

Sheldon Land Use & Development Regulations: Reference Guide

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The Purpose of this document is to provide a quick reference to the processes and provisions in the Sheldon Land Use and Development Regulations (LUDR) and shall not be used to determine conformance with the LUDR. This reference guide has no statutory or legal

The Players:

The Zoning Administrator (ZA) administers and strictly enforces the provisions of the Sheldon Land Use and Development Regulations (Sheldon LUDR). The ZA's duties include (for a full list of duties see Section 9.1 (A) (1):

- Approving, denying, or referring applications for zoning permits, site plan approval, subdivision approval, variance, and demolition.
- Issuing Certificates of Occupancy and Compliance.
- Pursuing violations of the Sheldon LUDR.

The Planning Commission (PC) is an important player in development review, duties include (for a full list of duties see Section 9.1 (A) (2):

- Consider and act on applications for **site plan approval** under Section 3.2.
- Consider and act on applications for **subdivision approval**, under Article 6.
- Consider and act on applications for **access by right-of-way** under Section 4.2.
- Consider and act on applications for **planned unit developments** under Article 8.

The Zoning Board of Adjustment (ZBA) is an important player in development review, duties include (for a full list of duties see Section 9.1 (A) (3):

- Consider and act on applications for **conditional use** under Section 3.3.
- Consider and act on requests for **variance** under Section 3.4.
- Consider and act on **appeals of any decision or act of the Zoning Administrator** under Section 9.3.
- Consider and act on applications for **development in the Flood Hazard Overlay District** under Section 3.5.

Do you need a zoning permit or another type of approval from the Town?

Listed in the table below is an overview of permits and approvals required for land development and subdivision in the Town of Sheldon. Below the table are key definitions useful in determining if your project requires a permit or approval. Page 3 describes each type of development review.

****Note that there are exemptions to the regulations listed in Section 3.1 of the LUDR.****

| MUNICIPAL PERMITS AND APPROVALS (FOR FULL LIST SEE TABLE I.1) | | | | |
|--|---|------------------|------------|-------------|
| Permit/Approval | Required for: | Application Form | Issued by: | Reference |
| Zoning Permit | All land development. | Zoning Permit | ZA | Section 3.1 |
| Conditional Use Approval | Additional review for all uses classified as conditional in Table 2.1. | Zoning Permit | ZBA | Section 3.3 |
| Variance Approval | Requests for a variance from the provisions of these regulations. | Zoning Permit | ZBA | Section 3.4 |
| Site Plan Approval | Additional review for all uses requiring site plan review as identified in Table 2.1. | Site Plan | PC | Section 3.2 |
| Subdivision Approval | All subdivisions of land, as defined in Article 10, including boundary line and lot line adjustments. | Subdivision | PC | Article 6 |
| Planned Unit Development (PUD) Approval | Subdivision and/or land development, which incorporates modifications from the provisions of these regulations to meet specific purposes as specified in Article 8. | Subdivision | PC | Article 8 |

Key Definitions (for all definitions see Article 10):

Land Development—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 any building or other structure, or land, or extension of use of land. Land development in the Flood Hazard Overlay District shall mean any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Subdivision— The division of any parcel of land into two or more parcels for the purposes of sale, conveyance, lease, or development. The term “subdivision” includes boundary line adjustments.

Structure— An assembly of materials for occupancy or use, which requires a fixed location on the ground in order to be used. Included in addition to buildings are signs, garages, carports, porches, walls, swimming pools, and any other out-buildings or building features.

Use— Specific purpose for which land or a building is arranged, designed, or intended, or for which either land or a building is or is intended to be occupied.

TYPES OF DEVELOPMENT REVIEW

Permitted Uses

- Permitted uses require a zoning permit, which can be issued by the ZA after s/he determines conformance with the Sheldon LUDR standards. Permitted uses are designated for each zoning district in Table 2.1 of the LUDR and page 5 of this guide. Application requirements are listed on page 6 and 7 of this document.

Conditional Uses

- Conditional uses require a zoning permit, which can only be issued by the ZA after the ZBA approves the proposal under conditional use review. Conditional uses are designated for each zoning district in Table 2.1 of the Sheldon LUDR and page 5 of this guide. Application requirements are listed on page 6 and 7 of this guide.

- Conditional use review examines whether the use will have undue adverse effect on: community facilities, traffic, renewable energy, others as specified.

Site Plan Review

- If so designated in Table 2.1, land development may require site plan review from the PC before a zoning permit may be issued (whether it be a permitted or conditional use). Application requirements are listed on page 6 and 7 of this guide.

- Site plan review examines the design of the site and fit with the surrounding properties: parking, access, landscaping, lighting, etc.

