

PUBLIC HEARING

ENOSBURG FALLS VILLAGE LAND USE AND DEVELOPMENT REGULATIONS

**Scheduled for Wednesday, August 2, 2017 at 6:30 p.m.
at the Enosburgh Emergency Services Building**

Notice is hereby given to the residents of the Village of Enosburg Falls, Vermont that the Enosburgh Planning Commission will hold a hearing on August 2, 2017 at 6:30 p.m. at the Enosburgh Emergency Services Building 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 ten general articles: Authority and Purpose; Administration and Enforcement; 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 Enosburgh Planning Commission has 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.