

TOWN OF NORTON, VERMONT
ZONING BY-LAW

TOWN OF NORTON, VERMONT

ZONING REGULATIONS

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TOWN OF NORTON, VERMONT

ZONING REGULATIONS

ARTICLE 1: ENACTMENT AND INTENT

Section 101 Enactment

In accordance with the Vermont Planning and Development Act hereinafter referred to as the "Act", 24 V.S.A., Chapter 117, Subchapter 6, Section 4401, there are hereby established zoning regulations for the Town of Norton which are set forth in the text and map that constitutes these regulations. These regulations shall be known and cited as the "Town of Norton Zoning Regulations."

Section 102 Intent

It is the intent of these zoning regulations to provide for orderly community growth, to further the purposes established in Section 4302 of the Act and to implement the "Norton Municipal Development Plan."

ARTICLE II: ESTABLISHMENT OF DISTRICTS AND DISTRICT REGULATIONS

Section 201 Zoning Map and Districts

The zoning map officially entitled "Town of Norton Zoning Map" is hereby adopted as part of this bylaw. The Town of Norton Zoning Map shows a division of the town into the following districts:

"RRD" Rural Residential District
"LSD" Lakeshore and Streambank District
"AFD" Agricultural & Forest District

Section 202 Copies of Zoning Maps

Regardless of the existence of other printed copies of the zoning map, which from time to time may be made or published, the official zoning map which shall be located in the office of the Town Clerk shall be the final authority as to the current zoning status of the land and water areas, buildings and other structures in town.

Section 203 District Boundaries

District boundaries shown within the lines of roads, streams and transportation rights-of-way shall be deemed to follow the center lines. The abandonment of roads shall not affect the location of district boundaries. When the Administrative Officer cannot definitely determine the location of a district boundary by such center lines, by the scale or dimensions stated on the zoning map, or by the fact that it clearly coincides with a property line, he shall refuse action, and the Planning Commission shall interpret the location of the district boundary with reference to the scale of the zoning map and the purposes set forth in all relevant provisions of the bylaw.

Section 204 District Objectives and Land Use Control

The following tables establish the objectives of each of the districts hereby established and the provisions of these regulations that apply respectively in each district. Any use designated as a "Permitted Use" in the table relating to a particular district may be commenced in such district pursuant to Section 206 of this regulation. Any use not permitted by these regulations shall be deemed prohibited.

Section 205 Application of Regulations

The application of these Regulations is subject to sections 4405 and 4409 of the Act.

Except as hereinafter provided, no building or structure shall be erected, moved, altered or extended, and no land, building or structure or part thereof shall be occupied or used unless in conformity with the regulations herein specified for the district in which it is located.

TABLE 205.1

"RRD" Rural Residential District

Objective

The purpose of this district is to provide for residential and other compatible uses at appropriate densities while protecting the natural resource value of lands which are essentially undeveloped, lack direct access to public roads, are important for wildlife and wildlife habitat, have high potential for commercial forestry use or include significant natural, recreational or scenic resources.

Permitted Uses

Residential

1. Single family dwelling
2. Two family dwelling
3. Accessory Use

Area and Dimensions

<u>Minimum Lot Size</u>			<u>Minimum Yard Dimensions in Feet</u>		
<u>Area in Acres</u>	<u>Lot Width</u>	<u>Lot Frontage</u>	<u>Front</u>	<u>Each Side</u>	<u>Rear</u>
2	200	see Section 301.2	25	25	25

Other

1. Primary forestry operations
2. Outdoor recreation
3. Seasonal recreational camp
4. Accessory Use

Area and Dimensions for Other Permitted Uses

<u>Minimum Lot Size</u>			<u>Minimum Yard Dimensions in Feet</u>		
<u>Area in Acres</u>	<u>Lot Width</u>	<u>Lot Frontage</u>	<u>Front</u>	<u>Each Side</u>	<u>Rear</u>
1	100	See Section 301.2	25	25	25

Conditional Uses

- | | |
|---------------------------------------|-------------------|
| 1. Extraction of soil, sand or gravel | 4. Agriculture |
| 2. Travel Trailer Camp | 5. Commercial Use |
| 3. Manufacturing | |

