

# ARTICLE 2 Zoning Districts

## Article Contents

<b>2.1</b>	<b>Establishment of Districts</b>	<b>2-2</b>	<b>2.9</b>	<b>B Business District</b>	<b>2-20</b>
			2.9.1	Purpose of District	2-20
<b>2.2</b>	<b>AR Agricultural/Rural Residential</b>	<b>2-6</b>	2.9.2	Dimensional Standards	2-20
2.2.1	Purpose of District	2-6	2.9.3	District Requirements	2-20
2.2.2	Dimensional Standards	2-6			
2.2.3	District Requirements	2-6	<b>2.10</b>	<b>VC Village Core</b>	<b>2-22</b>
<b>2.3</b>	<b>R Residential</b>	<b>2-8</b>	2.10.1	Purpose of District	2-22
2.3.1	Purpose of District	2-8	2.10.2	Dimensional Standards	2-22
2.3.2	Dimensional Standards	2-8	2.10.3	District Requirements	2-22
2.3.3	District Requirements	2-8	2.10.4	South Village Core Design Standards	2-22
<b>2.4</b>	<b>RN Residential Neighborhood</b>	<b>2-10</b>	<b>2.11</b>	<b>I Industrial District</b>	<b>2-34</b>
2.4.1	Purpose of District	2-10	2.11.1	Purpose of District	2-34
2.4.2	Dimensional Standards	2-10	2.11.2	Dimensional Standards	2-34
2.4.3	District Requirements	2-10	2.11.3	District Requirements	2-34
<b>2.5</b>	<b>RV Residential Village</b>	<b>2-12</b>	<b>2.12</b>	<b>NR Natural/Recreation District</b>	<b>2-36</b>
2.5.1	Purpose of District	2-12	2.12.1	Purpose of District	2-36
2.5.2	Dimensional Standards	2-12	2.12.2	Dimensional Standards	2-36
2.5.3	District Requirements	2-12	2.12.3	District Requirements	2-36
<b>2.6</b>	<b>LF Lakefront</b>	<b>2-14</b>	<b>2.13</b>	<b>Flood Hazard Area Overlay District FHAO</b>	<b>2-38</b>
2.6.1	Purpose of District	2-14	2.13.1	Purpose of District	2-38
2.6.2	Dimensional Standards	2-14	2.13.2	Dimensional Standards	2-38
2.6.3	District Requirements	2-14	2.13.3	Development Standards in FHOA	2-38
<b>2.7</b>	<b>LV Lakeview</b>	<b>2-16</b>	2.13.4	Development Standards in the River Corridor	2-43
2.7.1	Purpose of District	2-16	2.13.5	Development in Both the Special Flood Hazard Area (SFHA) and River Corridor	2-44
2.7.2	Dimensional Standards	2-16			
2.7.3	District Requirements	2-16			
<b>2.8</b>	<b>BH Business Hamlet District</b>	<b>2-18</b>			
2.8.1	Purpose of District	2-18			
2.8.2	Dimensional Standards	2-18			
2.8.3	District Requirements	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 ~~AR-1~~ Agricultural/Rural Residential ~~Low-Density~~

R ~~AR-2~~ Residential ~~Medium-Density~~

RN ~~AR-3~~ Residential Neighborhood ~~High-Density~~

RV Residential Village

LF Lakefront ~~L-1 Lakeshore~~

LV Lakeview ~~L-2 Lakeshore Residential-Recreational~~

BH Business Hamlet

B Business

VC ~~SV-South~~ Village Core

~~I-1~~ Industrial

~~I-2~~ Commercial ~~Light Industrial~~

NR ~~R-1~~ Natural/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

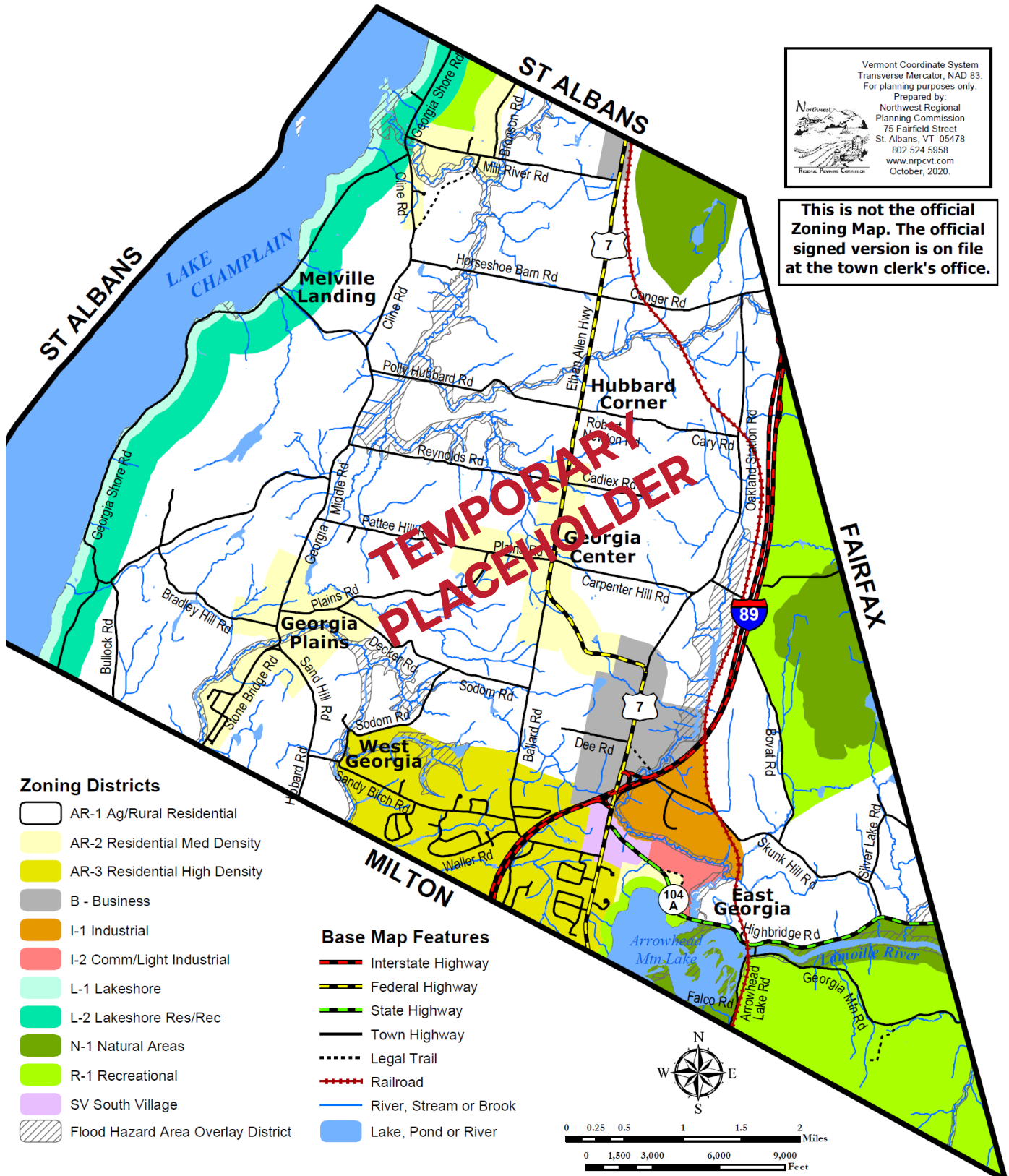
the Town Clerk using the following language: "This is to certify that this is the Official Zoning Map of the Town of Georgia, Vermont". **Map 1.1** is a reduced size reproduction of the Official Zoning Map, included for general information purposes only.

**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 AR Agricultural/Rural Residential [FORMERLY 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 2.1 - Dimensional Standards for the AR District on pg 2-7](#) 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.~~ [removed since it does not apply to this district]

**TABLE 2.1** - Dimensional Standards for **AR Agricultural/Rural Residential** District

	Lot Size <b>Acreage- Required</b> (min acres)	Lot Road Frontage (min feet)	Front Yard Setback <sup>1</sup> (min feet)	Side Yard Setback (min feet)	Rear Yard Setback (min feet)	Building Footprint Size (maximum)	<b>Building Height (min feet)</b>	Building Height (max feet)	Lot Coverage (max %)
All Uses Unless Otherwise Noted Below	5	250	75	40	40	n/a	n/a	35	n/a
Multi-tenant housing for older persons	5 <sup>2</sup>					20 units			
Agribusiness						3,500 s.f.			
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300	100	100	3,500 s.f.			
Commercial Youth Camp	5	250	150	75	75	3,500 s.f.			
Kennel	5	200	100	100	100	3,500 s.f.			
Mixed Use	See note <sup>3</sup>	150	100	50	50	3,500 s.f.			
Small Scale Commercial						2,000 s.f.			

**NOTES:** For the full list of allowed uses in this district, refer to Section 3.2. ~~For uses not listed refer to Section 2.2 B (Uses Not Listed)~~

<sup>1</sup> Front yard setbacks shall be measured from the centerline of the road.

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

<sup>3</sup> 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.

<sup>4</sup>

## 2.3 R Residential [FORMERLY AR-2]

### 2.3.1 Purpose of District

The purpose of the ~~R 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 R Residential District on page 2-9** ~~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 ~~R 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 ~~R 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 ~~R 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 R Residential District**

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

**NOTES:** For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)

<sup>1</sup> Front yard setbacks shall be measured from the centerline of the road. This setback also applies from shoreline.

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

<sup>3</sup> 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.

## 2.4 RN Residential Neighborhood [FORMERLY AR-3]

### 2.4.1 Purpose of District

The purpose of the ~~RN 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 RN Residential Neighborhood District on page 2-11 ~~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 ~~RN 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 ~~RN 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 ~~RN 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 RN Residential Neighborhood District**

	Lot Size <del>Acreage</del> Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback <sup>1</sup> (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 %)
All Uses Unless Otherwise Noted Below	0.5 <sup>1</sup>	100 <del>120</del>	50	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 <sup>2</sup>					20 units			
Group home (8 or less persons)	?								
Group home (9 or more persons)	?								
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300	100	100	3,500 s.f.			
Mixed Use	See note <sup>3</sup>	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.			

**NOTES:** For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)

<sup>1</sup> Front yard setbacks shall be measured from the centerline of the road.

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

<sup>3</sup> 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.

<sup>4</sup>

## 2.5 RV Residential Village NEW DISTRICT

### 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 RV Residential Village District on page 2-13](#) ~~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 RV Residential Village District**

	Lot Size <del>Acreage</del> Required (min acres)	Lot Road Frontage (min feet)	Front Yard Setback <sup>1</sup> (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 %)
All Uses Unless Otherwise Noted Below	0.25	75	40 <sup>3</sup>	10 <sup>2</sup>	10			35	
Single household dwelling									
Two-household dwelling									
3-4 household dwelling									
5+ household dwelling									
Multi-tenant housing for older persons									
Group home (8 or less persons)									
Group home (9 or more persons)									

**NOTES:** For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)

<sup>1</sup> Front yard setbacks shall be measured from the centerline of the road.

