~~shall~~ can be located so as to conform with and extend existing and potential open space land on adjacent parcels, especially pedestrian walks, trail networks, contiguous forest blocks and protection of significant habitats.”
- Page 6-22 Section 6.5.4, paragraph F(3)
REVISED: “The easement area should be clearly marked with ~~a fence or boulders~~ fences, boulders, shrubs, or other methods as approved by the DRB.”
- Section 6.5.4, paragraph G
REVISED: “A note shall also be added to the subdivision plat and/or site plan indicating the existence of the deed restriction as determined by the DRB.”
- Page 6-23 Section 6.6, paragraph C
REVISED: “R, LV and B Districts: 6 dwelling units per acre”
ADDED: “4. AR and NR Districts: 4 dwelling units per acre”
- Page 6-25 Section 6.7
REVISED: “Density bonuses, as applied in combination, shall not increase the overall density of development by more than ~~150%~~ 250%, based on the number of dwelling units for residential development and/ or the maximum building coverage for non-residential development.”
- Section 6.7, paragraph A(1)
REVISED: “A density bonus of up to ~~50%~~ 100% may be considered for a PUD in which single household dwelling units do not exceed 1,500 square feet of habitable floor area....”

Section 6.7, paragraph B(1)

REVISED: “A density bonus of up to ~~25%~~ 100% may be considered for a PUD or Cottage Court in which 60% of the building lots or units are oriented to maximize energy efficiency under section 5.1 Energy Efficient Design.”

Section 6.7, paragraph B(2)

REVISED: “A density bonus of up to ~~50%~~ 100% may be considered for a PUD or Cottage Court that incorporates the installation of a group net-metered renewable energy facility....”

Section 6.7, paragraph C

REVISED: “A density bonus of up to ~~50%~~ 100% may be considered for a PUD or Cottage Court that incorporates the following design elements, as certified by a qualified professional....”

Page 6-26 Section 6.7, paragraph D(1)

REVISED: “A density bonus for a PUD or Cottage Court may be considered, and determined at the discretion of the DRB at a level which is commensurate with the amount of public amenity and benefit being provided, but in no case shall the bonus exceed ~~75%~~ 100%.”

Section 6.7, paragraph D(2)

DELETED and REPLACED with the following text: “The DRB with approval by the Selectboard may accept Community Recreation Area parcels to be donated to the Town of Georgia to be openly accessible to the public during daylight hours, readily visible from the public way, clearly marked as available to members of the public, provide community recreation amenities suitable and accessible to a range of ages and abilities, and provide adequate shade, trees and seating areas as well as other amenities as may be required by the DRB. The DRB may allow greater density bonus or use the Community Recreation Area as a replacement for commercial offset in the VC district. In the VC District, the Community Recreation Area should be of size and scope to offset the commercial requirement for the development.”

Page 8-17 Section 8.9

REVISED: “Accessory Dwelling - means an efficiency ~~or one-bedroom~~ apartment that is clearly subordinate to a single-family dwelling...”

Page 10-2 Definitions

REVISED: “Accessory Dwelling Unit (ADU)..... including sleeping, food preparation, and sanitation”. ~~The landowner must occupy either the main dwelling or the ADU.~~”

Page 10-8 Definitions

ADDED: “Cottage Court (See “Dwelling, Cottage Court”)”

Page 10-8

REVISED: “Cultivation, indoor - Growing cannabis within a structure and/or light-supplemented cultivation of cannabis that allows ~~flowering~~ plants to be harvested year-round.”

Page 10-9

ADDED: “Dwelling, Cottage Court - A type of residential development featuring a cluster of small, detached houses arranged around a shared courtyard or common area, utilizing an efficient arrangement with shared parking, trash and similar facilities, allowing multifamily living in a design which is visually compatible and scaled to single-family neighborhoods.”

Page 10-12

REVISED: “Home industry - Use of a portion of a residential lot by a resident for an occupational business with not more than ~~three~~ five full time equivalent employees who are not members of the residential household...”

Page 10-15

TYPO: “Mixed use - A property containing more than one principal use. In all districts

except Village Core (VC), the uses shall be contained ~~within the same~~ within the same building.”

Page 10-17 ADDED: *“Office - A room, set of rooms, or building used as a place for commercial, professional, or bureaucratic work.”*

Page 10-18 ADDED: *“Professional services - Specialized, knowledge-based services that are provided by individuals or firms with expertise in a specific field. These services often require advanced training, certification, or qualifications and are typically delivered in industries such as law, accounting, consulting, engineering, or information technology. Essentially, they involve providing advice, expertise, or support rather than physical products.”*

Edits requested by the Selectboard which were NOT changed:

Page 1-2 Section 1.5, paragraph B(1)
“Should any provision of these Regulations conflict with another provision of these Regulations, the ~~most~~ least restrictive provision shall apply.”

Page 2-18 Section 2.8.1 Purpose of district
“The Business Hamlet district is intended to promote a mix of smaller-scale commercial development together with residential living that is appropriately scaled and patterned to match the older historic hamlet development patterns. The allowable uses in this area are focused more on smaller local business, shops, services and residential living, while avoiding larger auto-centric uses such as shopping plazas, ~~car washes, drive thrus~~, sales lots, and vehicle or heavy equipment sales. Strip development here should be strictly avoided by encouraging sensitive site design, reduced setbacks, limited front yard parking, and an emphasis on improved landscaping with strong pedestrian connections and accessibility.”

Page 3-4 Table 3.1
Car Wash – change to “C/S” in BH district
Motor Vehicle Sales – change to “P” in BH district

Page 3-5 Table 3.1
Restaurant Drive Thru – change to “C/S” in BH district

Page 3-6 Table 3.1
Cannabis Wholesale Storage – change to “P” in BH district

Page 6-22 Section 6.5.4, paragraph G
“An open space lot ~~shall~~ may only be used for agricultural, forestry, wildlife habitat, and/or recreational uses. The future use of the open space lot ~~shall~~ may be protected in perpetuity or no less than 15 years by a binding legal instrument that is recorded with the deed.”

Page 6-23 Section 6.5.4, paragraph I
“~~The DRB may request input from the Georgia Conservation Commission regarding the appropriateness of the location, size, and quality of the designated open space for its intended purpose (see 24 V.S.A. §4505(8)).~~”