

# **TOWN OF FAIR HAVEN ZONING REGULATIONS**

OCTOBER 1, 2025 DRAFT FOR  
PLANNING COMMISSION HEARING



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## **ARTICLE I - ENACTMENT, INTENT AND DEFINITIONS OF ZONING ORDINANCE**

### **Section 101 - Enactment**

In accordance with the Vermont Planning and Development Act, hereinafter referred to as the "Act", 24 V.S.A., Chapter 117, there are hereby established Zoning Regulations for the Town of Fair Haven, which are set forth in the text and maps that constitute these regulations. These regulations shall be known as the "Town of Fair Haven Zoning Regulations."<sup>1</sup>

### **Section 102 - Intent**

It is the intent of these Zoning Regulations to provide for orderly community growth, and to further the purposes established in the "Act", 24 V.S.A., Chapter 117, and to implement the duly adopted Town Plan.

### **Section 103 - Word Definitions**

Except where specifically defined herein, all words used in these Regulations shall carry their customary meanings. Words used in the present tense include the future and the singular includes the plural; the word "lot" includes "plot"; the word "shall" means mandatory; "occupied" or "used" shall be considered as though followed by "or intended, arranged, or designed to be used or occupied"; "person" includes individual, partnership, association, corporation, company or organization; "construction" includes reconstruction, structural alteration, demolition, or erection of a structure. The word "Act" in these Regulations shall be considered as though followed by "as amended from time to time."

### **Section 104 - Interpretation**

Doubt as to the precise meaning of any word used in these regulations shall be clarified by the Zoning Board of Adjustment.

### **Section 105 - Term Definitions**

**Accessory Apartment or Accessory Dwelling Unit:** A distinct unit that is clearly subordinate to a single-family dwelling and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation, provided there is compliance with all the following: (A) the property has sufficient wastewater capacity; and (B) the unit does not exceed 30 percent of the total habitable floor or 900 square feet, whichever is greater.

**Accessory Building - Small:** A small accessory building associated with residential use which is 120square feet or less in floor area, with a maximum height of 10 feet and follows all setback requirements listed in the regulations. An "Accessory Building-Small" is exempt from the requirement of a zoning permit, but subject to notification. An "Accessory Building – Small" is not exempt if located in a designated Flood Hazard Area. One small accessory building per property may be exempt from the requirement of a zoning permit, but the property owner must notify the Town Listers or Zoning Administrator in writing of the addition of the

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building.

**Accessory Use or Accessory Structure:** A use or structure customarily, but not necessarily, incidental and subordinate to the principle use or structure and located on the same lot. Examples of accessory structures include, but are not limited to the following: sheds, garages, swimmingpools, and dish antennae. See also Section 917.

**Agricultural Structure:** See farm structures.

**Animal Boarding:** An establishment housing dogs, cats, or other household pets and where the boarding of animals is conducted as a business.

**Animal Services:** A farrier service, pet grooming service, veterinary service or othersimilar services for the care of animals. If animals are boarded, then all regulations in Section 925 – Animal Boarding shall apply.

**Area of Special Flood Hazard:** The land in the flood plain within a community subject to a one percent or greater chance of flooding in a given year. The area includes all A zone designations on the Flood Insurance Rate Map

**Bar:** See Night Club.

**Base Flood:** A flood having a one percent chance of being equaled or exceeded in any given year.

**Basement:** A story that is partly or wholly underground. A basement shall be counted as a story ifthe vertical distance between its floor and ceiling at any point is over five feet.

**Bed & Breakfast:** An owner-operated inn for the accommodation of the traveling public providing lodging and meals in a family atmosphere.

**Board:** The Fair Haven Zoning Board of Adjustment.

**Building:** Any structure having a roof (including an awning or other similar covering, whether or not permanent in nature) and intended for the shelter, housing, or enclosure of persons, animals, or materials.

**Building Area:** Total of area taken on a horizontal plane at the main finished grade level of all buildings exclusive of uncovered porches, terraces and steps, measured between the exterior faces of walls or, where there are no walls, between the exterior face of the outermost roof supports.

**Building Coverage:** The percentage which the total area of all buildings on the lot bears to the area of the lot.

**Building Height:** The vertical distance from the average finished grade surrounding the building to the highest point of the roof.

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**Building Line:** A line parallel to a street at a distance equal to the required front yard or at a greater distance when otherwise legally established by the municipality or by private covenant.