Variance Review

- For structures, the ZBA may approve a variance from the provisions of the Sheldon LUDR (for example, meeting setback requirements) when a hardship preventing conformance with Regulations exists provided the scenario meets all 5 statutory criteria listed in Section 3.4. Application requirements are listed on page 6 and 7 of this guide.

Subdivision Review

- The subdivision of land requires subdivision approval from the PC prior to undertaking any land development, lease, conveyance, or sale of the subdivided property. Subdivisions are divided into major and minor subdivisions as defined in Section 6.1. Major subdivisions require three levels of review from the Planning Commission, including sketch plan review, preliminary plan review, and final plan review. Minor subdivisions only require sketch and final plan review. Application requirements are listed on page 8 and 9 of this document.

- Subdivision review examines the character of the land and intensity of the proposed use, compatibility with existing settlement pattern, conformance with the Town Plan, compliance with road standards, pedestrian access, lighting, protection of farmland, landscaping, etc.

Flood Hazard Area Development Approval

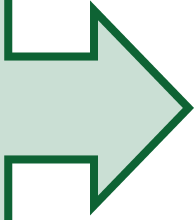
- Land development, as specified in Section 3.5 and on the next page, located within the Flood Hazard Area Overlay District requires Flood Hazard Area Development Approval under the provisions of Section 3.5. The Flood Hazard Area Overlay District consists of areas of special flood hazard in and on the most current flood insurance studies and maps published by the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), as provided by the Secretary of the Agency of Natural Resources pursuant to 10 V.S.A. § 753.

ZONING DISTRICT STANDARDS

The table below and the table on page 5 list the dimensional standards and the allowed uses for each Zoning District in the Town of Sheldon. The Zoning Administrator, the Planning Commission, and the Zoning Board of Adjustment review development for conformance with these standards, along with all other standards in the Regulations.

The Zoning Districts in Sheldon include:

- Village District (VD),
- Industrial Commercial District (IC),
- Rural Lands I District (R1),
- Rural Lands II District (R2),
- Flood Hazard Overlay District (FH),
- Wellhead Protection Overlay District (WH)

- On page 5, the uses for each district are listed as:
 - permitted (P),
 - permitted with site plan review (P/S),
 - conditional (C),
 - conditional with site plan review (C/S), or
 - not allowed (R).
- 

Dimensional Standards by Zoning Districts

| | Village District (VD) | Industrial/Commercial District (IC) | Rural Lands I District (R1) | Rural Lands II District (R2) |
|---------------------|-----------------------|-------------------------------------|-----------------------------|------------------------------|
| Min. Lot Size | 1/2 acre | 2 acres | 1 acre | 10 acres |
| Min. Frontage | 100 feet | 200 feet | 150 feet | 250 feet |
| Min Setback/Road | 10 feet | 50 feet | 40 feet | 40 feet |
| Min. Setback/Yard | 15 feet | 30 feet | 25 feet | 25 feet |
| Min. Setback/Stream | 50 feet | 50 feet | 50 feet | 50 feet |

Allowed Uses in the Flood Hazard Overlay District: In addition to meeting all other applicable standards in the Sheldon LUDR, Flood Hazard Area Development Review under Section 3.5 is required for:

- 1) New construction or substantial improvement to single family dwellings, residential accessory uses and structures, structures used for outdoor recreation, and public facilities located in the Flood Hazard Overlay District;
- 2) Substantial improvement to any existing structure in the Flood Hazard Overlay District; and
- 3) Any mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials in the floodway.