<sup>2</sup> For both sideyard setbacks combined. [## Was this what was intended by "both" setbacks here? Should discuss]

<sup>3</sup> Front yard setbacks for all properties fronting on Route 7 shall be [55] feet.

## 2.6 LF Lakefront FORMERLY L-1

### 2.6.1 Purpose of District

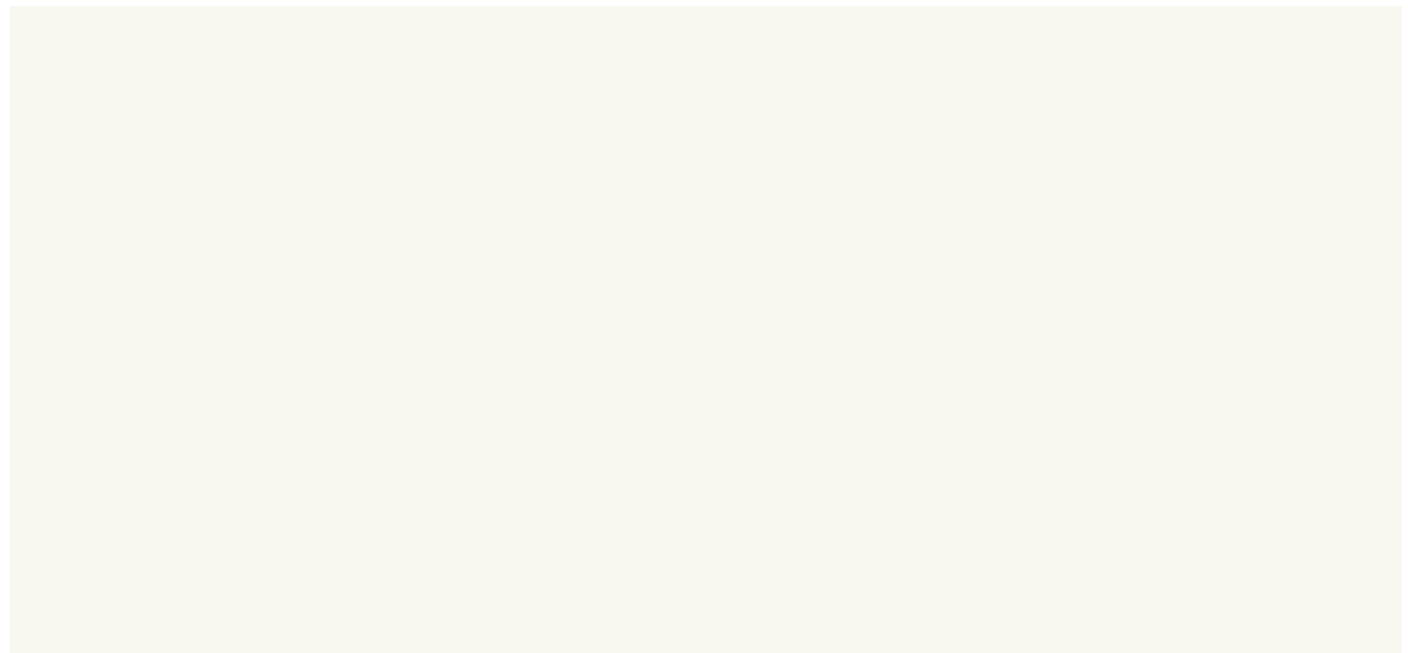
The **LF L-2** District which contains land close to Lake Champlain beginning at the easterly border of the **LF L-1** District continuing inland 1,500 feet. The purpose of the district is to protect the water quality of the lake and the natural beauty of the shoreland area. Development within the district 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 **TABLE 2.5 - Dimensional Standards for LF Lakefront District on page 2-15**, ~~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 **LF 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. **<xx Add requirement for shoreline protection permit>**



**Figure 2.1** - Stepped height requirements

**TABLE 2.5 - Dimensional Standards for LF Lakefront District**

	Lot Size <del>Acreage-Required</del> (min acres)	Lot Road Frontage (min feet)	Front Yard Setback <sup>1</sup> (min feet)	Shoreline Frontage <sup>2</sup> (min feet)	Side Yard Setback (min feet)	Rear Yard Setback <sup>3</sup> (min feet)	Shoreline Setback <sup>2,3</sup> (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height <sup>5</sup> (max feet)	Lot Coverage (max %)
All Uses Unless Otherwise Noted Below	<u>0.5</u> <del>1</del>	<u>100</u> <del>100-150</del>	<u>50</u> <del>50-75</del>	<u>100</u> <del>100-250</del>	<u>10</u> <del>20-50</del>	<u>10</u> <del>20-50</del>	50			See Fig 2.1	
Each Dwelling Unit	1										
Pre-Existing Lots Less than 1 acre in size		n/a	30 <sup>4</sup>	n/a	10	10	25				
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300		100	100	300				
Commercial Youth Camp	5	250	150		75	75	150				
Kennel	5	200	100		100	100	100				
Marinas	2	150	75		20	20	75				

NOTE: For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2-B (Uses Not Listed)

<sup>1</sup> Front yard setbacks shall be measured from the centerline of the road.

<sup>2</sup> 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.

<sup>3</sup> Retaining walls along the shoreline are exempt from side and shoreline setback standards.

<sup>4</sup> 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.

<sup>5</sup> Building height restrictions are intended to preserve visual access to and from Lake Champlain.

## 2.7 LV Lakeview

FORMERLY L-2

### 2.7.1 Purpose of District

The LV L-2 District which contains land close to Lake Champlain beginning at the easterly border of the LF 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 2.6 - Dimensional Standards for LV Lakeview District on page 2-17 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 LV 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.



**TABLE 2.6 - Dimensional Standards for LV Lakeview District**

	Lot Size <del>Acreage-Required</del> (min acres)	Lot Road Frontage (min feet)	Front Yard Setback <sup>1</sup> (min feet)	Side Yard Setback (min feet)	Rear Yard Setback (min feet)	Building Size (maximum)	Building Height <sup>3</sup> (max feet)	Lot Coverage (max %)
All Uses Unless Otherwise Noted Below	<u>2</u> <del>4</del>	<u>150</u> <del>200</del>	75	<u>25</u> <sup>2</sup> <del>30</del>	<u>25</u> <del>30</del>		35	
Single Household Dwelling	3							
Two Household Dwelling	4							
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300	100	100			
Commercial Youth Camp	5	250	150	75	75			
Kennel	5	200	100	100	100			

**NOTES:** *For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)*

<sup>1</sup> *Front yard setbacks shall be measured from the centerline of the road.*

<sup>2</sup> *For both sideyard setbacks combined. [## Was this what was intended by "both" setbacks here? Should discuss]*

<sup>3</sup> *Building height restrictions are intended to preserve visual access to and from Lake Champlain.*

## 2.8 BH Business Hamlet District

### NEW DISTRICT

### 2.8.1 Purpose of District

The Business Hamlet district 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, 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.

### 2.8.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in [TABLE 2.7 - Dimensional Standards for BH Business Hamlet District on page 2-19](#) except when otherwise approved by the DRB as a variance or a PUD.

### 2.8.3 District Requirements

- A. [ADD ANY RELEVANT DISTRICT REQUIREMENTS HERE - Text below is placeholder]
- 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.

[xxNote: Existing AR-2 district dimensional standards are shown in the table below as the “existing values” for reference because this new district is replacing area which is zoned as AR-2.]

**TABLE 2.7** - Dimensional Standards for **BH Business Hamlet** District

	Lot Size <del>Acreage- Required</del> (min acres)	Lot Road Frontage (min feet)	Front Yard Setback <sup>1</sup> (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 %)
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								
5+ Household Dwelling	?								
Multi-tenant housing for older persons	4 <sup>2</sup>					20 Units			
Group home (8 or less persons)	?								
Group home (9 or more persons)	?								
Motor Vehicle Repair and/or Service	1	200	100	75	75	3,500 s.f.			
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300	100	100	3,500 s.f.			
Kennel	5	200	100	100	100	3,500 s.f.			
Mixed Use	[?] <sup>3</sup>	150	100	50	50	3,500 s.f.			
Lodging Establishments	2	200	100	50	50	3,500 s.f.			
Motor Vehicle Sales	1	150	100	50	50	3,500 s.f.			
Retail Store	1	150	100	50	50	3,500 s.f.			
Restaurant	1	150	100	50	50	3,500 s.f.			

**NOTES:** For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)

<sup>1</sup> Front yard setbacks shall be measured from the centerline of the road.

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

<sup>3</sup> 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.

<sup>4</sup>

## 2.9 B Business District

### 2.9.1 Purpose of District

The Business District is a moderate traffic area with good access to major highways. The purpose of the Business District is to enable mixed commercial and residential uses in an interconnected, unified pattern that does not result in strip development. Development in the district will have controlled access on highways, screening and landscaping, creative design and layout, some pedestrian circulation, and connections to adjoining residential and commercial districts. This district is not intended to serve as a regional growth center. Commercial uses shall be of a scale and size appropriate only for a local growth center.

### 2.9.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in **TABLE 2.8 - Dimensional Standards for B Business District** ~~Table 2.3(a) and 2.3(b), and 2.3 (e)~~ 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).~~

### 2.9.3 District Requirements

- A. ~~Business (B) and Commercial Light Industrial (I-2) Districts:~~** The siting, layout, and appearance of the building(s) will be consistent and integrated with other uses in the district, will provide access for pedestrians, and will not cause strip development along roads. Interconnecting adjoining properties by shared driveways, parking lots, or frontage roads is encouraged.
- B.** 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.
- 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 B District,~~** access control techniques are required. Sharing of driveways with adjoining properties may be required.

**TABLE 2.8 - Dimensional Standards for B Business District**

	Lot Size <del>Acreage- Required</del> (min acres)	Lot Road Frontage (min feet)	Front Yard Setback <sup>1</sup> (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 %)
All Uses Unless Otherwise Noted Below	1	120	75	20	20		n/a	35	50%
Single Household Dwelling	1								
Two Household Dwelling	1.5								
3-4 Household Dwelling	?								
5+ Household Dwelling	?								
Multi-tenant housing for older persons	2 <sup>2</sup>					20 Units			
<u>Group home (8 or less persons)</u>	?								
<u>Group home (9 or more persons)</u>	?								
Motor Vehicle Repair and/or Service	1	200	100	75	75				
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300	100	100				
Kennel	5	200	100	100	100				
Laundromat/Drycleaner	1	150	100	50	50				
Mixed Use	1 <sup>3</sup>	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	20,000 s.f.			
Restaurant	1	150	100	50	50				

**NOTES:** For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)

<sup>1</sup> Front yard setbacks shall be measured from the centerline of the road.

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

<sup>3</sup> 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.