**Cabaret:** See Bar and/or Night Club

**Camp:** A building suitable for seasonal or temporary living purposes and never occupied for more than three (3) months in any twelve (12) month period and without indoor plumbing facilities.

**Changeable copy sign:** A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face of the sign.

**Church:** An institution that people regularly attend to participate in or hold religious services, meetings, and other activities. The term church shall not carry a secular connotation and shall include buildings in which religious services of any denomination are held or where clergy reside.

**Conflict of Interest** means any one of the following:

1. A direct or indirect personal interest of a commission/board member/zoning officer, his or her spouse, household member, child, stepchild, parent, grandparent, grandchild, sibling, aunt or uncle, brother- or sister-in-law, business associate, employer or employee, in the outcome of a cause, proceeding, application, or any other matter pending.
2. A direct or indirect financial interest of a commission/board member/zoning officer, his or her spouse, household member, child, stepchild, parent, grandparent, grandchild, sibling, aunt or uncle, brother or sister in law, business associate, employer or employee, in the outcome of a cause, proceeding, application or any other matter pending.
3. A situation in which a commission/board member/zoning officer has publicly displayed a prejudgment of the merits of a particular proceeding before the commission/board. This shall not apply to a member's particular political views or general opinion on a given issue.
4. A situation in which a commission/board member has not disclosed ex parte communications with a party in a proceeding before the commission/board.

**Community Care Home:** See Residential Care Home

**Community Center:** A public or private meeting hall, place of assembly, museum, art gallery, library, education facility, or uses of a similar nature, not operated primarily for profit.

**Corner Lot:** A property facing on two streets shall be considered to have two front yards. The remaining acreage shall be considered a side yard when set-back requirements are determined.



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**Dance Hall:** A room, hall, eating place, or building which is open to the public, for which admission is charged at all times and occasions when dancing occurs.

**Development (Outside the Flood Hazard Area):**

- (1) any construction which serves to create or to alter the dimensional aspects of the exterior of any structure. (re-siding, and reshingling shall not be considered alterations.)
- (2) any construction which serves to create, add, expand, or change the use of any structure or land.
- (3) any relocation of a structure, or section of a structure from, to, or upon a lot.
- (4) an activity or use of land or a building (such as quarrying, excavating, road building, or subdivision) which will expand or change its present use.

**Development (Within the Flood Hazard Area):** The division of a parcel into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation or landfill, and any change in the use of any building or other structure or land or extension of use of land.

**District:** A specific portion of the Town as established by the provisions of these regulations and the zoning map.

**Dwelling:** A building or part of a building which contains living, eating, and sleeping accommodations for permanent occupancy.

**Dwelling, Duplex:** A residential building that has two dwelling units in the same building and neither unit is an accessory dwelling unit.

**Dwelling, Single-Family:** A detached building (including a manufactured home) used as living quarters by one family.

**Dwelling, Multi-Family:** A building that contains three or more dwelling units in the same building.

**Dwelling Unit:** A portion of a building occupied or suitable for occupancy as a residence and arranged for the use of one or more individuals living as a single housekeeping unit.

**Emergency Shelter:** Any facility where the primary purpose is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and that does not require occupants to sign leases or occupancy agreements.

**Family:** One (1) or more persons living, sleeping, cooking and eating on the same premises as a single housekeeping unit, provided that unless all members are related by blood, marriage, or adoption, no such single housekeeping unit shall contain more than five (5) members.

**Farm Structure:** A building, enclosure, or fence for housing livestock, raising horticultural or agronomic plants, or carrying out other practices associated with accepted agricultural or farming practices, including a silo, as "farming" is defined in subsection 6001(22) of Title 10,

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but excludes a dwelling for human habitation. See also sections 1202 and 923.

**Fence:** Anything constructed or erected to act as a barrier to travel either on foot or by vehicle. A fence is considered a structure for zoning purposes. Temporary garden fences are exempt. A fence will be considered a structure unless it is four (4) feet or less in height and is used to enclose a garden or animal pen.

**Floodproofed or Floodproofing:** Any combination of structural and non-structural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

**Floodway:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

**Flush-Mounted Sign:** A flush-mounted sign is one that is mounted flat to a wall.

**Free-Standing Sign:** Any sign which is wholly independent of a building for support.

**Guest House:** A dwelling used for the letting of rooms or furnishing of board by the occupant thereof to a total of not more than six (6) persons in addition to the family of such occupant.

