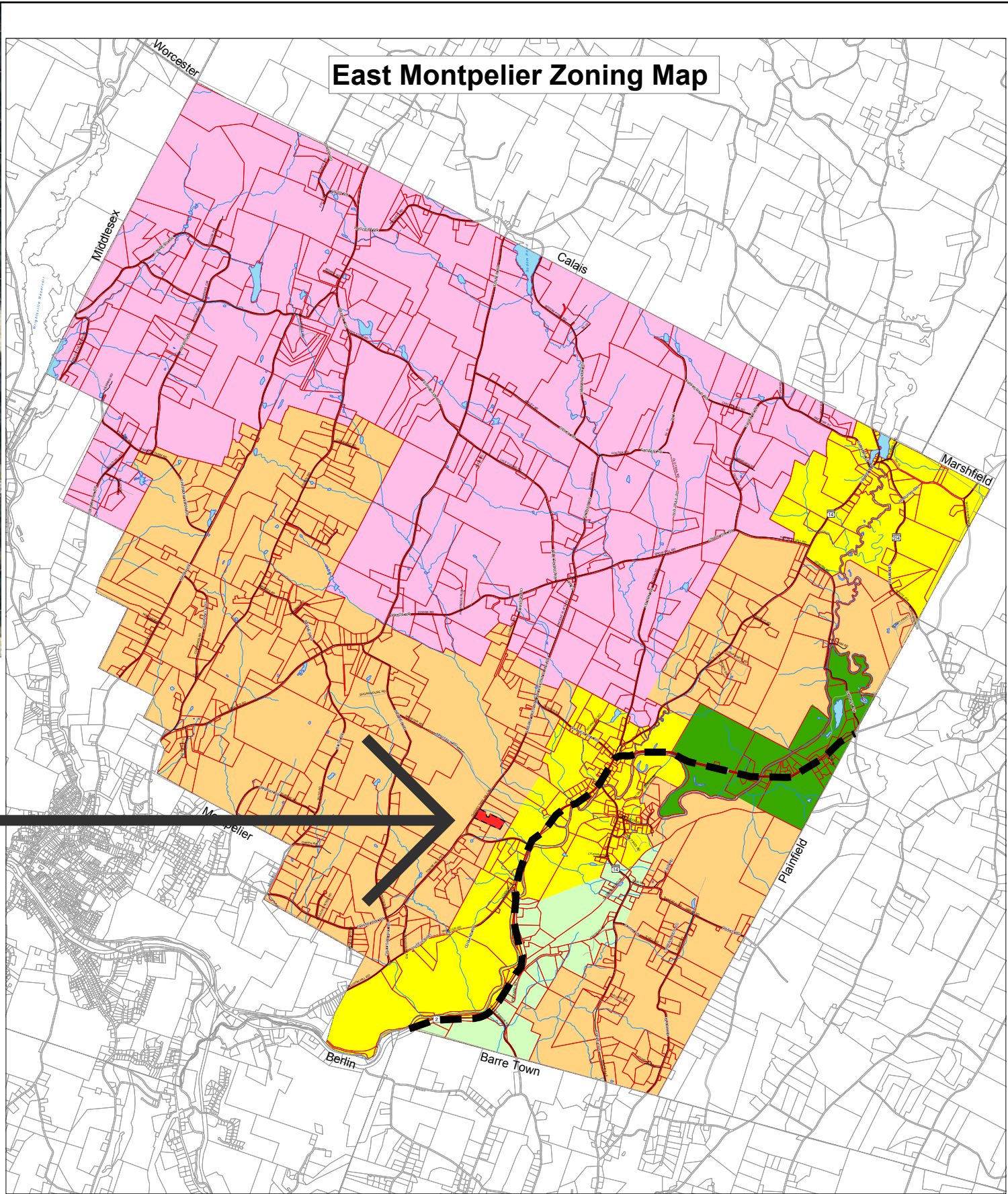


170 Cherry Tree Hill Rd, East Montpelier



East Montpelier Zoning Edited 2007

ZONE	Class
A - Commercial District	Class 1, 2, and 3
B - Industrial District	Class 4
C - Residential and Commercial District	Legal Trail
D - Rural Residential and Agricultural District	Private
E - Agricultural and Forest Conservation District	Vermont State Routes
	US Routes