Area and Dimensions for Conditional Uses 1-4

<u>Minimum Lot Size</u>			<u>Minimum Yard Dimensions in Feet</u>		
<u>Area in Acres</u>	<u>Lot Width</u>	<u>Road Frontage in Feet</u>	<u>Front</u>	<u>Each Side</u>	<u>Rear</u>
5	200	See Section 301.2	75	25	25

TABLE 205.1
(Continued)

Area and Dimensions for Conditional Use 5

<u>Area in Acres</u>	<u>Lot Frontage</u>	<u>Front</u>	<u>Each Side</u>	<u>Rear</u>
2	200	25	25	25

In addition to the area and dimension requirements preceding, conditional uses shall comply with the following standards:

Extraction of Soil, Sand or Gravel

1. Cut slopes, spoil banks and deep pits shall be graded to a 2 on 1 slope and smoothed upon completion of operations.
2. No excavation or stock piling of materials shall be located within 50 feet of any public road or neighboring property line.
3. No power-activated sorting machinery or blasting shall be located within 200 feet of any public road or neighboring property line.
4. Slopes in excess of 2 on 1 created by excavating shall be fenced or suitable warnings posted.

Travel Trailer Camp

1. Evidence of compliance or intent to comply with all applicable state regulations shall be provided.

Manufacturing and Commercial Use

1. Exterior storage of material shall be screened from view.
2. Excessive noise, smoke, vibration, dust, glare, odors, electrical interference or heat that is detectable at the boundaries of the property shall not be generated.
3. Parking shall be provided on the site and a minimum of one parking space per employee shall be provided.

TABLE 205.2
"LSD" Lakeshore and Streambank District

Objective

The purpose of this district is to provide management policies consistent with existing development and use, to provide for the beneficial use of public waters by the general public and to protect areas unsuitable for residential and commercial use. It shall include lands within 100 feet of major streams and bodies of water.

Uses

Permitted Uses

1. Primary forestry operations
2. Outdoor recreation
3. Seasonal recreational camp
4. Accessory use
5. Single family dwelling

Area and Dimensions for Uses 1-4

<u>Minimum Lot Size</u>			<u>Minimum Yard Dimensions in Feet</u>		
<u>Area in</u> <u>Acres</u>	<u>Lot</u> <u>Width</u>	<u>Lot</u> <u>Frontage</u>	<u>Front</u>	<u>Each Side</u>	<u>Rear</u>
1	100	see Section 301.2	25	25	25

Setback from Normal Mean Water Mark in Feet
100

Area and Dimensions for Single Family Dwellings (5)

<u>Minimum Lot Size</u>			<u>Minimum Yard Dimensions in Feet</u>		
<u>Area in</u> <u>Acres</u>	<u>Lot</u> <u>Width</u>	<u>Lot</u> <u>Frontage</u>	<u>Front</u>	<u>Each Side</u>	<u>Rear</u>
2	100	see Section 301.2	25	25	25

Conditional Use

1. Agriculture

Area and Dimensions

<u>Minimum Lot Size</u>			<u>Minimum Yard Dimensions in Feet</u>		
<u>Area in</u> <u>Acres</u>	<u>Lot</u> <u>Width</u>	<u>Lot</u> <u>Frontage</u>	<u>Front</u>	<u>Each Side</u>	<u>Rear</u>
5	200	see Section 301.2	75	25	25

TABLE 205.3
"AFD" Agricultural & Forest District

Purpose

The purpose of the Agricultural District is to protect lands which are best suited for agricultural use and are now essentially undeveloped except for uses associated with agriculture.

Permitted Uses

1. Agricultural use
2. Forestry use
3. Farm dwelling
4. Outdoor recreation
5. Seasonal recreation camp

<u>Minimum Lot Size</u>		<u>Minimum Yard Dimensions in Feet</u>		
<u>Area in Acres</u>	<u>Width In Feet</u>	<u>Front</u>	<u>Each Side</u>	<u>Rear</u>
1	100	25	25	25

Section 206

Permitted Uses

Permitted uses are those uses that are allowed, provided the standards established by this by-law are met. Unless a variance or other special action by the Board of Adjustment or Planning Commission is required the necessary permit may be issued by the Administrative Officer.

