

NOTICE OF PUBLIC HEARING

PROPOSED AMENDMENT TO TOWN OF MONTGOMERY ZONING BYLAW

**Scheduled for Thursday, February 4, 2016 at 6:30 p.m.
Town Office, 98 Main Street, Montgomery**

Notice is hereby given to the residents of the Town of Montgomery that the Selectboard will hold a hearing Thursday, February 4, 2016 at 6:30pm at the Montgomery Town Office to receive public comment on the following proposed amendments to the Montgomery Zoning Bylaw, including the Zoning Map, pursuant to Chapter 117 of Title 24, Section 4384 and 4441, Vermont Statutes Annotated.

The Town of Montgomery revised the following provisions of the Montgomery Zoning Bylaws and Montgomery Subdivision Regulations:

- *Reorganized and re-formatted; illustrations for more user-friendly experience*
- *Technical Changes to conform to Title 24 Chapter 117 V.S.A*
- *Combines Commercial Residential with Village I (now one district)*
- *Amends Ag/Res (AR) to Rural Residential (RR)*
- *Reduction in RR/Expansion of Conservation I to focus areas of development and promote consideration of natural resource concerns; amended Conservation District Standards*
- *Amends some existing Village II districts; reduction and transfer to Rural Residential/Conservation I*
- *Amended allowed used by district*
 - *Accessory dwellings, Accessory structures, and Group homes permitted VI, VII, RR*
 - *Home occupation exempt VI, VII, RR*
 - *Bed and Breakfast and Business Services permitted VI*
 - *Family Child Care permitted VI, VII, RR*
 - *Camps conditional use in Con II*
- *Changes in minimum lot size/setbacks/dimensional standards*
 - *Reduces VII minimum lot size to 10,000 ft² from 20,000 ft² and all setbacks by 10 to 25 ft*
 - *Front yard setbacks reduced in all districts*
 - *Con II minimum lot size increased to 30 acres from 20 acres*
- *Regulations and Review for Construction of Ponds*
- *Amends PUD section to clarify the review process and for consistency with state statute*
- *Greater site development flexibility by incorporating new setback waiver approval process*
- *Updates flood hazard regulations to conform to National Flood Insurance Program requirements and state recommendations*
- *Incorporates a River Corridor overlay district to guide development within a defined setback near waterways*
- *Clarifies review process for boundary adjustments*
- *Amends Home Occupations (allowed use by district) to provide more flexibility*
- *Reconstruction of a structure within one year of loss; if non-conforming structure footprint is grandfathered (6.1.B.2)*
- *Accessory structures change: removed limit of two (2) accessory structures greater than 150 ft.², with additional only permitted by conditional use.*

Complete copies of the proposed revisions to the Zoning Bylaw are available at the Town Offices or at www.nrpcvt.com/Montgomery.