| Permitted and Conditional Uses by Zoning District | | VD | ID | RI | R2 | WH |
|---|--|-----|-----|-----|-----|----------------|
| Residential Uses | Accessory Structures | P | P | P | R | R |
| | Accessory Apartments to Sing-Fam Dwellings | P | P | P | P | R ¹ |
| | Mobile Home Park | R | R | C/S | R | R |
| | Multi-family dwelling | C/S | C/S | R | R | R |
| | Seasonal Dwelling | P | R | P | P | R |
| | Single-family dwelling | P | C | P | C | C |
| | Two-family dwelling | P | C | P | R | R |
| Commercial Uses | Accessory Structure/Use | P | P | P | P | C |
| | Agribusiness | C/S | C/S | C/S | R | R |
| | Business office (w/ 5 or less FT employees) | P/S | P/S | P/S | R | R |
| | Business office (w/ more than 5 FT employees) | C/S | C/S | C/S | R | R |
| | Campground | R | R | C/S | R | R |
| | Commercial indoor recreation | C/S | R | C/S | R | R |
| | Commercial outdoor recreation | R | R | C/S | R | R |
| | Day care facility (w/ less than 6 FT & 4 PT kids) | P | P | P | P | R ¹ |
| | Day care facility (w/ more than 6 FT & 4 PT kids) | C/S | C/S | C/S | C/S | R |
| | Gas Stations | C/S | R | C/S | R | R |
| | Hazardous materials | R | C/S | R | R | R |
| | Home occupation | P | P | P | P | R ¹ |
| | Hotel/motel establishments | C/S | C/S | C/S | R | R |
| | Excavation, & earth resource extraction, processing, and/or mining | C/S | C/S | C/S | C/S | R |
| | Light industry | C/S | C/S | C/S | R | R |
| | Major motor vehicle and equipment establishment | R | C/S | C/S | R | R |
| | Manufacturing | R | C/S | R | R | R |
| | Medical Clinic | C/S | R | C/S | R | R |
| | Personal service establishment (w/ 3 or less FT employees) | P/S | R | C/S | R | R |
| | Personal service establishment (w/ more than 3 FT employees) | C/S | R | C/S | R | R |
| | Retail sales (w/ 3 or less FT employees) | P/S | P/S | C/S | R | R |
| | Retail sales (w/ more than 3 FT employees) | C/S | C/S | C/S | R | R |
| | Room and board house (5 or less units) | P/S | R | P/S | R | R |
| | Room and board house (more than 5 units) | C/S | R | C/S | R | R |
| | Restaurant | C/S | R | C/S | R | R |
| Veterinary clinic | C/S | C/S | C/S | R | R | |
| Warehousing | R | C/S | R | R | R | |
| Other Uses | Non-profit club | P/S | R | P/S | R | R |
| | Outdoor recreation (non commercial) | R | R | R | C/S | R |
| | Public facilities | C/S | C/S | C/S | C/S | R |
| | Residential care facility serving less than 8 persons | P | P | P | P | R ¹ |
| | Residential care facility serving over 8 persons | C/S | R | R | R | R |
| | Telecommunications Facilities | C | C | C | C | C |
| | Wind Energy Conversion Systems | C | C | C | C | C |

¹ The use shall be a permitted use of property where there is a pre-existing single family home in the district.

ZONING PERMIT AND BOARD APPROVAL APPLICATION REQUIREMENTS:

Application Requirements:

All applicants seeking a **zoning permit for any land development, including for all permitted or conditional uses listed in Table 2.1, site plan approval, or a variance**, shall submit an application provided by the Town of Sheldon and all required application fees. Each zoning permit shall consist of the information in this table, as applicable.

[Applications for land development in the Wellhead Protection District shall also comply with Section 3.3(C)(5) and applications for land development in the Flood Hazard Area shall also comply with Section 3.5]

Requirements for all land development applications:

A statement of the existing and intended use of land and structures.

A list of names of most recent mailing addresses of all abutting property owners as derived from the grand list.

Information regarding any potential for odor, noise, smoke, dust, dirt, noxious gas, glare, fire, or explosion during the construction of the development or the proposed use of the land.

One (1) original and one (1) complete copy of a site plan, drawn to scale, with north arrow and date of preparation. *(If requested by the planning commission, site plans shall be prepared by a licensed engineer, surveyor, or architect, the name of which shall be noted on the map along with map scale, north arrow, and date of preparation)*

Each site plan shall show the following information in sufficient detail to determine whether the proposal is in conformance with these Regulations:

- Dimensions of the lot and lot acreage, including legal property boundaries.
- Zoning district boundaries.
- Location, footprint, and height of existing and proposed structures additions, and land use areas.
- Location of existing and proposed easements, rights-of-way, sidewalks, and utilities.
- Location of major site features, including surface waters, wetlands, and floodplains, rock outcroppings, and stands of trees.
- Setbacks from property boundaries, rights-of-way, surface waters, and wetlands.
- Where locations of, and relationship between property lines, roads, buildings, and other required information is in doubt, a land survey may be required.
- Any other information that may be needed to determine compliance with these regulations.

Additional site plan requirements for proposals requiring conditional use and/or site plan review:

- The lot, block, and section number of the property from the most recent municipal tax record.
- The location and type of all vegetation and natural features on the site.
- Location and dimension of parking areas, loading and unloading facilities, points of ingress and egress of vehicles to and from the site to public streets, and pedestrian rights of way.
- Location, height, and lumens of outdoor lighting.
- Topography indicating contours at intervals of not more than 50 feet.
- Soil types.
- Existing and proposed landscaping and screening.
- The location of all proposed site grading and excavation.