Section 207

Conditional Uses

Conditional uses are those uses that may be allowed by the Zoning Board of Adjustment as provided for in Section 4407(2) of the Act after public notice and public hearing in accordance with the following procedures:

207.1 Applications for conditional use approval shall be accompanied by a site plan showing: (1) proposed structure locations; (2) land use areas; (3) roads, driveways and traffic circulation; (4) parking and loading spaces; (5) site grading, landscape design and screening; and (6) the name and address of the person preparing the map, scale of the map, north point and date.

207.2 The Board of Adjustment shall grant conditional use approval if it determines that the proposed use:

- a. Will not adversely affect: (1) the capacity of existing or planned community facilities; (2) the character of the area affected; (3) traffic on roads and highways in the vicinity; and (4) by-laws in effect.
- b. Conforms to the area and dimension requirements for the district in which the proposed use is located.
- c. Conforms to the conditional use standards for the district in which the proposed use is located.
- d. Will not result in unreasonable congestion or unsafe conditions with respect to traffic access, circulation and parking.
- e. Will provide for maximum compatibility with adjacent uses through the use of landscaping and screening.

207.3 In granting such conditional use approval, the Board of Adjustment may attach such reasonable conditions and safeguards as it deems necessary to implement the purposes of these zoning regulations.

ARTICLE III: GENERAL PROVISIONS

The following provisions shall apply to all districts except where listed:

Section 301 Miscellaneous Requirements of Act

In accordance with Section 4406 of the Act, the following shall apply:

- 301.1 Existing small lots. Any lot in individual and separate and non-affiliated ownership from surrounding properties in existence on the effective date of these regulations may be developed for purposes permitted in the district in which it is located, even though not conforming to minimum lot size requirements, if such lot is not less than one-eighth acre in area with a minimum width or depth dimension of forty feet.
- 301.2 Required frontage on, or access to, public roads or public waters. No land development may be permitted on lots which do not either have frontage on a public road or public waters or, with the approval of the Planning Commission, access to such road or waters by a permanent easement or right-of-way of record at least twenty feet in width.
- 301.3 Protection of home occupations. No regulation may infringe upon the right of any resident to use a minor portion of a dwelling for an occupation which is customary in residential areas and which does not change the character thereof.

Section 302 Lots in Two Zoning Districts

Where a district boundary line divides a lot of record at the time such line is adopted, the regulations for the less restricted part of such lot shall extend not more than thirty feet into the more restricted part, provided the lot has frontage on a street in the less restricted district.

Section 303 Dwellings on Lots

There shall be only one residential building on a lot.

Section 304 Reduction of Lot Area

No lot shall be so reduced in area that the area, yards, lot width, frontage, coverage or other requirements of these regulations shall be smaller than herein prescribed for each district. The provisions of this section shall not apply when part of a lot is taken for a public purpose.

Section 305 Required Area or Yards

Space required under these regulations to satisfy area, yard or other open space requirements in relation to one building shall not be counted as part of a required open space for any other building.

Section 306

Collapsed or Burned Buildings and Structures

No owner or occupant of land in any district shall permit a collapsed or burned building to remain as such, but within one year shall remove the building or structure and clear the site to ground level, or shall repair, rebuild or replace the building or structure. The administrative Officer may grant an extension of one year to meet this requirement.

Section 307

Temporary Uses and Structures

Temporary permits may be issued by the Administrative Officer for a period not exceeding one year, for non-conforming uses incidental to construction projects, provided such permits are conditioned upon agreement by the owner to remove the structure or use upon expiration of the permit. Such permits may be renewed upon application for an additional period not to exceed one year.

Section 308

Landfill

In any district, dumping of refuse and waste material for landfill is prohibited. Loam, soil, rock, stone, gravel, cinders and other inert materials may be used for landfill to grades approved by the Administrative Officer, after approval by the Planning Commission under site plan review.