<sup>4</sup>

## 2.10 VC Village Core

### FORMERLY SV DISTRICT

#### 2.10.1 Purpose of District

The intent of the ~~South~~ Village Core District is to promote development of a compact settlement with a mix of small-scale business, civic, and residential uses and to foster a built environment patterned on a traditional Vermont village center with streetscapes and public spaces where people can walk, gather, and meet comfortably. ~~Property owners and developers shall plan proposed development according to the Design Criteria and Standards (Section 3.6) and the 2009 South Village Core Strategic Plan.~~

#### 2.10.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in TABLE 2.9 - Dimensional Standards for VC Village Core District, ~~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).~~

#### 2.10.3 District Requirements

- A.** 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 South Village Core District.~~
  2. On one side of all private roads ~~in the South Village Core 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.~~
- B.** 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]~~

#### 2.10.4 South Village Core Design Standards

- A. Applicability.** All land development in the South Village Core District shall satisfy the following design criteria. To demonstrate that a criterion is satisfied, the applicant must comply with each associated standard.
- B. Design Criterion #1 - Design and Context Sensitivity.** The purpose of this criterion is to allow the development of buildings, lighting fixtures, and signs that conform to the desired character and design of the South Village Core.
1. ~~Standard 1a: Building Orientation.~~ Building(s) shall have at least one public entrance facing and oriented toward the street (see Figure 2.2 - Building Orientation. see Figure 3.6a) and conform to the applicable dimensional standards in TABLE 2.10 - Dimensional Standards for SV District on page 2-22 Table 2.3(c), and (d) (Dimensional Standards by Zoning District) and (Dimensional Standards for Special Uses).
  2. ~~Standard 1b:~~ Buildings shall have interesting and diverse storefronts, facades, and/or architectural detailing. Franchise architecture shall be prohibited (see Article 10). Listed below are examples of design elements that make interesting and diverse storefronts, facades, or architectural detailing:
    - a. Corncicing at top of roof and top of first story
    - b. Detailed molding around windows and doors
    - c. Accentuated entrances
    - d. Storefront windows
    - e. Window and door awnings
    - f. Regularly spaced windows and doors
    - g. Front porches

**TABLE 2.9 - Dimensional Standards for VC Village Core District**

	Lot Size <del>Acreage-Required</del> (min acres)	Lot Road Frontage (min feet)	Front Yard Setback <sup>1</sup> (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 %)
All Uses Unless Otherwise Noted Below	3,000 s.f.	30	[xx] 8 min. 16 max.	0 or 10 <sup>2</sup>	10	20,000 s.f. footprint	2-3 Stories <sup>3</sup>	50	n/a
Single Household Dwelling									
Two Household Dwelling									
3-4 Household Dwelling									
5+ Household Dwelling									
Multi-tenant housing for older persons									
<u>Group home (8 or less persons)</u>									
<u>Group home (9 or more persons)</u>									
Motor Vehicle Repair and/or Service	1	200	100	75	75				
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300	100	100				
Kennel	5	200	100	100	100				
Laundromat/Drycleaner	1	150	100	50	50				
Mixed Use	1 <sup>4</sup>	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				

**NOTES:** For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)

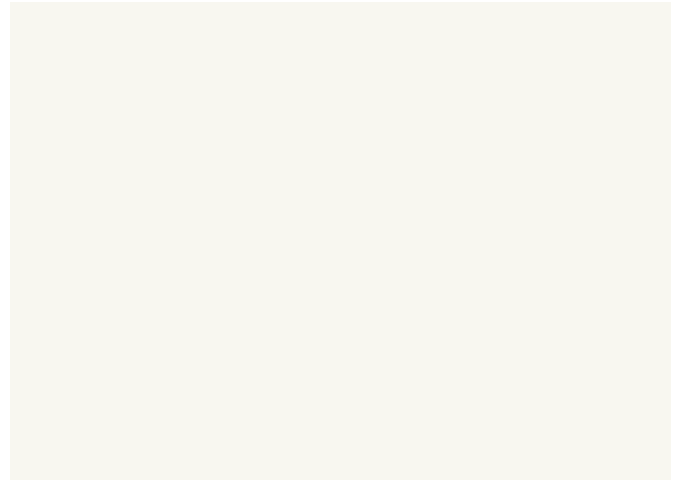
<sup>1</sup> Front yard setbacks shall be measured from the centerline of the road. Where there are any existing buildings that exceed the maximum setback on adjacent parcels, the structure shall be built to the maximum setback [16 feet] and not any closer to the street ROW. Note: Need to convert these setback numbers from centerline of road.

<sup>2</sup> The 0 foot setback shall apply if buildings on adjoining properties will be attached such as with townhouse-style structures. The 10 foot setback shall apply otherwise to all other types of development.

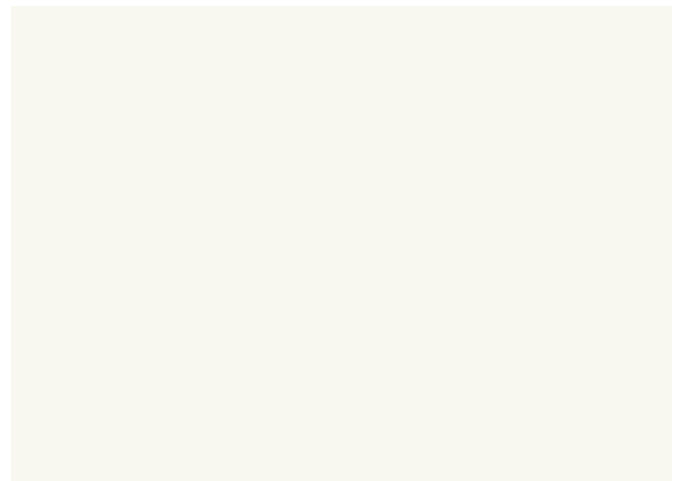
<sup>3</sup> Buildings consist of at least two habitable stories above average finished grade and do not exceed 50 feet in building height. In addition, the height of architectural details such as building tops and first story cornices, are aligned to generally match the height of those on adjacent buildings that meet the district height requirements.

<sup>4</sup> 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.

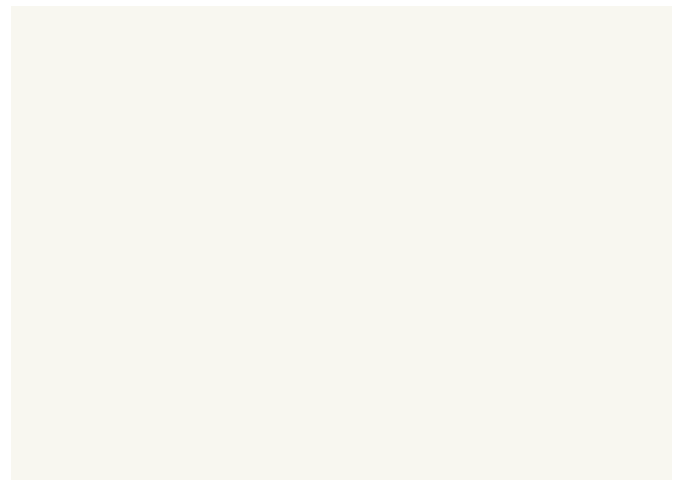
- h. Decorative signs integrated into the façade
  - i. Rooftop cupola, tower, or weathervane
  - j. ~~Examples shown in the South Village Core Strategic Plan (Nov. 2009)~~ [## Insert the referenced examples in this section instead]
3. ~~Standard 1c.~~ **Signs.** Signs shall be architecturally integrated in a building's elevation and have orientation to pedestrians as well as automobiles (See **Figure 2.3 - Signs**, ~~Figure 3.6b~~). Pedestrian orientation means that signs are scaled to be easily read by pedestrians walking in the streetscape. Whether bracketed off the face of a building or mounted directly on the façade, signs are hung in logical spaces between windows or between floor levels. Signs do not obscure key architectural features of a building. Signs shall also conform to **Section 5.9 (Signs)**.
4. ~~Standard 1d.~~ **Outdoor Lighting.** Outdoor lighting shall illuminate public spaces, including streets, sidewalks, walkways, parks/plazas, and parking areas, as approved by the DRB in accordance with the following:
- a. Outdoor lighting fixtures are designed to direct light downward and adjusted so as not to cast light directly on adjacent roadways or properties and do not cause excessive glare within the property or adjoining properties. To achieve this, lighting fixtures shall have either exterior shields or optics within the fixture, such as "cut-off" technology, that controls light spread. Parking area lighting shall be a concealed recessed light source.
  - b. Lighting fixtures in public spaces, including sidewalks, walkways, and plazas, shall be of a smaller, pedestrian scale (See **Figure 2.4 - Outdoor Lighting**, ~~Figure 3.6e~~). Pedestrian scale lighting is a maximum of 16 feet in height. In no case shall any parking area light fixture exceed a maximum of 20 feet in height.
  - c. Lighting fixtures shall be architecturally integrated in the design of a building or sign.