Roads

Class 1, 2, and 3	Lakes and Ponds
Class 4	Rivers and Streams
Legal Trail	East Montpelier Parcels 2012
Private	Other Town Parcels
Vermont State Routes	
US Routes	

Source:
Zoning: East Montpelier Zoning - 2007, CVRPC
Parcels: East Montpelier Parcels - 2012, CVRPC
Roads: VTTrans Road Centerlines - 2012, VCGI
Hydrologic Data: VHD - 2004, VCGI

Map Edited 11/21/12 by CVRPC
N:\Towns\EMontpelier\EastMontZoningMap.mxd

Data is only as accurate as its original source.
This map is for planning purposes only.
This map may contain errors and omissions.

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Location Map
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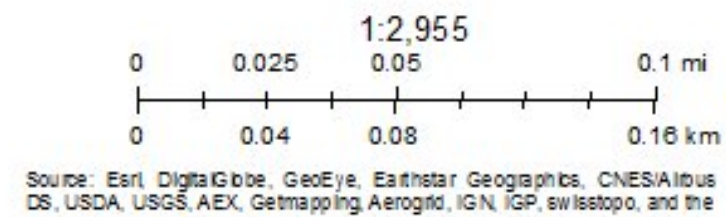


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May 8, 2016

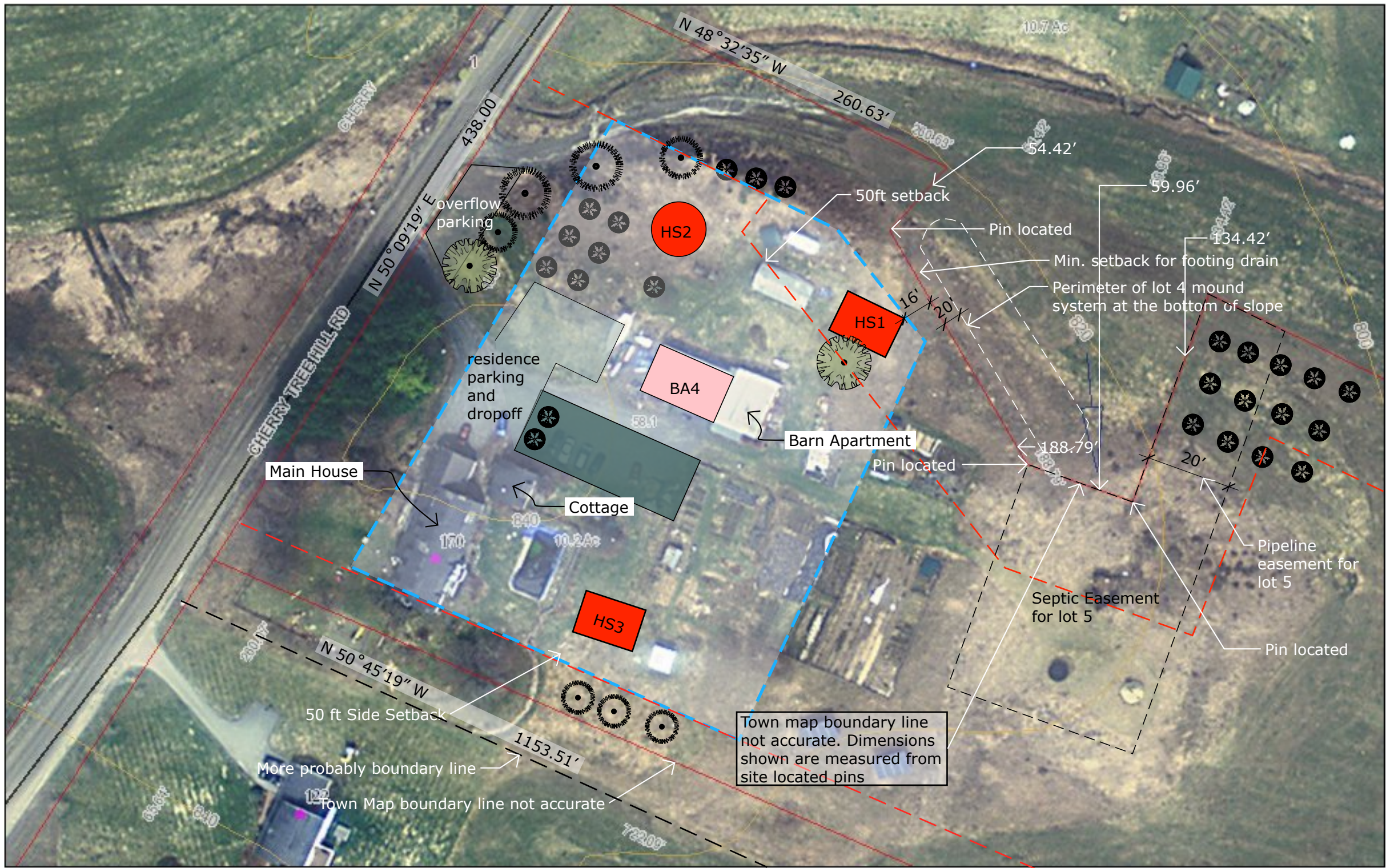
- Contours 20 Foot
- Map_Annotation
- Annotation_Line
- East Montpelier Parcels 2015