Section 309

Mobile Homes

A mobile home shall be considered as a single family dwelling or as a seasonal camp, as long as it is mounted upon a masonry foundation with the wheels removed and otherwise meets all requirements for such dwelling.

Section 310

Camping Trailers

It shall be unlawful for any person to park a camping trailer on any public or private property, except in accordance with these regulations as follows:

1. The owner of a camping trailer may park it on his own property in the rear or side yards. A vehicle so parked shall not be used as living quarters and shall not be hooked up to any utilities.
2. Temporary visitors may use a camping trailer as living quarters when visiting residents or as a bona-fide vacation or recreational camper with the permission of a landowner, However, such users may not place a camping trailer in a location and use it repeatedly during the course of several visits over an extended season.

Section 311

Flood Hazard Area Requirements

Notwithstanding any district regulations, no land development may be commenced in those areas designated as flood hazard areas on the Town of Norton Zoning Map unless approved as a conditional use by the Zoning Board of Adjustment.

311.1 An application for a conditional use permit within the flood hazard area shall be approved by the Zoning Board of Adjustment if the Board finds that:

1. The proposed land development is: (a) designed and anchored to prevent flotation, collapse, or lateral movement of the structure; (b) constructed of materials and utility equipment that are resistant to flood damage; and (c) constructed using methods and practices that will minimize flood damage.

2. The proposed land development is: (a) consistent with the need to minimize flood damage; (b) designed so that all public utilities and facilities such as sewer, gas, electrical and water systems are located, elevated, and constructed to minimize or eliminate flood damage; and (c) designed so that adequate drainage is provided so as to reduce exposure to flood hazards.

311.2 The following uses shall be prohibited in the flood hazard area.

1. All residential and other buildings intended for human occupancy or employment or housing of livestock excluding buildings for recreational or agricultural storage and temporary uses.

2. Sewer and water facilities.

3. Junkyards, as defined in 24 V.S.A. 2068, and solid waste disposal sites.

Section 312

Forestry Requirements

No trees of less than 4-inch diameter breast height shall be cut within 50 feet of a public road during commercial forestry operations.

ARTICLE IV: NON-CONFORMING USES AND NON-COMPLYING STRUCTURES

Section 401 Construction Approved Prior to Adoption or Amendment to Regulations

Nothing contained in these regulations shall require any change in plans for the construction of a non-complying structure or the establishment of a non-conforming use for which a zoning permit has been issued prior to the effective date of these regulations or which is completed or suitable for occupancy or use within two (2) years from the effective date of these regulations.

Section 402 Non-Conforming Uses

In accordance with 24 V.S.A. 4408(b) the following provisions shall apply to all non-conforming uses existing on the effective date of these regulations,

Any non-conforming use may be continued indefinitely but:

- 402.1 Shall not be changed to another non-conforming use without approval by the Board of Adjustment, and then only to a use which, in the judgement of the Board is of a same or more restricted nature.
- 402.2 Shall not be re-established if such use has been discontinued for a period of eighteen months or more for any reason, or has been changed to, or replaced by a conforming use. Intent to re-establish a non-conforming use shall not confer the right to do so.
- 402.3 May be expanded up to twenty percent greater than its existing size on the effective date of these regulations, subject to approval by the Board of Adjustment after public notice and public hearing, provided the expansion conforms to any other applicable requirements of these regulations.

Section 403 Non-Complying Structures

In accordance with 24 V.S.A. 4408(c) the following provisions shall apply to all non-complying structures existing on the effective date of these regulations.

Any non-complying structure:

- 403.1 May be continued indefinitely and may be expanded subject to approval by the Board of Adjustment after public notice and public hearing, provided the expansion is in accordance with any applicable requirements of these regulations, does not increase the degree of non-compliance and meets the requirements of Section 402.3 if the expansion of a non-conforming use is involved.
- 403.2 Shall not be re-established if such structure has ceased to exist for a period of eighteen months or more for any reason, or has been replaced by a complying structure. Intent to re-establish a non-complying structure will not confer the right to do so.
- 403.3 Nothing in this section shall be deemed to prevent normal maintenance and repair of a non-complying structure provided that such action does not increase the degree of non-compliance.