**Figure 2.2 - Building Orientation.**

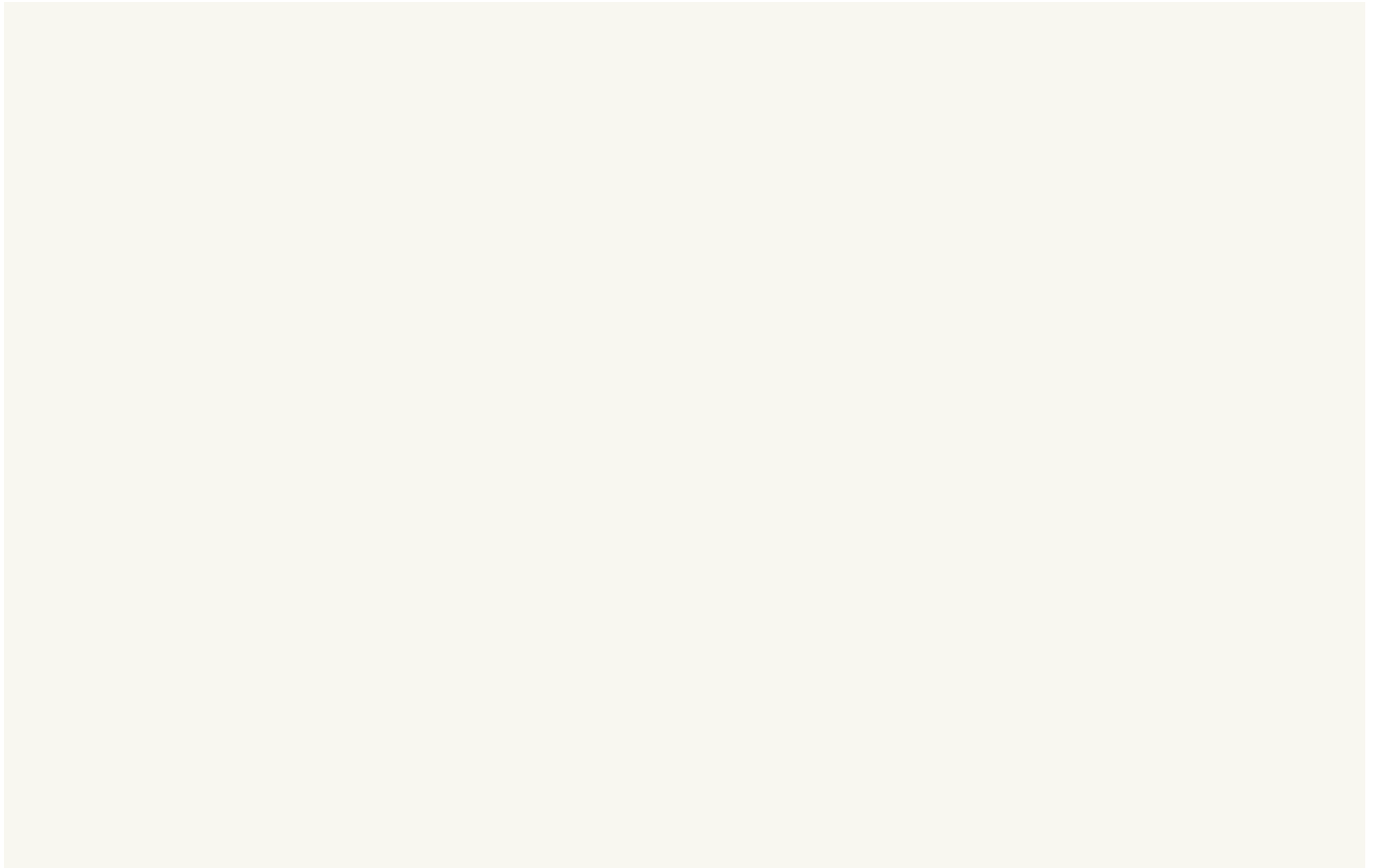


**Figure 2.3 - Signs.**

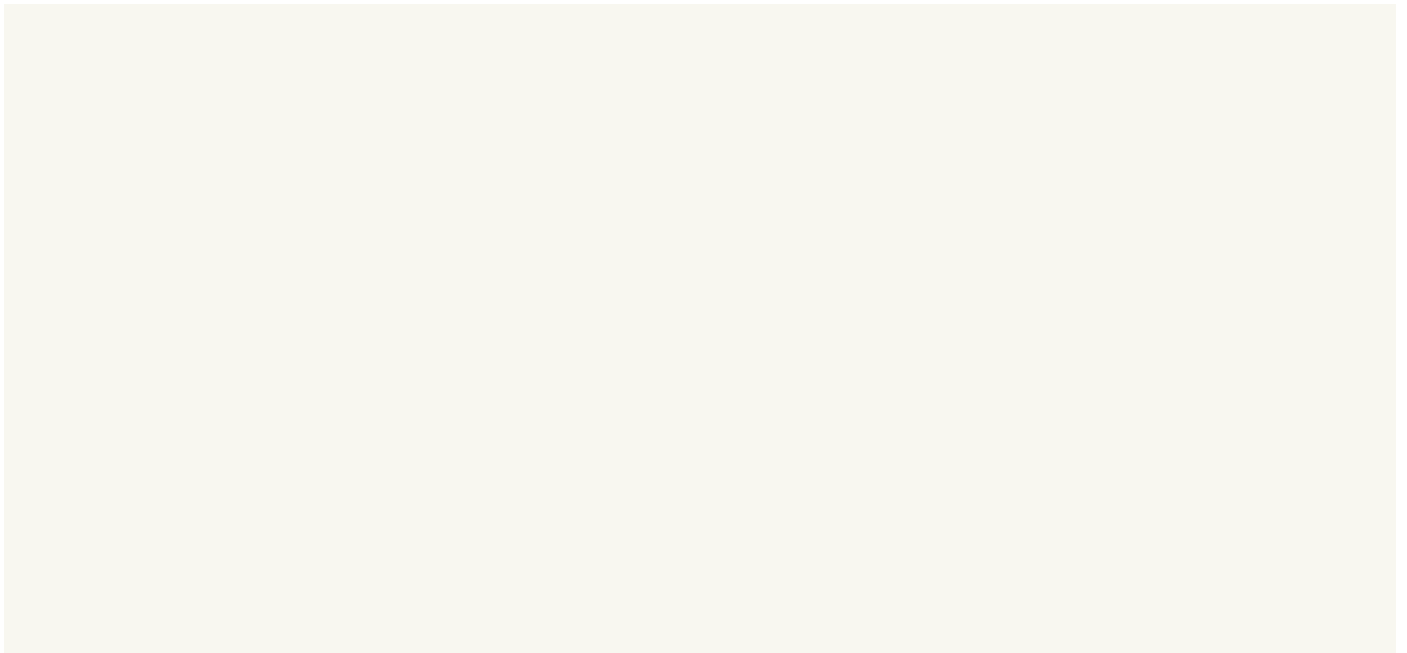


**Figure 2.4 - Outdoor Lighting**





**Figure 2.5** - Design & Context Sensitivity (from Georgia South Village Strategic Plan).



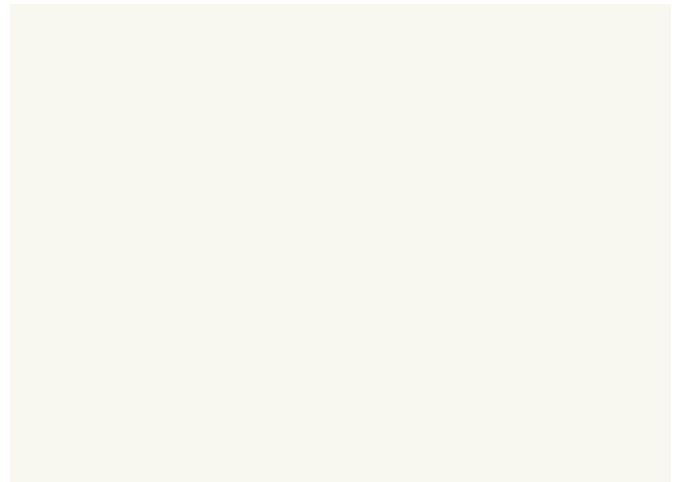
**Figure 2.6** - Integrated and Clustered Development.

The same pole type and fixtures shall be used on a development site.

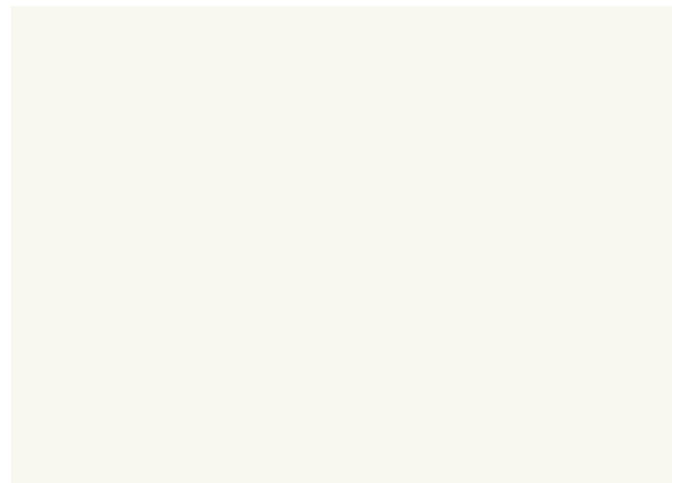
**C. Criterion #2 - Efficient and Compact Use of Site, Mixed Use Development.**

The purpose of this criterion is to create a compact site layout that is coordinated with adjacent development and to permit land uses that are mixed on-site or are mixed in combination with adjacent uses (existing or planned). The combining of land uses shall promote easy access among stores and services by pedestrians and minimize vehicle accesses to streets with a goal of having street accesses serve two or more properties.

1. ~~Standard 2a.~~ The site layout clusters and integrates buildings with existing development to promote linked pedestrian trips (See [Figure 2.5 - Design & Context Sensitivity \(from Georgia South Village Strategic Plan\)](#), 3.6d).
2. ~~Standard 2b.~~ Opportunities for shared parking are utilized in the proposal (See [Section 5.6 C \(Shared Parking\)](#) for shared parking approval requirements).
3. ~~Standard 2c.~~ The proposal is a mixed-use development or contributes to a mixed-use district. Mixed-use means a combination of residential, commercial, and/or governmental uses, arranged vertically (in multiple stories of buildings) or horizontally (adjacent to one another). Opportunities for including mixed uses include, but are not limited to, apartments on upper levels with commercial space on the ground floor or public parking in the basement underneath an office or apartment building. ~~New residential uses are prohibited on the first story of all structures in the South Village Core District with the exception of large multi-household dwelling uses (5 Units or more), but through conditional use review, the DRB may waive this requirement and approve residential uses on the first floor if:~~ Residential uses are permitted on the ground floor of new construction provided the following conditions are met:
  - a. The ratio of residential-to-commercial square footage on the site does not exceed 4:1; and,~~An equivalent square footage of commercial elsewhere in the building or in other buildings within the site plan; and~~
  - b. The proposed ground floor residential units do not directly front on the public way or sidewalk and are instead located in the rear of the building or face away from the public road; and,
  - c. In the judgment of the DRB the proposed mix of uses meets the purpose of the VC SV District as described in Article 2 of the regulations.



**Figure 2.7 - Pedestrian Access**



**Figure 2.8 - Street Connectivity**

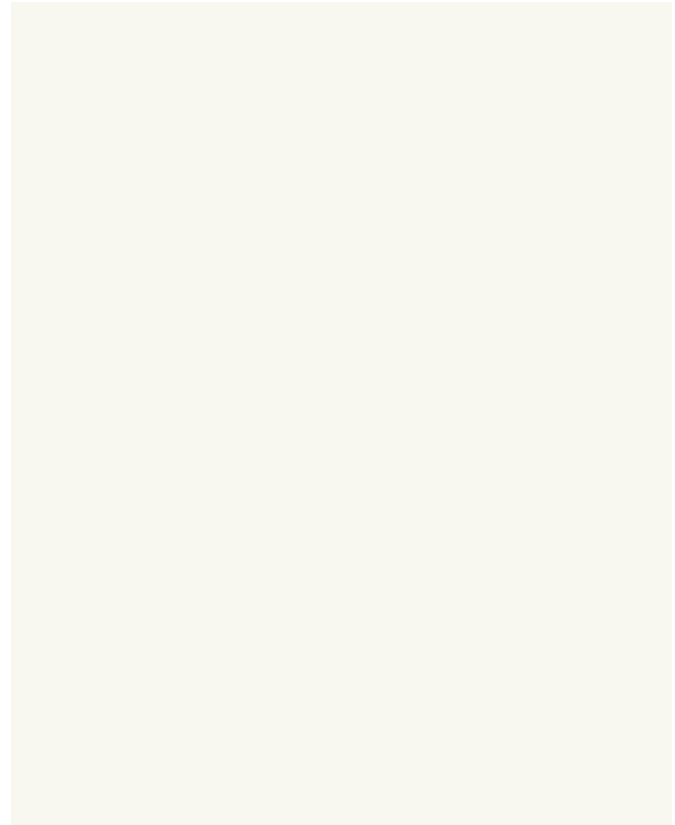
- a. The ratio of residential-to-commercial square footage on the site does not exceed 4:1; and,~~An equivalent square footage of commercial elsewhere in the building or in other buildings within the site plan; and~~
- b. The proposed ground floor residential units do not directly front on the public way or sidewalk and are instead located in the rear of the building or face away from the public road; and,
- c. In the judgment of the DRB the proposed mix of uses meets the purpose of the VC SV District as described in Article 2 of the regulations.

