

GENERAL PROVISIONS

Statement

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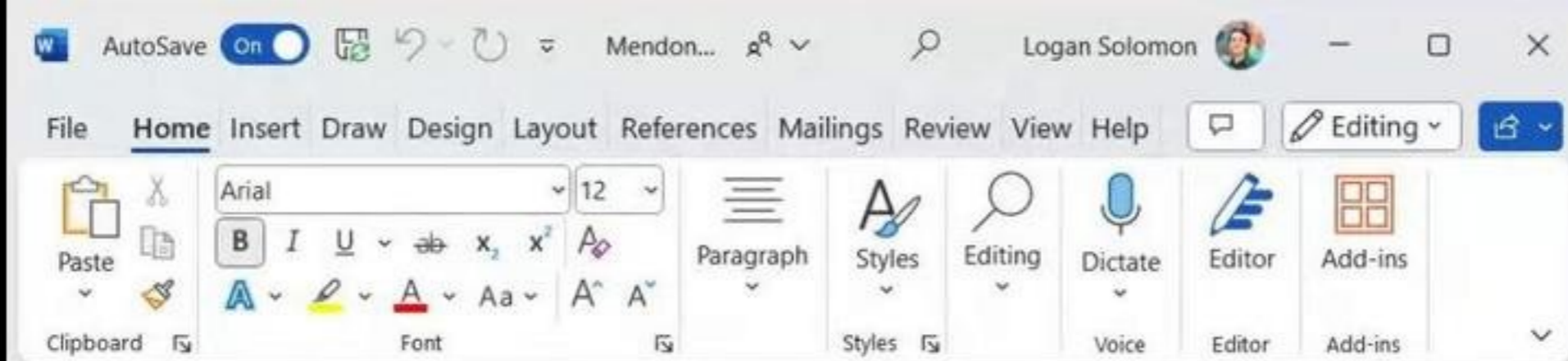
~~ing regulations to provide for orderly community growth in harmony with~~
~~endon Town Plan.~~ It is the intent of the Zoning Regulations to govern th
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nt the Plan and to promote public health, safety, and welfare as authori

Amendments

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of the Act.

Interpretation

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orm with the Town of Mendon Municipal Plan. Except for Section 4413



ARTICLE I: GENERAL PROVISIONS

Section 101 - Enactment

The regulations contained in the following text and map shall be known as the "regulations", and hereafter referred to as "the Zoning Regulations", are adopted in accordance with 10 VSA Chapter 32 and the 24 VSA Chapter 117, hereinafter referred to as "the Act". The Zoning Regulations are in conformance with and implement the most recent adopted version of the Town of Mendon Municipal Plan, hereafter referred to as "the Plan".

Section 102 - Intent

~~It is the intent of these zoning regulations to provide for orderly community growth and development in accordance with the goals established in the Mendon Town Plan.~~ It is the intent of the Zoning Regulations to provide for orderly community growth and the placement, spacing, and size of structures and other factors specified in the Plan to conform with and implement the Plan and to promote public health, safety, and the general welfare. Section 4411 of the Act.

Section 103 - Amendments

~~These regulations may be amended according to the requirements and procedures set forth in sections 4441 and 4442 of the Act.~~

Section 104 - Interpretation

~~In their interpretation and application, the provisions of these regulations shall be construed to conform with the requirements adopted for the promotion of the public health, safety, comfort, and general welfare, and intend to conform with the Town of Mendon Municipal Plan.~~ Except where otherwise provided in the Act and where these regulations specifically provide to the contrary, it is the intent of these regulations to conform with the requirements adopted for the promotion of the public health, safety, comfort, and general welfare, and intend to conform with the Town of Mendon Municipal Plan.

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Section 103 - Amendments

These regulations may be amended according to the requirements and procedures established in Sections 4441 and 4442 of the Act.

Section 104 - Interpretation

In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements adopted for the promotion of the public health, safety, ~~comfort, convenience~~ and general welfare, and intend to conform with the Mendon Town Plan. Except for Section 4413(c) of the Act, and where these regulations specifically provide to the contrary, it is not intended by these regulations to repeal, annul or in any way impair any permits previously issued. ~~Where these regulations impose a greater restriction upon the use of a structure or land than is required by any other statute, the provisions of these regulations shall apply.~~

Section 105 - Effective Date

These regulations shall take effect when duly adopted in accordance with the procedures contained in Section 4442 of the Act.

