

Brandon Land Use Ordinance

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Brandon Land Use Ordinance

Article I. Title, Purpose and General Provisions

Section 101. Title

This Ordinance shall be known and cited as the Brandon Land Use Ordinance.

Section 102. Purpose

(a) It is the intent and purpose of this Ordinance to encourage the appropriate development of all lands in the Town of Brandon in a manner which will promote the public health, safety, and general welfare of the community as authorized by 24 V.S.A. §4411.

(b) This Ordinance is intended to provide landowners with wide opportunities to develop and use their properties, provided that the public interest is not unduly jeopardized by the impact of the private development or use. To control potential threats to the public health, safety, and general welfare inherent in particular types of uses within individual zoning districts, certain clusters of uses are either not permitted, conditionally permitted, or permitted subject to compliance with specific performance criteria. Standards with respect to minimum lot sizes, setbacks, maximum building heights, and impervious ground coverage, as well as limitations on the number of permissible dwelling units per acre, are designed to prevent the overdevelopment of land.

(c) Performance criteria are intended to insure that neighbors, the environment, and the community-at-large are protected from undue adverse social, economic, and environmental impacts of proposed developments; but considerable latitude is afforded landowners with respect to the methods used to meet the performance criteria in this Ordinance. It is intended that use clusters that are not listed as prohibited or conditional within a district and meet the specified performance criteria should be granted a land use permit with minimum delay.

(d) It is not the intention of this Ordinance to affect the proper use of land or structures legally in existence at the time of its adoption or amendment, except that any modification in the current use which would require a land use permit must comply with the provisions of this Ordinance in effect at the time of the modification.

Section 103. Interpretation

The provisions of this Ordinance shall be interpreted and applied, whenever the Administrative Officer, the Development Review Board, or the judiciary are called upon to do so, in conformance with Section 102 above. To this end, those called upon to interpret or apply this Ordinance shall do so utilizing rules of construction as established by the Vermont Supreme Court in pertinent case law.

Section 104. Land Use Permits

(a) Except as provided in Subsection (b) below, no land development may be undertaken or effected within the Town of Brandon by any person(s) without first obtaining a land use permit issued pursuant to the provisions of this Ordinance, including, but not limited to, the following:

- (1) The division of a parcel into two or more parcels.
- (2) The construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure. The replacement of a complete structure or mobile home shall be deemed to be “reconstruction.”
- (3) Landfill, mining, or excavation operations, including the removal of topsoil or gravel in excess of 14 cubic yards in a two-year period.
- (4) Any substantial change in the nature or intensity of the current use of any building, structure, or parcel of land.
- (5) Any extension of the current use of land.
- (6) Any increase in the number of dwelling units on a parcel of land.
- (7) A replacement mobile home installed in a mobile home park with an approved site plan on file, provided that the unit (1) is no larger than the unit being replaced or approved for that site and (2) does not contain more bedrooms than the original unit. (mobile homes that contain additional bedrooms or that are larger than the unit being replaced will require a review by the DRB)
- (8) Razing any structure, temporary or otherwise, over 500 square feet or any structure in the Central Business District.
- (9) Interior renovations to residential structures done in contemplation of an increase in the number of bedrooms or dwelling units.
- (10) Interior renovations to a nonresidential primary structure done in contemplation of a change of use or change in intensity of use.
- (11) Signage.
- (12) Any development in Fluvial Erosion Hazard Areas and Special Flood Hazard Areas (“hazard areas”)

(b) A land use permit or application is NOT required for:

- (1) Exterior construction or renovation that does not enlarge the size (footprint or volume) of the original structure.

(2) Detached accessory structures no larger than 100 square feet in area and eight feet in height, and at least 20 feet from all lot lines.

(3) Accepted agricultural practices (AAP) or acceptable management practices for silviculture (AMP), including the construction of farm structures, as those practices are defined by the Secretary of Agriculture, Food and Markets or the Commissioner of Forests, Parks and Recreation, respectively, under Subsections 1021(f) and 1259(f) of Title 10 and Section 4810 of Title 6; however,

(A) A person shall notify the Administrative Officer of the intent to build a farm structure in writing and shall abide by the setbacks approved by the Secretary of Agriculture, Food and Markets.

(B) A person shall notify the Administrative Officer in writing of his intent to conduct a forest-harvesting project.

(4) Meadowland, forest, open land, or any change of use from one to the other.

(5) Nonstructural residential accessory uses, such as home gardens

(6) Interior renovations or alterations to structures that do not result in a larger exterior footprint or are not undertaken with the intention of a change of use or change in intensity of use.

(7) Fences less than 73 inches in height.

(8) Rural mailboxes.

(9) Reserved.

(10) Public utility power generating plants and transmission facilities regulated under 30 V.S.A §248.

(11) Wind turbines with blades less than 20 feet in diameter and rooftop solar power collectors less than ten feet high, either of which are mounted on complying structures.

(12) Recreational vehicles used as noncommercial housing for house guests, provided that such housing is used less than 21 days per year.

(13) Lawn or garage sales held on the same site for six or fewer days in any calendar year.

(14) Wheelchair ramps located five or more feet from all lot lines.

(c) Any verbal representation made or any opinion rendered in the absence of a complete application by the Administrative Officer shall have no standing in any enforcement action. However, at the written request of an applicant, the Administrative Officer may issue an official letter of confirmation that the proposed development does not require a Land Use Permit, based on a review of the representations made by the applicant in a complete zoning application and after the payment of the appropriate application fee. Copies of any official decision rendered by the Administrative Officer shall be filed in the land use

records and delivered upon issuance to all interested persons, as defined in 24 V.S.A. §4465(b), to preserve their right to appeal the decision.

Section 105. Limitations on the Applicability of Ordinance Provisions for Specific Uses

(a) With respect to the uses listed below, the only requirements in this Ordinance that shall apply are those that relate to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that these regulations do not have the effect of interfering with the intended functional use:

- (1) State- or community-owned and operated institutions and facilities.
- (2) Public and private schools and other educational institutions certified by the state department of education.
- (3) Churches and other places of worship, convents, and parish houses.
- (4) Public and private hospitals.
- (5) Regional solid waste management facilities certified under 10 V.S.A. chapter 159.
- (6) Hazardous waste management facilities for which a notice of intent to construct has been received under 10 V.S.A. §6606a.

Section 106. Setback Determination

In determining the adequacy of setbacks from the primary structure to a property line or right of way, the line shall extend from the closest portion (including jut outs and overhangs) of the structure to the property line or the edge of the right of way, whichever is less.

Section 107. More than One Primary Structure or Use on a Lot

- (a) More than one primary structure may be allowed on a lot, as long as all new construction complies with the applicable provisions of this Ordinance.
- (b) With the exception of structures on Existing Small Lots (Section 503), a structure may be used for more than one primary use, provided that each use complies both individually and jointly with the applicable provisions of this Ordinance.

Section 108. Reduction in Lot Size

- (a) No lot or parcel shall be reduced in size:
 - (1) If the resulting lot would thereby be reduced in area to less than the minimum lot area required in Article III for the zoning district in which the lot is located, or

(2) If any existing structures located on the lot were no longer able to meet required setbacks.

(b) The minimum lot size requirements of Article III and this Section shall not apply when a portion of a lot is taken for a public purpose.

Section 109. Boundary Line Adjustments

(a) Boundary line adjustments shall not be considered subdivisions and may be permitted by the Administrative Officer when all of the following conditions apply:

(1) The land is not located within a subdivision previously approved by the Development Review Board, and

(2) A survey map showing the locations of the new and old boundaries has been submitted on mylar to the Brandon Town Clerk for recording, and

(3) All resulting parcels shall meet the minimum lot size requirements in this Ordinance, or, if either of the original parcels is a nonconforming lot, the degree of nonconformity shall not be increased, and

(4) All existing structures within the affected parcels will meet all current setback requirements after the transaction has been completed, and

(5) The total number of parcels resulting from the transaction will not be greater than the number of parcels that existed prior to the proposed boundary line adjustment.

(b) If the proposed lot line adjustment is located within an approved subdivision, the applicable provisions in Article VII shall apply.

Section 110. Amendments

(a) Any provision of this Ordinance may be amended in accordance with the procedures mandated in 24 V.S.A. 4441 and 4442.

(b) The boundaries of the land use districts on the Land Use District Map adopted as part of this Ordinance may be amended in accordance with the provisions of 24 V.S.A. 4441 and 4442, provided that such amendments be made only in cases of errors in the current district boundaries or designations and/or actual or proposed changed conditions in the area and/or in compliance with duly adopted amendments to the Comprehensive Town Plan.

(c) The Board of Selectmen may make the effective date of any amendment to the Land Use Map subject to the actual completion of proposed infrastructure development that would result in a material change of conditions in the area.

Section 111. Severability

If any part of this Ordinance is ruled unconstitutional or otherwise invalid, such decisions shall not affect the validity of the remaining portions of this Ordinance, which provisions shall remain in full force and effect.

Section 112. Compliance with other Permit Requirements.

No person shall initiate land development or construction pursuant to a Land Use Permit issued hereunder until (1) all required wastewater and potable water supply permits have been issued by the Vermont Department of Environmental Conservation under 10 V.S.A. Chapter 64; and (2) all required permits under 10 V.S.A. Chapter 151 (Act 250) have been issued and any preconstruction conditions set forth in such permits have been met.

Article II. Primary Use Categories and Descriptions

Section 201. Agricultural Uses

This category includes all agricultural and animal husbandry uses, except those defined in the Accepted Agricultural Practices regulations promulgated by the Vermont Secretary of Agriculture. This use cluster does not include uses that support or may be supported by agricultural endeavors, such as farm machinery sales and services and feed stores.

Section 202. Natural Resource Extraction Uses

This category includes all solid and liquid resource extraction uses.

Section 203. Reserved

Section 204. High Impact Uses

(a) This category includes all ongoing recreational, manufacturing, and industrial uses that by their very nature are likely to have an undue adverse impact on the environment, the service infrastructure of the Town, the ability of neighbors to reasonably enjoy their properties, the integrity of the zoning districts in which they are proposed to be located, or the integrity of other districts within the Town.

(b) Examples of high impact uses include asphalt or concrete mixing plants, slaughterhouses, race tracks, junkyards, landfills, rail and motor terminals, all manufacturing operations that require more than 50,000 square feet for operations, service, storage, and required parking; and all commercial uses that cannot be appropriately classified as Commercial I or Commercial II in Sections 206 and 207 below.

Section 205. Community Support and Recreational Uses

This category includes all uses that are supportive of the residential community that may require large parking facilities. They provide space for recreation, hobbies, meetings, education, worship, and cultural activities. Examples of this use include churches, private and public meeting rooms, schools, and concert halls.

Section 206. Commercial I Uses

Commercial I uses includes all commercial uses, professional offices, and small manufacturing operations that because of their size, activity level, or the nature of the business or its operations are not likely to have any undue adverse impact on the environment, the road or utility infrastructure of the Town, the ability of neighbors to reasonably enjoy their properties, the integrity of the zoning districts in which they are proposed to be located, or the integrity of other districts within the Town. Commercial I uses shall not have more than 15,000 square feet devoted to sales, service, storage, and required parking.

Section 207. Commercial II Uses

Commercial II uses include all commercial uses and professional offices that because of their size, activity level, or the nature of the business or its operations could have an undue adverse impact on the environment, the road and utility infrastructure of the Town, the ability of neighbors to reasonably enjoy their properties, the integrity of the zoning districts in which they are proposed to be located, or the integrity of other districts within the Town. Commercial II uses shall also include any office or commercial uses that require more than 15,000 square feet for sales, service, storage, and required parking.

Section 208. Light Manufacturing Uses

(a) This category includes all manufacturing uses that do not require more than 50,000 square feet for operations, service, storage, and required parking.

(b) Light manufacturing uses may include up to 5,000 square feet for factory showrooms.

Section 209. Open Space Uses

This category includes all low impact uses that may require large amounts of land and typically are used primarily for formal or informal recreation. Structures are permitted but only as accessory uses to the primary open space use.

Section 210. Public Service Uses

This category includes all emergency service, municipal and utility facilities, other than public utility power-generating plants and transmission facilities regulated under 30 V.S.A. §248.

Section 211. Residential Uses

This category includes all structures used for permanent human habitation. This use cluster includes all single- and multi-family dwellings. Family childcare homes serving no more than six full-time children and four part-time children and group homes shall be considered a single-family dwelling. Residential care homes operating under state licensing or registration serving not more than eight persons who have a handicap or disability as defined in 9 V.S.A. §4501 shall be considered residential single-family dwellings, unless it is located within 1,000 feet of another existing or permitted such home.

Section 212. Mobile Home Parks

This category includes any parcel of land under single or common ownership or control which contains, or is designed, laid out, or adapted to accommodate two or more mobile homes. This definition shall not apply to the display of mobile homes for sale only.

Article III. Land Use District Regulations

Section 300. Establishment of Land Use Districts

For the purposes of this Ordinance, the Town of Brandon is hereby divided into the following land use districts: Aquifer, Central Business, High Density Multi-Use, Neighborhood Residential, and Rural Development. These districts are described below and delineated on the official Land Use District Map maintained in the Brandon Town Office and reproduced in the Appendix to this Ordinance.

Section 301. Aquifer Districts

- (a) The Aquifer Districts encompass those lands that provide the water sources and storage for wells maintained by municipal fire districts. For zoning purposes the boundaries of the Aquifer District are located on the official Land Use District Map posted in the Brandon Town Offices.
- (b) Uses Not Permitted in the Aquifer Districts: High Impact Uses.
- (c) Uses Requiring a Conditional Use Permit in Aquifer Districts: Agricultural Uses, Natural Resource Extraction Uses, Light Manufacturing Uses, Public Service Uses, Community Support and Recreational Uses, Mobile Home Parks, Commercial I, and Commercial II Uses.
- (d) Additional Performance Criteria. See Section 622 for additional performance criteria unique to Aquifer Districts.
- (e) Maximum Building Height in Aquifer Districts: 36 Feet (*See Section 325 for height exemptions.*)
- (f) Maximum Impervious Lot Coverage by Building and Paving in Aquifer Districts: 25%
- (g) Minimum Lot Size for each primary structure: One-half acre if connected to the municipal sewer system; two acres if not.
- (h) Minimum Setbacks in Aquifer District:

Primary Structure from Town or State Right of Way	30 Feet
Primary Structure from Private Right of Way or Private Road	5 Feet
Primary Structure from Other Lot Lines	30 Feet
Driveway/Parking Lot from Other Lot Lines	5 Feet

- (i) Minimum Number of Acres required for each dwelling unit: One-half acre. (*See Section 409 for exemption for accessory dwelling units.*)

Section 302. Central Business District

(a) The Central Business District serves as the commercial center of the Town by providing a wide variety of small shops and commercial uses within convenient walking distance. The boundaries of the Central Business District are located on the official Land Use District Map posted in the Brandon Town Offices.

(b) Uses Not Permitted in the Central Business District: Agricultural Uses, Natural Resource Extraction Uses, Mobile Home Parks and High Impact Uses.

(c) Uses Requiring a Conditional Use Permit in the Central Business District: Community Support and Recreational Uses, Light Manufacturing Uses, Commercial II Uses, Public Service Uses, and Residential Uses.

(d) Maximum Building Height in the Central Business District: 36 feet. *(See Section 325 for height exemptions.)*

(e) Maximum Impervious Lot Coverage by building and paving: 100%

(f) Minimum Lot Size for Each Primary Structure on public sewer: 1,000 square feet. Primary structures are not allowed unless connected to the municipal sewer system.

(g) Minimum Setbacks in Central Business District:

Primary Structure from Town or State Right of Way	None Required
Primary Structure from Private Right of Way or Private Road	None Required
Primary Structure from Other Lot Lines	None Required
Driveway/Parking Lot from Other Lot Lines	None Required

(h) Maximum Number of Allowable Dwelling Units per Structure shall not exceed the rounded-up result obtained by dividing the total number of square feet devoted to dwelling units and associated common areas by 800. *(See Section 324 for density exception.)*

(i) Dwelling units in the Central Business District

(1) are allowed as conditional uses on all non-street-level floors;

(2) are allowed as conditional uses at the street level provided that no more than 50% of the floor area at street level is used for residential purposes and that storefronts are maintained.

(j) Off street Parking is required in the Central Business District only for dwelling units. See Section 616.

Section 303. High Density Multi-Use Districts

(a) High Density Multi-Use Districts are designated for concentrated mixed development. Uses that require a large amount of space or those that could compromise the viability of allowed development are either prohibited or subject to the conditional use process. The boundaries of High Density Multi-Use Districts are located on the official Land Use District Map posted in the Brandon Town Offices.

(b) Uses Not Permitted in High Density Multi-Use Districts: High Impact Uses.

(c) Uses Requiring a Conditional Use Permit in High Density Multi-Use Districts: Agricultural Uses, Natural Resource Extraction Uses, Light Manufacturing Uses, Commercial II Uses, and Mobile Home Parks.

(d) Maximum Building Height in High-Density Multi-Use Districts: 36 feet. *(See Section 325 for height exemptions.)*

(e) Maximum Impervious Lot Coverage by Building and Paving in High-Density Multi-Use Districts: 40%

(f) Minimum Lot Size for Each Primary Structure in High-Density Multi-Use Districts on municipal sewer system: one-quarter acre; on private wastewater disposal: two acres.

(g) Minimum Setbacks in High-Density Multi-Use Districts:

Primary Structure from Town or State Right of Way	30 Feet if Speed Limit < 30 mph 60 Feet if Speed Limit 30 to 40 mph 100 Feet if Speed Limit is >40 mph
Primary Structure from Private Right of Way or Private Road	5 Feet
Primary Structure from Other Lot Lines	30 Feet
Driveway/Parking Lot from Other Lot Lines	5 Feet

(h) Minimum Number of Acres Per Dwelling Unit in High-Density Multi-Use Districts: one-eighth acre *(See Section 324 for density exception and Section 409 for exemption for accessory dwelling units.)*

Section 304. Neighborhood Residential Districts

(a) Neighborhood Residential Districts are those set aside primarily for residential uses and uses that are compatible with and contribute to the viability of such neighborhoods. The boundaries of Neighborhood Residential Districts are located on the Official Zoning District Map posted in the Brandon Town Offices.

(b) Uses Not Permitted in Neighborhood Residential Districts: High Impact Uses, Light Manufacturing Uses, and Commercial II Uses.

(c) Uses Requiring a Conditional Use Permit in Neighborhood Residential Districts: Agricultural Uses, Natural Resource Extraction Uses, Commercial I Uses, Community Support and Recreational Uses, Mobile Home Parks, and Public Service Uses.

(d) Maximum Building Height in Neighborhood Residential Districts: 36 feet. (*See Section 325 for height exemptions.*)

(e) Maximum Impervious Lot Coverage by Building and Paving in Neighborhood Residential Districts: 40%

(f) Minimum Lot Size for Each Primary Structure in Neighborhood Residential Districts: one-quarter acre if on municipal sewer system; two acres if on private wastewater disposal.