In addition, each application shall include the following, as applicable:

| | Site Plan Review | Conditional Use Review | Variance Requests |
|---|------------------|------------------------|-------------------|
| Construction sequence and time schedule for completion of each phase of development. | ✓ | ✓ | |
| Plans for onsite erosion control during construction. | ✓ | | |
| Detailed specifications of planting and landscaping materials to be used, and a plan for long term maintenance and replacement of plantings. | ✓ | | |
| Cost estimates of all site improvements. | ✓ | | |
| Statement of how the proposed development fits the purposes of the land use district in which it is located. | | ✓ | |
| Expected impact on existing and planned community facilities. | | ✓ | |
| Estimated daily and peak traffic generation. | | ✓ | |
| For nonconforming uses or structures statement of how the proposal meets standards in Section 4.7. | | ✓ | |
| A statement describing the variance requested from one or more provisions of these Regulations and the alleged grounds why such relief is believed proper under the circumstances based on the five (5) statutory criteria listed in Section 3.4 and Section 4449 of the Act. | | | ✓ |
| Any other information which the Planning Commission or Board of Adjustment requires to ensure that the provisions of these regulations are met. | ✓ | ✓ | ✓ |

Subdivision Application Requirements

| Application Information | Sketch | Prelim Plat | Final Plat |
|--|-------------------------------------|---------------------------------|------------------------------------|
| Application form [number of copies] | 1- full size, 10 11x17 copies | 2 full size, 10 11x17 copies | 2 full size, 10 11x17 copies |
| Application fee | √ (after 1 st mtg) | √ | √ |
| Name of project, if any and name of Town | √ | √ | √ |
| Name, address of applicant [landowner and/or subdivider] | √ | √ | √ |
| Written description of proposed development plans, including number and size of lots and general timing of development | √ | √ | √ |
| Waiver request, in writing [optional] | √ | | |
| Names, mailing addresses of all adjoining property owners | √ | √ | √ |
| Proof of all applicable permits required from municipal or state agencies having jurisdiction over the project | | | √ |
| Plan/Plat Mapping Requirements Materials | Sketch Plan Paper, Drawn | Prelim Plat Paper, Drawn | Final Plat Mylar, Surveyed |
| Preparer information, certifications | √ | √ | √ |
| Scale (minimum 1 inch = 200') | | √ | √ |
| Date, north arrow, legend | √ | √ | √ |
| Project boundaries, property lines, and total acreage | √ | √ | √ |
| Location map showing relation of proposed subdivision to adjacent property and surrounding area. | √ | √ | √ |
| Boundaries and area of all contiguous land belonging to the applicant, including land separated by a public right-of-way | √ | √ | √ |
| The location of natural features located on the site and adjacent properties including, but not limited to: watercourses; wetlands; areas of slope in excess of 20%; historic or archeological resources; designated floodplains; prime and statewide agricultural soils; significant rock outcroppings; and forested areas. | √ | √ | √ |
| Existing and proposed layout of lot lines and dimensions | √ | √ | √ |
| Location and names of existing and proposed roads, rights of way, trails, sidewalks, and parking areas on site and on adjacent properties | √ | √ | √ |

| Plan/Plat Mapping Requirements Materials | Sketch Plan Paper, Drawn | Prelim Plat Paper, Drawn | Final Plat Mylar, Surveyed |
|---|---------------------------------|---------------------------------|-----------------------------------|
| The location of existing and proposed structures and land uses located on the site and on adjacent properties | √ | √ | √ |
| Zoning district designations and boundaries | √ | √ | √ |
| Proposed open space, common land, deferred lots, and/or recreation land within the proposed subdivision | √ | √ | √ |
| The type and location of existing and proposed restrictions on land, such as easements and covenants | √ | √ | √ |
| Existing and proposed utilities, water and wastewater infrastructure, culverts and stormwater drainage infrastructure, all associated rights-of-way, easements, and proposed connections | √ | √ | √ |
| Proposed building envelopes | | √ | √ |
| Design of any required bridges or culverts | | √ | √ |
| Typical cross section of the proposed grading of roadways and sidewalks; street, intersection, and parking area profile and geometry; building lines; and alleys; as well as similar facts on adjacent properties | | √ | √ |
| Supporting Information/Documentation (As May be Required at Sketch Plan Review or Preliminary Plan Review) | | | |
| Existing and proposed traffic generation rates and volumes | | | |
| Proposed phasing schedule | | | |
| Proposed covenants and/or deed restrictions | | | |
| Proposed homeowner or tenant association agreements | | | |
| Proposed performance bond or surety | | | |
| Stormwater and erosion control plan | | | |
| Grading plan, showing proposed areas of cut and fill | | | |
| Site reclamation plan, for subdivisions involving extraction of natural resources | | | |
| Traffic impact analysis (current and proposed traffic volumes, capacities, levels of service, proposed improvements) | | | |
| Fiscal impact analysis (analysis of fiscal costs and benefits to the town) | | | |
| Environmental impact assessment (analysis of potential environmental impacts, proposed mitigation measures) | | | |
| Other | | | |