Zoning and Plot Plan

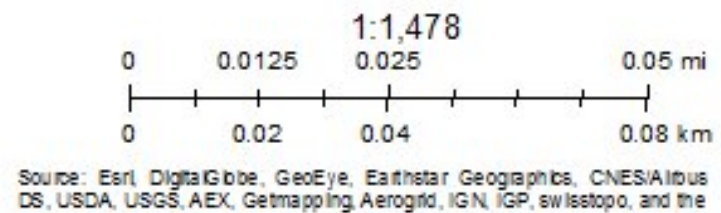
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Building Envelope

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Questions
Road right of way design criteria?
Planting
ROW set backs?
Farm access issues.
Using Farm road cut



Parking Plan Ph. 2.1
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10
East Montpelier Land Use & Development Regulations(2015)
Article 2: Zoning Districts TABLE 2.4
RURAL RESIDENTIAL -AGRICULTURALDISTRICT [ZONE D(A)
Purpose.
The purpose of the Rural Residential-Agricultural
District is to promote agriculture and forestry while accommodating low
-density residential development and other compatible non-residential uses.
(B)
Permitted Uses
1. Accessory Dwelling [seeSection 4.2]
2. Accessory Structure/Use (to a permitted use)
3. Agriculture
4. Bed & Breakfast
5. Cemetery
6. Community Center
7. Dwelling, Single-family
8. Dwelling, Two-family
9. Dwelling, Multi-family (maximum 6 dwelling units– with minimum area per dwelling unit of 3 acres)
10.Forestry
11.Group Home [see Section 4.9]
12.Home Child Care [see Section 4.10]
13.Home Occupation [see Section 4.10]
14.Recreation Facility (Outdoor)(C)

Conditional Uses
1. Accessory Structure/Use (to a conditional use)
2. Campground [see Section 4.5]
3. Dwelling, Multi-family
4. Adaptive Re-use [see Section 4.3]
5. Extraction of Resources [see Sections 4.6 and4.7]
6. Home Industry [see Section 4.10]
7. Kennel
8. Light Industry
9. Mixed Uses [see Section 4.11]
10.Mobile Home Park [see Section 4.12}
11.Neighborhood Business [see Subsection (E)]
12.PublicFacility/Utility [see Section 4.13]
13.Telecommunications Facility [see Section 4.14]
14.Veterinary Clinic
15.Any other use the Development Review Board
determines to be similar in scale, intensity and
potential impact as other uses allowed as
permitted or conditional uses in this district.(D)