(g) Minimum Setbacks in Neighborhood Residential Districts

Primary Structure from Town or State Right of Way	20 Feet
Primary Structure from Private Right of Way or Private Road	5 Feet
Primary Structure from Other Lot Lines	20 Feet
Driveway/Parking Lot from Other Lot Lines	5 Feet

(h) Minimum Number of Acres Per Dwelling Unit in Neighborhood Residential Districts: one-quarter acre. (*See Section 324 for density exception and Section 409 for exemption for accessory dwelling units.*)

Section 305. Rural Development Districts

(a) Rural Districts includes those lands that have been determined to be unsuitable for extensive development because of their ecological or topographical characteristics, the unavailability or inadequacy of public infrastructure, or reduced growth planning considerations. The boundaries of Rural Development Districts are located on the official Land Use District Map posted in the Brandon Town Offices.

(b) Uses Requiring a Conditional Use Permit in Rural Development Districts: Natural Resource Extraction Uses, Community Support and Recreational Uses, Commercial I, Public Service Uses, Mobile Home Parks, Commercial II Uses, High Impact Uses, and Light Manufacturing Uses.

(c) Maximum Building Height in Rural Development Districts: 36 Feet. (*See Section 325 for height exemptions.*)

(d) Maximum Impervious Lot Coverage by building and paving in Rural Development Districts: 30%

(e) Minimum Lot Size for Each Primary Structure in Rural Development Districts: two acres

(f) Minimum Setbacks in Rural Development Districts:

Primary Structure from Town or State Right of Way	30 Feet if Speed Limit < 30 mph 60 Feet if Speed Limit 30 to 40 mph 100 Feet if Speed Limit is >40mph
Primary Structure from Private Right of Way or Private Road	15 Feet
Primary Structure from Other Lot Lines	30 Feet
Driveway/Parking Lot from Other Lot Lines	5 Feet

(g) Minimum Number of Acres Per Dwelling Unit in Rural Districts: two acres. (*See Section 324 for density exception and Section 409 for exemption for accessory dwelling units.*)

Section 306. Summary of Permitted, Conditional, and Prohibited Uses by Zoning District

	Aquifer	CBD	High Density Multi-Use	Neighborhood Residential	Rural Development
Agricultural Uses	Conditional	Prohibited	Conditional	Conditional	Permitted
Natural Resource Extraction Uses	Conditional	Prohibited	Conditional	Conditional	Conditional
High Impact Uses	Prohibited	Prohibited	Prohibited	Prohibited	Conditional
Community Support and Recreational Uses	Conditional	Conditional	Permitted	Conditional	Conditional
Commercial I Uses	Conditional	Permitted	Permitted	Conditional	Conditional
Commercial II Uses	Conditional	Conditional	Conditional	Prohibited	Conditional
Light Manufacturing Uses	Conditional	Conditional	Conditional	Prohibited	Conditional
Open Space Uses	Permitted	Permitted	Permitted	Permitted	Permitted
Public Service Uses	Permitted	Conditional	Permitted	Conditional	Conditional
Residential Uses	Permitted	Conditional	Permitted	Permitted	Permitted

Mobile Home Park Uses	Conditional	Prohibited	Conditional	Conditional	Conditional
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Sections 307-319 Reserved

Section 320. Location of Districts on Land Use District Map

The districts listed in Sections 301 through 305 of this Article are located and bounded as shown on the official Land Use District Map which is hereby adopted as part of this Ordinance. The official copy of the Land Use District Map is posted in the Brandon Town Offices. Fluvial Erosion Hazard Areas and Special Flood Hazard Areas (hereafter called “hazard areas”) are not located on the official Land Use District Map as separate districts, but on the Fluvial Erosion Hazard Zone Map published by the Vermont Agency of Natural Resources and on the Floodway Boundary and Floodway Maps issued by the Federal Insurance Administration. Land development within Hazard Areas shall conform to the general requirements for the district in which the land is located, the specific requirements for the particular use, and the provisions of Article VIII. The official copies of the Fluvial Erosion Hazard Zone Map and the Floodway Boundary and Floodway Maps are posted in the Brandon Town Offices.

Section 321. Interpretation of Land Use District Boundaries

(a) Where uncertainty exists as to the boundaries of the districts shown on the official Land Use District Map, the following rules shall apply:

- (1) Boundaries indicated as approximately following the center lines of roads, streams, and transportation and utility rights of way shall be construed to follow such center lines.
- (2) Boundaries indicated as approximately following lot lines in existence when the official map was drawn shall be construed to follow such lot lines.
- (3) Boundaries indicated as following shorelines shall be construed to follow the natural mean water level of those shorelines.
- (4) Boundaries indicated as parallel to or extensions of features in Subsections (1) through (3) above shall be so construed.
- (5) When the Administrative Officer cannot definitely determine the location of a district boundary, he shall make a decision based on the preponderance of evidence available and inform the applicant of his right to appeal his decision to the Development Review Board.

Section 322. Lots in More than One Land Use District

Where a boundary line between districts divides a lot or parcel of land, the regulations of the less restrictive district shall be applicable to that part of the lot in the more restrictive district which lies within thirty-five feet of the district boundary.

Section 323. Lots Located in Brandon and an Adjacent Town

When a lot is situated part in the Town of Brandon and part in an adjacent town, the regulations in this Ordinance shall be applied only to that portion of the lot that lies in the Town of Brandon.

Section 324. Modification of Maximum Number of Dwelling Units on a Parcel

The maximum number of dwelling units on a parcel shall be increased by 50% for inns, hotels, motels, and other establishments offering short-term accommodations to transient guests, except that this shall not apply to any such establishment operated as a home occupation.

Section 325. Structures Exempt from Height Restrictions

(a) The following structures are exempt from the height restrictions in Article III: silos, barns, and other accessory farm structures; wind turbines with blades less than twenty feet in diameter mounted on complying structures; solar rooftop collectors less than ten feet high; and attached residential radio and television antennas which do not extend more than twenty feet above the height of the roof.

(b) Unattached noncommercial radio and television towers are also exempt from the height limitations as long as:

(1) The distance from the base of the tower to the nearest lot line shall be no less than the height of the tower plus fifteen feet; and

(2) Appropriate safeguards have been incorporated into the design of the project to prevent the tower from becoming a public safety hazard; and

3) The tower is adequately secured to minimize the danger of toppling.

(c) Commercial structures in excess of 36 feet in height may be approved as conditional uses if the Development Review Board finds that the excess height is essential to the nature of the use of the structure and that reasonable steps have been taken to minimize any environmental or aesthetic damage which the excess height might create.

(1) Permit procedures and criteria for Wireless Communication Facilities shall be governed by the provisions of Article IX of this Ordinance.

Article IV. Accessory Structures and Uses

Section 400. Generally

Accessory structures and uses are permitted within all land use districts, provided that they meet all of the applicable standards and requirements in this Ordinance.

Section 401. Land Use Permit Required

Except as limited in Section 104(b), a land use permit is required for all accessory structures and uses. However, they may use a low-documentation, expedited review process if the applicant certifies that the structure or use will meet all applicable performance standards.

Section 402. Required Setbacks for Accessory Structures and Fences

(a) Except for rural mailboxes, fences, and utility poles, no accessory structures may be built within any Town or State right of way.

(b) Boundary line fences may be installed on the boundary line with the documented approval of both landowners, which agreement shall include the design and facing of the fence as well as a statement of which party or parties is/are responsible for its maintenance.

(c) Accessory structures that (1) are no more than eight feet in height from ground to peak of the roof and (2) whose sides facing neighboring lot lines do not exceed 80 square feet in area may be constructed up to five feet from a side or rear lot line.

(d) Except as provided in Subsections (a) through (c) above, all other accessory structures must meet the setbacks for the district in which they are located.

Section 403. Accessory Structure Height Restrictions

(a) Except for the structures exempted from height restrictions listed in Section 325, the height of accessory structures may not exceed that listed for the district for principal structures in Article III.

(b) Fences less than 6' 1" in height do not require a zoning permit. Fences 6' 1" but less than 8' in height require a zoning permit issued by the Administrative Officer. Fences 8' or greater in height are not allowed unless approved by the Development Review Board as a conditional use.

Section 404. Accessory Structures and Impervious Surface Limitations

The impervious surface area of an accessory structure, when added to all other impervious surfaces on the lot, shall not exceed the maximum impervious coverage of the lot permitted in Article III.

Section 405. Home Occupations

(a) It is the intention of this Section to regulate the operation of home occupations so that the average neighbor, under normal circumstances, will not be aware of their existence other than for a permitted sign and any required off-street parking spaces.

(b) Any home occupation may be conducted by the residents of the dwelling unit within, or appurtenant to, any dwelling unit in any zoning district, provided that all of the following criteria are met:

- (1) The proposed use must be customarily conducted in residential areas.
- (2) The proposed use shall not have an undue adverse effect upon the character of the residential area in which the dwelling is located.
- (3) The proposed use must be clearly incidental to the use of the building as a residence and not change its residential character.
- (4) The total square footage devoted to the home occupation shall be less than 50% of the total floor space of the primary residential structure, not including attics and cellars.
- (5) In-home bed and breakfast businesses may be considered home occupations only if they meet the criteria in this Section and if they offer accommodations to no more than six guests on a less than weekly basis.

Section 406. Private Swimming Pools

A private in ground or aboveground swimming pool shall be fenced or otherwise protected to prohibit unauthorized or accidental entry. It shall meet all applicable setback requirements.

Section 407. Sign Regulations

(A) Purpose. The purpose of this Section is to: preserve and improve the existing attractive aspects of the Brandon environment; promote the public welfare, convenience and safety of its inhabitants and visitors; conserve and enhance the value of properties; and encourage a suitable style and scale of outdoor advertising.

For further guidance regarding the philosophy, goals, and intended spirit of this ordinance, please refer to the Brandon Workbook (2002). This resource can be found at:
<http://townofbrandon.com/wp-content/uploads/2018/02/Brandon-Workbook-2002.pdf>

This Section is enacted by the Town of Brandon Select Board under the authority it is granted to regulate signs set forth in 24 V.S.A. Section 4411. This ordinance is in cooperation with Vermont statute 10 VSA Ch 21 found at: <http://legislature.vermont.gov/statutes/chapter/10/021>

(B) Procedure.

- (1) A sign is any outdoor advertising of goods or services of a business or agency. A permit is required for the four types of signs described in 407 (C)1 below. The permit application form for the town of Brandon must be completed and submitted to the zoning administrator. A decision will be made and communicated to applicant within 30 days of receipt of application. Permits will be approved based on compliance with the regulations in section 407 (C) but are still subject to review by the DRB if found to be deleterious to the public good.
- (2) The administrative officer shall have the authority to review and approve minor changes that do not adversely affect the sign's compliance.
- (3) Non-conforming signs shall be brought into compliance with the ordinance at such time that they are changed, upgraded, or there is a change of use or ownership.
- (4) The following signs must meet safety and size standards per section 407(C), but are exempt from permitting:
 - (a) traffic signals or other signs maintained by the State of Vermont or Town of Brandon
 - (b) temporary signs announcing auctions, campaign drives, events of civic, political, or philanthropic service provided that they do not exceed 9 square feet
 - (c) temporary real estate signs less than five square feet in area
 - (d) temporary banners approved by the Brandon Selectboard announcing public events
 - (e) memorial signs displayed on public property or in cemeteries; address numerals and signs not exceeding two square feet in area bearing the names of the occupants of the premises; legal notices; and traffic and parking signs which bear no advertising
 - (f) temporary signs displayed for no more than two special events per year (e.g. sales, openings, changes in management, et al.) each lasting no longer than 21 days

(C) Prescriptive.

(1)Number: In addition to any exempt signs (see BLUO 2006, 104[b]) the number of permitted signs allowed is limited to one in each category:

- (a) Primary signs: either wall mounted, (flush or parallel within an inch of the building face) or projecting (extending perpendicularly from the building face)
- (b) Freestanding sign (pole mounted, clustered, plaza)
- (c) Window sign (interior, exterior, in any way affixed to window) occupying up to 30% of total window space
- (d) Sandwich/portable sign
- (e) One open flag not to exceed 15 square feet.

(2) Obstruction: No sign may obstruct the safe passage or visibility of pedestrian or vehicle traffic or other businesses/entities. Businesses sharing a lot may cooperatively mount signs in shared free-standing structures (plaza). For basic safety reasons all signs (including free-standing, projecting, and exempt signs) must be securely constructed and maintained in good condition to prevent injury or obstruction of right of way.

(3) Dimensions:

- (a) Height- freestanding signs may not exceed ten feet unless approved by the Development Review Board.
- (b) Area- Area of primary and freestanding signs may not exceed 24 square feet, except for signs advertising a home occupation may not exceed 10 square feet. Primary signs may not exceed the length of the building or percentage of building occupied by the business. Area is measured to include any borders or outermost points of graphics. Sandwich/portable signs are limited to 4 feet in height and 10 square feet on one side of a two-sided sign.

(4) Materials: All permanent signs shall be constructed of wood, metal, or natural materials.

(5) Lighting: Any lighting of a sign shall be external spot or other directed light, placed down-facing to avoid glare to passing traffic. There shall be no fluorescent, neon, strobe, digital, internally lit canopy, or movement on any signs. All signs shall be turned off at the end of business hours.

(6) Siting: Movable and temporary signs will be placed on the site of business operation. Movable and temporary signage may be placed on public land in accordance with permission granted by the selectboard.

(D) Application for Sign Permit.

(1) Application for Sign Permit shall be made to the Administrative Officer in writing, upon forms prescribed and provided by the Administrative Officer, and shall contain the following information:

- (a) Name, address, and telephone number of applicant.
- (b) Name, address, and telephone number of person erecting the sign.
- (c) Location of building, structure, or land to which or upon which the sign is to be erected.
- (d) A detailed drawing, description, or blueprint showing the construction details of the sign and showing the lettering and/or pictorial matter composing the sign, position, method and intensity of lighting, or other extraneous devices, and the method of attachment to the buildings or in the ground. A color sketch of the sign and building as they would appear in relation to each other should also be included on the drawing or blueprint.
- (e) Plan showing the position of the sign in relation to nearby buildings or structures and adjoining property and to any private or public street or highway.
- (f) Written consent of the owner of the building, structure, or land to which, or on which, the sign is to be erected, in the event the applicant is not the owner thereof.
- (g) Such other pertinent information as the Administrative Officer may require to ensure compliance with this Ordinance.
- (h) Application must be accompanied by permit fees.

- (2) Applications for sign permits may be made by:
 - (a) The person(s) holding legal title to the property in question, or his/her/their legal representative; or
 - (b) A lessee of the property in question, with the consent of the owner, or his/her/their legal representative; or
 - (c) An optionee, with a binding agreement pending receipt of a zoning permit or other approval, or his/her/their legal representative.
- (3) Upon receipt of a Sign Permit Application, the Administrative Officer shall:
 - (a) Determine if the proposed sign is in accordance with the provisions of this Ordinance.
 - (b) Determine if the application is complete. An application for a sign permit shall not be considered complete unless all applicable permit fees have been paid.
 - (c) Determine, by consulting the Official Land Use District Map, the land use district in which the property in question is located.
 - (d) Conduct a site visit at his/her discretion prior to making a decision on the application.
- (4)
 - (a) If the proposed sign conforms to the provisions of this Ordinance, the Administrative Officer shall within thirty (30) days of the receipt of the completed application issue a permit to the applicant, and provide the applicant with the necessary public notification poster, and deliver a copy of the permit within three (3) days to the Listers and to all adjoining landowners, and post a copy of the permit within three (3) days in at least one (1) public place in the Town of Brandon for fifteen (15) days.
 - (b) If the proposed sign does not conform to the provisions of this Ordinance, the Administrative Officer shall deny the permit within thirty (30) days of the receipt of the completed application and provide the following information to the applicant:
 - i. A statement that the permit has been denied;
 - ii. A statement of the specific reasons for the denial, and
 - iii. A statement of what course the applicant may take to appeal the decision.
 - (c) If the application is not within the authority of the Administrative Officer to make a final determination, he/she shall transmit the completed application to the appropriate board or commission for review and decision within thirty (30) days, and give notice that he has done so to the applicant.
- (5) When an amendment to this Ordinance is pending that would affect an application under consideration, the provisions of 24 V.S.A. 4449(d) shall be followed by the authority empowered to determine whether the application shall be approved or denied.

- (6) Evidence of an approved sign permit shall be provided to the applicant by the Administrative Officer. This evidence must be publicly displayed at the project site for thirty (30) days after the issuance of the permit, or until the sign installation is completed, whichever is longer.
- (7) Sign permits shall not be effective until fifteen (15) days after the date of issuance. This delay allows interested parties to appeal any decisions made. If an appeal is actually taken by an interested party, the permit is not effective until the final adjudication of the appeal.
- (8) Signs shall be installed within two (2) years of the date of permit issuance.

(E) **Approvals from Administrative Officer.** The Administrative Officer may grant a permit for any sign that:

- (a) meets the General Sign Standards set forth in Section 407(h) and the criteria set forth in Section 407(i);
- (b) is in compliance with any existing or contemporaneous permit allowing the sign and any conditions imposed; and
- (c) is in compliance with any other municipal, state, or federal ordinance.

Any sign not expressly permitted by, or exempted from, the provisions of this Ordinance is prohibited. All other sign permit requests shall be referred to the Development Review Board for review and approval under the conditional use criteria in Section 1012.

If the Development Review Board has previously granted approval for a sign, the Administrative Officer may grant a permit without further Development Review Board approval, for a replacement sign in the same location which meets the provisions of this Ordinance, provided the Administrative Officer concludes that there was nothing in the previous approval which was intended to prohibit such a replacement sign.

(F) **Appeals.** See Section 1010.

(G) **Standards for Development Review Board Review.** See Section 1009 and Section 1012.

(H) **Enforcement and Penalties.** See Section 1014.

Section 408. Satellite Dishes

Free-standing home satellite dishes of greater than three feet in diameter may be located only to the rear of the main structure on a lot with screening designed to minimize visual disruption to neighbors, except that such a dish may be located elsewhere on the property only if the applicant provides documented proof from a certified installer that there is no feasible rear lot location available.

Section 409. Accessory Dwelling Units

One accessory dwelling unit per owner-occupied single-family dwelling, located within or appurtenant to the dwelling, shall be allowed as an accessory use in all districts that permit residential uses, provided that

the property has sufficient wastewater capacity; the accessory dwelling unit does not exceed 30 percent of the single family dwelling; and all applicable setbacks and parking requirements specified for the zoning district in this Ordinance are met. The requirements listed in Sections 301(i), 303(h), 304(h), and 305(g) shall not apply to accessory dwelling units.

Article V. Nonconformities and Existing Small Lots

Section 501. Nonconforming Uses

(a) Any nonconforming use lawfully existing on the effective date of this Ordinance or subsequent amendment to it may be continued so long as it remains otherwise lawful.

(b) A nonconforming use may be changed to another nonconforming use in the same use cluster or to a conforming use.

(c) Extensions of Nonconforming Uses

(1) A nonconforming use may be enlarged upon, expanded, or extended only if such alteration is in full compliance with all of the requirements of this Ordinance (other than uses prohibited for the district in which it is located). A permit for such enlargement, expansion, or extension may be granted only by the Development Review Board as a conditional use after a duly warned public hearing. However, if the enlargement, expansion, or extension would cause the use to fall within another non-permitted use cluster, the Development Review Board shall not have the power to permit the expansion.