REVIEW STANDARDS IN SHELDON LAND USE AND DEVELOPMENT REGS

The ZA, PC, and ZBA approve land development only in accordance with the LUDR. They refer to specific standards for guidance in making decisions on applications. Along with the Zoning District standards outlined on pages 6 and 7, the LUDR includes General Requirements, Specific Use Standards, and Planning and Design Standards.

An Annotated Index of General Requirements (Article 4)

| General Issue | Description of Requirement |
|---|--|
| Abandoned Structures (Section 4.1) | A structure is considered abandoned when it has not been used for 1 year. Abandoned structures must be maintained or demolished. |
| Demolition of Structures (Section 4.1) | Demolition is the intentional removal or dismantling of a structure. A zoning permit is required prior to the demolition of any structure and prior to reconstruction of a demolished structure unless exempted in Section 3.1. |
| Destroyed Structures (Section 4.1) | Destroyed structures are those that have been lost through accident or act of nature (fires, floods, etc) and are treated differently than demolished structures. See Section 4.1 (C) for review process and requirements. |
| Access to Lots Without Required Frontage (Section 4.2) | Land development may be permitted on lots without the required frontage on a public road after the Planning Commission determines that it meets the standards defined in Section 4.2 (A). The Planning Commission will review such access requests under site plan review or subdivision review. |
| Curb Cuts (Section 4.2) | Curb cuts (access) off state highways require approval from the Vermont Agency of Transportation. Curb cuts (access) off town highways require approval from the Sheldon Selectboard; applications should be made to the Sheldon Zoning Administrator who coordinates the review process. |
| Driveways (Section 4.2) | Driveways are considered access roads or easements serving one lot. Driveways are approved as part of an individual building permit application for a permitted or conditional use, or through site plan review or subdivision review if required. There are specific standards for approving driveways outlined in Section 4.2 (C). |
| Fence Regulations (Section 4.3) | A zoning permit is required for all fences, except fences whose primary purpose is agricultural in nature, stonewalls, earthen berms, or hedgewalls. There are additional application requirements for fences (see Section 4.3 (B)). Most fences 6 feet in height or less are considered a permitted use (see Section 4.3 (C) (1)). Some fences require site plan review and or conditional use review (see Sections 4.3 (C) (2) and (3)). |
| Hazardous Materials (Section 4.4) | Any proposed construction, use, or change in use that involves the manufacture, processing, reprocessing, packaging, or storage of hazardous materials shall be reviewed as a conditional use by the ZBA. In addition to the conditional use standards in Section 3.3, the ZBA shall review the proposal for conformance with specific standards outlined in Section 4.4. |

Annotated Index of General Requirements, Cont.

| | |
|--|---|
| Height Limits (Section 4.5) | No structure shall exceed 35 feet in height, unless specifically approved by the ZBA under conditional use review (see specific standards in Section 4.5). |
| Lot and Setback Requirements (Section 4.6) | Only a single principle use may be located on a single lot unless approved as part of a PUD or a mixed use. All structures must meet setback standards for the zoning district in which it is located. There are specific exceptions to this rule listed in Section 4.6 (B). |
| Nonconformities (Section 4.7) | Nonconformities are structures, uses, or lots that were in lawful existence prior to the effective date of these regulations or subsequent amendments, which do not conform to these regulations. There are specific provisions for when and how nonconformities may be developed, changed, or modified outlined in Section 4.7. |
| Open Storage of Vehicles and Junk (Section 4.8) | Junkyards are prohibited in all districts. Vehicles that are BOTH non-operative and non-inspected and junk taking up less than 200 square feet of area shall not be allowed in any setbacks, and shall be effectively screened from view of a public highway and adjacent properties during all seasons of the year. Farm vehicles are exempt from this provision. |
| Parking and Loading Requirements (Section 4.9) | Off-street parking spaces shall be provided in accordance with Section 4.9 whenever any new use is established, or when the present use is enlarged or changed. |
| Performance Standards (Section 4.10) | No land or building in any zoning district shall be used or occupied in any manner that creates dangerous, injurious, noxious or otherwise objectionable conditions, which adversely affect the reasonable use of adjoining properties. Section 4.10 outlines specific standards to ensure compliance with this provision. |
| Sign Regulations (Section 4.11) | A building permit shall be required prior to the erection, construction, or replacement of any outdoor sign, except those exempted in Section 3.1(B). Certain types of signs are strictly prohibited (see Section 4.11 (B)). The ZA or ZBA will review sign applications for conformance with all the standards in Section 4.11. |
| Temporary Uses and Structures (Section 4.12) | Temporary permits may be issued by the ZA for uses and structures incidental to construction projects (including non-conforming uses and non-conforming structures), provided that the property owner removes the temporary structure or use upon the expiration of the construction project permit. |
| Wastewater Systems (Section 4.13) | All structures and uses that generate wastewater may require a Wastewater System and Potable Water Supply permit issued by the Department of Environmental Conservation for a wastewater disposal system in accordance with the Wastewater System and Potable Water Supply Rules (dated August 16, 2002 or as revised from time to time by the Vermont Department of Environmental Conservation). |

