

PUBLIC HEARING

ENOSBURG FALLS VILLAGE LAND USE AND DEVELOPMENT REGULATIONS

Scheduled for Tuesday, November 28, 2017 at 6:30 p.m.

**Village Office
16 Village Drive
Enosburg Falls, VT 05450**

Notice is hereby given to the residents of the Village of Enosburg Falls, Vermont that the Enosburg Falls Village Trustees will hold a hearing on Tuesday, November 28, 2017 at 6:30 p.m. at the Village Office to consider for adoption the following proposed Enosburg Falls Village Land Use and Development Regulations pursuant to Chapter 117 of Title 24, §4384 and §4441 V.S.A. The Enosburg Falls Village Land Use and Development Regulations will modify and replace the current land use and development regulations. The purpose of these regulations is to provide for orderly community growth, to further the purposes established in §4302 of the Act, and to implement the Town & Village of Enosburgh, Vermont Comprehensive Municipal Plan.

This draft proposed regulations includes eleven general articles: Authority and Purpose; Zoning Districts and District Standards; Development Review; General Regulations; Specific Use Standards; Planned Unit Development; Subdivision Review; Planning and Design Standards; Hazard Area Regulations; Administration and Enforcement; and Definitions. The Enosburg Falls Village Land Use and Development Regulations have revised and updated the regulations to be more user-friendly and to conform with current state and federal regulations. Language throughout the regulations has been revised to provide additional clarity and to provide mandatory, enforceable language. Minimum zoning district standards for the conservation zoning district have been added. Permitted Uses, Conditional Uses, and uses subject to Site Plan Review have been updated in each zoning district. A full report outlining proposed changes to the regulations, and the full text of the proposed regulations, are available at the Enosburg Falls Village Clerk's Office.