(2) If the nonconforming use intended to be enlarged, expanded, or extended is one that is listed in Section 301 as not permitted in Aquifer districts, a conditional use permit for such enlargement, expansion, or extension may be granted by the Development Review Board only if it finds, based on evidence presented by the property owner at a duly warned public meeting, that the proposed enlargement, expansion or extension will not increase the potential danger to the Town's water supply.

(d) A nonconforming use which has ceased may only be resumed in accordance with the following provisions:

(1) A nonconforming use which has been discontinued and replaced by a conforming use may not be resumed or re-established.

(2) A nonconforming use which has been discontinued and has not been replaced by a conforming use may be resumed within four (4) years of the date of discontinuance, with conditional use approval by the Development Review Board based upon the review and conformity with Section 600 Performance Objectives and Standards of the Brandon Land Use Ordinance. A nonconforming use which has been discontinued for more than four years may not be resumed or re-established.

Section 502. Noncomplying Structures

(a) Any noncomplying structure lawfully existing on the effective date of this Ordinance or subsequent

amendment to it may be continued and used for any purpose permitted in the district in which the structure is located.

(b) A noncomplying structure may be enlarged upon, expanded, extended, or replaced only if such enlargement, expansion, extension, or replacement is in full compliance with all of the requirements of this Ordinance (other than those giving it its noncomplying character), and if the enlargement, expansion, extension, or replacement does not cause an increase in the degree of noncompliance. New construction that does not further infringe in the required boundary line setback will not be deemed an increase in the degree of noncompliance.

Section 503. Existing Small Lots

(a) Any lot in individual, separate, and non-affiliated ownership from surrounding properties in existence on March 21, 1983, or on the date of any amendment to this Ordinance which makes the lot nonconforming with respect to minimum lot size, may be developed for no more than one primary use, provided that such use is permitted within the district in which it is located, even though the lot does not comply with the minimum lot size requirements in Article III, if such lot is not less than one-eighth acre in area with minimum width and depth dimensions of at least 40 feet.

(b) The Administrative Officer, after determining that a lot qualifies for the existing small lot exemption, shall proceed to consider the application without regard to the minimum lot size requirements in Article III.

(c) Any exemptions from the other requirements set forth in Article III or any other requirements of this Ordinance including, but not limited to, exemptions from the setback, building height, or impervious surface coverage requirements shall be submitted to the Development Review Board as a request for a variance.

Section 504. Nonconforming Lots

Existing nonconforming lots that meet the minimum lot size but in other respects do not conform to the minimum requirements of this Ordinance (such as adequate frontage or depth), may be developed provided that all of the provisions of this Ordinance, except those that create the nonconformity, are complied with. The boundaries of a nonconforming lot may be altered only in a manner that decreases, or does not increase, its degree of nonconformity.

Article VI. Performance Objectives and Standards

Section 600. Standards

- (a) No land use permit will be issued for any land use or development in the Town of Brandon unless the land use or development complies with the standards listed below.
- (b) When any of the performance standards listed below is also subject to state regulation because of the nature or extent of the project, evidence of state approval shall be deemed compliance with individual performance standards to the extent that state regulations equal or exceed the requirements contained herein.

Section 601. Wastewater

- (a) Wastewater must be disposed of in a safe, non-polluting manner, as evidenced either by:
 - (1) connection or approval to connect to town sewer, including evidence that any easements necessary to run connecting lines across land not owned by the applicant have been granted, or
 - (2) if the current volume of wastewater to be treated will not be increased, connection to a preexisting, properly functioning private wastewater disposal facility, or
 - (3) if the current volume of wastewater is expected to increase, certification by a designer licensed by the State of Vermont that a preexisting, properly functioning private wastewater disposal facility is adequate to properly handle the total wastewater expected to be generated by the proposed use, or
 - (4) if a new private wastewater disposal facility is to be constructed,
 - (A) A designer licensed by the State of Vermont shall provide an affidavit that states that the site is capable of supporting an onsite wastewater system that will meet the objectives and performance standards of Environmental Protection Rules, Chapter 1: Wastewater System and Potable Water Supply Rules and all other applicable state and local regulations or ordinances, and
 - (B) After the system is installed, a designer licensed by the State of Vermont shall provide written certification that the system was installed in accordance with Subsection (A) above.
- (b) If a developer certifies that the proposed use or structure will not require the availability of plumbing or wastewater treatment facilities, the Administrative Officer may issue an official letter that absolves the developer from engineering or constructing an onsite wastewater treatment facility for as long as the proposed use or structure does not require the availability of plumbing or wastewater treatment facilities.

When such an official letter is issued, the following language shall be incorporated into any permit issued and recorded in the land records of the Town of Brandon:

In order to comply with the Brandon Land Use Ordinance, the Grantee herein shall not construct or erect a structure or building on the above parcel of land, the useful occupancy of which will require the installation of plumbing and sewage treatment facilities without first complying with Section 601 of the Brandon Land Use Ordinance. The Grantee, by acceptance of this deed, acknowledges that the above lot may not qualify for approval of development under relevant sewage disposal ordinances adopted by the Town of Brandon and state standards and that an application to develop the lot may be denied.

Section 602. Landlocked Parcels

(a) No land development shall be permitted on a lot that does not have:

- (1) Frontage either on a public road or public waters, or
- (2) Access through a permanent easement or right-of-way at least 20 feet in width.

(b) Compliance with this section will require applying for a permit with the Administrative Officer and demonstrating that the stated criteria are met.

Section 603. Water

(a) There must be an adequate water supply to service the use intended, as evidenced by:

- (1) Connection to the public water supply, or
- (2) Approval from Brandon Fire District #1 or Brandon Fire District #2 for such a connection, or
- (3) Documentation that provision has been made for a private water source sufficient to service the proposed use, and that the proposed private water supply will be consistent with state regulations.

Section 604. Traffic

(a) Expected additional traffic flow generated by the proposed use to and from the site must not be beyond the capacity of nearby and feeder roads that will be impacted by the use.

(b) Evidence of compliance with this criterion shall consist of certification by the Town Manager or his designee that such roads are either presently adequate or scheduled to be upgraded prior to the initiation of the use to handle the amount and weights of the additional vehicles expected to be involved in the use. In making this determination, the Town Manager or his designee may require that a licensed traffic engineer submit a formal traffic study, paid for by the applicant, that details the expected traffic effects of the proposal.

(1) Prior to issuing the certification in Subsection (b) above, the Town Manager or his designee shall consider the following criteria: current traffic volume and types of vehicles using the roads in question, current traffic patterns and intersections in the vicinity of the proposed use, the surface of the roads, the time of the year, proximity of existing buildings to the edge of the roads, the safety of pedestrians, and the location and fragility of sewer and water lines beside and under the roads.

(c) If the Administrative Officer determines that the posted weight limit on any road to be used by the applicant would be routinely exceeded because of the use or that the size or shape of the vehicles proposed to be used raises safety concerns for other vehicles using the roads or poses a danger to pedestrians or property located along the proposed travel routes, the Administrative Officer shall refer the application to the Development Review Board where it shall be considered as a conditional use and the Development Review Board, after a duly warned public hearing, shall order that a permit be issued only if it finds that the proposal complies with all relevant provisions of this Ordinance, as well as the following special conditions, as applicable:

- (1) A State Overweight Permit has been issued for the use;
- (2) A reasonable plan to minimize safety threats and damage to the roadway and nearby structures is in place; and
- (3) The applicant is adequately bonded for damage.

In making its decision, the Development Review Board may impose such conditions that it deems necessary to protect the Town from undue road or public infrastructure damage, undue vehicular or pedestrian safety threats, or damage to structures located along the proposed routes.

Section 605. Driveways

(a) The design of all driveways must conform with the criteria contained in the Standards for Residential and Commercial Drives issued by the Vermont Department of Highways (Document B-71). All new driveways shall be so constructed that automobiles are able to turn around on the property and enter local roads in a forward direction.

(b) If two or more parcels share a common driveway, no use will be permitted that substantially restricts the access rights of any of the persons owning or inhabiting any of the properties sharing the driveway. Shared driveways are not subject to setback requirements along the common property line(s).

(c) Roadway serving three or more parcels will be considered a private road and must conform to A-76 State Standards for Development Roads. This requirement shall not apply to logging roads, private roads accessing wood lots and seasonal dwellings, and roadways serving parcels existing as of the date of this revision.

Section 606. Historic and Natural Area Protection

The development or use must not destroy or significantly alter wetlands, identified critical wildlife habitat, important ecological nature areas and/or unique historic/archaeological sites as identified in the Brandon Town Plan or by the State of Vermont, e.g., Vermont Significant Wetlands Inventory.

Section 607. Slopes and Erosion

(a) The purpose of this Section is to prevent soil loss and protect natural and man made critical features such as neighboring properties, water courses, storm drainage systems, wetlands and natural areas from unstable slope/ soil conditions, erosion and sedimentation resulting from construction earthwork. The following general practices shall apply:

- (1) In no case shall excavation be undertaken adjacent to a property line which results or causes unstable slope conditions to extend onto the abutting property.
- (2) In no case shall a down-gradient property, water course, storm drainage system, wetland, or natural area be subjected to erosion and sedimentation as a result of earthwork.
- (3) The extent of earthwork, erosion potential, and protection of critical features shall be considered in site selection and design. The site/grading plan should fit the existing topography, considering existing drainage courses, soil, groundwater, and bedrock conditions. Site selection should consider erosion control measures early in the selection process.

(b) Construction on slopes shall take into account the natural angle of repose of the soil encountered, and groundwater seep conditions. At the discretion of the individual or body authorized to grant the permit, the following may require analysis and certified plans prepared by a professional engineer at the expense of the applicant:

- (1) Proposed slopes, either excavation or embankment, with a vertical elevation difference greater than ten feet, a slope steeper than 1 vertical to 3 horizontal, and either the toe of slope or top of slope closer than 10 feet to any property boundary line.
- (2) Where groundwater conditions indicate seeps will be likely in a cut slope which will require attention to stabilize the slope.
- (3) Proposed structure loading (buildings, parking areas, roads) on a fill slope adjacent to a property line. Proposed cut slopes adjacent to a property line which may affect an existing building foundation.

(c) The Vermont Handbook for Erosion Prevention and Sediment Control on Construction Sites shall be used as a reference to determine the necessary erosion control measures for a proposed project.

Section 608. Noise

No noise which exceeds 70 decibels during daylight hours or 60 decibels at other times of the day at the property line shall be permitted.

Section 609. Vibration

(a) No blasting shall be permitted that results in peak particle velocities exceeding 0.5 in/sec on the property of another landowner.

(b) If significant drilling, hammering, cutting, or blasting is proposed within 100 feet of any underground tank used to store petroleum products or other hazardous materials, which drilling, hammering, cutting, or blasting introduces the likelihood that the tank may be damaged or that seepage may occur from the tank, the Administrative Officer may order that the tank be tested by a qualified tester at the expense of the applicant.

Section 610. Smoke

No emission shall be permitted of any air contaminant for more than a period or periods aggregating six minutes in any hour which has an opacity greater than 20%, as determined by a trained observer.

Section 611. Fly Ash, Dust, Fumes, Vapors, Gasses, and Other Forms of Air Pollution

No emission, as defined by the Vermont Department of Environmental Conservation, Air Pollution Control Division, shall be permitted which can cause any damage to health, to animals, vegetation, or other forms of property or which can cause excessive soiling, at any point on the property of others.

Section 612. Odors

No emission of objectionable odor beyond the property line of a premises shall be discharged, caused, allowed, or permitted.

Section 613. Fire, Explosive, or Safety Hazard

(a) No fire, explosive, or safety hazard shall be permitted which significantly endangers other property owners or which results in a significantly increased burden on municipal facilities.

(b) The storage of flammable liquids in tanks above ground with unit capacity of greater than 1100 gallons shall be prohibited unless the applicant provides evidence that such installations will be in full compliance with State regulations.

Section 614. Outdoor Lighting

Except for public traffic signals:

(a) Any operation or activity producing glare shall be conducted so that direct or indirect light from the

source shall not cause illumination in excess of 0.5 foot-candles when measured at adjacent property boundaries.

- (b) Lights that flash, pulse, rotate, move, or simulate motion are not permitted.
- (c) All luminaires of 1800 or more lumens shall be full cutoff as installed. For exterior luminaires under 1800 the bulb must be frosted glass or installed behind a translucent cover, except floodlights which must be aimed no higher than 45 degrees below horizontal. This can be accomplished by the use of full-cutoff fixture design, shielding, visors, louvers, or other devices.
- (d) No line of sight to a bulb is permitted 5 feet or more beyond a residential or public right-of-way property line by an observer viewing from a position that is level with or higher than the ground below the fixture. Compliance is achieved with fixture shielding, directional control designed into the fixture, fixture location, fixture height, fixture aim, or a combination of these factors.
- (e) Reserved.
- (f) Lighting and externally lit signs at places of business or public venues, except for security, shall be turned off at closing. Such lights should be confined to that needed for basic security. The lights of vacant parking lots shall not remain lighted except for illuminating entryways by the fixtures closest to building entrances.

Section 615. Hazardous Materials

- (a) All generation, handling, storage, and disposal of hazardous or toxic materials (as defined in 10 V.S.A. 1922 [6]) or hazardous wastes (as defined in 10 V.S.A. 6602 [4]) shall be in compliance, except as provided below, with regulations issued by the Vermont Agency of Natural Resources.
- (b) Commercial or industrial establishments, including home occupations, storing hazardous or toxic materials in quantities totaling more than thirty gallons liquid volume or twenty-five pounds dry weight shall comply with the following:
 - (1) Wastes containing hazardous materials shall be held on the premises in product-tight containers for removal by a licensed carrier for disposal in accordance with 10 V.S.A., Chapter 159.
 - (2) Surfaces underlying areas where hazardous or toxic materials are stored aboveground, or used, transferred, or delivered to such tanks, shall be impermeable to the materials being stored. The storage area shall be enclosed by a permanent dike of impermeable construction, at a minimum capable of containing 110% of the total volume of the containers. The containment system shall be isolated and there shall be no connection with any sewer, septic tank, dry well, or the surrounding soil.
 - (3) Underground storage of hazardous materials is prohibited entirely within the Aquifer Zone. Underground storage of hazardous materials may be permitted in other areas within the town, provided that:

(A) the tank is of all fiberglass construction, cathodically protected steel or other non-corrosive materials, or such other tank construction as state law shall approve;

(B) all steel tanks older than ten years shall be tested biannually for leakage by the owner and replaced if necessary;

(C) any tank out of service for more than twelve months shall have the contained materials removed and the tank filled with sand; and

(D) a secondary containment liner or similar protection is used under the tanks and all pipes leading to and from the tanks to contain any leakage from the tanks or piping.

(4) Roadways used for the purpose of transporting hazardous waste materials shall be limited to the routes specified in the application. Routes shall not run through the Aquifer Zone and shall be capable of repelling the quick absorption of accidental spills while in transit.

(c) The storage, handling, and disposal of nuclear and radioactive waste shall comply with Title 10, Chapter 157, Vermont Statutes Annotated and 10 CFR 20.

(d) Onsite fuel oil storage in excess of 1100 gallons shall be allowed only if a containment system that effectively controls spillage and/or leakage is installed and maintained.

Section 616. Off-Street Parking

Off-street parking is required for any use in this Ordinance, except for non-residential uses in the Central Business District. Applicants must provide adequate off-street parking spaces for the use to accommodate the maximum number of vehicles that might reasonably be expected to make use of the premises at any given time. Off-street parking is not permitted on Town or State rights of way. Off-street parking within one-quarter mile is required in the Central Business District for approved dwelling units.

Section 617. Loading and Unloading

For all new commercial construction or extensions (except those located in the Central Business District), adequate space for loading and unloading must be provided within the boundaries of the lot. At no time shall any part of a truck or van be allowed to extend onto the traveled portion of a public road while the truck or van is being loaded or unloaded.

Section 618. Safety Standards Applicable to Structures over 400 Cubic Feet in Volume, including Mobile Homes

(a) All such structures shall be so built and maintained that children cannot gain access to the space beneath the structure. If the structure is elevated above the ground, suitable siding shall cover all open

spaces under the structure.

(b) Such structures shall be installed on footers or piers or on a reinforced concrete pad or other permanent foundation so as to provide anchorage and stabilization.

(c) If the structure is a mobile home, it shall be installed on level ground in accordance with the manufacturer's set-up instructions or the generally accepted set-up procedures utilized by local professional mobile home movers and set-up firms.

Section 619. Farm Animals

Unless kept or raised as an Accepted Agricultural Practice as defined by the Secretary of Agriculture, Food and Markets, no farm animals (including, but not limited to, horses, cows, hogs, fowl) may be kept or large-scale animal raising undertaken in any district unless the use is permitted in said district and the following criteria are met:

(1) No farm animals shall be kept within such place or manner as to be offensive or cause a nuisance to persons residing in the vicinity, and the buildings and yards shall be kept deodorized by the application of dry earth or some other effective absorbent or disinfectant. All farm animals so kept within the town limits shall be confined in an enclosure, and shall not be permitted to run at large. Violation of the provisions of this section shall constitute violation of this ordinance. (Should not be called a public health nuisance as the Town has not adopted such an ordinance)

(2) Manure piles are located so as to minimize the possibility of pollution to wells and surface waters. In the absence of an otherwise acceptable plan, manure piles shall be located no closer than 200 feet from surface waters. If a manure pile is located upslope from a well, the isolation distance shall be at least 200 feet; if it is located downslope from a well, the isolation distance shall be at least 100 feet.

Section 620. Pesticide, Herbicide, and Fertilizer Uses

(a) Use of pesticides, herbicides, and fertilizers shall be prohibited within 400 feet of any well maintained by any municipal fire district.

(b) All pesticide, herbicide, and fertilizer use and manure storage shall conform to applicable State and Federal regulations.

Section 621. Forest Harvesting

All forest-harvesting shall be conducted in full compliance with the acceptable management practices established by the Forestry Division of the Vermont Department of Forests, Parks, and Recreation, specifically the standards incorporated in Part 1 of the Use Value Appraisal Program Manual, "Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont," and the standards incorporated in the Heavy Cutting Rules.

Section 622. Public Service Uses in the Aquifer District

No salt storage, maintenance garages, large-scale hazardous materials storage, or landfills shall be

allowed in the Aquifer District.

Section 623. Water Backup and Runoff

(a) The development or use must not cause an excessive increase in quantity or rate or re-channeling of water runoff onto neighboring properties. The natural water course shall be maintained with appropriate grading, culverts, or other technology.

(b) Storm water discharge shall be in compliance with the Vermont Stormwater and Management Rule.

Section 624. Outdoor Display of Retail Products

(a) Except for farm stands and businesses affected by the Vendor and Sidewalk ordinances adopted by the Town of Brandon, outdoor display of retail products for commercial purposes shall not be permitted within the required setback from a right of way or public highway.

(b) Nothing in this Section shall be construed to prevent farmers' markets, church bazaars, and other similar events from displaying merchandise outdoors in designated non-sidewalk areas.