4. ~~Standard 2d~~. The number of curb cuts and their widths shall be minimized as feasible and shall integrate entries with other access points and streets rather than at random locations along the street. The DRB shall require shared access to adjoining properties to the maximum extent feasible and may limit access to the property to the lesser traveled street. Shared access shall be feasible when:

- a. It can be implemented without removal of any existing buildings;
- b. Subsurface conditions can reasonably support it; and
- c. It will not have an undue adverse effect on one of the uses of the property in question.

**D. Criterion #3 - Pedestrian Access, Safety, and Comfort.** The purpose of this criterion is to permit development that is accessible by a direct, convenient, attractive, safe, and comfortable system of pedestrian facilities, and development that provides appropriate pedestrian amenities. The design of buildings and the streetscape shall support a safe and attractive pedestrian environment based on the following standards.

1. ~~Standard 3a~~. Building(s) shall have at least one public entrance facing and oriented toward the street with a direct link to sidewalks and any other pedestrian walkways (See [Figure 2.7 - Pedestrian Access 3.6e](#)). Corner entrances are encouraged on corner buildings. When specific circumstances make it impractical for a building to have a public entrance facing and oriented toward the street, the DRB may approve buildings with a public entrance facing and oriented toward a pedestrian walkway that directly connects to the street(s). The building façade facing the street shall include interesting architectural detailing oriented to pedestrians (see Standard 1b) such as windows at eye level and first story cornices.
2. ~~Standard 3b~~. Windows or window displays are provided at a pedestrian scale (eye level) along facades that face and are oriented to streets.



**Figure 2.9 - Parking Lot Landscaping**

3. ~~Standard 3c~~. Sidewalks are placed along every street having frontage on the development parcel and pedestrian walkways are integrated throughout the site plan, providing connection to adjacent land uses, parking areas, and building entrances. Sidewalks shall be located so a greenstrip or street-furnishing zone is provided as a buffer from the street and shall be constructed in accordance with Town of Georgia specifications. Appropriate pedestrian amenities (for example: street tree well cutouts, space for outdoor seating, mailboxes, newspaper vending machines, etc.) may be provided in the greenstrip or street furnishing zone as appropriate.
4. ~~Standard 3d~~. Street trees are planted in the street furnishing zone or greenstrip along all sidewalks or, if not possible due to infrastructure or other physical constraints, in the front yard parallel to the edge of the street right-of-way. Street tree

selection, purchasing, spacing, and planting is done according to Criterion 6 (Quality Landscaping and Screening) and an overall landscaping plan as required in [Text Box 3.3](#) (Requirements of a Landscaping and Screening Plan).

5. ~~Standard 3e~~: Parking lots and vehicle drives shall be not located between the primary building entrance and the street and shall be located behind or to the side of a building (See [Figure 2.2 - Building Orientation. 3.6a](#)). Parking lots are not located on street corners.
6. ~~Standard 3f~~: Landscape buffering shall be provided between parking lots and all adjacent sidewalks and pedestrian walkways.

#### E. Criterion #4 - Building a Safe Public Road Network.

The purpose of this criterion is to permit development that is part of a complete and connected road network that safely and efficiently accommodates vehicles, pedestrians, bicycles and future transit.

1. ~~Standard 4a~~: New streets connect development to existing or proposed adjacent streets in accordance with planned street connections to form a network (no dead ends). Planned street connections shall comply with the Conceptual Future Road Layout ~~shown in Fig. [X] in the South Village Core Strategic Plan dated November, 2009, or any master street plan or Official Map in existence. In the event these plans/maps are in conflict, the Official Map shall be given priority followed by the South Village Core Strategic Plan dated November 2009~~. Conformance with the Conceptual Future Road Layout shall be satisfied if proposed new roads further the development of a road network; new roads are not required to follow the exact path of proposed roads as laid out in [these illustrations](#). ~~the South Village Core Strategic Plan~~.
2. When existing and planned land uses on or in the vicinity of the site make it impractical to provide street connectivity at the time of application as required above, potential for future street connectivity is established by the dedication of

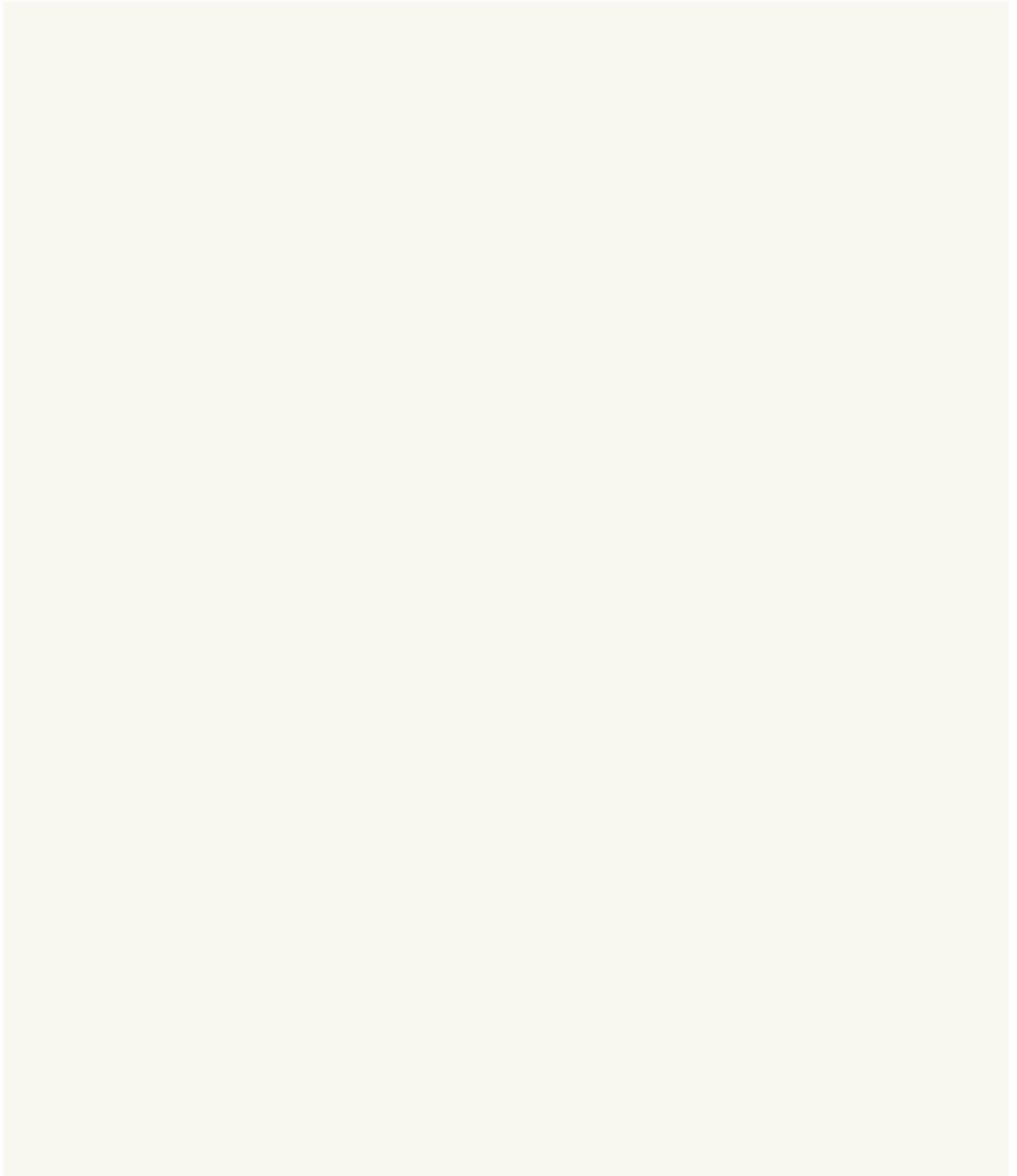
rights-of way to the Town (See [Figure 2.8 - Street Connectivity 3.6f](#)). The applicant shall work with the DRB to determine appropriate locations for future street rights-of-way based on existing and anticipated development, the Conceptual Future Road Layout in the South Village Core Strategic Plan dated November, 2009, or any master street plan or Official Map in existence. Rights-of-way width shall conform to the Selectboard's specifications for public roads and dedication for future use as a street shall be clearly indicated as a condition of site plan and/or subdivision approval and recorded in an irrevocable offer of dedication to the Town.

3. ~~Standard 4b~~: All proposed new roads shall be built to Town standards and may be taken over by the Town as public roads. All roads will be required to be named and identified by a street sign, which is of a standard approved by the Town in accordance with E-911 street address ordinance requirements.
4. ~~Standard 4c~~: When a traffic study is required (according to application requirements in [Section 3.3 B\(2\) \(Site Plan Review Application Submission\)](#)), the proposal shall not cause traffic conditions on a Town highway or intersection to go below a Level of Service (LOS) of C, as defined by the Vermont Agency of Transportation. The DRB may require mitigation measures for existing or proposed traffic conditions and congestion that are dangerous according to LOS and crash data from the Vermont Agency of Transportation.

#### F. Criterion #5 - Efficient Parking, Loading, and Service Areas.

The purpose of this criterion is to minimize the amount of land developed as surface parking and loading areas and to promote efficient and safe parking, loading, and service facilities with good circulation and access.

1. ~~Standard 5a~~: The project shall use shared parking where feasible and underground parking is encouraged. Shared parking means that multiple uses share one or more parking facilities See [Section 5.6\(C\) \(Shared Parking\)](#).



**Figure 2.10** - Conceptual Future Road Layout (from Georgia South Village Strategic Plan)

~~2. Standard 5b. Multi-Household dwellings of eighteen or more units shall have underground parking equal to a minimum of one space per unit. This underground parking shall be designated only to serve the residents of the multi-household dwelling and their guests, and these designated spaces may not be used to satisfy the requirement of mixed use (Standard 2c).~~

3. ~~Standard 5c.~~ All parking lots proposed as part of a single development plan are designed to provide cross access connectivity (vehicular and pedestrian), or the interconnection of parking areas. Cross access connectivity (vehicular and pedestrian) shall be provided to any existing adjacent parking lots when it can be implemented without removal or relocation of any existing buildings, when it is feasible based on subsurface conditions, and when it will not have an undue adverse effect on one of the uses of the adjacent properties.

4. ~~Standard 5d.~~ Parking areas are landscaped and screened from adjacent uses and from roadways in the vicinity via landscaped buffers around the perimeter and planting strips and islands integrated throughout the lot design (See [Figure 2.9 - Parking Lot Landscaping 3.6g](#)). Signage directing drivers to parking areas may be installed at the DRB's discretion in conformance with [Section 5.9 \(Signs\)](#).