Dimensional Standards
Dimensional Standards (unless otherwise specified for a particular use)
Minimum Lot Size 3 acres
Minimum Frontage 250 feet
Minimum Setback/Front [see Subsection (E)(2) below] 75 feet
Minimum Setback/Side [see Subsection (E)(2) below] 50 feet
Minimum Setback/Rear [see Subsection (E)(2) below] 50 feet
Maximum Height 35 feet

Supplemental District Standards
(1) A Neighborhood Business in the Rural Residential-Agricultural District shall be approved by the
Development Review Board as a conditional use in accordance with Section 5.5 and the following
requirements:
(a) Neighborhood Businesses (e.g., farm market, grocery stores, antique or craft shop, or other light
commercial activity of similar nature) shall be housed in buildings designed to be consistent with the rural
-agricultural character of the district.
(b) Retail floor area shall not exceed a maximum of 3,500 square feet.
(c) Hours of operation shall be compatible with the residential character of the district. The Board
may limit evening or night hours to ensure such compatibility, or place other conditions on the
design, layout and/or operation of the business to ensure that noise, lighting and traffic generated
by the business does not exceed levels typical of residential uses or result in an adverse impact
on neighboring properties.
(2)Notwithstanding the side and rear setbacks set forth in Subsection (D), the side and rear setbacks for
a lot of less than three acres shall be 25 feet, and the front setback for a lot of less than three acres
shall be the existing distance from the point of the dwelling that is closest to the road right-of-way, or
25 feet, whichever is less, providing that:
(a) The lot was in existence prior to September 15, 1982; and
(b)The lot isoccupied by a single-family dwelling that existed prior to September 15, 1982, and has
occupied the lot continuously since September 15, 1982, in accordance with Section 3.10; and

East Montpelier Land Use & Development Regulations (2015)
Article 2: Zoning Districts
11 (c) A zoning permit is issued in accordance with Section 7.1 for the reconstruct
ion, alteration, relocation, or enlargement of the existing dwelling, or the construction, reconstruction, alteration,
relocation, or enlargement of an accessory structure to that dwelling.
(3) All permitted uses, excluding single- family and two- family dwellings, accessory uses/structures to
single family dwellings (e.g., home occupations, accessory dwellings, home child care), forestry and
agriculture, must receive site plan approval by the Development Review Board in accordance with
Section 5.
4. (4) All uses must comply with the requirements of Article 3: General Regulations and Article 4:
Specific Use Standards, as applicable.
(5) Planned Residential Developments (PRDs) are allowed in the Rural Residential-Agricultural District in
accordance with Section 5.

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Section 5.6
Planned Residential Developments & Planned Unit Developments

(A) Purpose
. In accordance with the Act [§4417], the following two categories of Planned Developments are established under these regulations: Planned Residential Developments (PRD) and Planned Unit Developments (PUD). PRDs are allowed in all zoning districts excluding the Industrial District (Zone B). PUDs are permitted in the Commercial, Industrial, and Residential Commercial Districts (Zones A, B and C, respectively). Both PRDs and PUDs are intended to encourage more efficient use of land, innovation in the design and layout of structures, to ensure adequate provision of streets and utilities, and to preserve the natural and scenic qualities of open land. In addition:

(1)
PRDs are intended to allow for the clustering of residential development to preserve and maintain open space, including but not limited to important resource or conservation lands, and to authorize the granting of a density bonus to facilitate the provision of affordable housing; and
(2)
PUDs are intended to allow for the establishment of planned commercial and industrial parks and to encourage an integrated mix of uses within village centers.