Section 625. Riverbank Protection

(a) No development within 100 feet from the mean high water mark of named rivers and streams shall be permitted by the Administrative Officer, except for uses and structures that do not have the potential to threaten the stability of the stream bank, such as fencing, picnic tables, cooking grills, tents, recreational vehicles, and camping trailers, provided that such recreational equipment remain on the land less than six months of the year.

(b) Development that does not meet the test in Subsection (a) above will be reviewed under the standards for Fluvial Erosion Hazard Areas in Section 800.

Section 626. Excavation, Blasting, or Drilling in the Aquifer District

Any activity that would cause the clay layer that protects the public water supply to be breached — such as excavation or blasting — shall not be permitted. However, drilled wells (whether for private or commercial use) located within the Aquifer District may penetrate the clay layer protecting the public water supply only if an impermeable bond is maintained between the well casing and the surrounding clay layer.

Section 627. Outdoor Storage Of Junk/Junkyards

(a) Storage of junk, or uninspected/unregistered junk vehicles must not be visible from the traveled way of a highway, or visible from abutting land owners property, nor within 50 feet of any property line.

(b) Any structure whose primary design or use was intended for a purpose other than storage, i.e. mobile homes, buses, campers, trailers, shall not be considered/allowed as an accessory structure/storage building.

(c) Storage of three or more junk vehicles, or storage and operation of a business processing junk/scrap becomes a "junkyard" and requires the following:

- (1) Local conditional use permit as well as State certification.
- (2) Fencing of sufficient height and strength to deny access to the public shall entirely surround the actual space used for the actual storage of junk.
- (3) Screening shall block the view into the junkyard from the first floor level of residences within 500 feet of the boundary of the junkyard and from all public streets and roads.
- (4) No storage of junk is permitted within 50 feet of any property line.

Article VII. Subdivision Regulations

Section 700. Policy and Purpose

It is the policy of the Town of Brandon to regulate all subdivision of land, and subsequent development of the subdivided plat, in accordance with these regulations, to ensure the orderly planned, efficient, and economical development of the Town in conformity with State Statute and the Brandon Town Plan. No subdivision of land shall be made and no land in any proposed subdivision shall be sold, transferred, or leased until a final plat prepared in accordance with these regulations has been approved by the final review authority and filed with the Town Clerk.

Section 701. Subdivision Application Procedures

(a) Applicability

(1) Whenever any subdivision of land is proposed, the landowner or authorized agent (applicant) shall apply for and secure approval of such proposed subdivision in accordance with the procedures set forth in these regulations prior to:

(A) commencing any construction, land development or land clearing (excluding accepted silvicultural or agricultural activities); or

(B) the sale or lease of any subdivided portion of a property (excluding parcels leased for agricultural purposes, where all resulting parcels are at least 5 acres in size, and no new roads are created for uses other than accepted agricultural practices); or

(C) the filing of a subdivision plat with the Town Clerk.

(b) Authority to Review and Make Decisions on Proposed Subdivisions

(1) The Administrative Officer shall have the authority to make a decision on a subdivision proposal, unless:

(i) The parcel has been divided into four or more lots (including the effect of the current proposal) in the last five years, or

(ii) The developer proposes to utilize cluster development in the proposed subdivision, or

(iii) The proposed subdivision is part of a larger plan that would ultimately result in the creation of four or more lots over a five-year period, or

(iv) The developer intends, as part of the project, to dedicate open space or common land as provided in Section 711(i).

(2) Subdivision applications that may be handled by the Administrative Officer shall not be subject to the provisions of Sections 702, 704, 705, 706, 707, 711, 712 and Subsections (a) and (b) of Section 709 of this Article.

(3) If a subdivision application fails any of the tests in Subsection (1) above, only the Development Review Board shall have the authority to review and make a decision on the proposal.

(4) Appeals of any action by the Administrative Officer shall be made to the Development Review Board. Appeals of any action by the Development Review Board shall be made to the Environmental Court.

(c) Waiver Authority

(1) The Development Review Board may waive or vary, subject to appropriate conditions, any or all requirements of Section 705 if it determines that such requirements are not needed to protect the public health, safety, and general welfare, or that the requirements are inappropriate because of inadequacy or lack of connecting facilities adjacent or in proximity to the subdivision.

(2) When the developer certifies that a portion of the proposed subdivision will forever remain undeveloped, the Development Review Board shall waive the requirements of this Article for the lot(s) so designated, provided that all parcels to be created are larger than ten acres in area or such parcels are reserved as open space or common land in accordance with Section 711(i).

Section 702. Phased Developments

(a) When a developer has divided a project in phases that will be contingently completed over time, he may choose to either include all of the phases in his application or only the phase that he intends to develop in the very near future.

(1) If the developer chooses to include all of the phases in his application, he shall present all of the required data for the full project to the Development Review Board.

(2) If the developer chooses to initially apply only for one of the phases, he must present all of the data for that phase as well as a master plan overview that is sufficiently detailed to permit the Development Review Board to assess the adequacy of infrastructure that may be required to service the entire project if and when it is completed. The approval issued by the Development Review Board will apply only to the specific phase for which full data was presented, and any applications for future phases will be required to conform to the regulations in place at the time that subsequent applications may be filed.

Section 703. Pre-Application Meeting

(a) Any person contemplating submitting an application for subdivision in accordance with these regulations is encouraged to meet as often as necessary with the Administrative Officer prior to preparing an application for the subdivision to receive guidance regarding the application and the review process to discuss the developer’s conceptual plans and the standards set forth in Section 711. The pre-application meeting is intended to be an informal, nonbinding, preliminary discussion.

(b) The applicant may present any information that he or she deems appropriate at the pre-application meeting, including site information and/or conceptual subdivision design.

(c) All applicants for subdivision review are encouraged to notify abutting landowners and other potentially interested persons prior to submitting an application to ensure that legitimate concerns of neighbors are addressed early in the subdivision design process.

Section 704. Development Review Board Meeting Schedule

When a subdivision application is before the Development Review Board, every effort, consistent with the availability of information, participants’ schedules, and state statute, shall be made to expedite the decision process, including special meetings of the Board.

Section 705. Subdivision Application Contents

Unless waived by the Development Review Board in accordance with Section 701(c), all subdivision applications requiring its approval shall contain the information listed in the Application Information table, a plan or plat map constructed according to the Plan/Plat Mapping Requirements table, and the additional information indicated in the Supporting Information and Documentation table below.

Application Information	Preliminary Plan	Final Plan
Number of copies of application form	7	7
Application fee	Yes	Yes
Name of project, if any	Yes	Yes
Name and address of applicant and landowner	Yes	Yes
Written description of proposed development plans, including number and size of lots; general timing of development	Yes	Yes
Name and address of all adjoining landowners	Yes	Yes
The subdivision history of the original parcel for the last five years	Yes	Yes
Waiver requests, in writing (optional)	Yes	N/A

Statement indicating which, if any, infrastructural improvements the developer expects to ask the Town or the Brandon Fire District to take over upon completion	Yes	Yes
Written request for modification of dimensional requirements or other standards contained in the zoning bylaws, including any modifications that might be necessary to facilitate cluster development.	Yes	Yes

Plan/Plat Mapping Requirements	Preliminary Plan	Final Plan
Materials	Paper	Mylar
Date of document, including all revisions, North Arrow, Legend	Yes	Yes
Preparer Information, Certifications	Yes	Yes
Scale (1 inch = 200 feet or less)	Yes	Yes
Project boundaries and property lines	Drawn	Surveyed
Existing and proposed lot lines, dimensions	Drawn	Surveyed
Adjoining land uses, roads and drainage	Yes	Yes
Zoning district designations and boundaries	Yes	Yes
Location of Fragile Features and Natural and Cultural Resources, as identified in the Brandon Town Plan (including wetlands, floodplains and surface waters; steep slopes, prominent knolls and ridgelines; wildlife habitat and natural areas), as well as historic resources, farm land, and forest resources in area to be developed.	Yes Delineation in Area to be Developed	Yes Delineation in Area to be Developed
Existing and proposed elevations, contour lines in area to be developed	2-foot interval	2-foot interval
Existing and proposed roads, paths, parking areas, associated rights-of-way or easements	Drawn	Surveyed
Utilities, water and wastewater systems and associated rights-of-way or easements	Yes	Yes
Digital data as specified by the Development Review Board	No	Yes
Survey markers	No	Yes

Road profiles; road, intersection and parking area geometry and construction schematics within area to be developed	Yes	Yes
Proposed landscaping and screening	Yes	Yes
Proposed conservation buffer and/or easement areas	Yes	Yes
Notation prepared in accordance with Section 708(c)	No	Yes
Reduced (11" x 17") copies of proposed plan (number of copies)	6	6
Full size copies of the plat and plan	2	2

Supporting Information and Documentation	Preliminary Plan	Final Plan
Site location map showing proposed subdivision in relation to major roads, drainage ways, and adjoining properties	Yes	Yes
Certification that the project, when completed, will be in full compliance with all relevant provisions of Article VI	No	Yes
Engineering reports (water and wastewater systems)	Yes	Yes
Off-site easements (e.g., for water, wastewater, access)	Draft	Final
Proposed phasing schedule	Draft	Final
Proposed covenants and/or deed restrictions	Draft	Final
Proposed homeowner or tenant association or agreements	Draft	Final
Stormwater and erosion control plan	Draft	Final
Grading plan (showing proposed areas of cut and fill)	Draft	Final
Open space management plan	Draft	Final
Site reclamation plan (for subdivisions involving extraction of earth resources)	Draft	Final
Traffic impact analysis (current and proposed traffic volumes, capacities, levels of service, proposed improvements)	Draft	Final
Statement of conformance with the Town Plan and compliance with applicable local regulations	Draft	Final

Fiscal impact analysis (analysis of fiscal costs and benefits to the town)	Draft	Final
Statement of the impact of the development on municipal and educational services	Draft	Final

Section 706. Preliminary Site Plan Review (Applies to all Subdivisions Requiring Development Review Board Approval)

(a) The applicant shall submit an application and associated fees for a formal Preliminary Plan review to include, unless otherwise waived by the Development Review Board under Section 701(c), the information required for the Preliminary Plan Review as specified in Section 705.

(b) After receipt of the initial documentation for the Preliminary Plan Review, the Development Review Board shall hold one or more public meetings with the developer and/or his representatives to thoroughly familiarize themselves with the proposal under consideration. When the Development Review Board determines that all of the required documentation is complete, it shall, within 30 days, hold a formal public hearing on the Preliminary Plan, warned in accordance with 24 V.S.A. §4464. In addition, at least 15 days before the public hearing, the Town Office shall notify all adjoining landowners by mail of the date, time, place, and purpose of the hearing.

(c) Based on a determination of whether or not the preliminary plan conforms to applicable subdivision design standards under Section 711, or would be in conflict with the Town Plan or other municipal regulations in effect, within 45 days of the date of adjournment of the public hearing, the Development Review Board shall approve, approve with modifications, or disapprove the preliminary plan and associated plat. The Development Review Board may also require, as a condition of approval, the submission of proposed changes or modifications based on further study. Approval, conditions of approval, or grounds for disapproval shall be set forth in a written notice of decision. The approval of a preliminary plan and plat shall be effective for a period of one year from the date of written notice of approval, unless otherwise approved or extended by the Development Review Board in the written notice of decision.

(d) At the time that the Development Review Board grants preliminary plan and plat approval it may require the plan and plat to be divided into two or more phases to ensure project conformity with the Town Plan and/or Capital Budget and Program currently in effect. Conditions may be imposed upon the filing of application for final plan and plat approval for each phase as the Development Review Board deems necessary to ensure the orderly development of the plan and plat and to avoid overburdening town facilities and services.

(e) Approval of the preliminary plan and associated plat shall not constitute approval of the final subdivision plan and plat. The applicant may apply to the Development Review Board for final plan approval under Section 707.

Section 707. Final Site Plan Review (Applies to all Subdivisions Requiring Development Review Board Approval)

(a) Within one year from the date of the Preliminary Plan decision, unless otherwise extended by the Development Review Board, the applicant shall submit an application for final subdivision plan and plat approval. If the applicant fails to do so, he shall be required to resubmit a new application for approval, which will be subject to the zoning and subdivision regulations in effect at the time of the resubmittal.

(b) Within 30 days of the date that the Administrative Officer, in consultation with the Chair of the Development Review Board, determines that a final plan application is complete, the Development Review Board shall hold a public hearing on the final plan and associated plat, warned in accordance with 24 V.S.A. §4464. In accordance with 24 V.S.A. §4463 copies of the hearing notice shall also be mailed, at least 15 days prior to the hearing date, to the clerk of an adjacent municipality in the case of a plat located within 500 feet of a municipal boundary. Further, all adjoining landowners shall be notified by the Town Office of the date, place, time, and purpose of the hearing.

(c) In accordance with 24 V.S.A. §4464, within 45 days of the date of adjournment of the public hearing, the Development Review Board shall approve, approve with conditions, or disapprove the final subdivision plan, based on a determination of whether or not the plan and associated plat conform to subdivision review standards under Section 711, or would /would not be in conflict with the Town Plan and/or other municipal regulations in effect. The Development Review Board shall forward its decision to the Administrative Officer with instructions to issue or deny the permit for the proposed subdivision consistent with its findings and decision. Failure by the Development Review Board to act within such 45-day period shall be deemed approval. Approval, conditions of approval, or grounds for disapproval and provisions for appeal shall be set forth in a written notice of decision. Copies of the notice of decision shall be sent to the applicant and any other person or body appearing and having been heard at the hearing within the 45-day period.

(d) The approval by the Development Review Board of a final subdivision plan and associated plat shall not be construed to constitute acceptance by the town of any street, easement, utility, park, recreation area, or other open space shown on the final plat. Such acceptance shall occur only by a formal resolution of the Selectboard, in accordance with State Statute. The Development Review Board may impose a time limit for the start and completion of site improvements, such as roads, erosion control measures, and bridges, that are an integral part of the subdivision approval.

Section 708. Plat Recording Requirements [Applies to All Approved Subdivisions]

(a) In accordance with 24 V.S.A. §4463 (b), within 180 days of the date of receipt of final plan approval, the applicant shall file one copy of the final subdivision plat with the Town for recording. Approved plats not filed and recorded within this 180-day period shall expire. The Administrative Officer shall have the power to extend the date of filing the plat for an additional 90 days, if final local or state approvals are still pending.

(b) After an approved plat or certification is filed with the Town Clerk, no expiration of that approval or certification shall be applicable.

(c) Prior to recording a plat that shows a new street or highway, the plat must be signed and dated by the

velopment Review Board Chair or Vice-Chair if the approval was granted by said board, or by the Administrative Officer if the approval was granted in accordance with Section 701(b)(1). All final plats must include a notation to include the following statement:

The subdivision depicted on this plat was duly approved by the [Brandon Development Review Board or the Brandon Administrative Officer] in accordance with the Brandon Land Use Ordinance and all other applicable laws and regulations.

(d) The Development Review Board may, as a condition of final plat approval, require that other notations pertaining to conditions of subdivision approval also be included on the final plat.

Section 709. Compliance with Subdivision Approval

(a) In establishing conditions of subdivision approval, the Development Review Board may provide for a phased schedule of completion of improvements. The Administrative Officer may rely on any information contained in the zoning permit application regarding the location of parcel boundaries. In the event that there is a discrepancy between the information provided by the applicant and the true facts, the Town does not waive future enforcement authority with the issuance of a zoning permit.

(b) To assist the Administrative Officer in determining whether public or private improvements have been met, the Development Review Board shall, as a condition of subdivision approval, require the submission of “as-built” drawings, signed and stamped by a surveyor or engineer licensed by the State of Vermont, which shall indicate by dimensions, angles and distances the location of all utilities, structures, roadways, easements, landscaping and other improvements as installed. The same requirement shall also apply to subdivision applications approved by the Administrative Officer in exercising his authority under Section 710 below. The Administrative Officer shall rely upon any information submitted as part of the applicant’s application for subdivision approval to determine whether the as-built drawings conform to the approved plat and all associated conditions. In the event of any discrepancies between the approved subdivision and the as-built drawings, the Administrative Officer shall be entitled to initiate enforcement action pursuant to Section 1014 of this Ordinance.

(c) When the applicant has indicated that he intends to request that the streets, sewers, or water lines be taken over by the Town or the Fire District, the Development Review Board shall require, as a condition of final subdivision plan approval, that the applicant provide the Administrative Officer with certification from the project’s supervising engineers that construction has been completed in full compliance with the approved plan and plat. Until such certification has been received, no zoning permits may be issued for any future development within the subdivision. The receipt of such certification shall in no way obligate the Town or the Fire District to take over the completed road, sewer, and/or water line.

(d) The Administrative Officer, or his designee, may make periodic inspections of the development during construction to ascertain whether the project is in compliance with the approved plan and plat. The Administrative Officer shall have the right and authority to require an independent review of the project on the Town’s behalf, the cost of which is to be borne by the developer.

Section 710. Revisions to an Approved Subdivision Plat by Administrative Procedures

(a) The Administrative Officer shall have the authority to approve minor modifications to an approved plat if he finds that the modifications requested (1) arise from land characteristics unknown or unanticipated at the time that final approval was granted, (2) that such modifications are otherwise consistent with the objectives of the Development Review Board embedded in the permit, and (3) the modification will not have a substantial impact on either the use or design of the property as approved using the design criteria specific in Section 711 or the performance standards specified in Article VI. When the Administrative Officer exercises this authority, he shall transmit a copy of his approval and such findings and conclusions as he may have made to the Development Review Board and to all adjoining landowners and a copy of the approved modification shall be posted and distributed as required in Section 1006(a)(7).

(b) If the Administrative Officer determines that the requested revisions are beyond his authority to approve, no changes, modifications, or other revisions to an approved plat or conditions attached to an approved subdivision plan shall be made unless the proposed revisions are first resubmitted to the Development Review Board and approved by the Development Review Board after public hearing.

(c) In the event that such subdivision plan revisions are recorded without complying with the requirements of this Section, the revisions shall be considered null and void.

Section 711. Design Standards

(a) The subdivision shall be in full compliance with all relevant district specifications for use, setbacks, performance standards, and other criteria.

(b) If a developer intends to cluster the structures within the subdivision, the Development Review Board may approve up to 125% of the number of dwelling units that could be permitted on the parcel if the land were to be subdivided into lots in strict conformance with Article III of this Ordinance. In determining the allowable density of a proposed subdivision, the acreage of any Section 711(i) dedicated land shall be included in the density calculation.

(c) Unless otherwise determined by the Development Review Board, the design of streets and roads, curbs, gutters, and sidewalks shall conform to the standards incorporated in A-76 Standards for Development Roads and B-71 Standards for Residential and Commercial Drives.

(d) Adequate water storage or distribution facilities for fire protection within the subdivision shall be provided in accordance with standards established by the National Fire Protection Association.

(e) Fire hydrants serviced by the municipal water system or dry hydrants installed in a pond or stream shall be installed by the applicant to meet the following requirements:

(1) Fire hydrants serviced by the municipal water system must meet the requirements contained in the Environmental Protection Rules, Chapter 21 (Water Supply Rule), Part 8, promulgated by the Vermont Agency of Natural Resources, Department of Environmental Conservation.

(2) Dry hydrants installed in ponds and streams must meet the requirements established by the Brandon Fire Department.

