

# VILLAGE OF ENOSBURG FALLS BYLAW AMENDMENT REPORT

May 7, 2015

## EXPLANATION:

The Enosburg Falls Planning Commission has incorporated updates to the Enosburg Falls Village Land Use and Development Regulations in order to address specific definitions and allowable uses by zoning district. *This report has been prepared in conformance with 24 V.S.A. Section 4441.*

The Village of Enosburg Falls has revised the Land Use and Development Regulations. Proposed changes to the bylaw include:

- *A change to “Allowed Uses by Zoning Districts” in Table 2.1 on page 9. “Auction House (inside)” uses in Central Business District will change from “R” - not allowed to “C/S” which is Conditional Use/Site Plan Review.*

## PURPOSE:

The purpose of the bylaw is to implement the Town & Village of Enosburgh, Vermont Comprehensive Municipal Plan, as authorized by the Act (§ 4302), to promote the health, safety and general welfare of the residents of Enosburg Falls, Vermont, to provide for orderly community growth and to maintain and enhance the natural beauty and environment of the village.

The land use and development regulations classify and guide the uses of land, buildings, and structures in the Village of Enosburg Falls in accordance with the Comprehensive Municipal Plan and the Vermont Planning and Development Act, Title 24 V.S.A. Chapter 117, hereinafter referred as the “Act”. The regulations are designed to implement the purposes and policies set forth in the Village Plan and the Act.

## CONFORMANCE AND IMPLEMENTATION:

The Enosburg Falls Land Use and Development Regulations conform with and further the goals and policies contained in the 2014 Comprehensive Municipal Plan. Following are some examples of how the bylaws implement the goals of the Plan.

- *Ensure that new development is sensitive to the historic architecture and development patterns.*
- *Support economic growth which will complement existing firms and the vitality of the downtown business district.*
- *Promote safe, healthy and affordable housing for all segments of the population.*
- *Provide for a safe, convenient, economic, and energy efficient transportation system that respects the natural environment and utilizes a variety of transportation modes.*
- *Provide public utilities and services in a manner that supports existing development and facilitates future growth at the appropriate time, scale, and location.*
- *Protect key natural features, groundwater recharge areas, wetlands, floodplains, stream banks, and local waterways from adverse impacts of development.*
- *Promote and enhance the historic features and character of the Village.*

- *Maintain the traditional village center surrounded by a landscape of farms, forestry, and rural countryside.*

**LAND USE COMPATIBILITY:**

The land use districts in the proposed Comprehensive Municipal Plan are identical and therefore compatible with the land uses in the proposed Land Use and Development Regulations.

**PROPOSALS FOR PLANNED COMMUNITY FACILITIES:**

The Comprehensive Municipal Plan does not present any specific proposals for planned community facilities.