(B)
Review Procedure. A PRD and PUD shall be reviewed concurrently with a subdivision review as set forth in Article 6 of these regulations. In addition to the application requirements of subdivisions set forth in Table 6.1, an application for PRD or PUD approval shall include a statement describing all proposed modifications, changes or supplements to existing requirements of these regulations. Modifications of one or more provisions of these regulations approved by the Development Review Board shall be noted in writing and appended to a plat depicting the project to be filed in the East Montpelier Land Records. All other provisions of this bylaw not specif ically modified shall remainin effect and be applicable to the project.

(C)
Coordination with Conditional Use Review.
After receiving approval of site plan and subdivision from the Development Review Board, applications for PRD or PUD shall be subject to conditional use review by the Board. In conditional use review, the Board shall incorporate any applicable conditions during its approval process.

(D)
General Standards.
The modification of zoning regulations by the Development Review Board may be permitted inaccordance with the following standards:

(1)
The PRD or PUD shall meet all applicable standards set forth in Article 6 and shall be consistent with the East Montpelier Town Plan. The PRD shall also meet all local and state regulations for sewage disposal and the protection of water quality.
(2)
The Board may allow for a greater concentration or intensity of development within some section(s) of the development than in others, on individual lots which are smaller than the minimum lot size for the district within which the PRD or PUD is located, provided that there is an offset by a lesser concentration in other sections.
(3)
The PRD or PUD shall provide for the preservation of stream and streambanks, steep slopes, wetland, soils unsuitable for development, agricultural lands, unique natural and manmade features, watersheds, forest land, wildlife habitat, floodplains, and scenic features.
(4)
The minimum front, side and rear yard setbacks at the periphery of the PRD or PUD shall be as dictated for the particular district unless otherwise specified by the Board. The Board may allow other setback standards within the PRD or PUD, such a zero lot lines, a part of approval.

(5)
Where a district boundary line divides a parcel, the Board may allow the development of a single PRD or PUD with a total density based on the combined allowable density of each district.

(6)
Two or more contiguous parcels under the ownership or control of the applicant may be combined for review as a PRD or PUD. The permitted density on one parcel may be increased as long as the overall density for the combined parcels does not exceed that which could be permitted, in the Board’s judgment, if the land were subdivided into lots in conformance withdistrict regulations.

(7)
The land area within the development not allocated to buildings and streets shall be reserved as common open space and shallbe conveyed under one of the following options:

(a) To the municipality, if it agrees to accept and maintain it; or
(b)To an association of homeowners or tenants, to a community or comparable land trust or to a similar non-profit which adopts and imposes a set of covenants.

(8)
The Development Review Board shall encourage energy efficient site planning and layout. For example, east-west orientation of roads to encourage southern exposure of structures, solar access protection and the use of land forms or vegetative wind breaks to the north.

(E)
Standards Specific to Planned Residential Developments. In addition to the general standards under Subsection (D), PRDs shall also meet the following specific standards:

(1)
The Development Review Board may authorize a density increase of as much as twenty five percent (25%) above the number of dwelling units otherwise permitted in the zoning district. The Board may, however, grant a density increase of up to fifty percent (50%) of the allowable number of units in any district in instances in which not less than twenty percent (20%) of the total number of dwelling units created are affordable housing units,as defined in Article 8.

(2)
A PRD shall include only residential uses and associated accessory structures and uses allowed within the district in which the PRD is located. The dwelling units permitted may, at the discretion of the Development Review Board, be of varied types, including single-family, tow-family, or multi-family construction, and may be attached or detached.

(F)
Standards Specific to Planned Unit Developments. In addition to the general standards under Subsection (D), PUDs shall also meet the following specific standards:

(1)
The total number of allowable residential units and/or commercial or industrial space within the PUD shall not exceed the number which could be permitted in the Development Review Board’s judgment, if the land were subdivided into lots in conformance with the zoning regulation for the district in which the project is located.

(2)
A PUD may include any permitted or conditional uses allowed in the district in which it is located. Multiple principal structures and/or uses on a lot, or multiple ownership of a single structure may be permitted.

(3)
Principal buildings and mixed uses shall be arranged to be compatible, and buffered as appropriate to ensure visual and acoustical privacy for the residents of the development and for adjacent properties.

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