

# CITY OF VERGENNES

## NOTICE OF PUBLIC HEARING

Notice is hereby given to the residents of the City of Vergennes that the City Council will hold the second of two public hearings on Tuesday, May 10, 2022 at 5:30 P.M. for discussion of the final draft of the revised Zoning and Subdivision Regulations.

This public hearing will be held as a "hybrid meeting", with participation either in person, remotely through Zoom, or by phone. To join the hearing remotely through Zoom by computer: <https://zoom.us/j/561577976>. To join through Zoom by phone, dial: 1 (312) 626-6799. The hearing ID is: 561 577 976, and the hearing password is 1234. The in-person hearing will be held at the Fire Station in the basement conference room.

For participants joining by phone:

- To raise your hand during the hearing, press \*9
- To mute/unmute during the hearing, press \*6

If you experience any difficulty in accessing the conference call, contact City Manager Ron Redmond at 802-238-5598.

### Statement of Purpose:

The purpose of re-writing the zoning regulations is to bring the regulations into conformance with the municipal plan, to update language use; to clarify intent of certain provisions; to modify zoning districts dimensional standards; to make changes in permitted and conditional uses in certain zoning districts; to make additions, to modify, and to delete sections of the definitions and miscellaneous other changes.

### Geographic Area Affected

The entire area of the City of Vergennes is affected.

**Table of Contents of Proposed Amendments – Note that this is a summary of proposed language changes and does not include all the specifics of those changes. To see all of the specific details of the proposed changes, please review the detailed document at [vergennes.org](http://vergennes.org), (home; government; committees and commissions; planning commission)**

TABLE OF CONTENTS – MODIFIED TO ADDRESS PROPOSED CHANGES

ARTICLE I: DEFINITIONS – INCLUDES UPDATED LANGUAGE, ADDITIONS, MODIFICATIONS AND DELETIONS

ARTICLE II: ADMINISTRATION AND ENFORCEMENT – CLARIFIES ZONING ADMINISTRATOR AUTHORITY AND RESPONSIBILITY; CLARIFIES ZONING ENFORCEMENT AND PENALTIES; CREATES CIVIL OFFENSE PENALTY FEE STRUCTURE.

ARTICLE III: ZONING PERMITS; GENERAL PROVISIONS – ADDS RESPONSIBILITY FOR CERTAIN FUNCTIONS RELATED TO CERTIFICATES

OF OCCUPANCY AND SKETCH PLANS TO ZONING ADMINISTRATOR

ARTICLE IV: PERMITS FOR ONE-HOUSEHOLD AND TWO-HOUSEHOLD DWELLING USES: CHANGES CONDITIONS FOR AN ACCESSORY DWELLING UNIT.

ARTICLE V: PROCEDURES REQUIRING REVIEW BY THE DEVELOPMENT REVIEW BOARD: ADDS NOTICE OF "ON THE RECORD APPEALS".

ARTICLE VI: APPEALS: ADDS NOTICE OF "ON THE RECORD APPEALS".

ARTICLE VII: SITE PLAN REVIEW: ADDS REQUIREMENT TO DETAIL RENEWABLE ENERGY RESOURCES.

ARTICLE VIII: CONDITIONAL USE REVIEW: NO CHANGES

ARTICLE IX: SUBDIVISION REVIEW: ADDS REQUIREMENT TO DETAIL RENEWABLE ENERGY RESOURCES.

ARTICLE X: PLANNED UNIT DEVELOPMENT: MODIFIES DENSITY BONUSES.

ARTICLE XI: LOCAL ACT 250 REVIEW: NO CHANGES.

ARTICLE XII: PARKING, LOADING, AND DRIVEWAYS: MODIFIES PARKING REQUIREMENTS; MODIFIES OPEN STORAGE OF MOTOR VEHICLES.

ARTICLE XIII: SIGNS: ADDS REGULATIONS FOR TEMPORARY SIGNS.

ARTICLE XIV: GENERAL REGULATIONS: CHANGES FRONTAGE REQUIREMENTS

ARTICLE XV: SPECIFIC REGULATIONS: CHANGES RULES FOR STORAGE OF CAMPERS; ADDS REQUIREMENT TO PROVIDE ELECTRICAL OUTLETS IN NEW GARAGES; BANS HELIPADS AND AIRFIELDS IN THE CITY.

ARTICLE XVI: ZONING DISTRICT REGULATIONS: MODIFIES DIMENSIONAL REQUIREMENTS; MODIFIES DEMOLITION STANDARDS; CLARIFIES CONDITIONAL USE CATEGORIES.

A copy of the full text of the final revised version of the Zoning and Subdivision Regulations is available for public review by contacting Peter Garon at [pgaron@vergennes.org](mailto:pgaron@vergennes.org). Copies are also available for review at the office of the City Clerk, or on the City website at [www.vergennes.org](http://www.vergennes.org).

March 17, 2022  
Matt Chabot, Mayor, City of Vergennes