**G. Criterion #6 - Landscaping and Screening.** The purpose of this criterion is to create attractive, human-scale, mixed use neighborhoods with abundant shade trees and vegetation, and to approve quality landscaping and other screening methods, which harmonize mixed uses and transportation infrastructure in a pedestrian-friendly village.

1. ~~Standard 6a.~~ Landscaping shall be integrated throughout the site, including in front and side yards, within and around parking areas, and where rear yards abut residential properties, so as to soften the landscape and effectively shade parking areas, sidewalks/walkways, and public spaces. In addition, trees and other landscaping

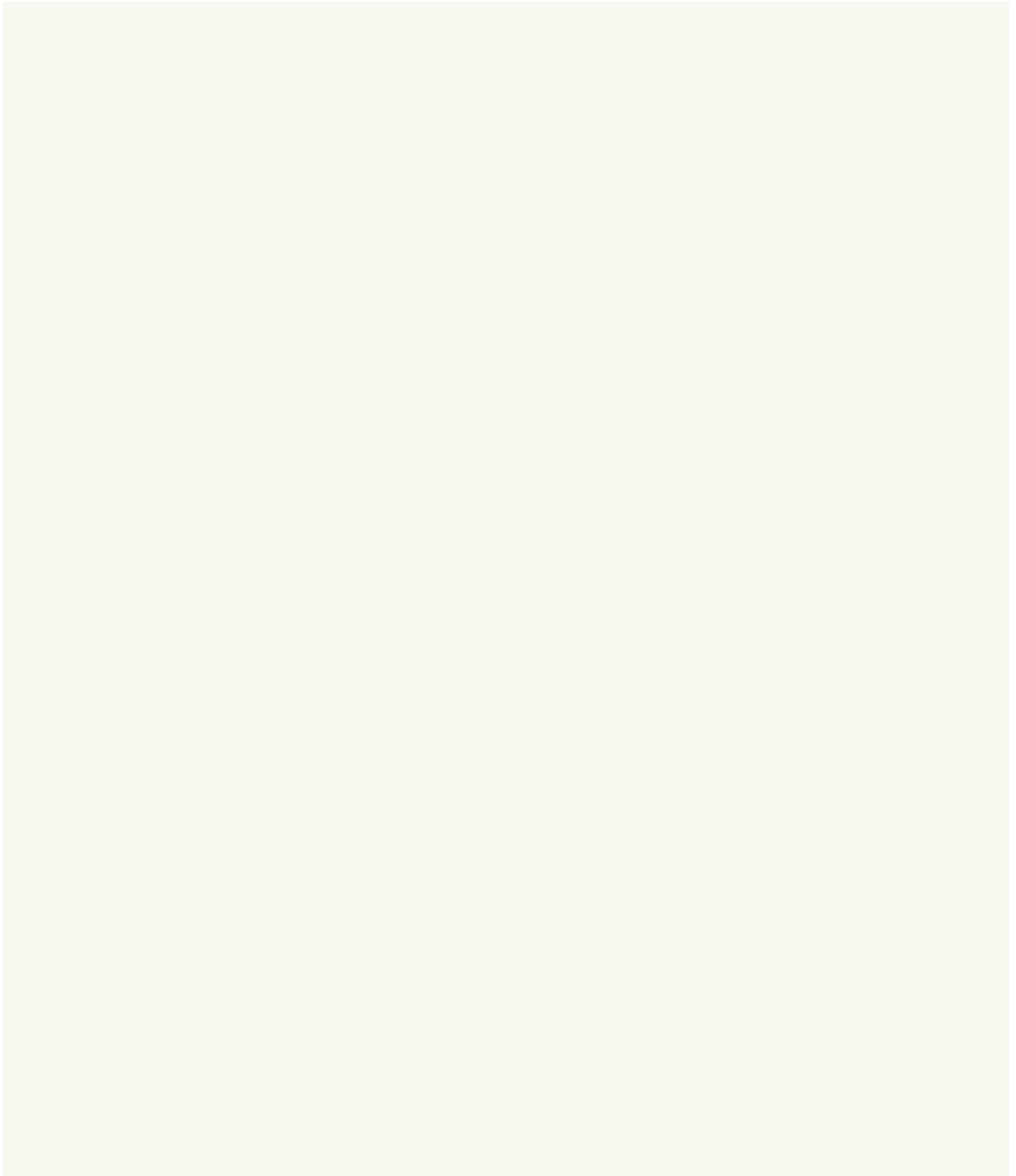
are placed to interrupt the facades of buildings, to visually reduce the scale and bulk of large buildings, to integrate the site with the surrounding landscape, and to enhance environmental quality (e.g., wildlife habitat, soil stabilization, air quality, energy conservation).

2. ~~Standard 6b.~~ Landscaping or other screening is placed appropriately on the site to mitigate the impacts of development on adjacent properties and pedestrian sidewalks/walkways. Examples of where the use of landscaping or screening is appropriate include to screen utility infrastructure, to screen the exterior storage of materials, to buffer noise from kitchen or heating infrastructure or equipment, to screen unsightliness or buffer odor from refuse removal areas, and to screen unsightliness and noise of parking and/or loading areas.

3. ~~Standard 6c.~~ Landscaping plans use both deciduous and coniferous shade-giving trees in available yard areas, especially front and side yards and parking areas. Shade trees are especially important in instances where street trees are not practical because of site constraints. Flowering, ornamental, or small trees are used to compliment shade trees in instances where large yard areas exist, and where space limitations prevent the planting of shade trees.

a. In addition to trees, landscaping plans shall include a combination of the following:

- Landscaping beds that enhance the general appearance of the site and define planting strips, lawn, and buffer areas;
- A mix of evergreen and flowering shrubs and bushes adjacent to buildings, within planting beds, and to compliment shade trees and other landscaping features; and
- Lawns mixed with trees and other plants, especially in any front yard area.
- Large expanses of mulched areas are prohibited.



**Figure 2.11** - Landscaping and Screening Examples (from Georgia South Village Strategic Plan)

b. Compliance with this standard shall be required, provided:

- It can be implemented without removal or relocation of any existing building on the site; and
- Subsurface conditions on the property are adequate to accommodate required landscaping.

4. ~~Standard 6d~~. Where street trees are proposed in the greenstrip, street furnishing area, or in the front yard parallel to the edge of the right-of-way, at least one street tree is planted for each 40 linear feet of greenstrip or frontage (excluding driveways), unless modified by the DRB due to infrastructure or other practical limitations. In addition, greenstrips shall be no less than 6 feet wide where street trees are proposed and street tree wells within a surfaced street furnishing zone shall be no less than 4 feet by 4 feet. The applicant shall demonstrate that there is adequate rooting space. Street tree selection, purchasing, spacing, and planting shall be accomplished according to an overall landscaping plan according to [Requirements of a Landscaping and Screening Plan](#) and [Plant Reference Material](#) info box on page 4-3. ~~Text Box 3.3 (Requirements of a Landscaping and Screening Plan)~~.

**H. Criterion #7 - Public Space.** The purpose of this criterion is to create usable public space and parkland that integrates appropriately with existing or planned public space, including adjacent parks, sidewalks, and public buildings and to seek specific opportunities for public greenspace appropriate for a central village green.

1. ~~Standard 7a~~. Development proposals shall incorporate public space into the site design. Public space is available for use by the development and is designed to encourage community interaction and to connect with adjacent public spaces. Examples of public space include outside foyers at building entrances with pedestrian access and seating, open plazas with

street furniture, playgrounds, picnic areas, greens, or gardens with pedestrian access and seating. If it has a significant nexus with and is roughly proportionate to the impacts of the development, the DRB may require land to be dedicated to the Town of Georgia for use as public park lands or a village green. This shall not prohibit the Town from otherwise acquiring such land for a park or greenspace through other methods.

2. [xx Insert other public space/playground requirements]

**I. Criterion #8 - Erosion Control and Stormwater Management.** The purpose of this criterion is to promote stormwater management practices that maintain pre-development hydrology through techniques that infiltrate, filter, store, evaporate and detain stormwater close to its source; to protect public safety from flooding and streambank erosion; and to protect property and natural resources, particularly streams, lakes, wetlands, floodplains and other natural aquatic systems on the development site and elsewhere from degradation that could be caused by construction activities and post-construction conditions.

1. ~~Standard 8a~~. Development sites shall control erosion in accordance with the erosion control standards in [Section 7.12 \(Site Preservation and Erosion Control\)](#).
2. ~~Standard 8b~~. Low impact development techniques are encouraged to be incorporated into the development's plan for stormwater treatment. These may include:
- a. Use of bioretention areas, gravel wetlands or rain gardens to collect runoff and allow for short-term ponding and slow infiltration. These areas consist of a relatively small depressed or bowl-shaped vegetative depression that treats runoff from storms of one inch or less. Areas that may be appropriate for these techniques include the grassed space in between two-track roads, paths or sidewalks, parking lot



landscaping areas, and grassed areas that receive rooftop runoff.

- b.** Use of permeable pavement for parking stalls and spillover parking, sidewalks, driveways and bike trails.

## 2.11 I Industrial District

### FORMERLY I-1 and I-2 DISTRICTS

### 2.11.1 Purpose of District

The ~~I-1~~ District enables industrial development in an area with good highway and rail access and is set apart from agricultural and residential districts. ~~This~~ ~~The I-1~~ district enables heavy and light industrial development in an efficient pattern. This district is not intended to serve as a regional growth center. Commercial uses shall be of a scale and size appropriate only for a local growth center.

### 2.11.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in **TABLE 2.10 - Dimensional Standards for I Industrial District** ~~Table 2.3(a) and 2.3(b), and 2.3 (e)~~ 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).~~

### 2.11.3 District Requirements

- A. 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]~~
- B. ~~Business (B) and Commercial-Light Industrial (I-2) Districts.~~ The siting, layout, and appearance of the building(s) will be consistent and integrated with other uses in the district, will provide access for pedestrians, and will not cause strip development along roads. Interconnecting adjoining properties by shared driveways, parking lots, or frontage roads is encouraged.
- 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. ~~Business (B) and Commercial-Light Industrial (I-2) Districts.~~ The siting, layout, and appearance of the building(s) will be consistent and integrated with other uses in the district, will provide access for pedestrians, and will not cause strip development along roads. Interconnecting adjoining properties by shared driveways, parking lots, or frontage roads is encouraged.