An Annotated Index of Specific Use Standards (Article 5)

| Specific Use | Standard in Regulations |
|--|---|
| Accessory Dwellings (Section 5.2) | One accessory dwelling shall be allowed as a permitted use or any single family dwelling, given certain specifications are met (see Section 5.2 (A)). One additional accessory dwelling for farm labor (a total of 2 accessory dwellings) shall be allowed as a permitted use on farms, given certain specifications are met (see Section 5.2 (B)). |
| Campers and Recreational Vehicles (Section 5.3) | Camping vehicles used for living quarters and sited so not readily movable are subject to all zoning and health regulations subject to dwellings. There are specific regulations for parking camping vehicles on property, see section 5.3 (B). |
| Campgrounds (Section 5.4) | A new or expanded travel trailer, recreational vehicle, or primitive campground may be permitted as a conditional use with site plan approval in the Rural Lands I zoning district. Campgrounds are subject to additional application requirements and review standards in Section 5.4. |
| Child Care Homes (Section 5.5) | A state registered or licensed child care home serving 6 or fewer children on a full time basis and up to 4 additional children on a part time basis, conducted within a single family dwelling by a resident of that dwelling, shall be considered by right to constitute a permitted single family residential use of the property. |
| Home Based Businesses (Section 5.6) | A home occupation, which means to use a minor portion of a dwelling for an occupation which is customary in residential areas and which does not change the character of the area, may be permitted as an accessory use in all districts where residential uses are permitted. See section 5.6 for review standards. |
| Landfilling, Excavation, Earth Resource Extraction/Processing/ Mining (Section 5.7) | Landfilling, excavation, and earth resource extraction, processing, and/or mining are subject to site plan and conditional use review and require additional application materials and are subject to specific review standards in Section 5.7. |
| Mixed Uses (Section 5.8) | In the Village Districts, more than one use may be permitted within a single building or in multiple buildings on a single lot subject to conditional use review in accordance with Section 3.3 and the provisions outlined in Section 5.8. |
| Mobile Home Parks (Section 5.9) | New mobile home parks and any addition or alteration to an existing mobile home park requires planned unit development approval and in addition shall be subject to additional standards in Section 5.9. Replacement of individual mobile homes in existing mobile home parks is subject to the standards in Section 5.9(B). |

Annotated Index of Specific Use Standards, Cont.

| | |
|--|--|
| <p>Mobile, Modular, and other Pre-Fabricated Housing (Section 5.10)</p> | <p>No zoning regulation shall have the effect of excluding mobile homes, modular housing, or other forms of prefabricated housing from the municipality except upon the same terms and conditions as conventional housing is excluded, provided that they are anchored to a pad or permanent foundation, consistent with the appearance of a home.</p> |
| <p>Public Facilities (Section 5.11)</p> | <p>Certain public facilities as listed in Section 5.11 may be regulated only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off street parking and loading, traffic, noise, lighting, and landscaping or screening requirements, and only to the extent that the regulations do not interfere with the intended functional use.</p> |
| <p>Residential Care Homes (Section 5.12)</p> | <p>A state registered or licensed residential care home or group home serving 8 or fewer persons who have a handicap or disability as defined by 9 V.S.A. Section 4501, shall be considered by right to constitute a permitted single family residential use of the property, except that no such home shall be located within 1,000 feet of another such home. A residential care home or group home not meeting these provisions may only be approved in a district where permitted or conditionally permitted (Article 2) and is subject to site plan review.</p> |
| <p>Telecommunications Facilities (Section 5.13)</p> | <p>New or expanded telecommunications facilities, including but not limited to towers and accessory structures may be permitted subject to conditional use review and the additional application and review standards in Section 5.13.</p> |
| <p>Wind Energy Conversion Systems (Section 5.14)</p> | <p>Off-grid wind energy conversion systems may be permitted subject to conditional use review and the additional application and review standards in Section 5.14.</p> |