ARTICLE V: DEFINITIONS

For the purpose of these regulations, certain terms or words used herein shall be interpreted as follows:

Section 501 Word Definitions

The word person included a firm, association, organization, partnership, trust, company or corporation as well as an individual,

The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

The word shall is mandatory, the word may is permissive.

The words used or occupied include the words intended, designed, or arranged to be used or occupied.

The word lot includes the words plot or parcel.

Section 502 Term Definitions

Accessory Use or Structure. A use or structure customarily incidental and subordinate to the principle use or building and located on the same lot or any use conducted entirely within a dwelling and carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof.

Agricultural Use. Land which is used for raising livestock or agricultural products or forest products, including farm structures and the storage of agricultural products raised on the property and as an accessory use the sale of agricultural products raised on the property.

Alteration. Structural change, rearrangement, change of location, or addition to a building, other than repairs and modification in building materials.

Building. Structure having a roof supported by columns or walls and intended for the shelter or enclosure of persons, animals or chattel.

Building Front Lines. Line parallel to the front line transecting that point in the building face which is closest to the front lot line. This face includes porches whether enclosed or unenclosed but does not include steps.

Camping Trailer. Shall mean any vehicle used or so constructed as to permit its being used as a conveyance on public streets and highways whether licensed or not, and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons, and not provided with a toilet and bathtub or shower and cannot readily be connected to a community sewer and water service. A camping trailer shall also mean tent trailers, truck campers, vehicles converted to sleeping facilities other than a mobile home and/or what normally constitutes a permanent dwelling unit. This definition includes uses to which camping trailers might be put.

Commercial Use. Retail Store, General Store, Snack Bar,, Restaurant, Beauty Salon, Barber Shop, Automobile Service Station or Repair Garage.

Dump. Land use for the disposal by abandonment, dumping, burial, burning or any other means and for whatever purpose, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind.

Dwelling, Single Family. Detached building that meets three out of the five following requirements and also used as living quarters by one family: (1) 1200 square feet of floor area; (2) has finished siding such as shakes, clapboard, aluminum, vinyl, or T-111 plywood*, (3) has central heating or electric baseboard in every first floor room; (4) has hot and cold running water, bath or shower and toilet; and (5) has kitchen sink in separate area for cooking.

Dwelling, Single Family. Detached building used as living quarters by one family.

Dwelling, Two Family. Building used as living quarters by two families independently of each other.

Family. One or more persons living, sleeping, cooking and eating on the same premises as a single housekeeping unit, provided that unless all members are related by blood, marriage or adoption, no such single housekeeping unit shall contain more than three non-related members and further provided that domestic servants and farm workers employed on the premises may be housed on the premises without being counted as family members.

Land Development. The division of a parcel into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure, or of any mining, excavation or landfill, and any change in the use of a building or other structure, or land, or extension of use of land.

Lot. Land occupied or to be occupied by a building and its accessory buildings, together with the required open spaces, having not less than the minimum area, width and depth required for a lot in the district in which such land is situated, and having frontage on a public road, or other means of access as may be determined by the Planning Commission to be adequate as a condition of issuance of a zoning permit.

Lot Area. Total area within the property lines excluding any part thereof lying within the boundaries of a public street, or proposed public road.

Lot Depth. Distance of a straight line connecting the midpoints of the front and rear lot lines.

Lot Frontage. Distance of front lot line.

Mobile Home Dwelling. A prefabricated dwelling unit which: (a) is designed for long term and continuous residential occupancy; (b) is designed to be moved on wheels, as a whole or in sections, and; (c) on arrival at the site, is complete and ready for occupancy, except for incidental unpacking, assembly, connections with utilities, and placing on support or permanent foundation, or installation as a unit in a previously prepared structure.

Non-Complying Structure. A structure or part thereof not in conformance with the zoning regulations covering building bulk, dimensions, height, area, yards, density of off-street parking or loading requirements, where such structure conformed to all applicable laws, ordinances and regulations prior to the enactment of such zoning regulations.