(f) Emergency access for fire, police, ambulance, or other services, and fire protection facilities must meet the fire lane standards established by the National Fire Protection Association. Compliance with Section 711(c) above shall normally be considered as providing adequate access for municipal and emergency vehicles.

(g) All utilities, existing and proposed, throughout the subdivision shall be shown on the final plat, and be located as follows:

(1) While it is desirable that all utility systems, which may include but not be limited to electric, gas, telephone, fiber optics and television cable, shall be located underground throughout the subdivision, they may be installed so that they are consistent with the area in which the development is located and meet the objectives of the type of development being proposed.

(2) The applicant shall coordinate subdivision design with the utility companies to insure adequate and suitable areas for installation, both for the proposed subdivision and anticipated development on lands adjacent to the subdivision.

(3) Utility corridors shall be shared with other utility and/or transportation corridors, and be located to minimize site disturbance, the fragmentation of farmland, and any adverse impacts to natural, cultural or scenic resources and public health.

(4) Applicants may also be subject to the provisions of the Utility Line Ordinance.

(h) Utility easements of sufficient width shall be provided to serve both the proposed subdivision and existing and anticipated development outside the subdivision. Such easements shall be shown on the final plat.

(i) Dedication of Open Space and Common Land

(1) It is the intent of this Subsection to encourage subdivision design that preserves open space areas and common land for parks, recreation and transportation paths, viewshed and historic site protection, and/or to preserve farm and forest land and fragile features.

(2) Provisions should be made for the preservation of open space, unless the Development Review Board determines that the subdivided parcel does not contain features described in Subsection 711(i)(1) which merit protection as open space, or the Development Review Board determines that the applicant has made other provision for the protection of such features through alternative mitigation measures. The location, size and shape of lands set aside to be preserved for open space shall be approved by the Development Review Board, in accordance with the following criteria:

(A) Designated open space may include the portion of a single lot beyond the portion being developed which is characterized by one or more of the above referenced features and/or may encompass the contiguous boundaries of the above referenced feature located on multiple lots.

(B) The location, shape, size and character of the open space shall be suitable for its context and intended use. In designating open space and/or common land, applicants and

the Development Review Board shall consider the recommended protection strategies for various natural and cultural features identified in Subsection 711(i)(1) above in determining the appropriate features to designate as either open space or common land for the relevant zoning district(s).

(C) Provisions should be made to enable open space designated for agriculture and forestry to be used for these purposes. Management plans for farmland, forest, wildlife habitat, shorelines and associated buffers may be required by the Development Review Board as appropriate to ensure their long-term protection and management.

(D) Areas preserved for agricultural and forestry use should be of a size that allows for continued productive use of the land.

(E) Open space land shall be located so as to conform with and extend existing areas sharing similar characteristics or natural features and resources on adjacent parcels.

(F) Where trail corridors have been identified by the Development Review Board, open space should make reasonable provision for the continued use of such corridors as parkland.

(G) Sewage disposal areas and utility and road rights-of-way or easements, access and parking areas shall not be counted as open space areas, except where the applicant can prove, to the satisfaction of the Development Review Board, that they shall in no way disrupt or detract from the values for which the open space is to be protected. Stormwater management practices or facilities that require, incorporate, or establish open space areas may be counted as open space.

(3) The maintenance and protection of shared facilities, such as community wastewater systems, community water supplies, recreation or community facilities, or recreation, including road and trails rights-of-way, may be held under separate ownership from contiguous parcels and shall be subject to the legal requirements set forth below.

(4) The Development Review Board may require that land offered by an applicant as protected open space be dedicated as such either in fee or through a conservation easement approved by the Development Review Board. At a minimum, designated open space shall be indicated with appropriate notation on the final plat. Land held in common shall be subject to deed restrictions stipulating the permitted and restricted uses of such lots, and establishing the person or entity responsible for maintenance and long term stewardship. All costs associated with administering and maintaining open space and/or common land shall be the responsibility of applicant and subsequent landowners.

(5) The number of lots involved in any subdivision shall be equal to the number of separate parcels that ultimately result from the subdivision, except that parcels dedicated as open space or common land in accordance with Section 711(i) shall not be included in the total

.Section 712. Adoption of Certification by Independent Experts

The Development Review Board may accept the certification of independent professional experts as presumptive that the subdivision as proposed shall meet the criteria of specific sections of Article VI or Section 711 of this Article, provided that the certification relates to matters within their areas of specialization and that the expert has no personal interest in the project. Such experts may include local and state officials or experts retained by the Town or the developer.

Article VIII. Flood Hazard Regulations

Section 800. Statutory Authorization and Effect

In accordance with 10 V.S.A. Chapter 32, and 24 V.S.A. Chapter 117 §4424, §4411 and §4414, there is hereby established a regulation for areas at risk of flood damage in the Town of Brandon, Vermont. Except as additionally described below, all administrative procedures follow municipal procedures under 24 VSA Chapter 117.

Section 801. Statement of Purpose

It is the purpose of Article VIII to:

- (A) Implement the goals, policies, and recommendations in the current municipal plan;
- (B) Avoid and minimize the loss of life and property, the disruption of commerce, the impairment of the tax base, and the extraordinary public expenditures and demands on public services that result from flooding related inundation and erosion;
- (C) Ensure that the selection, design, creation, and use of development in hazard areas is reasonably safe and accomplished in a manner that is consistent with public wellbeing, does not impair stream equilibrium, flood plain services, or the stream corridor,
- (D) Manage all flood hazard areas designated pursuant to 10 V.S.A. Chapter 32 § 753, the municipal hazard mitigation plan; and make the Town of Brandon, its citizens, and businesses eligible for federal flood insurance, federal disaster recovery funds, and hazard mitigation funds as may be available.

Section 802. Other Provisions

- (A) Precedence of Regulation

The provisions of this flood hazard regulation shall not in any way impair or remove the necessity of compliance with any other local, state, or federal laws or regulations. Where this flood hazard regulation imposes a greater restriction the provisions here shall take precedence.

- (B). Validity and Severability

If any portion of the flood hazard regulation is held unconstitutional or invalid by a competent court, the remainder of the flood hazard regulation shall not be affected.

(C) Warning of Disclaimer of Liability

The flood hazard regulation does not imply that land outside of the areas covered by the flood hazard regulation will be free from flood or erosion damages. The flood hazard regulation shall not create liability on the part of the Town of Brandon, or any municipal official or employee thereof, for any flood or erosion damages that result from reliance on this regulation, or any administrative decision lawfully made hereunder.

Section 803. Lands to Which These Flood Hazard Regulations Apply

(A) Regulated Flood Hazard Areas

The flood hazard regulations shall apply to the Fluvial Erosion Hazard Areas and Special Flood Hazard Areas (hereafter called “hazard areas”) in the Town of Brandon, Vermont as described below. These hazard areas overlay any other existing zoning districts and the flood hazard regulations herein are the minimum standards that must be met before meeting the additional standards applicable in the underlying district. These hazard areas include:

- (1) The Fluvial Erosion Hazard Zone as determined on the most current Fluvial Erosion Hazard Zone Map published by the Vermont Agency of Natural Resources which are hereby adopted by reference and declared to be part of the flood hazard regulations, and
- (2) The Special Flood Hazard Area in and on the most current flood insurance studies and maps published by the Department of Homeland Security, Federal Emergency Management Agency, National Flood Insurance Program, as provided by the Secretary of the Agency of Natural Resources pursuant to 10 V.S.A. Chapter 32 § 753, which are hereby adopted by reference and declared to be part of the flood hazard regulations.

(B) Base Flood Elevations and Floodway Limits in Special Flood Hazard Areas

Where available, base flood elevations and floodway limits provided by the National Flood Insurance Program and in the Flood Insurance Study and accompanying maps shall be used to administer and enforce the flood hazard regulations. In Special Flood Hazard Areas where base flood elevations and/or floodway limits *have not* been provided by the National Flood Insurance Program in the Flood Insurance Study and accompanying maps, it is the applicant’s responsibility to develop the necessary data. Where available, the applicant shall use data provided by FEMA, or State, or Federal agencies.

(C) Interpretation

The information presented on any maps, or contained in any studies, adopted by reference, is presumed accurate.

- (1) If uncertainty exists with respect to the boundaries of the Special Flood Hazard Area or the floodway, the location of the boundary shall be determined by the Administrative Officer. If the

applicant disagrees with the determination made by the Administrative Officer, a Letter of Map Amendment from FEMA shall constitute proof.

- (2) If uncertainty exists with respect to the boundaries of the Fluvial Erosion Hazard Zone, the location of the boundary shall be determined by the Administrative Officer. If the applicant disagrees with the determination made by the Administrative Officer, a letter of determination from the Vermont Agency of Natural Resources shall constitute proof.

Section 804. Summary Table: Development Review in Hazard Areas

The hazard areas are not appropriate sites for new structures or for development that increases the elevation of the base flood or obstructs the ability of streams to establish and maintain geomorphic equilibrium.

#	Activity	Hazard Zone		
		Special Flood Hazard Area	Floodway	FEH Zone
	P Permitted C Conditional Use Review X Prohibited A Exempted			
1	New Structures	X	X	X
2	Storage	X	X	X
3	Improvements to Existing Structures	P, C	C	C
4	Small Accessory Structures	P	X	C
5	At Grade Parking	P	C	C
6	Replacement water supply or septic systems	C	C	C
8	Fill as needed to elevate existing structures	C	C	C
9	Fill	X	X	X
12	Grading	C	C	C
13	Road maintenance	A	A	A
14	Road improvements	C	C	C
15	Bridges and culverts	C	C	C
16	Channel management	C	C	C
17	Recreational vehicles	P	P	P
18	Open space, recreation	A	A	A
19	Forestry	A	A	A
20	Agriculture	A	A	A

Section 805. Development Review in Hazard AreasA. Permit

(A) permit is required from the Administrative Officer for all development in all areas defined in Section 803. Development that requires conditional use approval, non-conforming use approval, or a variance from the Development Review Board under the flood hazard regulations, must have such approvals prior to the issuance of a permit by the Administrative Officer. Any development subject to municipal jurisdiction in the designated hazard areas shall meet the criteria in Section 805 and 806. Any

permitted will require that all other necessary permits from State or Federal Agencies have been received before work may begin.

(B) Permitted Development

For the purposes of review under the flood hazard regulations, the following development activities in the Special Flood Hazard area where outside of the floodway and outside of the Fluvial Erosion Hazard Zone, and meeting the Development Standards in Section 806, require only an administrative permit from the Administrative Officer:

- (1) Non-substantial improvements;
- (2) Accessory structures;
- (3) Development related to on-site septic or water supply systems;
- (4) Building utilities;
- (5) At-grade parking for existing buildings; and,
- (6) Recreational vehicles.

(C) Prohibited Development in Special Flood Hazard Area and Fluvial Erosion Hazard Zone

- (1) New residential or non-residential structures (including the placement of manufactured homes);
- (2) Storage or junk yards;
- (3) New fill except as necessary to elevate structures above the base flood elevation;
- (4) Accessory structures in the floodway;
- (5) Critical facilities are prohibited in all areas affected by mapped flood hazards; and,
- (6) All development not exempted, permitted, or conditionally permitted.

(D) Conditional Use Review

Conditional use review and approval by the Development Review Board, is required prior to the issuance of a permit by the Administrative Officer for the following proposed development:

- (1) Substantial improvement, elevation, relocation, or flood proofing of existing structures;
- (2) New or replacement storage tanks for existing structures;
- (3) Improvements to existing structures in the floodway;
- (4) Grading, excavation; or the creation of a pond;
- (5) Improvements to existing roads;
- (6) Bridges, culverts, channel management activities, or public projects which are functionally dependent on stream access or stream crossing;
- (7) Public utilities;
- (8) Improvements to existing primary structures in the Fluvial Erosion Hazard Zone that do not expand the footprint of the existing structure more than 500 square feet;
- (9) Accessory structures in the Fluvial Erosion Hazard Zone, of 500 square feet or less, that represent a minimal investment
- (10) Building utilities in the Fluvial Erosion Hazard Zone; and,
- (11) At-grade parking for existing buildings in the Fluvial Erosion Hazard Zone.

(E) Exempted Activities

The following are exempt from regulation under the flood hazard regulations:

- (1) The removal of a building or other structure in whole or in part;
- (2) Maintenance of existing roads and storm water drainage;
- (3) Silvicultural (forestry) activities conducted in accordance with the Vermont Department of Forests and Parks Acceptable Management Practices; and,
- (4) Agricultural activities conducted in accordance with the Vermont Department of Agriculture's Accepted Agricultural Practices (AAP). Prior to the construction of farm structures the farmer must notify the Administrative Officer in writing of the proposed activity. The notice must contain a sketch of the proposed structure including setbacks.

(F). Variances

Variances may be granted in writing by the Development Review Board only in accordance with all the criteria in 24 V.S.A. § 4469, § 4424 (E), and 44 CFR Section 60.6, after a public hearing noticed as described in Section 807.

- (1) A variance for development within the Fluvial Erosion Hazard Zone may be allowed if, based on a review by Vermont Agency of Natural Resources, it is determined that the proposed development will not obstruct the establishment and maintenance of fluvial geomorphic equilibrium for the watercourse.
- (2) Any variance issued in the Special Flood Hazard Area will not increase flood heights, and will inform the applicant in writing over the signature of a community official that the issuance of a variance to construct a structure below the base flood elevation increases risk to life and property and will result in increased flood insurance premiums up to amounts as high as \$25 for \$100 of coverage. Such notification shall be maintained with a record of all variance actions.

(G) Nonconforming Structures and Uses

The Development Review Board may, after public notice and hearing, approve the repair, relocation, replacement, or enlargement of a nonconforming structure within a flood hazard area provided that:

- (1) The proposed development is in compliance with all the Development Standards in Section 806 of the flood hazard regulation;
- (2) A nonconforming structure that is substantially damaged or destroyed may be reconstructed only in circumstances when the structure cannot be relocated to a less hazardous location on the parcel. The lowest floor of the reconstructed structure must be rebuilt to one foot or more above the base flood elevation, and the structure must otherwise comply with all requirements of the National Flood Insurance Program;
- (3) Nonconforming structures or uses shall be considered abandoned where such structures or uses are discontinued for more than 12 months; and

- (4) An individual manufactured home lot in an existing manufactured home park that is vacated shall not be considered a discontinuance or abandonment of nonconformity. Replacement manufactured homes must be placed so as to meet the development standards in the flood hazard regulation.

Section 806. Development Standards

The criteria below are the minimum standards for development in the hazard areas. Where more than one zone or area is involved, the most restrictive standard shall take precedence.

(A) Special Flood Hazard Area

(1) All development shall be:

- (a) Reasonably safe from flooding;
- (b) Designed, operated, maintained, modified, and adequately anchored to prevent flotation, collapse, release, or lateral movement of the structure;
- (c) Constructed with materials resistant to flood damage;
- (d) Constructed by methods and practices that minimize flood damage;
- (e) Constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- (f) Adequately drained to reduce exposure to flood hazards;
- (g) Located so as to minimize conflict with changes in channel location over time and the need to intervene with such changes; and,
- (h) Required to locate any fuel storage tanks (as needed to serve an existing building in the Special Flood Hazard Zone) a minimum of one foot above the base flood elevation and be securely anchored to prevent flotation; or storage tanks may be placed underground, if securely anchored as certified by a qualified professional.

(2) In Zones AE, AH, and A1 – A30 *where base flood elevations and/or 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 1.00 foot at any point within the community. The demonstration must be supported by technical data that conforms to standard hydraulic engineering principles and certified by a licensed professional engineer.

(3) *Structures to be substantially improved* in Zones A, A1-30, AE, and AH shall be located such that the lowest floor is at least one foot above base flood elevation, this must be documented, in as-built condition, with a FEMA Elevation Certificate;

(1) *Non-residential structures to be substantially improved* shall:

- (a) Meet the standards in Section 806(A)(3); or,
- (b) Have the lowest floor, including basement, together with attendant utility and sanitary facilities be designed so that two feet above the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; A permit for flood proofing shall not be issued until a licensed 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.

(2) *Fully enclosed areas below grade* on all sides (including below grade crawlspaces and basements) are prohibited.

(3) *Fully enclosed areas that are above grade*, below the lowest floor, below BFE and subject to flooding, shall:

- (a) Be solely used for parking of vehicles, storage, or building access, and such a condition shall clearly be stated on any permits; and,
- (b) Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Such designs must be certified by a licensed 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 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.

(7) *Recreational vehicles* must be fully licensed and ready for highway use;

(8) A *small accessory* structure of 500 square feet or less that represents a minimal investment need not be elevated to the base flood elevation in this area, provided the structure is placed on the building site so as to offer the minimum resistance to the flow of floodwaters and shall meet the criteria in Section 806(A)(6) (above).

(9) *Water supply systems* shall be designed to minimize or eliminate infiltration of flood waters into the systems.

(10) *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.

(11) *On-site waste disposal systems* shall be located to avoid impairment to them or contamination from them during flooding.

(12) *The flood carrying and sediment transport capacity* within the altered or relocated portion of any watercourse shall be maintained, and any alteration or relocation shall not result in any decrease of stream stability;

(13) *Bridges and culverts*, which by their nature must be placed in or over the stream, must have a stream alteration permit from the Agency of Natural Resources where applicable.

(14) *Subdivisions and Planned Unit Developments must be accessible by dry land access* outside the special flood hazard area.

(15) *Existing buildings, including manufactured homes, to be substantially improved in Zone AO* shall have the lowest floor, including basement, elevated above the highest adjacent grade, at least as high as the depth number specified on the community's FIRM, or at least two feet if no depth number is specified.

(B) Floodway Areas

(1) Encroachments or development above grade and less than one foot above the base flood elevation, are prohibited unless hydrologic and hydraulic analyses are performed in accordance with standard engineering practice, by a licensed professional engineer, certifying that the proposed development will:

(a) Not result in any increase in flood levels (0.00 feet) during the occurrence of the base flood;

(b) Not increase any risk to surrounding properties, facilities, or structures from erosion or flooding.

(1) Public utilities may be placed underground, and the analyses may be waived, where a licensed professional engineer certifies that there will be no change in grade and the utilities will be adequately protected from scour.

(C) Fluvial Erosion Hazard Zone

(1) Improvements to existing structures, and any associated fill as needed to comply with elevation requirements in the Special Flood Hazard Area shall not decrease the distance between the existing primary building and the top of bank;

(2) Accessory structures may be located within 50 feet of the existing primary building provided that the location does not decrease the distance between the existing primary structure and the top of bank.

(3) Development shall not increase the susceptibility of that or other properties to fluvial erosion damage;

(4) Development shall not increase the potential of materials being swept onto other lands or into the stream and causing damage to other properties from fluvial erosion;

- (5) Development shall not cause an undue burden on public services and facilities including roads, bridges, culverts, and emergency service providers during and after fluvial erosion events.
- (6) Bridge and culvert projects must have a Stream Alteration Permit; and
- (7) Channel management activities must be authorized by the Agency of Natural Resources.