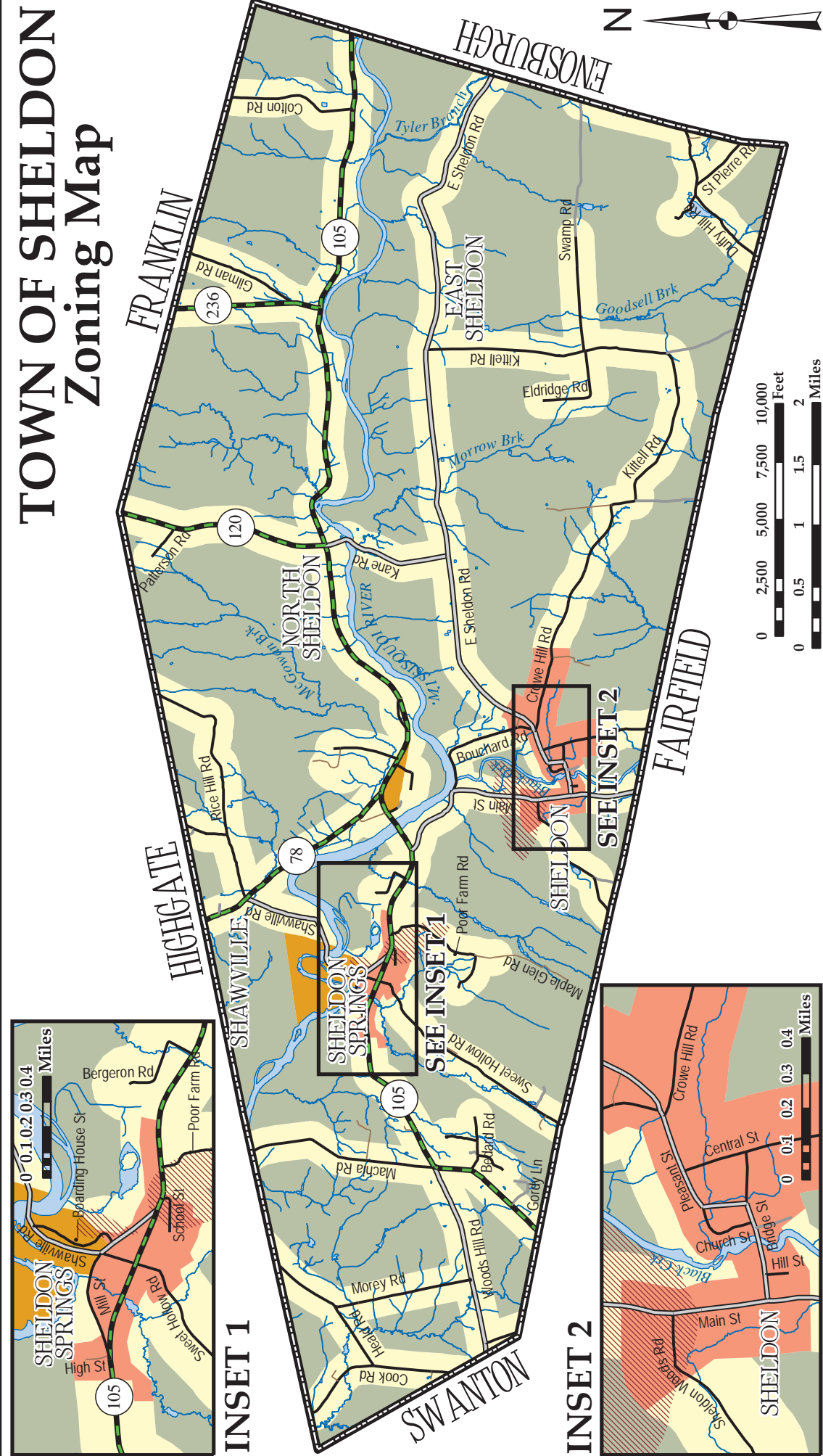
An Annotated Index of Planning and Design Standards (Article 7)