Non-Conforming Use. A use of land or a structure existing at the time of enactment of these regulations which does conform to all zoning regulations for the district in which it is located.

Outdoor Recreation. Includes parks, playgrounds, swimming pools, tennis courts, skating rinks, riding stables, hunting or fishing preserves, and similar places of public or private outdoor recreation.

Public Road. Publicly owned and maintained right-of-way for vehicular traffic which affords the principle means of access to abutting properties.

Primary Forestry Operations. Includes the erection of temporary structures, the construction of logging roads for the purpose of harvesting timber, the removal of fill, gravel, loam or stone for the construction of logging roads, and the erection of temporary processing facilities incidental to harvesting operations.

Removal for Sale of Earth Materials, Sand and Gravel. Removal activities which total more than 5,000 cubic yards per year from existing pit developments or more that 1,000 cubic yards per year from new pit locations. Lesser levels of activity shall be considered as an accessory use in all instances.

Seasonal Recreational Camp. A structure designed and used for seasonal or temporary living purposes.

Sign. Any structure, display, device or representation which is designed or used to advertise or call attention or directs a person to any business, association, profession, commodity, product, institution, service, entertainment person, place, thing or activity of any kind whatsoever, and is intended to be visible from a public road. Whenever dimensions or areas of signs are specified they shall include panels, frames and supporting structures excluding the building to which a sign may be attached.

Structure. An assembly of materials for occupancy or use, including but not limited to, a building, mobile home or trailer, billboard, or sign.

Yard. Space on a lot not occupied with a building or structure. Porches, whether enclosed or unenclosed, shall be considered as part of the main building and shall not project into a required yard.

Yard, Front. Yard between the front lot line and front line of a building extended to the side lot lines of the lot. The depth of the front yard shall be measured from the street line to the front line of the building.

Yard, Rear. Yard between the rear lot line and rear line of building extended to the side lot lines of the lot. The depth of the rear yard shall be measured from the rear lot line to the rear line of the building.

Yard, Side. Yard between the principle building or accessory building and a side lot line, and extending through from the front yard to the rear yard.

ARTICLE VI.

ADMINISTRATION AND ENFORCEMENT

Section 601

Administrative Officer

The Administrative Officer shall be appointed to administer the zoning regulations pursuant to Section 4442 of the Act. Said officer shall literally enforce the provisions of these regulations and in so doing shall inspect developments, maintain records and perform all other necessary tasks to carry out the provisions of these regulations. Appeals from any decision or Act taken by the Administrative Officer shall be made as provided for in Subchapter 8 of the Act. An acting Administrative Officer may be appointed pursuant to Section 4442 (b) of the Act.

Section 602

Zoning Permits

602.1 No land development, as defined in Section 4303 (3) of the Act, may be commenced without a permit therefor issued by the Administrative Officer. No zoning permit may be issued by the Administrative Officer except in conformance with these regulations.

602.2 Applications for zoning permits shall be made to the Administrative Officer on forms provided by him for that purpose.

602.3 Prior to the issuance of any zoning permit the Administrative Officer shall first satisfy himself that the subject of the application is in conformance with these regulations. He may request from that applicant any information he deems necessary for this purpose. No such permit shall be issued unless an application, fee, plot plan and any other approvals of the Planning Commission or the Board of Adjustment required by this regulation have been properly obtained and are submitted in connection with the application.' The Administrative Officer shall, within 30 days of submission of the application, data and approvals, either issue or deny a zoning permit. If denied, the Administrative Officer shall so notify the applicant in writing, stating his reasons therefor. If the zoning permit is approved, all activities authorized by its issuance shall be completed within two years of its date of issue, or the zoning permit shall become null and void and reapplication to complete any activities shall be required.

602.4 In the issuance of zoning permits, the Administrative Officer shall comply with all of the provisions of Section 4443 of the Act.

602.5 The fee for a zoning permit shall be established by the Legislative Body. It may be a sliding scale depending on the cost of the land development. Said fee shall accompany each application for a permit.

