

# Town of Georgia, VT

## Development Regulations

**PROGRESS DRAFT**

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# Georgia VT Development Regulations

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# ARTICLE 1 Authority and Purpose

## Article Contents

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## ARTICLE 1

### 1.1 Enactment

These Regulations shall be known as the Town of Georgia Development Regulations.

### 1.2 Amendment & Effective Date

- A. Amendment.** Zoning amendments shall be prepared and adopted in accordance with the requirements of 24 V.S.A. Sections 4441, 4442, 4444, and 4446.
- B. Effective Date.** These Regulations shall become effective twenty-one (21) days after adoption by a majority of the members of the Town of Georgia Selectboard, pursuant to 24 V.S.A. Section 4442.

### 1.3 General Purpose

- A.** These Regulations are intended to promote the health, safety, and general welfare of the inhabitants of the Town of Georgia, provide for growth and development while strengthening a sense of community, and maintain and enhance the natural beauty of the town. They are also intended to protect the value of property, to prevent overcrowding, to facilitate the provision of public facilities and services, including transportation, water, sewage, and schools, and to provide for the orderly development in Georgia of homes, agriculture, forestry, commerce, industry, public uses, and recreation and conservation with reasonable consideration for the character of each locality and its suitability for a particular use.
- B.** These Regulations classify and guide the uses of land, buildings and structures in the Town of Georgia in accordance with the goals and policies of the Town’s Comprehensive Municipal Plan, Town Zoning Map, Capital Budget and Program, and the Vermont Planning and Development Act, Title 24 V.S.A. Chapter 117, referred to as 24 V.S.A. The Regulations

are designed to implement the purposes and policies in the Municipal Plan and 24 V.S.A.

## 1.4 Applicability

**A. Land Development and Conformance with Regulations.** No land development may continue or commence except in conformance with these Regulations. Conformance with these Regulations shall be evidenced by a Zoning Permit issued by the ZA and applicable associated municipal land use approvals as well as applicable state and federal approvals and/or permits.

## 1.5 Interpretation

**A. Prior Versions of These Regulations.** Upon the date that these Regulations become effective, any prior zoning and subdivision Regulations of the Town of Georgia, including any interim regulations then in effect shall be amended in their entirety. Previous amendments to the Regulations were made on [2/27/23](#); 8/24/20; 10/14/13; 4/12/10; 6/8/09; 8/04/08; 11/12/07; 9/12/05; 2/14/05; 8/12/02; 5/12/97; 7/8/96; 2/28/94; 2/24/92; 11/12/90; 7/4/88; 1/23/84; 9/14/81; 1/6/74; 2/19/70; 9/30/68; and 1/23/67.

### B. Applicability of Regulations

1. Should any provision of these Regulations conflict with another provision of these Regulations, the most restrictive provision shall apply.
2. Where these Regulations impose a greater restriction than imposed or required by other provisions of law or by other laws, rules, regulations, resolutions or ordinances, the provisions of these Regulations shall control.
3. The provisions of these Regulations shall not be construed to abrogate or annul the provisions of other ordinances or regulations or to impair private restrictions placed on property. Where these Regulations impose a greater restriction upon land, buildings, or structures than is imposed

by any such provision, the restrictions of these Regulations shall control.

**C. Most Recent Amendment in Effect.** Any citation to a statute, law, rule, regulation or ordinance contained in these Regulations shall be deemed to refer to such statute, law, rule, regulation or ordinance as amended, whether or not such designation is included in the citation.

## 1.6 Severability

If a court of competent jurisdiction determines that any portion of these Regulations is invalid, such determination shall not have the effect of invalidating any other part or provision.