

Planning Commission Reporting Form for Municipal Bylaw Amendments

Town of Mendon, VT - Zoning Bylaws Update

Date of Update: October 27, 2025

This report is in accordance with 24 V.S.A. §4441(c) and has been prepared by the Mendon Planning Commission. The report includes a brief explanation of the proposed zoning amendment, a statement of purpose, and findings regarding the proposal's compliance with statutory requirements.

Statement of Purpose

The purpose of this bylaw is to update the Mendon Zoning Regulations by ensuring compliance with current state law, simplifying and consolidating the zoning map, adding provisions to address zoning matters that have arisen since the last update in 2010 and to clarify different provisions where needed while ensuring consistency with the Mendon Town Plan.

Brief Explanation of the Proposed Amendment

The proposed bylaw is a multi-faceted amendment to the Mendon Zoning Regulations. It ensures compliance with state law, including laws adopted after 2010 when the current Regulations were adopted. Examples of other proposed changes include consolidating and reducing the number of districts from 13 to 6, including a new "Protected Lands District" and proposed provisions regarding Short Term Rentals, Primitive Camps, Mobile Businesses, Solar Arrays, Duplexes and Driveway Standards. Ambiguous provisions were clarified, and a number of new definitions were added or modified to add further clarity. Approval may now be sought for proposed uses that are similar in impact to expressly allowed permitted or conditional uses. Language was generally simplified and processes streamlined for ease of use.

Conformance with Municipal Plan Goals and Policies

The proposed bylaw is consistent with the Mendon Town Plan. In line with the Plan's guidance that "zoning regulations should be developed that give consideration to the design and appearance of proposed commercial and professional structures, including signage and sign lighting, so as to enhance the rural character of Mendon, while encouraging economic development and vitality" (Mendon Town Plan, Page 6), the bylaw permits faux wood signs (Mendon Zoning Regulations Section 703(3)), maintaining rural character while allowing greater flexibility for economic development. The bylaw also supports the Plan's direction that "zoning efforts should be made to eliminate visual clutter and to address derelict structures" (Mendon Town Plan, Page 6) and that regulations should "encourage maintenance of a sound housing stock, including PRDs and PUDs, in compliance with the Town's rural nature" (Mendon Town Plan, Page 12), through performance standards for hazardous conditions (Mendon Zoning Regulations Section 402(10)) and clarification of existing prohibitions (Mendon Zoning Regulations Section 301). Finally, the reduction of dimensional requirements in the Village, Commercial, and Residential zoning districts responds to the Plan's guidance to "evaluate density requirements in zoning districts in light of changing septic

technologies” (Mendon Town Plan Page 12), ensuring that development standards reflect current technologies and state permitting practices.

Conformance with Municipal Plan’s Proposed Future Land Uses and Densities

The proposed bylaw is compatible with the proposed future land uses and densities of the Mendon Town Plan. The slight reduction to the dimensional requirements in the Commercial and Village Districts is consistent with the designation of these areas in the Mendon Town Plan to serve the needs of the community. The slight reduction to the dimensional requirements in the Residential Districts are consistent with the intent of designating these areas for housing areas that will not exceed the capacity of the land.

Any Specific Proposals for Any Planned Community Facilities

N/A