602.6 No zoning permit issued pursuant to Section 4443 of the Act shall take effect until the time for Appeal in Section 4464 (a) of the Act has passed, or in the event that a notice of appeal is properly filed, such permit shall not take effect until final adjudication of said appeal.

Section 603 Penalties

Any violation of these regulations after the effective date thereof shall be punished as provided in Sections 4444 and 4445 of the Act.

Section 604 Board of Adjustment

604.1 The Board of Selectmen shall appoint a Board of Adjustment whose members shall serve without remuneration and act on all matters within its jurisdiction under these regulations in the manner prescribed in the Act provided however, that the members of the Board of Adjustment incumbent on the effective date of this bylaw shall continue in office for the duration of the terms to which they were respectively appointed.

604.2 Rules of procedure applicable to the Board of Adjustment, the nature of appeals to the Board from actions of the Administrative Officer, notice requirements, public notice, conditions for variance relief, and all other matters governing the action of said Board shall be as provided in Subchapter 8 of the Act.

Section 605 Referral to State Agency

In accordance with Section 4409 (c) of the Act, no zoning permit for the development of land in certain locations specified in said section shall be issued by the Administrative Officer without first submitting a report to the appropriate state agency, and compliance with the terms of Section 4409 (c).

Section 606 Public Notice

Any requirements of public notice required by these regulations, whether or not required by any provision of the Act, and whether applicable to the Board of Adjustment or the Planning Commission, shall be given by the publication of the date, place and purpose of such notice in a newspaper of general circulation and the posting of such notice in one or more public places within the municipality not less than fifteen days prior to the date of the public hearing. In every case in which public notice is required, such public notice shall include a brief summary of the purpose of the hearing.

ARTICLE VII: AMENDMENTS, INTERPRETATION, EFFECTIVE DATE

Section 701 Amendments

These regulations may be amended according to the requirements and procedures established in Section 44,03 and 4404 of the Act.

Section 702 Interpretation

702.1 In their interpretation and application, the provisions of these regulations shall be held to be minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare.

702.2 Except for Section 4409 (b) of the Act and where, in these regulations, specifically provided to the contrary, it is not intended by these regulations to repeal, annul or in any way to impair any regulations or permits previously adopted or issued, provided, however, that where these regulations impose a greater restriction upon use of a structure or land than are required by any other statute, ordinance, rule, regulation permit, easement, or agreement, the provisions of these regulations shall control.

Section 703 Effective Date

This regulation shall take effect in accordance with the voting and other procedures contained in Section 4404 of the Act.

Section 704 Separability

The invalidity of any article or section of these regulations shall not invalidate any other article or section thereof.

TOWN OF NORTON, VERMONT 05907

APPLICATION FOR ZONING PERMIT

(Submit in Triplicate)

The undersigned hereby requests a zoning permit for the following use, to be issued on the basis of the representations contained herein. Permit voided in the event of misrepresentation.

Location of property _____

Tax map description: Book # _____ Page # _____ Lot # _____

Landowner information:

Name _____ Address _____

Town _____ State _____ Zip _____ Phone _____

Applicant information (if different from landowner):

Name _____ Address _____

Town _____ State _____ Zip _____ Phone _____

Proposed construction/use _____

Lot area _____ [] acres [] square feet Lot width _____

Setbacks from lot lines:

Front _____ Rear _____ Side _____ Side _____

Setback from normal mean watermark _____ (if applicable)

A general plot plan showing the location of the property, buildings and work areas must be attached to each copy of this application.

I hereby certify that the information on this application is correct and that I will comply with the provisions of the Norton Zoning Bylaw pertaining to the work for which a zoning permit is requested.

Applicant's signature _____ Date ____/____/____

Landowner's signature _____ Date ____/____/____

FOR USE BY ADMINISTRATIVE OFFICER ONLY

Application # _____ Date received ____/____/____ Fee paid \$ _____

Approved ____/____/____ Denied ____/____/____

Reasons for denial _____

Administrative Officer's signature _____

Administrative Notes _____

An interested person may appeal any decision by the Administrative Officer within 15 days of the date of such decision. Any permit issued as a result of this application shall not take effect until the time for such appeal has passed.