

TOWN OF WARREN, VERMONT

LAND USE & DEVELOPMENT REGULATIONS

TABLE OF CONTENTS

Article 1. Authority & Purpose	Page 1
Section 1.1 Enactment & Title.....	1
Section 1.2 Purpose	1
Section 1.3 Application & Interpretation.....	1
Section 1.4 Effective Date	2
Section 1.5 Amendment or Repeal	2
Section 1.6 Severability	2
Article 2. Zoning District & District Standards	Page 3
Section 2.1 Establishment of Zoning Districts & Zoning Map	3
Section 2.2 Interpretation of Zoning District Boundaries	3
Section 2.3 Application of District Standards	4
Section 2.4 District Objectives, Uses and Standards	5
Table 2.1 Forest Reserve (FR)	6
Table 2.2 Rural Residential (RR)	9
Table 2.3 Warren Village Historic Residential (WVR)	11
Table 2.4 Sugarbush Village Residential (SVR)	12
Table 2.5 Vacation Residential (VR)	14
Table 2.6 Alpine Village Residential (AVR)	16
Table 2.7 Sugarbush Village Commercial (SVC)	17
Table 2.8 German Flats Commercial (GFC)	18
Table 2.9 Access Road Commercial (ARC)	19
Table 2.10 Warren Village Commercial (WVC)	20
Table 2.11 Airport Commercial (AC)	21
Table 2.12 Bobbin Mill Commercial (BMC).....	22
Table 2.13 Meadowland Overlay District (MO)	24
Table 2.14 Flood Hazard Overlay District (FHO)	26
Article 3 General Regulations	Page 29
Section 3.1 Access, Driveway and Frontage Requirements	29
Section 3.2 Conversion or Change of Use	30
Section 3.3 Equal Treatment of Housing	31
Section 3.4 Erosion Control & Development on Steep Slopes	32
Section 3.5 Existing Small Lots	34
Section 3.6 Height & Setback Requirements	35
Section 3.7 Lot & Yard Requirements	36
Section 3.8 Non-Complying Structures & Non-Conforming Uses	36

Article 3 General Regulations (continued)

Section 3.9	Outdoor Lighting	37
Section 3.10	Parking, Loading & Service Area Requirements	38
Section 3.11	Performance Standards	41
Section 3.12	Sign Requirements	43
Section 3.13	Surface Water Protection	45
Section 3.14	Storage of Flammable Commodities	46
Section 3.15	Temporary Uses & Structures	46
Section 3.16	Transfer of Development Rights	46

Article 4. Specific Use Standards

Page 49

Section 4.1	Accessory Dwellings	49
Section 4.2	Adaptive Re-Use	49
Section 4.3	Campers & Temporary Shelters	50
Section 4.4	Campground	51
Section 4.5	Day Care Facility	52
Section 4.6	Extraction of Soil, Sand & Gravel	52
Section 4.7	Group Home	53
Section 4.8	Home Based Businesses [Home Occupation; Cottage Industry]	53
Section 4.9	Industry	55
Section 4.10	Lodging Facilities	56
Section 4.11	Mixed Uses	56
Section 4.12	Mobile Home Park	57
Section 4.13	Ponds	58
Section 4.14	Public Facilities	58
Section 4.15	Salvage Yard	59
Section 4.16	Special Events	59
Section 4.17	Telecommunications Facilities	60

Article 5. Development Review

Page 63

Section 5.1	Applicability	63
Section 5.2	Conditional Use Review Process	63
Section 5.3	Conditional Use Review Standards	66

Article 6. Subdivision Review

Page 73

Section 6.1	Applicability	73
Section 6.2	Sketch Plan Review	75
Section 6.3	Preliminary Plan Review	76
Section 6.4	Final Plan Review	77
Section 6.5	Plat Recording Requirements	80
Section 6.6	Certificate of Compliance	80
Section 6.7	Revisions to and Approved Plat	80

Article 7. Subdivision Standards

Page 81

Section 7.1	Application of Standards	81
Section 7.2	General Standards	81
Section 7.3	Protection of Primary & Secondary Conservation Areas	83
Section 7.4	Open Space & Common Land	85
Section 7.5	Stormwater Management & Erosion Control	86
Section 7.6	Community Services & Facilities	89
Section 7.7	Roads & Pedestrian Access	89
Section 7.8	Water Supply & Wastewater Disposal	94
Section 7.9	Utilities	95
Section 7.10	Signs	95

Article 8. Planned Unit & Planned Residential Development

Page 97

Section 8.1	Purpose	97
Section 8.2	Coordination With Other Review Processes	97
Section 8.3	Planned Residential Developments (PRDs)	98
Section 8.4	Planned Unit Developments (PUDs)	101
Section 8.5	Open Space & Common Land Standards	104

Article 9. Administration & Enforcement

Page 105

Section 9.1	Municipal Land Use Permits & Approvals	105
Section 9.2	Exemptions	105
Section 9.3	Zoning Permits	107
Section 9.4	Certificates of Zoning Compliance	108
Section 9.5	Appeals	110
Section 9.6	Variances	111
Section 9.7	Violations & Enforcement	112
Section 9.8	Municipal Administrative Requirements	113

Article 10. Definitions

Page 119

Section 10.1	Terms & Uses	119
Section 10.2	Definitions	119

Appendices

Open Space Agreement

Official Zoning Map

- ♦ Warren Village Inset
- ♦ Sugarbush Village Inset
- ♦ Current Zoning