Section 807. Administration

(A) Application Submission Requirements

Applications for development shall include:

- (1) Where applicable, a site plan that depicts the proposed development, all water bodies, Special Flood Hazard Areas, floodways, Fluvial Erosion Hazard Zone, the shortest horizontal distance from the proposed development to the top of bank of any stream, any existing and proposed drainage, any proposed fill, and pre and post development grades, and the elevation of the proposed lowest floor, as referenced to the same vertical datum as the elevation on the current Flood Insurance Rate Maps;
- (2) A Vermont Agency of Natural Resources Project Review Sheet for the proposal. The Project Review Sheet shall identify all State and Federal agencies from which permit approval is required for the proposal, and shall be filed as a required attachment to the municipal permit application. The identified permits, or letters indicating that such permits are not required, shall be submitted to the Administrative Officer and attached to the permit before work can begin.

(B) Referrals

- (1) **Upon receipt of a complete application for a substantial improvement or new construction the Administrative Officer shall submit a copy of the application and supporting information to the State National Flood Insurance Program (NFIP) Coordinator at the Vermont Agency of Natural Resources, in accordance with 24 V.S.A. § 4424. A permit may be issued only following receipt of comments from the Agency, or the expiration of 30 days from the date the application was mailed to the Agency, whichever is sooner.**
- (2) If the applicant is seeking a permit for the alteration or relocation of a watercourse, copies of the application shall also be submitted to the adjacent communities, the Stream Alteration Engineer at the Vermont Agency of Natural Resources, and the Army Corps of Engineers. Copies of such notice shall be provided to the State National Flood Insurance Program (NFIP) Coordinator at the Vermont Agency of Natural Resources, Department of Environmental Conservation. A permit may be issued only following receipt of comments from the Vermont Agency of Natural Resources, or the expiration of 30 days from the date the application was mailed to the Vermont Agency of Natural Resources, whichever is sooner. The Board should consider comments from the NFIP Coordinator at the Agency of Natural Resources.

(C) Decisions

The Development Review Board shall consider comments from the NFIP Coordinator at the Agency of Natural Resources. The Development Review Board may recess the proceedings on any application pending submission of additional information.

(D) Records

The Administrative Officer shall properly file and maintain a record of:

- (1) All permits issued in areas covered by the flood hazard regulations;
- (2) An Elevation Certificate with the as-built elevation (consistent with the datum of the elevation on the current Flood Insurance Rate Maps for the community) of the lowest floor, including basement, of all new, substantially improved, or flood proofed buildings (not including accessory buildings) in the Special Flood Hazard Area;
- (3) All flood proofing and other certifications required under this regulation; and,
- (4) All decisions of the Development Review Board (including variances and violations) and all supporting findings of fact, conclusions and conditions.

Section 808. Certificate of Occupancy

In accordance with Chapter 117 §4449, it shall be unlawful to use or occupy, or permit the use or occupancy of any land or structure, or part thereof, created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure within Special Flood Hazard Area or Fluvial Erosion Hazard Zone until a certificate of occupancy is issued therefore by the Administrative Officer, stating that the proposed use of the structure or land conforms to the requirements of the flood hazard regulations. A certificate of occupancy is not required for structures that were built in compliance with the flood hazard regulations at the time of construction and have not been improved since the adoption of the flood hazard regulations. Within fourteen (14) days of the receipt of the application for a certificate of occupancy, the Administrative Officer shall inspect the premises to ensure that all permits identified on the Project Review Sheet have been acquired and that all work has been completed in conformance with the zoning permit and associated approvals. If the Administrative Officer fails to grant or deny the certificate of occupancy within fourteen (14) days of the submission of the application, the certificate shall be deemed issued on the 15th day. If a Certificate of Occupancy cannot be issued, notice will be sent to the owner and copied to the lender.

Section 809. Enforcement and Penalties

- (A) The flood hazard regulations shall be enforced under the municipal zoning bylaw in accordance with 24 VSA Chapter 117 § 1974a, § 4451, and § 4452. A copy of the notice of violation will be mailed the State NFIP Coordinator.
- (B) If any appeals have been resolved, but the violation remains, the Administrative Officer shall submit a declaration to the Administrator of the National Flood Insurance Program requesting a denial of flood insurance to the property pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.

- (C) Violations of the Accepted Agricultural Practices shall be enforced under this Section as violations of the flood hazard regulations. Such violations shall also be immediately reported to the Secretary of Agriculture for enforcement under 6 V.S.A. Section 4812.

Section 810. Definitions

“Accessory Structure” means a structure which is: 1) detached from and clearly incidental and subordinate to the principal use of or structure on a lot, 2) located on the same lot as the principal structure or use, and 3) clearly and customarily related to the principal structure or use. For residential uses these include, but may not be limited to garages, garden and tool sheds, and playhouses.

“Area of Special Flood Hazard” is synonymous in meaning with the phrase “special flood hazard area” for the purposes of these regulations.

“Base Flood” means the flood having a one percent chance of being equaled or exceeded in any given year (commonly referred to as the “100-year flood”).

“Base Flood Elevation” (BFE) is the elevation of the water surface elevation resulting from a flood that has a 1 percent chance of equaling or exceeding that level in any given year. On the Flood Insurance Rate Map the elevation is usually in feet, in relation to the National Geodetic Vertical Datum of 1929, the North American Vertical Datum of 1988, or other datum referenced in the Flood Insurance Study report, or the average depth of the base flood, usually in feet, above the ground surface.

“BFE” see Base Flood Elevation

“Channel” means an area that contains continuously or periodic flowing water that is confined by banks and a streambed.

“Channel width” (or bankfull width) is the width of a stream channel when flowing at a bankfull discharge. The bankfull discharge is the flow of water that first overtops the natural banks. This flow occurs, on average, about once every 1 to 2 years.

“Common plan of development” is where a structure will be refurbished over a period of time. Such work might be planned unit by unit.

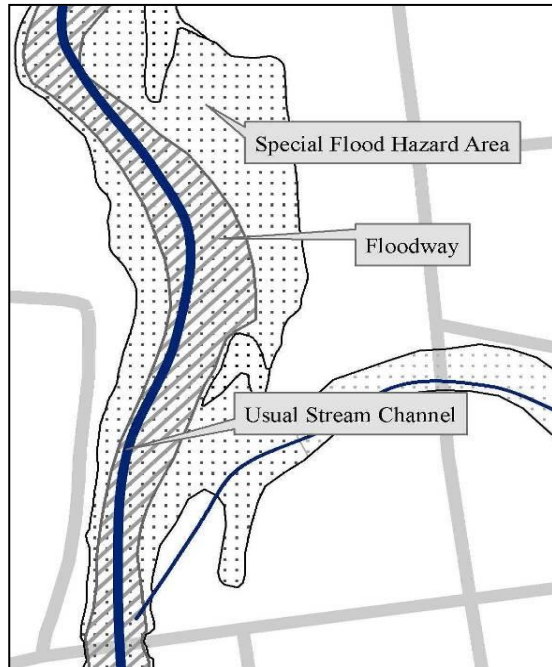
“Critical facilities” - include police stations, fire and rescue facilities, hospitals, shelters, schools, nursing homes, water supply and waste treatment facilities, and other structures the community identifies as essential to the health and welfare of the population and that are especially important following a disaster. For example, the type and location of a business may raise its status to a Critical Facility, such as a grocery or gas station

“Development” means any human-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.

“Fill” means any placed material that changes the natural grade, increases the elevation, or diminishes the flood storage capacity at the site.

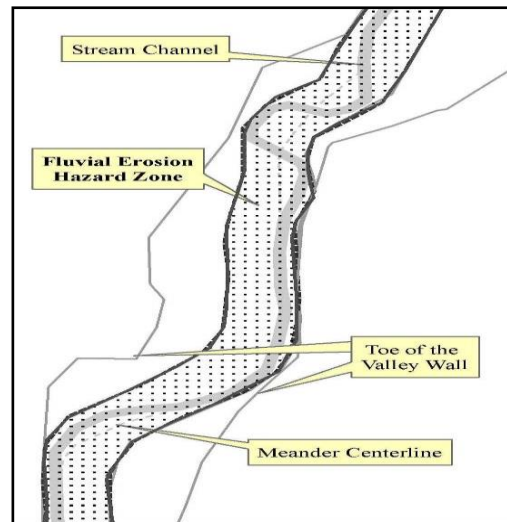
“FIRM” see Flood Insurance Rate Map

“Flood” means (a) a general and temporary condition of partial or complete inundation of normally dry land areas from: the overflow of inland or tidal waters; the unusual and rapid accumulation or runoff of surface waters from any source; and mudslides which are proximately caused by flooding and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current. (b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.



“Flood Insurance Rate Map” (FIRM) means an official map of a community, on which the Federal Insurance Administrator has delineated both the special flood hazard areas and the risk premium zones applicable to the community. In some communities the hazard boundaries are available in paper, pdf, or Geographic Information System formats as a Digital Flood Insurance Rate Map (DFIRM).

“Flood Insurance Study” means an examination, evaluation and determination of flood hazards and, if appropriate, the corresponding water surface elevations or an examination, evaluation and determination of mudslide (i.e., mudflow) and /or flood related erosion hazards.



“Floodplain or flood-prone area” means any land area susceptible to being inundated by water from any source (see definition of “flood”).

“Flood proofing” means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

“Floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot at any point. Please note that Special Flood Hazard Areas and floodways may be shown on separate map panels.

“Floodway, Regulatory in the Town of Brandon” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot at any point.

“Fluvial Erosion” is erosion caused by streams and rivers. Fluvial erosion can be catastrophic when a flood event causes a rapid adjustment of the stream channel size and/or location.

“Fluvial Erosion Hazard Zone” includes the stream and adjacent lands necessary to accommodate the slope and plan form requirements of a geomorphically stable channel, and is subject to fluvial erosion as defined by the Vermont Agency of Natural Resources and delineated on the current Fluvial Erosion Hazard Zone Map.

“Functionally dependent use” means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water.

“Historic structure” means any structure that is: (a) listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (i) by an approved state program as determined by the Secretary of the Interior or (ii) directly by the Secretary of the Interior in states without approved programs.

“Letter of Map Amendment (LOMA)” is a letter issued by the Federal Emergency Management Agency officially removing a structure or lot from the flood hazard zone based on information provided by a licensed engineer or surveyor. This is used where structures or lots are located above the base flood elevation and have been inadvertently included in the mapped special flood hazard area.

“Lowest floor” means the lowest floor of the lowest enclosed area, including basement, except an unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building’s lowest floor provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 CFR 60.3.

“Manufactured home (or Mobile home)” means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle”.

“New construction” for regulation under Article VIII, means structures for which the *start of construction* commenced on or after the effective date of the floodplain management regulation adopted by the community and includes any subsequent improvements to such structures.

“Nonconforming structure” means a structure or part of a structure that does not conform to the present bylaws but was in conformance with all applicable laws, ordinances, and regulations prior to the enactment of the present bylaws, including a structure improperly authorized as a result of error by the administrative officer. Structures that were in violation of the flood hazard regulations at the time of their creation, and remain so, remain violations and are not nonconforming structures.

“Nonconforming use” means use of land that does not conform to the present bylaws but did conform to all applicable laws, ordinances, and regulations prior to the enactment of the present bylaws, including a use improperly authorized as a result of error by the administrative officer.

“Nonconformity” means a nonconforming use, structure, lot, or parcel.

“Non-residential” includes, but is not limited to: small business concerns, churches, schools, nursing homes, farm buildings (including grain bins and silos), pool houses, clubhouses, recreational buildings, government buildings, mercantile structures, agricultural and industrial structures, and warehouses.

“Recreational vehicle” means a vehicle which is: (a) Built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) Designed to be self-propelled or permanently towable by a light duty truck; and (d) Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

“Special Flood Hazard Area” is the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. For purposes of these regulations, the term “area of special flood hazard” is synonymous in meaning with the phrase “special flood hazard area”. This area is usually labeled Zone A, AE, AO, AH, or A1-30 in the most current flood insurance studies and on the maps published by the Federal Emergency Management Agency. Maps of this area are available for viewing in the municipal office or online from the FEMA Map Service Center: msc.fema.gov. Base flood elevations have not been determined in Zone A where the flood risk has been mapped by approximate methods. Base flood elevations are shown at selected intervals on maps of Special Flood Hazard Areas that are determined by detailed methods. Please note, where floodways have been determined they may be shown on separate map panels from the Flood Insurance Rate Maps.

“Start of construction” for purposes of floodplain management, determines the effective map or bylaw that regulated development in the Special Flood Hazard Area. The “start of construction” includes substantial improvement, and means the date the building permit was issued provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footing, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, regardless whether that alteration affects the external dimensions of the building.

“Structure” means, for regulatory purposes under Article VIII, a walled and roofed building, as well as a manufactured home, and any related built systems, including gas or liquid storage tanks.

“Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged conditions would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

“Substantial improvement” means any reconstruction, rehabilitation, addition, or other improvement of a structure after the date of adoption of the flood hazard regulation, the cost of which, over three (3) years, or over a the period of a common plan of development, cumulatively equals or exceeds fifty (50) percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either: (a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specification which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or (b) Any alteration of a “historic structure”, provided that the alteration will not preclude the structure’s continued designation as a “historic structure”.

“Top of Bank” means that vertical point along a stream bank where an abrupt change in slope is evident. For streams in wider valleys it is the point where the stream is generally able to overflow the banks and enter the floodplain. For steep and narrow valleys, it will generally be the same as the top of slope.

“Violation” means the failure of a structure or other development to be fully compliant with the flood hazard regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR 60.3 is presumed to be in violation until such time as that documentation is provided.

Article IX. Wireless Telecommunication Facilities

Section 901. Authority and Purpose

(a) Pursuant to 24V.S.A. §4414(12), the Development Review Board shall have the authority to regulate construction, alteration, and development, decommissioning and dismantling of Wireless Telecommunication Facilities in the Town of Brandon.

(b) The purpose of this Article is to promote the public health, safety, welfare, and convenience of the residents of the Town of Brandon, while accommodating the telecommunication needs of the Town's residents.

Section 902. Consistency with Federal and State Law; Severability

This Article is intended to be consistent with the Telecommunications Act of 1996 and Title 24, Chapter 117 of Vermont Statutes Annotated. If any section of this Article is held by a court of competent jurisdiction to be invalid, such finding shall not invalidate any other part of this Article.

Section 903. Permit Required; Exemptions

(a) Wireless Telecommunication Facilities may be permitted as conditional uses upon compliance with the provisions of this bylaw in all zoning districts. No installation or construction of, or significant addition or modification to, any Wireless Telecommunication Facility shall commence until a permit has been issued by the Development Review Board.

(b) No permit shall be required for a Wireless Telecommunication Facility that is used exclusively for municipal radio dispatch service or emergency radio dispatch service and which does not exceed 50 feet in elevation.

(c) This bylaw shall not apply to amateur radio, citizens band radio, AM or FM radio, or broadcast television service.

Section 904. Permit Application Requirements

(a) In addition to information otherwise required in the Town of Brandon's Land Use Ordinance, applicants shall include the following supplemental information:

- (1) The applicant's legal name, address and telephone number. If the applicant is not a natural person, the applicant shall provide the state in which it is incorporated and the name and address of its resident agent.
- (2) The name, title, address and telephone number of the person to whom correspondence concerning the application should be sent.
- (3) The name, address and telephone number of the owner or lessee of the property on which the Wireless Telecommunication Facility will be located.
- (4) The names and addresses of all adjoining property owners. Adjoining property owners shall be determined without regard to any public right-of-way.
- (5) A vicinity map showing the entire vicinity within a 1,000 foot radius of the Facility, including the location of any tower, topography, public and private roads and driveways, buildings and structures, utilities, water bodies, wetlands, landscape features, historic sites and necessary wildlife habitats. It shall indicate the property lines of the proposed Facility site parcel and all easements or rights of way needed for access from a public way to the Facility.
- (6) The location of the Facility on a USGS Topographic Map or a GIS-generated map compatible with Vermont Center for Geographic Information (VCGI) standards and encompassing the area within at least a two-mile radius of the proposed tower site.
- (7) Elevations and proposed site plans of the Facility showing all facades and indicating all exterior materials and colors of towers, buildings and equipment, as well as all landscaping, utility wires, guy wires and screening. (All plans shall be drawn at a minimum scale of 1 inch = 50 feet).
- (8) In the case of a site that is forested, the approximate average elevation of the existing vegetation within 50 feet of any tower base.
- (9) Construction sequence and time schedule for completion of each phase of the entire project.
- (10) A report from a qualified engineer that:
 - (A) Describes any tower's design and elevation,
 - (B) Documents the elevation above grade for all proposed mounting positions for antennas to be collocated on a tower and the minimum distances between antennas,
 - (C) Describes a tower's capacity, including the number, elevation and types of antennas that the tower is proposed to accommodate.
 - (D) In the case of new Facilities, demonstrates that existing towers and structures within 5 miles of the site cannot reasonably be modified to provide adequate coverage and adequate capacity to the community.
 - (E) Describes potential changes or additions to existing structures or towers that would

enable them to provide adequate coverage.

(F) Describes the output frequency, number of channels and the power output per channel for each antenna. In the alternative, a coverage map may be provided.

(G) Demonstrates the Facility's compliance with the standards set forth in this bylaw or other applicable standards.

(H) Provides proof that at the proposed Facility site the applicant will be in compliance with all FCC regulations, standards and requirements, and includes a statement that the applicant commits to continue to maintain compliance with all FCC regulations, standards and requirements for radio frequency radiation (RFR).

(I) Includes such other information as determined by the Development Review Board to evaluate the application.

(11) A letter of intent committing the Facility owner and its successors to permit shared use of any tower if the additional users agree to meet reasonable terms and conditions for shared use, including compliance with all applicable FCC regulations, standards and requirements and the provisions of this Bylaw and all other applicable laws.

(12) In the case of an application for additional antennas or other equipment to be installed on an existing Facility, a copy of the executed contract with the owner of the existing structure.

(13) To the extent required by the National Environmental Policy Act (NEPA) and as administered by the FCC, a complete Environmental Assessment (EA) draft or final report describing the probable impacts of the Facility, or a written statement by the applicant that an EA is not required is not required for the facility.

Section 905. Independent Consultants

Upon submission of an application for a Wireless Telecommunication Facility permit, the Development Review Board may retain independent consultants whose services shall be paid for by the applicant. These consultants shall be qualified professionals in telecommunications engineering, structural engineering, monitoring of electromagnetic fields and such other fields as determined by the Development Review Board. The consultant(s) shall work at the Development Review Board's direction and shall provide the Development Review Board such reports and assistance, as the Development Review Board deems necessary to review an application.

Section 906. Balloon Test

The Development Review Board may require the applicant to fly a four-foot diameter brightly colored balloon at the location and maximum elevation of any proposed tower. If a balloon test is required, the applicant shall advertise the date, time, and location of this balloon test at 7 days in advance of the test in a newspaper with a general circulation in the Town. The applicant shall also inform the Development Review Board, in writing, of the date, time and location of the test, at least 15 days in advance of the test.

The balloon shall be flown for at least eight consecutive daylight hours on two days. If visibility and weather conditions are inadequate for observers to be able to clearly see the balloon test, further tests may be required by the Development Review Board.