**TABLE 2.10** - Dimensional Standards for **I Industrial** District

	Lot Size <del>Acreage- Required</del> (min acres)	Lot Road Frontage (min feet)	Front Yard Setback <sup>1</sup> (min feet)	Side Yard Setback <sup>2</sup> (min feet)	Rear Yard Setback <sup>2</sup> (min feet)	Building Size (maximum)	<del>Building Height (min feet)</del>	Building Height (max feet)	Lot Coverage (max %)
All Uses Unless Otherwise Noted Below	<del>1-2</del>	<del>120</del> 120-150	75	<del>20</del> 20-30	<del>20</del> 20-30	n/a		45	<del>75%</del> 50%-75%
Motor Vehicle Repair and/or Service	1	200	100	75	75				
Campgrounds (allowed as Private Outdoor Recreation)	10	300	300	100	100				
Mixed Use	1 <sup>3</sup>	150	100	50	50				
Motor Vehicle Sales	1	150	100	50	50				

**NOTES:** *For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)*

<sup>1</sup> *Front yard setbacks shall be measured from the centerline of the road.*

<sup>2</sup> *The side and rear yard setback shall be 200 feet from Deer Brook and Arrowhead Mountain Lake.*

<sup>3</sup> *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.*

## Commercial-Light Industrial District I-2

### 2.11.4 Purpose of District

The purpose of the I-2 District is to enable commercial and light industrial development in an area with good highway access and set apart from agricultural and residential districts. The I-2 District enables light industrial development to develop in an efficient and integrated pattern.

### 2.11.5 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).

### 2.11.6 District Requirements

## 2.12 NR Natural/Recreation District

### 2.12.1 Purpose of District

The Natural/Recreation District has significant natural features or areas which are unique or irreplaceable, and severe limitations for development, including steep slopes, poor soil suitability, and high elevations. Therefore, much of the district is best suited to remain in a natural state or to be used for outdoor recreation purposes. The purpose of this district is to protect these features and areas in their natural state to the extent possible for present and future generations and to protect significant geological areas, wildlife habitat, scenic areas and other open space land. Residential uses and other structures are limited to large lots to limit fragmentation and minimize the impact on the land and prevent substantial alteration to the landscape. ~~The N-1 District has. Structures are limited to large lots to limit fragmentation and minimize the impact on the land and prevent substantial alteration to the landscape.~~ 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. [merged description of both districts together]

### 2.12.2 Dimensional Standards

All structures and lots must meet the dimensional standards listed in **TABLE 2.11 - Dimensional Standards for NR Natural/Recreation District** ~~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).~~

### 2.12.3 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. 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.
- F. ~~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.

### ~~Natural Areas District N-1~~

### 2.12.4 Purpose of District

**TABLE 2.11** - Dimensional Standards for NR Natural/Recreation District

	Lot Size <del>Acreage- Required</del> (min acres)	Lot Road Frontage (min feet)	Front Yard Setback <sup>1</sup> (min feet)	Side Yard Setback <sup>2</sup> (min feet)	Rear Yard Setback <sup>2</sup> (min feet)	Building Size (maximum)	Building Height (min feet)	Building Height (max feet)	Lot Coverage (max %)
All Uses Unless Otherwise Noted Below	20	350	100	50	50	n/a		<del>[[?]] 20-35</del>	n/a
Commercial Youth Camp	5	250	150	75	75				

**NOTES:** *For the full list of allowed uses in this district, refer to Section 3.2. For uses not listed refer to Section 2.2 B (Uses Not Listed)*

<sup>1</sup> *Front yard setbacks shall be measured from the centerline of the road.*

<sup>2</sup> *The side and rear yard setback shall be 200 feet from Deer Brook and Arrowhead Mountain Lake.*

<sup>3</sup>

## 2.12.5 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).~~

## 2.12.6 District Requirements

A. ~~[Merged with former R-1 district]~~

## 2.13 Flood Hazard Area Overlay District FHAO

### 2.13.1 Purpose of District

The purpose of the Flood Hazard Overlay District is to:

- A.** Protect human life and health and minimize public and private financial losses due to flooding;
- B.** Conserve drainage and water courses and permit only land development which will not impede or divert flood waters, or otherwise increase flood hazards to the detriment of others;
- C.** Help minimize public expenditures for flood control projects and rescue and relief efforts;
- D.** Encourage maintenance of Special Flood Hazard Areas for open space uses and/or useable open space that complements the use and development of adjacent areas as provided for in the Comprehensive Municipal Plan; and
- E.** Ensure continued community eligibility for the National Flood Insurance Program.

### 2.13.2 Dimensional Standards

Dimensional standards within the Flood Hazard Overlay Area are determined by the underlying zoning districts.

### 2.13.3 Development Standards in FHOA

**Development Standards in Special Flood Hazard Area (SFHA).** The criteria below are the minimum standards for development in the Special Flood Hazard Area. If the Floodway or flood fringe (see [Section 9.11 – Definitions](#)) is not specified, the standard shall apply to the entire Special Flood Hazard Area. Where more than one district is involved, the most restrictive standard shall take precedence.

**A. Development in the Floodway.** Within the Floodway, the following standards apply:

- 1.** New encroachments, including structures, are prohibited within the Floodway, except for the following, which also shall comply with subsection (b) below:
  - a.** Changes to existing structures where the footprint is proposed to expand horizontally into the Floodway less than 500 square feet.
  - b.** New encroachments relating to bridges, culverts, roads, stabilization projects, public utilities, functionally dependent uses, and river or floodplain restoration projects; and
  - c.** New encroachments relating to health and safety measures, such as replacement of pre-existing on-site septic and water supply systems, if no other practical alternative is available.
- 2. Hydraulic Analysis.** For all proposed new encroachments and above-grade development, a hydraulic analysis is required to be provided for review. The analysis shall be performed in accordance with standard engineering practice, by a registered professional engineer, certifying that the proposed development will:
  - a.** Not result in any increase in flood levels during the occurrence of the base flood.
  - b.** Not increase base flood velocities; and
  - c.** Not increase any risk to surrounding properties, facilities, or structures from erosion or flooding.

For development that is either below grade or will not result in any change in grade, the hydrologic & hydraulic analyses may be waived, where the applicant will provide pre- and post-development elevations demonstrating that there will be no change in grade, and that the development will be adequately protected from scour.

- 3. Waiver.** For any new encroachment that is proposed within the Floodway where a hydraulic analysis is required, the applicant may provide a FEMA Conditional Letter of Map Revision (CLOMR)

in lieu of a hydraulic analysis, to demonstrate that the proposed activity will not have an adverse impact on flood carrying capacity.

**B. Special Flood Hazard Area.** All development within the entire Special Flood Hazard Area, in accordance with 44 C.F.R. §60.3, shall be: ~~the following standards apply:~~ [## Note indenting/outlining changed here to simplify, unsure if it changes anything, confirm]

1. ~~All Development. All development, in accordance with 44 C.F.R. §60.3, shall be:~~
2. Reasonably safe from flooding.
3. Designed (or modified) and adequately anchored to prevent flotation, collapse, release, or movement of the structure.
4. Constructed with materials resistant to flood damage.
5. Constructed by methods and practices that minimize flood damage.
6. Constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located to prevent water from entering or accumulating within the components during conditions of flooding.
7. Adequately drained to reduce exposure to flood hazards; and
8. Required to elevate or floodproof any fuel storage tanks to at least two feet above the base flood elevation. This can be achieved by:
  - a. Elevating the fuel storage tank, a minimum of two feet above the BFE and securely anchoring the tank to prevent flotation. The tank shall be located on the landward or downstream side of the building and all inlets, fill openings, line connections, and vents shall be elevated to two feet above the BFE. Any structure or platform used to elevate the tank shall be designed to withstand anticipated flood loads and forces.
  - b. II. In places where elevation of the fuel storage tank is not possible due to the location of

existing fuel hookup/fuel lines into an existing building:

- The tank shall be securely anchored to prevent flotation while protecting it from flood forces and debris. Any structure or platform used to anchor and protect the tank shall be designed to withstand anticipated flood forces and debris. The tank vent pipe/valve shall be located at a minimum two feet above the BFE; or
- Storage tanks may be placed underground, if securely anchored and certified by a qualified professional and are protected from flood forces such as scour, erosion, velocity flow, and buoyancy (uplift) force.

**9. Development Location.** For any new structure, replacement structure, substantially improved structure, or structure that has experienced substantial damage, outdoor utilities (electrical, heating, ventilation, plumbing, and air conditioning equipment) and other service facilities (such as sewer, gas, and water systems), shall be located on the landward or downstream side of the building and/or behind structural elements, and located and constructed to minimize or eliminate flood damage.

**10. Base Flood Elevation.** In Zones AE and A1 – A30 where Floodway limits have not been determined, development shall not be permitted unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated encroachment, will not increase the base flood elevation more than one foot at any point within the community. The demonstration shall be supported by technical data that conforms to standard hydraulic engineering principles and certified by a registered professional engineer.

**11. Flood Carrying Capacity and Stability.** The flood carrying capacity within any altered or relocated portion of any watercourse shall be maintained. Any alteration or relocation shall not result in any decrease of stream stability.



**12. Standards for Structures.** All structures in the Special Flood Hazard Area shall meet the following standards:

**a. Freeboard.** New structures, existing structures to be substantially improved or replaced, or that have incurred substantial damage shall be located such that the lowest floor is at least one foot above base flood elevation (e.g., freeboard). This shall be documented in the proposed and as-built condition with a FEMA Elevation Certificate. New structures, or existing structures to be substantially improved or replaced, or that have incurred substantial damage, in Zone AO shall have the lowest floor, including basement, elevated above the highest adjacent grade at least two feet above the depth number specified on the community's Flood Insurance Rate Map (FIRM), or at least three feet if no depth number is specified.

**b. Areas Below Grade.** For new, replacement or substantially improved structures, or for structures that have incurred substantial damage, fully enclosed areas below grade on all sides (including below grade crawlspaces and basements) are prohibited.

**c. Areas Above Grade and Below BFE.** Fully enclosed areas that are above grade, below the lowest floor, below BFE, and subject to flooding, shall:

- Be solely used for parking of vehicles, storage, or building access, and such a condition shall clearly be stated on any permits; and
- Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Such designs shall be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings on two walls having a total net area of not less than one square inch for

every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above adjacent grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters; and,

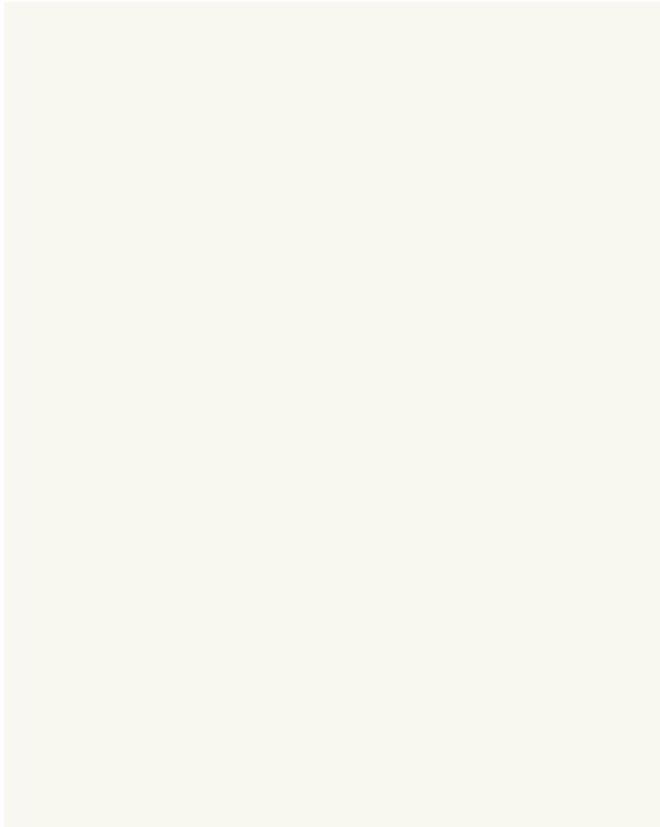
- Include a signed non-conversion agreement from the owner of the structure with the permit application stating that the enclosed area below the BFE will not be converted to another use (besides parking, storage, or access) and that the community has the ability to inspect the exterior and interior of the enclosed area in compliance with the standards laid out in the non-conversion agreement. The non-conversion agreement shall be recorded in the land records and included in any deed of conveyance.

