

SHELBURNE ZONING AMENDMENTS

ADOPTED BY THE SELECTBOARD ON MAY 25, 2021

EFFECTIVE AS OF JUNE 15, 2021

- 1970.5 Nonconforming Signs. Nonconforming signs may be maintained, repaired, and modified. For the purposes of this paragraph, modification may include replacement. However, the following modifications are prohibited: (a) those resulting in increased sign area or height; and (b) those resulting in reduced setbacks (relocation closer to a property line or right-of-way), unless such nonconforming signs are located on land which is acquired for governmental purposes by governmental action. Modifications to nonconforming signs consistent with this paragraph may be approved administratively. Modifications not consistent with the above may be modified when authorized by the Development Review Board as a Conditional Use under sections 1910.3.
- 2010.8 Except when located within a recognized Special Flood Hazard Area, within an area subject to open space agreement, or outside a PUD building envelope, no zoning permit is required for the following:
- A. A single carry-in-dock on a lot, excluding those attached to the shore by means of permanent structure.
 - B. Replacement of existing conforming structures with a building footprint of 400 square feet or less, so long as:
 - 1. the building height does not increase; and
 - 2. the building footprint of the replacement structure is located entirely within the footprint of the original structure.
 - C. Roof mounted residential solar panels.
 - D. Residential HVAC systems, provided they comply with applicable setback requirements.
 - E. A dog house, child's play house, tree house, residential firewood shed, garden shed, or similar structure with a floor area of not more than 120 square feet and a height of not more than 13 feet may be located within any required yard, but not closer than 5 feet from any property line. Only one such structure per property shall be deemed exempt.
 - F. Mini libraries or mini pantries with a footprint of not more than 9 square feet may be located within any required yard.
 - G. Accepted agricultural and silvicultural are not subject to these regulations, pursuant to 24 VSA § 4413 (d). Barns, silos and certain other farm structures may be exempt from permit requirements, but notification to the Zoning Office is required pursuant to 24 VSA § 4413 (d).
 - H. Any sign erected by the State of Vermont or the Town of Shelburne for directional, information or traffic control purposes.

- I. Internal renovations, including internal structural alterations, that do not increase the total usable, temperature-controlled (heated and/or cooled) space within the structure, or, in the case of commercial, industrial, or institutional uses, that do not require amendment of any approved plan or standing condition of approval, so long as the property on which the renovations take place maintains compliance with applicable wastewater disposal permits.
- J. A garage sale or yard sale, or a similar type of sale from a retail stand or vehicle, or an auction, in no case for a period exceeding three (3) consecutive days, no more than six days per calendar year (a sale of longer duration or sales of greater frequency, shall be deemed a commercial retail use). The event shall be managed so as not to cause unsafe traffic conditions or parking problems or other nuisance to neighbors.

1930.1 Review Process.

- A. In accordance with the provisions of 24 V.S.A., Section 4417, and as may be specified in Article XX of these Regulations, the Development Review Board shall conduct public hearings to consider applications for Planned Unit development approval. All PUDs shall be considered to be major subdivisions under the subdivision Regulations.
- B. The Development Review Board may conduct all development reviews associated with the development (e.g., site plan approval, planned unit development approval, subdivision approval) simultaneously.
- C. Except as may be limited in Articles III through XVIII describing individual zoning districts, the Development Review Board may modify applicable area and dimensional requirements, excluding the periphery buffer, simultaneously with the approval of the subdivision plat. As part of this authority, the DRB shall be authorized to allow fences within proposed or previously approved periphery buffers, so long as such fence does not impede the movement of wildlife within mapped or ground verified wildlife corridors.