Section 907. Criteria for Approval and Conditions

(a) An application for a Wireless Telecommunication Facility permit shall be approved after a hearing when the Development Review Board finds all the following criteria have been met:

(1) The Facility will not be built on speculation. If the applicant is not a Wireless Telecommunication Service Provider, the Development Review Board may require the applicant to provide a copy of a contract or letter of intent showing that a Wireless Telecommunication Service Provider is legally obligated to locate a Wireless Telecommunication Facility on lands owned or leased by the applicant.

(2) The Facility will not project more than 20 feet above the average elevation of the tree line measured within 50 feet of the highest vertical element of the Wireless Telecommunication Facility, unless the proposed elevation is reasonably necessary to provide adequate Wireless Telecommunication Service capacity or coverage or to facilitate collocation of facilities.

(3) The minimum distance from the base of any tower to any property line is not less than 100 % the total elevation of the tower, including antenna or equipment, plus an additional fifteen feet.

(4) The Facility will not be illuminated by artificial means and will not display any lights or signs except for such lights and signs as required by Federal Aviation Administration, federal or state law, or this bylaw.

(5) The applicant will remove the Facility, should the Facility be abandoned or cease to operate. The Development Review Board may require the applicant to provide a bond, or other form of financial guarantee acceptable to the Development Review Board to cover the cost of removal of the Facility, should the Facility be abandoned or cease to operate.

(6) The applicant demonstrates that the facility will be in compliance with all FCC standards and requirements regarding radio frequency radiation.

(7) The applicant will maintain adequate insurance on the Facility.

(8) The Facility will be properly identified with appropriate warnings indicating the presence of radio frequency radiation. The Development Review Board may condition a permit on the provision of appropriate fencing.

(9) The proposed equipment cannot be reasonably collocated at an existing Wireless Telecommunication Facility. In determining whether the proposed equipment cannot be reasonably collocated at an existing facility, the Development Review Board shall consider the following factors:

- (A) The proposed equipment would exceed the structural or spatial capacity of the existing facility and the existing facility cannot be reinforced, modified or replaced to accommodate planned equipment at a reasonable cost.
 - (B) The proposed equipment would materially impact the usefulness of other equipment at the existing facility and such impact cannot be mitigated or prevented at a reasonable cost.
 - (C) The proposed equipment, alone or together with existing equipment, would create radio frequency interference and/or radio frequency radiation in violation of federal standards.
 - (D) Existing towers and structures cannot accommodate the proposed equipment at an elevation necessary to function reasonably or are too far from the area of needed coverage to function adequately.
 - (E) Collocation of the equipment upon an existing tower would cause an undue aesthetic impact.
- (10) The Facility provides reasonable opportunity for collocation of other equipment.
- (11) The Facility will not unreasonably interfere with the view from any public park, natural scenic vista, historic building or district, or major view corridor.
- (12) The Facility will not have an undue adverse aesthetic impact. In determining whether a facility has an undue adverse aesthetic impact, the Development Review Board shall consider the following factors:
- (A) The results of the balloon test, if conducted.
 - (B) The extent to which the proposed towers and equipment have been designed to blend into the surrounding environment through the use of screening, camouflage, architectural design, and/or imitation of natural features.
 - (C) The extent to which access roads have been designed to follow the contour of the land and will be constructed within forest or forest fringe areas and not open fields.
 - (D) The duration and frequency with which the Facility will be viewed on a public highway or from public property.
 - (E) The degree to which the Facility will be screened by existing vegetation, topography, or existing structures.
 - (F) Background features in the line of sight to the Facility that obscure or make the Facility more conspicuous.
 - (G) The distance of the Facility from the point of view and the proportion of the facility that is above the skyline.

(H) The sensitivity or unique value of a particular view affected by the Facility.

(I) Any significant disruption of a viewshed that provides context to an important historic or scenic resource.

(13) The Facility will not destroy or significantly imperil necessary wildlife habitat or that all reasonable means of minimizing the destruction or imperilment of such habitat or species will be utilized.

(14) The Facility will not generate undue noise.

Section 908. Continuing Obligations for Wireless Telecommunications Facilities

The owner of a Wireless Telecommunication Facility shall, at such times as requested by the Development Review Board, file a certificate showing that it is in compliance with all FCC standards and requirements regarding radio frequency radiation, and that adequate insurance has been obtained for the Facility. Failure to file a certificate within the timeframe requested by the Development Review Board, shall mean that the Facility has been abandoned.

Section 909. Removal of Abandoned or Unused Facilities

(a) Unless otherwise approved by the Development Review Board, an abandoned or unused Wireless Telecommunication Facility shall be removed within 90 days of abandonment or cessation of use. If the Facility is not removed within 90 days of abandonment or cessation of use, the Development Review Board may cause the Facility to be removed. The costs of removal shall be assessed against the Facility owner.

(b) Unused portions of a Wireless Telecommunication Facility shall be removed within 180 days of the time that such portion is no longer used. Replacement of portions of a Facility previously removed shall require a new permit, pursuant to Section 903.

Article X. Administration

Section 1000. Purpose

(a) This Article sets forth the procedures required for obtaining land use permits in addition to other requirements that pertain to specific permits set forth within this Ordinance. The powers and duties of the following officers and boards are specified as far as the administration of this Ordinance is concerned: the Administrative Officer, the Acting Administrative Officer, and the Development Review Board. Appeals and violations procedures are enumerated.

Section 1001. The Administrative Officer

(a) The Administrative Officer is nominated by the Planning Commission and appointed by the Board of Selectmen for a term of three years.

(b) The Administrative Officer shall:

- (1) Provide applicants with the forms required to obtain any municipal permit or other municipal authorization required under 24 V.S.A. Chapter 117 or under other laws or ordinances that relate to the regulation by municipalities of land development; and perform other duties as specified in 24 V.S.A. 4448 (c).
- (2) Aid applicants in properly completing required forms.
- (3) Receive all applications and fees for zoning permits.
- (4) Verify, through site visits as required, the representations submitted by applicants on applications for a zoning permit.
- (5) Issue or deny permits within 30 days of the receipt of the completed application, if the proposal is within his authority.
- (6) Maintain a file of intended approved project completion dates and inspect all approved projects during construction and upon completion to insure compliance with the provisions of this Ordinance.
- (7) Refer the applicant to the responsible review and approval body, if the application is not within the authority of the Administrative Officer.
- (8) Post within three days of issuance a copy of all land use permits granted and official decisions rendered in at least one public place for 15 days from the date of issue.
- (9) Within three days of the issuance of a zoning permit or official determination, transmit to the

Planning Commission and to the Listers a copy of same; and mail to adjoining landowners notice of approved applications and determinations.

(10) If the application has been approved, deliver to the applicant a copy of an official notice of permit that the applicant must post within view from the public right-of-way most nearly adjacent to the subject property until the time for appeal in 24 V.S.A. §4465 has passed.

(11) Conduct inspections of buildings, and the use of land or structures to determine compliance with the terms of the land use regulations and the representations of previously issued land use permits.

(12) Issue notices of zoning violations and institute in the name of the Town of Brandon, appropriate proceedings to prevent, restrain, correct, or abate violations of this Ordinance.

(13) Maintain current records of the Ordinance, amendments, the Land Use District Maps, all building and occupancy permits, inspections, violations, variances, waivers, pending appeals, and correspondence.

(14) Receive from the Development Review Board its decision and conditions on all matters within its authority and issue permits consistent with the decision and conditions.

(15) Provide a monthly report to all members of the Planning Commission summarizing all zoning activity during the previous month.

Section 1002. Acting Administrative Officer

As provided in 24 V.S.A. 4448(b), the Planning Commission may nominate and the Board of Selectmen may appoint an Acting Administrative Officer, who shall have the same duties and responsibilities as the Administrative Officer when the Administrative Officer has a conflict of interest in any proceeding or decision, or when his absence would compromise the ability of the Town to meet required deadlines stipulated elsewhere in this Ordinance or in Vermont Statute.

Section 1003. Land Use Permits

(a) The Administrative Officer shall, after determining that a permit application is complete, take action on any pending land use permit application within 30 days of receipt of a complete application by approving the application and issuing a permit, denying the application, or referring the application to the Development Review Board for consideration as specified in this Ordinance or applicable state statute.

(b) When an amendment to this Ordinance is pending that would affect an application under consideration, the provisions of 24 V.S.A. 4449(d) shall be followed by the authority empowered to determine whether the application shall be approved or denied.

(c) Evidence of an approved land use permit shall be provided to the applicant by the Administrative Officer. This evidence must be publicly displayed at the project site for 30 days after the issuance of the permit, or until the project is completed, whichever is longer.

(d) A land use permit shall not be effective until 15 days after the date of issuance. This delay allows interested parties to appeal any decisions made. If an appeal is actually taken by an interested party, the permit is not effective until the final adjudication of the appeal.

(e) All land development permits, except for subdivision permits, shall expire two years from the date of final approval unless substantial progress has been made in completing the approved project.

Section 1004. Proper Applicant

(a) Applications for land use permits may be made by:

- (1) The person(s) holding legal title to the property in question, or his legal representative; or
- (2) A lessee of the property in question, with the consent of the owner, or his legal representative;
or
- (3) An optionee, with a binding agreement pending receipt of a zoning permit or other approval, or his legal representative.

Section 1005. Content of Land Use Applications

(a) A land use application shall not be considered complete unless all applicable fees have been paid and it contains all of the following information:

- (1) The name(s) and address(es) of the applicant(s) and the name and address of the owner, if different from the applicant.
- (2) The location of the property in question, and the parcel number of the property on the Town of Brandon Property Map.
- (3) A sketch or plan of the property in question, including
 - (A) The size of the lot in acres or square feet.
 - (B) The shape, size, height, and location of any proposed construction in relation to all property street or road lines, or any structure on the lot.
 - (C) The location of current and proposed utility lines, leach fields, wells, and underground hazardous materials and waste storage tanks.
- (4) A clear and detailed description of both the current and proposed uses.
- (5) If the proposal would require the use of delivery vehicles, a statement of the types of vehicles that will be servicing the use, the number of trips per month projected for such vehicles by season, the projected maximum loaded and unloaded weights of such vehicles, and the routes that such vehicles will follow in going to and from the site.

(6) A statement of the impact of the project, as perceived by the applicant, regarding the applicable criteria in Article VI.

(7) The intended completion date for the project if it receives all necessary approvals.

(8) Signed certification by the applicant(s) that the information provided on the application is correct to the best of his knowledge and that the Administrative Officer may inspect the project property, with reasonable notice, to verify the stipulations made in the application, and that construction is proceeding and has been completed in accordance with the terms under which the permit was issued.

(b) In addition to the information required in Subsection (a) above, the following additional information shall be required in the special situations listed below:

(1) If the application is for a Subdivision, see Article VII.

(2) If access to the lot is provided by easement or right of way, the applicant shall provide a copy of the formal easement or right of way agreement.

(3) If a variance or waiver is required, the applicant shall provide detailed information on the criteria to be considered by the Development Review Board in evaluating the request for a variance. See Section 1011 and Section 1016.

(4) If the property is located in a hazard areas, see Article VIII.

(5) If the use is listed as conditional within the district in which it is proposed to be located, see Section 1012.

Section 1006. Procedures to be Followed by the Administrative Officer Upon Receipt of Land Use Applications

(a) If the action is within the authority of the Administrative Officer, he:

(1) Shall determine if the proposed use or structure is a primary or accessory use or structure in accordance with the provisions of this Ordinance.

(2) Shall determine the proper use category into which the project best fits by consulting the category descriptions in Article II of this Ordinance.

(3) Shall determine if the project is located in a hazard area. Such projects shall be considered to be in hazard areas only if there will be any construction or grading within hazard areas. If a lot extends into a hazard area, but no grading or construction will be done within it, the project shall not be considered subject to the provisions of Article VIII of this Ordinance.

(4) Shall determine, by consulting the Official Land Use District Map, the land use district in which the property in question is located.

(5) Shall evaluate the impact of the proposal with respect to the provisions of Article VI and all other applicable provisions of this Ordinance.

(6) May at his discretion conduct a site visit prior to making a decision on the application.

(7) If the project conforms to the provisions of this Ordinance, the Administrative Officer shall within 30 days of the receipt of the completed application issue a permit to the applicant, and provide the applicant with the necessary public notification poster, and deliver a copy of the permit within three days to the Listers and to all adjoining landowners, and post a copy of the permit within three days in at least one public place in the Town of Brandon for 15 days.

(8) If the project does not conform to the provisions of this Ordinance, the Administrative Officer shall deny the permit within 30 days of the receipt of the completed application and provide the following information to the applicant:

(A) A statement that the permit has been denied;

(B) A statement of the specific reasons for the denial, and

(C) A statement of what course the applicant may take to appeal the decision.

(b) If the application is not within the authority of the Administrative Officer to make a final determination, he shall transmit the completed application to the appropriate board or commission for review and decision, and give notice that he has done so to the applicant.

Section 1007. Post-Completion Site Visits

The Administrative Officer shall visit the site of all approved projects after the project has been completed and document in the file the date of his visit and any appropriate findings.

Section 1008. Procedures for Handling Land Use Permits When the Administrative Officer Has a Conflict of Interest

When the Administrative Officer has any actual or perceived conflict of interest with respect to a project that requires a land use permit, he shall, immediately upon receipt, transfer the application to the Acting Administrative Officer for analysis and decision.

Section 1009. Powers of the Development Review Board

(a) The Development Review Board shall have the following powers with respect to the administration of this Ordinance:

(1) To hear and decide appeals to any order, requirement, decision, or determination made by the Administrative Officer in the enforcement or implementation of this Ordinance.

- (2) To authorize variances.
- (3) To authorize conditional uses.
- (4) To authorize waivers.
- (5) To authorize enlargements of nonconforming uses.
- (6) To authorize the nonconforming replacement of a totally destroyed nonconforming structure.
- (7) To authorize the location of dwelling units within the Central Business District.
- (8) To hear all other matters specified in these bylaws or provided by 24 V.S.A. §4460(e).

(b) In exercising the powers listed above, the Development Review Board may not without good and sufficient reason deny a permit, but it may impose appropriate conditions to insure compliance with the provisions of this Ordinance and the Comprehensive Town Plan.

(c) Authority to conduct Local Act 250 Reviews

(1) In accordance with 24 V.S.A. 4420, the Development Review Board is hereby authorized to undertake local Act 250 review of municipal impacts caused by a “development” and/or “subdivision,” as such terms are defined in 10 V.S.A. Chapter 151.

(2) With respect to such “developments” and/or “subdivisions”, the Development Review Board, pursuant to the procedures established under 24 V.S.A. Chapter 36 (the Municipal Administrative Procedures Act), shall hear applications for local Act 250 review of municipal impacts at a duly warned public hearing.

(3) All applicants for Act 250 permits for such “developments” and/or “subdivisions” located within the Town of Brandon shall go through this review process, unless all of the following apply:

(A) The applicant can establish to the satisfaction of the Development Review Board that the applicant relied on a determination by the Natural Resource Board’s local district coordinator that Act 250 jurisdiction did not apply to the development and/or subdivision in question and, based upon that reliance, the applicant obtained local permits without complying with the requirement for local Act 250 review.

(B) The Natural Resource Board’s local district coordinator’s jurisdictional ruling was later reconsidered or overturned on appeal, with the result that Act 250 jurisdiction does apply to the “development” and/or “subdivision” in question.

(C) The Development Review Board waives its local Act 250 review jurisdiction in the interest of fairness to the applicant.

(4) Determinations by the Development Review Board regarding whether or not to waive its local Act 250 review jurisdiction shall not be subject to review.

(5) At the Development Review Board's local Act 250 review proceedings, the applicant shall provide, at the minimum, all of the information relating to Act 250 Criteria 6, 7, and 10 requested in the Act 250 Application Forms and demonstrate to the satisfaction of the Development Review Board that the proposed "development" and/or "subdivision":

(A) Will not cause an unreasonable burden on the ability of the municipality to provide educational services (Act 250 Criterion 6).

(B) Will not cause an unreasonable burden on the ability of the municipality to provide municipal or governmental services (Act 250 Criterion 7).

(C) Is in conformance with the duly adopted Town (Act 250 Criterion 10).

(6) The Development Review Board may, after prior notice to the applicants, hire qualified persons to conduct an independent technical review of any application and require the applicant to pay for all reasonable costs thereof.

Section 1010. Appeals

(a) Any interested person, as defined in 24 V.S.A. §4465(b), may appeal any order, requirement, decision, or determination made by the Administrative Officer by filing within 15 days of said act proper notice of appeal with:

(1) The Administrative Officer, and

(2) The Secretary of the Development Review Board, or the Brandon Town Clerk, if the Development Review Board has elected no Secretary.

(b) The notice of appeal shall be in writing and shall include:

(1) The name and address of the appellant.

(2) A brief description of the property with respect to which the appeal is taken.

(3) A reference to the regulatory provision(s) applicable to the appeal.

(4) The alleged grounds why the requested relief is believed proper under the circumstances.

(5) The payment of all required application fees.

(c) The Development Review Board shall hold all public hearings on the appeal in conformity with the provisions of 24 V.S.A. §4461 and §4468.

(d) Testimony at the public hearing shall be limited to the specific issues raised by the appellant in his notice of appeal.

(e) Within 45 days of the conclusion of the hearing, the Development Review Board shall:

(1) Issue findings of fact based on evidence presented at the public hearing.

(2) Render a decision based on these findings of fact.

(3) Mail a copy of the decision by certified mail to the appellant.

(4) Mail copies of the decision to every person or body testifying at the hearing.

(5) File a copy of the decision with the Brandon Town Clerk for inclusion in the public records of the Town.

(6) File a copy of the decision with the Administrative Officer, who shall take action consistent with the decision rendered by the Development Review Board.

Section 1011. Variances

(a) Any person, as defined in Section 1004, may request that the Development Review Board issue a variance from the provisions of this Ordinance for a structure that is not primarily a renewable energy resource structure. If occasioned by the denial of a land use permit by the Administrative Officer, the appeal must be taken within 15 days of the denial.

(b) The notice or request shall be filed with the Administrative Officer and the Secretary of the Development Review Board, or the Brandon Town Clerk, if the Development Review Board has elected no Secretary.

(c) Notice of a request for a variance shall be in writing and shall include detailed information on the proposal and the criteria to be considered by the Development Review Board in evaluating the request.

(d) The Development Review Board shall hold a public hearing on the request for a variance within 60 days of the receipt of the request. Notice to the public shall be given in accordance with the provisions of 24 V.S.A. 4468, and a copy of the hearing notice shall be mailed to the appellant at least 15 days prior to the public hearing.

(e) The Development Review Board shall grant a variance if all of the following facts are found by the Board:

(1) There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to these conditions, and not the circumstances or conditions generally created by the provisions of the land use regulations in the neighborhood or district in which the property is located;

(2) Because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the land use Ordinance and that the authorization of the variance is therefore necessary to enable the reasonable use of the property;

(3) The unnecessary physical hardship has not been created by the appellant;

(4) The variance, if authorized, will not substantially alter the character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

(5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the Land Use Ordinance.

(f) Notwithstanding the provisions of Section 1011 (e), the Development Review Board may grant a hardship or dimensional variance for a structure that is primarily a renewable energy resource structure that could not otherwise be developed or function effectively if required to conform to the provisions of Sections 301 through 305 above. To grant such a variance, the Development Review Board must establish for the record all of the following facts:

(1) It is unusually difficult or unduly expensive to build the renewable energy resource structure in conformance with the land use regulations.