**d. Accessory Structures.** An accessory structure of 500 square feet or less need not be elevated to the base flood elevation, provided the structure is placed on the building site so as to offer the minimum resistance to the flow of floodwaters and shall meet all other applicable standards for structures.

**e. Non-Residential Structures.** New non-residential structures, and non-residential structures to be substantially improved, replaced, or that have incurred substantial damage, shall:

- Meet the standards of subsection (A)(2)(e)(ii) and (iii) above; or have the lowest floor, including basement, together with attendant utility and sanitary facilities, designed so that two feet above the base flood elevation the structure is dry floodproofed, meaning watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic





**Figure 2.12 - Special Flood Hazard Area Including Floodway**

and hydrodynamic loads and effects of buoyancy.

- A permit for dry floodproofing shall not be issued until a registered professional engineer or architect has reviewed the structural design, specifications, and plans, and has certified that the design and proposed methods of construction are in accordance with accepted standards of practice for meeting the provisions of this subsection.
- Dry floodproofing measures used to meet the above floodproofing standard shall work without the use of human intervention at the time of flooding. Exceptions to this standard are when the facility is adequately staffed at all hours with people trained and able to deploy the facility's floodproofing measures, or if the structure is located in

a floodplain that has a National Weather Service flood forecast stream gauge that provides adequate advanced warning of potential flooding for the deployment of the floodproofing system.

**f. Critical Facilities.** Critical facilities that are to be replaced, substantially improved, or meet the definition of substantial damage shall be constructed so that the lowest floor, including basement, shall be elevated or dry-floodproofed at least one foot above the elevation of the 0.2% annual flood height (500-year floodplain), or three feet above base flood elevation, whichever is higher. A critical facility shall have at least one access road connected to land outside the 0.2% annual chance floodplain that is capable of accommodating emergency services vehicles. The top of the access road shall be no lower than six inches below the elevation of the 0.2% annual chance flood event.

**g. Historic Structures.** For historic structures that would meet the definition of substantial improvement or substantial damage if not for their historic structure designation, the improved or repaired structure shall meet the following mitigation performance standards for areas below the base flood elevation:

- Any future damage to enclosures below the lowest floor shall not result in damage to the foundation, utility connections, or elevated portions of the structure or nearby structures.
- Utility connections (e.g., electricity, water, sewer, natural gas) shall be protected from inundation and scour or be easily repaired.
- The building foundation shall be structurally sound and reinforced to withstand a base flood event.
- The structure's historic designation shall not be precluded.

- The likelihood of flood waters entering the structure during the base flood is reduced; and
- There shall be no expansion of uses below base flood elevation except for parking, storage, building access, or, in the case of non-residential buildings, where the space is dry floodproofed.

**13. Water Supply and Wastewater Disposal.** Water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

**14. Bridges and Culverts.** Bridges, culverts and channel management activities, which by their nature shall be placed in or over the watercourse, shall have a Stream Alteration Permit from the Agency of Natural Resources, if required.

**15. Subdivisions.** Subdivisions and Planned Unit Developments shall be accessible by dry land access outside of the Flood Hazard Area Overlay District (e.g., a road located outside of the Special Flood Hazard Area).

**16. Recreational Vehicles, Trailers, and Portable Toilets.** Recreational vehicles, equipment and boat trailers, portable toilets, construction trailers, and other travel trailers shall:

- a. Be currently registered, licensed and ready for highway use; or
- b. Be on site for fewer than 180 consecutive days; or
- c. Meet all other requirements applicable to structures.

**C. No Adverse Impact (NAI) Standard within the Flood Fringe.** The flood fringe is the portion of the Special Flood Hazard Area that is outside of the

Floodway but still inundated by the base flood (100-year floodplain). Within the flood fringe, the following standards apply:

**1. Compensatory Flood Storage.** New development or redevelopment shall not decrease flood storage capacity. Therefore, except as noted in subsection (b) (Compensatory Flood Storage Requirement Exceptions) below, development that displaces floodwater storage in the flood fringe shall provide compensatory storage to offset the impacts of the proposal. This is required when the development will cause an increase, or will contribute incrementally, to an increase in the horizontal extent and level of flood waters during peak flows up to and including the base flood discharge.

- a. Volumetric analyses<sup>1</sup> and supporting data, demonstrating compensatory storage to offset the impacts of the proposal, shall be provided by the applicant and certified by a registered professional engineer.
- b. iAn applicant may submit a hydraulic analysis that demonstrates that a project will not increase flood elevations and velocities on floodwaters in lieu of a NAI volumetric analysis.
- c. Compensatory flood storage designs shall not materially impact adjacent landowners or structures.
- d. If the design may create an undue adverse impact to adjacent landowners or structures, a hydraulic analysis shall be required to verify that a proposed development will not increase base flood elevations and velocities. Hydraulic analyses and supporting data shall be provided by the applicant and certified by a registered professional engineer.

**2. Compensatory Flood Storage Requirement Exceptions.**

- a. The NAI compensatory storage requirement may be waived for proposed designs that have

<sup>1</sup> For more information on volumetric analysis, please refer to ANR's Compensatory Flood Storage guide at <http://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/state-permits>.

no more than a minimal effect on floodwater storage and will not result in diverting floodwaters onto an adjacent property or structure. Examples of designs that have a minimal effect on floodwater storage include an open foundation design; utility work that is largely or completely located below grade; minor above ground improvements such as open fences or poles that minimally displace or divert floodwaters; and development that will not result in any change to the pre-development ground elevations. A determination to waive the NAI compensatory storage requirement shall include written concurrence from the ANR regional floodplain manager, that the project will have only a minimal effect on floodwater storage.

- b. For remediation of properties with contaminated soils, such as Brownfields sites, the NAI compensatory storage requirement may be waived, if hydraulic analysis demonstrates that the remediation will not increase flood elevations and velocities. Hydraulic analyses and supporting data shall be provided by the applicant and certified by a registered professional engineer.
- c. The NAI compensatory storage requirement may be waived for a replacement structure if:
  - There is no increase in the structure's footprint, or
  - An open foundation design is used. Examples include using compliant flood vents or openings, or elevating the structure on post, piers, or pilings with no structural foundation walls below the design flood elevation.
  - The NAI compensatory storage requirement may be waived for associated transportation and utility networks and replacement on-site septic system proposals, if the applicant demonstrates that the placement of fill cannot be mitigated.

### 2.13.4 Development Standards in the River Corridor

The criteria below are the minimum standards for development in the River Corridor:

- A. All development in the River Corridor shall not cause undue adverse impact upon erosion or create unstable soil conditions.
- B. Development shall meet the following criteria:
  1. **New Development.** New development shall not be allowed within the River Corridor. All new structures and additions to structures to be located outside of the River Corridor shall be required to be set back an additional 10 feet from the edge of the River Corridor.
  2. **Replacement.** Existing structures in the River Corridor that have been damaged in a flood event may be replaced within the same footprint or replaced in another part of the River Corridor if deemed to be a safer location by the Development Review Board provided the size of the building footprint is not enlarged and all other standards have been met. The existing structure must be removed.
  3. **Undisturbed Buffer and Natural Vegetation.** All other lands within the River Corridor shall be undisturbed and covered with natural vegetation, except for uses expressly permitted and conditionally permitted:
    - a. **Permitted Uses.** The following uses shall be permitted in the River Corridor, without obtaining a Zoning Permit:
      - Land development as existed on the date of enactment of these Regulations.
      - Un-paved recreational trails, provided appropriate erosion control features are incorporated.
      - Removal of individual trees within the buffer which are in clearly in danger of falling and causing damage to persons or property.

- Agriculture and silvicultural activities conducted in accordance with Accepted Agricultural Practices as defined in [Article 9 \(see Agriculture definition\)](#) of these Regulations.
- Stream bank vegetative development and/or restoration, including the removal of invasive, non-native species.
- Wildlife and fisheries management activities, under applicable guidelines of the Vermont Department of Fish & Wildlife.
- Municipal and State highway projects including ditching, stream bank stabilization, and associated utility work that does not widen the existing improvements. Impacted areas need to be replanted or otherwise stabilized at the completion of the project.

**b. Conditional Uses.** The following uses may be allowed in the River Corridor following issuance of a Conditional Use Permit by the DRB, including a public hearing and compliance with [Conditional Use Review criteria in Section 3.2 \(Conditional Use Approval\)](#). Written advisory recommendations can be solicited from the Georgia Conservation Commission.

- The cutting of trees if recommended by a Professional and or County Forester as part of a certified forestry plan.
- Private underground utility lines (e.g. septic lines; water lines; other local utilities) not regulated under the Public Service Act, but receiving other applicable permit approvals (e.g. Wastewater Disposal & Water Supply Permit).
- Microhydro and Geothermal Renewable Energy Facilities.

**4. Marking the River Corridor.** The Development Review Board may require that this part of the River Corridor be monumented to ensure its perpetual protection.

**5. Existing Landscaping.** This standard does not apply to lawns and landscaped areas in existence as of the effective date of these Regulations.

### 2.13.5 Development in Both the Special Flood Hazard Area (SFHA) and River Corridor

Development located in both the Special Flood Hazard Area and the River Corridor shall meet the standards of both areas; the most restrictive development standard shall take precedence.

**A. Prohibited Development.** Except as exempted in this article, the following development is prohibited:

#### 1. Special Flood Hazard District:

- a.** Fully enclosed areas below grade on all sides, including below grade crawlspaces and basements.
- b.** New critical facilities.
- c.** New encroachments in the Floodway, including accessory structures, except for minor improvements<sup>2</sup> to existing structures or relating to bridges, culverts, roads, stabilization projects, public utilities, river and/or floodplain restoration projects, or health and safety measures.
- d.** Storage of any materials and salvage yards.

#### 2. River Corridor:

- a.** Any development besides replacement structures falling under Development Standards in the River Corridor ([B 2 b above](#)).
- b.** New critical facilities.
- c.** Storage of any materials and salvage yards.

<sup>2</sup> Minor improvements are those that would not affect base flood elevations, consistent with the provisions of FEMA P-480; Desk Reference for Local Officials: [https://www.fema.gov/pdf/floodplain/nfip\\_sg\\_unit\\_5.pdf](https://www.fema.gov/pdf/floodplain/nfip_sg_unit_5.pdf)