Section 106 - Severability

~~If any provision of the Mendon Zoning Regulations shall be held unconstitutional or determined to be invalid by a competent court or unenforceable for any reason, the remaining provisions shall continue to remain in full force and effect.~~ If any part of the Zoning Regulations is ruled unconstitutional or otherwise invalid, such as by a superseding Vermont statute, such decisions shall not affect the validity of the remaining portions of the Zoning Regulations, which provisions shall remain in full force and effect.

Section 107 - Warning of Disclaimer of Liability

These regulations shall not create liability on the part of the Town of Mendon or any town official or employee thereof resulting from reliance on these regulations or any administrative decisions lawfully made thereunder. These regulations do not imply that land outside the areas of special flood hazard or land use permitted within such districts will be free from flooding or flood damage.

Section 108 - Fees

The Mendon Selectboard ~~of Selectmen~~ shall establish such fees as may be necessary for the filing of applications for permits, notices, the processing of hearings, and action thereon. Fees shall be paid to the Town Clerk upon application for a zoning permit; where an appeal or application is made to the Zoning Board of Adjustment, any required fees shall be paid to the Town Clerk.

Section 109 - Precedence of Regulation

The provisions of these Zoning Regulations shall take precedence over any conflicting and less restrictive local laws so long as the Zoning Regulations are not in conflict with a superseding Vermont

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ARTICLE II: ESTABLISHMENT OF ZONING DISTRICTS AND MAP

Section 201 - Establishment of Zoning Districts

The Town of Mendon is hereby divided into the following 13 zoning districts and two overlay districts as shown on the Official Zoning Map:

1. Village District	6. Rural District	11. Conservation District II
2. Commercial District	7. Wheelerville District	12. City Forest District
3. Residential District I	8. Robinwood Residential District	13. Ski Area Development District
4. Residential District II	9. East District	14. Flood Hazard Overlay District
5. Residential District III	10. Conservation District I	15. Ridgeline Overlay District

Section 202 - Zoning Map

(a) The location and boundaries of Zoning Districts and the location of ridge lines are established as shown on the Town's Official Zoning Map. The latest adopted Official Zoning Map is hereby made a part of these regulations, together with all future amendments.

(b) Regardless of the existence of additional zoning maps which may from time to time be made or published, the Official Zoning Map shall be located in the office of the Town Clerk. This map shall be the final authority as to the current zoning status of land and water areas.

(c) See Section 316 for information on areas of special flood hazard and the location and boundaries of the special flood hazard area.

Section 203 - Interpretation of Zoning District Boundaries

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

- (1) Boundaries indicated as approximately following the center lines of roads, streams, transportation and utility rights-of-way shall be construed to follow such center lines;
- (2) Where boundaries require further clarification, the Zoning Board of Adjustment shall interpret the district boundaries upon appeal from an action taken by the Administrative Officer;
- (3) Except as otherwise provided, where a district boundary line divides a lot in single ownership at the time of passage of these regulations or an amendment thereto, the Zoning Board of Adjustment may permit, as a variance, the extension of the regulations for either portion of the lot, not to exceed fifty (50) feet beyond the district line, into the remaining portion of the lot.

ARTICLE III: ZONING DISTRICT REGULATIONS

Section 301 - Prohibited Uses

(a) To further the purposes of these regulations, and to further clarify other sections and provisions contained herein, the following uses shall be expressly prohibited in the Town of Mendon:

- (1) Dumping, storing, burying, reducing, disposing of or burning garbage, refuse, scrap metal, rubber, offal or dead animals, except such as result from the normal use of the premises if

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- (3) Except as otherwise provided, where a district boundary line divides a lot in single ownership at the time of passage of these regulations or an amendment thereto, the Zoning Board of Adjustment may permit, as a variance, the extension of the regulations for either portion of the lot, not to exceed fifty (50) feet beyond the district line, into the remaining portion of the lot.
- (4) A lot where two (2) or more abutting zoning districts are overlapping shall require site plan review by the Mendon Planning Commission. The Mendon Planning Commission shall decide which Zoning District

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- (2) Junk yards, automobile graveyards, or places for the collection of scrap metal, paper, rags, glass or junk for any purpose.
- (3) Use of basement of an uncompleted structure, wholly or partially below the grade of the lot