(2) The hardship was not created by the applicant/appellant.

(3) The variance, if authorized, will not alter the character of the neighborhood, impair the use of adjacent properties, reduce access to other renewable energy resources, or be detrimental to the public welfare.

(4) The variance, if authorized, will represent the minimum that will afford relief.

(g) Within 45 days of the conclusion of the hearing, the Development Review Board shall:

(1) Issue findings of fact based on evidence presented at the public hearing.

(2) Render a decision based on these findings of fact.

(3) Mail a copy of the decision by certified mail to the applicant and/or appellant.

(4) Mail copies of the decision to every person or body testifying at the hearing.

(5) File a copy of the decision with the Brandon Town Clerk for inclusion in the public records of the Town.

(6) File a copy of the decision with the Administrative Officer, who shall take action consistent with the decision rendered by the Development Review Board.

Section 1012. Conditional Uses

(a) When any use is listed as conditional within a given district, the application for a land use permit may be approved only by the Development Review Board, which, in granting the permit, may add appropriate and reasonable conditions to insure compliance with the provisions of this Ordinance, provided that such conditions are part of the public hearing record.

(b) In considering its action, the Development Review Board shall make findings that the proposed conditional use does not result in an undue adverse effect on:

- (1) The capacity of existing or planned community facilities.
- (2) The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the municipal plan.
- (3) Traffic on roads and highways in the vicinity.
- (4) Bylaws and ordinances in effect at the time of the application, including other applicable provisions of this Ordinance.
- (5) Utilization of renewable energy resources.
- (6) The review criteria found in 10 V.S.A. §6086, provided that the project is not subject to Act 250 review.

(c) The Development Review Board shall hold a public hearing on the application within 60 days of the receipt of the application. Notice to the public shall be given in accordance with the provisions of 24 V.S.A. §4468, and a copy of the hearing notice shall be mailed to the appellant at least 15 days prior to the public hearing.

(d) Within 45 days of the conclusion of the hearing, the Development Review Board shall:

- (1) Issue findings of fact based on evidence presented at the public hearing.
- (2) Render a decision based on these findings of fact.
- (3) Mail a copy of the decision to every person or body testifying at the hearing.
- (4) Mail a copy of the decision by certified mail to the applicant.
- (5) File a copy of the decision with the Brandon Town Clerk for inclusion in the public records of the Town.
- (6) File a copy of the decision with the Administrative Officer, who shall take action consistent

with the decision rendered by the Development Review Board.

(e) In exercising its power to approve conditional uses, the Development Review Board may impose appropriate and reasonable conditions to insure compliance with the provisions of this Ordinance, provided that such conditions are part of the public hearing record.

Section 1013. Dwelling Units within the Central Business District

(a) The Development Review Board shall not approve an application for dwelling units within the Central Business District unless it finds, in addition to the criteria in Section 1012(b) above, that:

(1) The developer has made provision for sufficient off-street parking within one-quarter mile walking distance from the use to accommodate all tenant and guest vehicles. In the absence of evidence presented by the developer and acceptable to the Development Review Board that a lower ratio would be more appropriate to the nature of the project, one and one-half parking spaces shall be required for each dwelling unit.

(2) All lease agreements shall include the provision that neither tenants nor their guests may park on Route 7.

(3) The project will be compatible with the retail/commercial nature of the Central Business District, and storefronts will be maintained.

(4) The effect of the project, when viewed in the context of the housing development throughout the town, is consistent with the housing goals and objectives articulated in the Town Plan.

(b) In its decision, the Development Review Board shall describe the proposed project in detail and require that any change in the project as approved must be approved by the Development Review Board prior to implementation.

Section 1014. Enforcement

(a) The Administrative Officer shall institute in the name of the Town any appropriate action, injunction, or other proceeding to prevent, restrain, correct, or abate a violation of this Ordinance. A violation of this Ordinance may be enforced as provided in 24 V.S.A. §4451 or as provided in 24 V.S.A. §1974a.

(b) Enforcement Pursuant to 24 V.S.A. §4451

(1) Any person who violates any provision of this Ordinance shall be subject to the maximum fine enumerated in 24 V.S.A. §4451(a) for each offense. Each day a violation is continued shall constitute a separate offense. Each lot transferred, sold, agreed or included in a contract to be sold without complying with the provisions of this Ordinance shall be considered a separate violation.

(2) No action shall be brought under this Section unless the alleged offender has had at least seven days' warning notice by certified mail. An action may be brought without the seven-day notice and an opportunity to cure if the alleged offender repeats the violation of the Ordinance

after the seven-day notice period and within the next succeeding 12 months. The seven-day warning notice shall state that a violation exists, that the alleged offender has an opportunity to cure the violation within the seven days and that the alleged offender will not be entitled to an additional warning notice for a violation occurring after the seven days. In default of payment of the fine, such person, the members of any partnership, or the principal officers of such corporation shall each pay double the amount of such fine. Each day that a violation is continued shall constitute a separate offense.

(3) The Zoning Administrative Officer may institute, in the name of the Town of Brandon, pursuant to 24 V.S.A. §§4451 and 4452, any appropriate action, injunction or other proceeding to prevent, restrain, correct or abate any violation of this Ordinance.

(4) All fines collected for the violation of this Ordinance under this Section shall be paid over to the Town of Brandon.

(c) Enforcement Pursuant to 24 V.S.A. §1974a

(1) A violation of this Ordinance may also be enforced in the judicial bureau as a civil matter in accordance with the provisions of 24 V.S.A. §1974a. A civil penalty of not more than \$100 per violation may be imposed for violation of this Ordinance. Each day that the violation continues shall constitute a separate violation of this Ordinance.

(2) Any cumulative penalties shall not exceed \$500. If the violation continues and cumulative penalties would exceed \$500 or if injunctive relief is sought other than a cease and desist order as provided in 24 V.S.A. §1974a, the action shall be brought in Superior Court.

(3) No action shall be brought under this Section unless the alleged offender has had at least seven days' warning notice by certified mail. The alleged offender will not be entitled to an additional warning notice for the same violation occurring after the seven-day period within the next succeeding 12 months.

(4) If the alleged offender fails to cure the violation as set forth in the warning notice, a complaint (municipal ticket) may be issued pursuant to 24 V.S.A. §1977. An original copy thereof shall be filed with the judicial bureau, a copy shall be retained by the issuing municipal official and two copies shall be given to the alleged offender.

(5) Pursuant to 24 V.S.A. §1979, the Town Administrative Officer, Health Officer and/or Brandon Police Officers are designated as the enforcement officers. Said designees shall issue tickets and may be the appearing officer(s) at any hearing.

(6) The Waiver Fee shall be set at \$50 for the first offense, \$75 for the second offense (within a one-year period) and \$100 for each subsequent offense within a one-year period. Each day that a violation continues shall constitute a separate violation of this Ordinance.

Section 1015. Burden of Proof

It shall be the responsibility of the applicant or appellant to provide all relevant information to enable the

Administrative Officer or the Development Review Board to make an informed decision in any matter or proceeding before the Administrative Officer or the Development Review Board.

Section 1016. Setback Waivers

(a) Purpose: The intent of this section is to provide flexibility in setback requirements for the placement of primary and accessory structures in all zoning districts while maintaining the character of the area.

(b) Allowable Waivers: One of the following conditions must exist in order for a waiver to be considered, providing that a minimum setback of 5' is maintained. Waivers do not apply to setbacks from surface waters, which must meet provisions set forth in Article VIII of these regulations. Such waivers may be granted for new and complying existing structures by the Development Review Board following a public hearing.

- (1) When the resulting setback is no greater than the front or side setbacks for existing structures on adjacent lots on the same street frontage.
- (2) For greater preservation of open land/agricultural land or scenic vistas.
- (3) For greater preservation of other natural resources, such as, but not limited to surface waters, wetlands, or steep slopes.
- (4) The waiver, if authorized, will represent the minimum necessary to achieve the stated purpose of this Section.

(c) Application Procedures: Applications for a waiver shall be submitted to the Administrative Officer and the Secretary of the Development Review Board, or the Brandon Town Clerk if the Development Review Board has elected no Secretary, for review and consideration at a Public Hearing in accordance with 24 V.S.A. Section 4414(3). Applications for a waiver shall be in writing and shall include detailed information on the proposal and the criteria to be considered by the Development Review Board in evaluating the request.

(d) The Development Review Board shall hold a public hearing on the request for a waiver within sixty (60) days of the receipt of the request. Notice to the public shall be given in accordance with the provisions of 24 V.S.A. 4468, and a copy of the hearing notice shall be mailed to the appellant at least 15 days prior to the public hearing.

(e) Approval Criteria: The Development Review Board shall determine that in issuing the setback waiver, the proposed development will:

- (1) Be compatible with the scale and design of structures and overall existing development pattern of the surrounding area.
- (2) Not impair reasonable or appropriate use of adjoining properties.
- (3) Not result in greater impacts on natural resources.
- (4) Not impair sight distances on public or private roads.

(f) Conditions of Approval: In permitting a waiver, the Development Review Board may require certain conditions to meet the stated objectives of the Zoning District, reduce or eliminate impacts, or protect the interests of the surrounding properties, neighborhood or Town as a whole. These conditions may include, but need not be limited to the following:

- (1) Limit the size of the structure;
- (2) Require landscaping and screening;
- (3) Reduce the encroachment into the setback;
- (4) Control the location and number of vehicular access points; or
- (5) Require applications to have professional site plans prepared by a Surveyor, Engineer or Architect licensed by the State of Vermont.

(g) Within 45 days of the conclusion of the hearing, the Development Review Board shall:

- (1) Issue findings of fact based on evidence presented at the public hearing.
- (2) Render a decision based on these findings of fact.
- (3) Mail a copy of the decision by certified mail to the applicant and/or appellant.
- (4) Mail copies of the decision to every person or body testifying at the hearing.
- (5) File a copy of the decision with the Brandon Town Clerk for inclusion in the public records of the Town.
- (6) File a copy of the decision with the Administrative Officer, who shall take action consistent with the decision rendered by the Development Review Board.

Article XI. Definitions

Section 1100. General

(a) Except where specifically defined in this Ordinance or in state statute, all words used in these regulations shall carry their customary meanings. Words used in the present tense include the future, and the singular includes the plural. The use of the masculine form of any word includes the feminine, and vice versa. The word “lot” includes “plot”; the word “building” includes “structure,” and vice versa. The word “shall” is mandatory, while “may” is permissive. “Occupied” or “used” shall be considered as though followed by “or intended, arranged, or designed to be used or occupied.” “Person” includes individual, partnership, association, corporation, company, or organization.

(b) The definitions contained in Sections 810 and 1103 apply only to the provisions of Articles VIII and IX, respectively, and supercede definitions of the same term in Section 1101 only with respect to these two Articles.

Section 1101. Definitions Generally Applicable Throughout This Ordinance

(a) Accessory Structure or Use is any separate structure, building appendage that is not part of the main living space or footprint of a home, or use that is subordinate to and serves a primary structure or use; and is subordinate in area, extent, and purpose to the primary structure or use served; and is located on the same lot as the primary structure or use served; and is customarily incidental to the primary use or structure. Any structure whose primary design or use was intended for a purpose other than storage; i.e., mobile home, bus, camper, trailer shall not to be allowed as a permanent accessory structure/storage building. Surface level parking lots are not considered accessory structures.

(b) Accessory Dwelling Unit means an efficiency or one-bedroom apartment that is clearly subordinate to a single-family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation. See complete definition in 24 V.S.A. §4412(E).

(c) Commercial Use includes all for-profit and non-profit operations.

(d) Conflict of Interest means any one of the following:

(1) A direct or indirect personal interest of the zoning officer, his or her spouse, household member, child, stepchild, parent, grandparent, grandchild, sibling, aunt or uncle, brother or sister in law, business associate, employer or employee, in the outcome of any zoning application.

(2) A direct or indirect financial interest of the zoning officer, his or her spouse, household member, child, stepchild, parent, grandparent, grandchild, sibling, aunt or uncle, brother or sister in law, business associate, employer or employee, in the outcome of any zoning application.

(3) A situation where a zoning officer has publicly displayed a prejudgment of the merits of a particular application before the officer. This shall not apply to an official’s particular political

views or general opinion on a given issue.

(e) Construction of a Building or Structure means assembling materials and any land preparation in anticipation of actual construction work, as well as the act of building a new structure.

(f) Conversion of a Building or Structure means a physical, structural, or design change or transformation from one use to another.

(g) Driveway - any traveled way for access to one residence or one primary structure.

(h) Dwelling Unit - a room or group of rooms used to provide living quarters for one or more persons living on the same premises as a single housekeeping unit; or a sleeping room in an inn, hotel, motel, or other establishment offering accommodations to transient or permanent guests.

(i) Enlargement of a Building or Structure means adding to the footprint or roof projection of an existing structure.

(j) Farm Structure means a building, enclosure, or fence for housing livestock, raising horticultural or agronomic plants, or carrying out other practices associated with accepted agricultural or farming practices, including a silo, as “farming” is described in Title 10 V.S.A. Sub§6001(22), but excludes a dwelling for human habitation.

(k) Fence - a barrier intended to prevent escape or intrusion or to mark a boundary, including stone walls.

(l) Impervious Surface is a hard surface area that prevents or substantially impedes the natural infiltration of water into the underlying soil, resulting in an increased volume and velocity of surface water runoff.

(m) Junk - old or scrap copper, brass, iron, steel and other old or scrap or nonferrous material, including but not limited to rope, rags, batteries, glass, rubber debris, waste, trash or any discarded, dismantled, wrecked, scrapped or ruined motor vehicles or parts thereof.

(n) Junkyard - any place of outdoor storage or deposit which is maintained, operated or used in connection with a business for storing, keeping, processing, buying or selling junk or as a scrap metal processing facility. Junkyard also means any place of outdoor storage or deposit, not in connection with a business, which is maintained or used for storing junk or keeping three or more motor vehicles which have not been inspected or received an inspection sticker from a State approved agency for more than 90 days and which are visible from any portion of a public highway or an adjoining property.

(o) Land Development means 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 any building or other structure, or land, or extension of use of land.

(p) Lot Line Adjustment is any adjustment of property lines that does not result in the creation of one or more additional lots after the transaction has been completed.

(q) Mobile Home Park - any parcel of land under single or common ownership or control which contains,

or is designed, laid out, or adapted to accommodate two or more mobile homes. This definition shall not apply to the display of mobile homes for sale only.

(r) Nonconforming Lots means lots or parcels that do not conform to the present bylaws covering dimensional requirements but were in conformance with all applicable laws, ordinances, and regulations prior to the enactment of the present bylaws, including a lot or parcel improperly authorized as a result of error by the administrative officer.

(s) Noncomplying Structure means a structure or part of a structure that does not conform to the present bylaws but was in conformance with all applicable laws, ordinances, and regulations prior to the enactment of the present bylaws, including a structure improperly authorized as a result of error by the administrative officer.

(t) Nonconforming Use means use of land that does not conform to the present bylaws but did conform to all applicable laws, ordinances, and regulations prior to the enactment of the present bylaws, including a use improperly authorized as a result of error by the administrative officer.

(u) Nonconformity means a nonconforming use, structure, lot, or parcel.

(v) Person means an individual, a corporation, a partnership, an association, and any other incorporated or unincorporated organization or group.

(w) Plan is a detailed conceptual description of a project.

(x) Planned Unit Development means one or more lots, tracts, or parcels of land to be developed as a single entity, the plan for which may propose any authorized combination of density or intensity transfers or increases, as well as the mixing of land uses. This plan, as authorized, may deviate from bylaw requirements that are otherwise applicable to the area in which it is located with respect to lot size, bulk, or type of dwelling or building, use, density, intensity, lot coverage, parking, required common open space, or other standards.

(y) Plat is a map of a proposed subdivision showing the features required in the Plan/Plat Mapping Requirements portion of Section 705.

(z) Primary Structure - a structure or building in which is conducted, or in which is intended to be conducted, the main or primary use of the lot on which it is located.

(aa) Primary Use - the main purpose for which a parcel of land or building is used.

(bb) Private Road - any traveled way providing access to three or more residences or primary structures including proposed rights of way.

(cc) omitted.

(dd) Public Notice means the form of notice prescribed by sections 24 V.S.A. §§4444, 4449, or 4464, or as otherwise required by these Bylaws or the Municipal and Regional Planning and Development Act.

(ee) Reconstruction - the entire replacement in the same location as the previous structure, or any portion

of a structure, for example, porch, deck, shed, that does not increase its size and is replaced within one year of removal.

(ff) Relocation of a Building or Structure means the intentional moving of a building to a different location.

(gg) Renewable Energy Resources means energy available for collection or conversion from direct sunlight, wind, running water, organically derived fuels, including wood and agricultural sources, waste heat, and geothermal sources.

(hh) Right of Way - unless determined otherwise by deed, the Town/State right of way (ROW) will be considered to end 25 feet from the centerline of the road or at the edge of the sidewalk closest to the structure.

(ii) omitted.

(jj) Slope is defined as the inclination of the land's surface from the horizontal.

(kk) Structure means an assembly of materials for occupancy or use, including a building, mobile home or trailer, sign, wall, or fence.

(ll) Structural Alteration means any exterior or interior changes to a building made in anticipation of a change of use.

(mm) Subdivision is a division of any lot or parcel of land, after the effective date of these regulations, into two or more lots of any size, for the purpose of conveyance, transfer of ownership, improvement, building, development, or sale. The term subdivision includes re-subdivision. For the purposes of this regulation, any transfer, conveyance, or sale of land held in common ownership but divided by an existing public right-of-way shall not be considered a subdivision if the land on each side of the public right-of-way has a preexisting separate deed and if each meets the lot size requirement of the district.

(nn) Substantial Change is any change that will have an undue adverse impact on one or more of the Performance Objectives and Standards contained in Article VI.

(oo) Substantial Progress means that the developer has completed construction amounting to at least 40% of the total cost of the development.

(pp) Town - includes the Town of Brandon, Brandon Fire District #1 and #2, and/or the Brandon Town School District.

(qq) Wetlands means those areas of the town that are inundated by surface or groundwater with a frequency sufficient to support vegetation or aquatic life that depend on saturated or seasonally saturated soil conditions for growth and reproduction. Such areas include marshes, swamps, sloughs, potholes, fens, river and lake overflows, mud flats, bogs, and ponds, but excluding such areas as grow food or crops in connection with farming activities.

Section 1102. Reserved Section

Section 1103. Definitions Specifically Applicable to Article IX, Wireless Telecommunication Facilities

(a) Wireless Telecommunication Facility. Any tower or other support structure, including antennae, that will extend 20 or more feet vertically, and any accompanying structure, building, access road, service utility or equipment that broadcasts or receives radio frequency waves carrying Wireless Telecommunication Services.

(b) Wireless Telecommunication Service. Any commercial mobile service, wireless service, common carrier wireless exchange service, cellular service, personal communication service (PCS), specialized mobile radio service, paging service, wireless data service, or public or private radio dispatch service.

(c) Wireless Telecommunication Service Provider. Any person or entity providing Wireless Telecommunication Services.