| Topic | Standard in Regulations |
|--|--|
| General Subdivision Standards (Section 7.2) | The Planning Commission will review all subdivisions of land for conformance with the General Subdivision Standards of Section 7.2, which include character of the land, compatibility with existing settlement patterns, conformance with the town plan and other regulations, density and lot layout, establishment of building envelopes, energy conservation, and monuments and lot corner markers. |
| Road Standards (Section 7.3) | All proposed public roads and private roads are subject to the standards in Section 7.3. Acceptance of private roads by the municipality is subject to the approval of the Selectboard. Construction of a road(s) to these standards in no way ensures acceptance. |
| Curbs, Sidewalks, and Pedestrian Access (Section 7.4) | All development must contain provisions for pedestrian traffic adequate in terms of safety convenience, access to points of destination, attractiveness, and connections with pedestrian ways on adjoining properties. Sidewalks shall be required along internal streets of major subdivisions and may be required for minor subdivisions. In addition, sidewalks in major subdivisions shall be required to connect to existing sidewalks along major arteries bordering the subdivision and to connect to existing sidewalks on adjoining properties. The Planning Commission may require pedestrian rights-of-way in the form of perpetual unobstructed easements at least twenty (20) feet in width to facilitate pedestrian and bicycle circulation within the subdivision and to ensure access to adjoining properties, uses, or public facilities. |
| Outdoor Lighting (Section 7.5) | The Planning Commission may require outdoor lighting where necessary in major subdivisions to illuminate areas such as streets, sidewalks and parking areas. Outdoor lighting fixtures must be designed to shield the light source and direct the light downward. It must be located and adjusted so as not to cast light directly on adjacent roadways or properties. Any outdoor lighting must also meet lighting requirements according to Section 4.10. |
| Community Services and Facilities (Section 7.6) | The Planning Commission will review development to ensure that it will not create an undue burden on municipal facilities or create an unreasonable demand for public services (e.g. shall not result in an increase in student enrollment in excess of existing or planned school capacity). The Planning Commission will assure adequate access for emergency services and water for fire protection in accordance with Section 7.6 (B). |

An Annotated Index of Planning and Design Standards, Cont.

| | |
|---|--|
| Water Supply and Wastewater Disposal (Section 7.7) | <p>All land development and subdivisions must comply with the provisions of d Section 4.13 for water supply and wastewater disposal.</p> |
| Utilities (Section 7.8) | <p>All new utilities installed in connection with land development or subdivision must comply with the provisions of Section 7.8.</p> |
| Protection of Farmland (Section 7.9) | <p>Within the Rural Lands I and II districts, subdivision boundaries, lot layout, and building envelopes shall be located and configured to avoid adverse impacts on prime and statewide agricultural soils and other productive farmland. Section 7.9 lists methods for achieving this requirements.</p> |
| Stormwater Management and Erosion Control (Section 7.10) | <p>All land development and subdivisions are subject to the provisions for stormwater management and erosion control in Section 7.10.</p> <p>Stormwater drainage, infiltration, retention and treatment facilities, including culverts and ditches, shall be designed to accommodate potential stormwater runoff from the entire upstream drainage area, based on conditions of total potential development.</p> <p>Land shall be subdivided and improved so as to retain, insofar as possible, the natural contours and to conserve the natural cover and soil. All areas exposed during construction shall be protected in accordance with the standards of the Natural Resources Conservation Service, the Agency of Natural Resources, or other appropriate regulatory body.</p> |
| Landscaping and Site Preservation (Section 7.11) | <p>Site amenities such as trees and tree lines, water courses or drainageways, scenic roads, historic sites, unique geologic features, fences, stone walls, or any other feature which the Planning Commission feels are an asset to the site and/or community shall be preserved insofar as possible through harmonious design and appropriate construction methods in accordance with policies and goals set forth in the Town plan. Development near streambanks shall maintain existing vegetation as much as possible.</p> <p>The Planning Commission may require landscape improvements for the purpose of reducing the visibility of unsightly or incompatible areas from the road and adjoining properties, which must meet seasonal conditions, soil conditions, and light on the site, in accordance with the standards in Section 7.11 (B).</p> |
| Legal Requirements (Section 7.12) | <p>All land development and subdivisions are subject to the legal requirements of Section 7.12.</p> |

TOWN OF SHELDON Zoning Map



LEGEND

| | |
|-----------------------|--------------------------|
| Rural Lands 1 | River, Stream or Brook |
| Rural Lands 2 | Pond or River |
| Commercial/Industrial | Wellhead Protection Area |
| Village | Town Boundary |

LEGEND

| | |
|----------------------|-------------------------------|
| Federal Highway | Surface Water Features |
| Class 2 Town Highway | River, Stream or Brook |
| Class 3 Town Highway | Pond or River |
| Class 4 Town Highway | Wellhead Protection Area |
| Private Road | Other Feature |
| | Town Boundary |

Data Source: All map features derived from VGIS digital coverages. With the following exception: Zoning District boundaries description from the Sheldon Planning Commission. Interpreted in 2008.

North arrow on map refers to Grid North.

The official signed version is on file at the town clerk's office.

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