**Hazardous Waste Management Facility:** Hazardous waste management facility for which a notice of intent to construct has been received under 10 V.S.A. §6606a.

**Health Care Facility:** Any establishment where human patients are examined and treated by doctors or dentists but not hospitalized overnight.

**Health Club:** A facility where members or non-members use equipment or space for the purpose of physical activity.

**Home Occupation:** The use of a minor portion of a residence and use of a residential accessory building by a resident for an occupation that does not have an undue adverse effect, or change the character of the district. See section 901.

**Hotel / Motel:** An inn, lodge, building or portion thereof kept, excluding a Bed & Breakfast, used, maintained, advertised, or held out to the public to provide overnight accommodations to said public for compensation by therenting of rooms or a bed within a room. The rental of an entire dwelling unit does not constitute a lodging operation.

**Impervious Surface:** Any man-made surfaces including paved and unpaved roads, parking areas, roofs, driveways, and walkways from which precipitation runs off rather than infiltrates.

**Infrastructure Improvements:** Improvement to facilities and services needed to sustain all land-use activities, including roads, utilities, and public facilities like parks.

**Industry:** Includes the following:

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- a. Manufacturing, including the production, assembling, processing, cleaning, testing, and distribution of materials, goods, foodstuffs, and products in plants.
- b. Wholesaling or storage facilities.
- c. Scientific laboratories or research facilities.
- d. Industrial park.
- e. Laundry or cleaning facilities.
- f. Bulk materials sales or storage.
- g. Machinery sales, storage, rental, or repair.
- h. Trade or construction shops.
- i. Utility plants or facilities.
- j. Transportation facilities.
- k. Earth and/or mineral resource extraction and processing.

**Industry, Light:** Includes the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products but excluding heavy industrial processing. Includes research facilities, storage facilities and similar uses.

**Informational sign board:** A sign board placed on municipal or school property for the purpose of providing information about town and school meetings and events as well as public notices that have a community-wide benefit.

**Lot:** A parcel of land held in ownership separate from surrounding properties.

**Lot Area:** The total contiguous area within the property lines of a lot calculated by horizontal projection, but excluding any part thereof lying within the boundaries of any public body of water, or within any public vehicular right-of-way, existing or proposed.

**Lot Depth:** The mean distance between the lot frontage and the rear lot line measured at right angles to the lot frontage.

**Lot Frontage:** The length of any side of a lot which abuts a public or private right-of-way.

**Mobile Home:** A structure or type of manufactured home that is built on a permanent chassis and is designed to be used as a dwelling with or without a permanent foundation, includes plumbing, heating, cooling, and electrical systems, and is:

- Transportable in one or more sections; and
- at least eight feet wide or 40 feet long or when erected has at least 320 square feet or if the structure was constructed prior to June 15, 1976, at least eight feet wide or 32 feet long; or
- any structure that meets all the requirements of this subdivision except for size and for which the manufacturer voluntarily files a certification required by the U.S. Department of Housing and Urban Development and complies with the standards

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established under Title 42 of the U.S. Code. 10 V.S.A. § 6201(1).

**Modular (or Prefabricated) Housing:** A dwelling unit constructed on-site and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly but is not constructed or equipped with a permanent hitch or other device allowing it to be attached or towed behind a motor vehicle, and which does not have permanently attached to its body or frame any wheels or axles.

**Mobile Home Park:** Any parcel of land under single or common ownership or control which contains, or is designed, laid out, or adapted to accommodate more than two mobile homes. Nothing herein shall be construed to apply to premises used solely for the storage or display of mobile homes. “Mobile Home Park” does not mean any parcel of land under the ownership of an agricultural employer who may provide up to four mobile homes used by full-time workers or employees of the agricultural employer as a benefit or condition of employment or any parcel of land used solely on a seasonal basis for vacation or recreational mobile homes. 10 V.S.A. § 6201(2).

**Mobile Home Lot:** Any parcel of land provided for the placement of a single mobile home for the exclusive use of its occupants.

**Motel:** Building containing individual units with separate outside entrances which are rented primarily to the traveling public.

**Motor Home:** Vehicle equipped with sleeping accommodations and possible kitchen and other facilities designed for highway travel.

**Night Club:** A place of business whose primary function is serving alcoholic beverages and providing entertainment, including dancing.

**Non-Conforming Lot:** A lot or parcel that does not conform to the present bylaws covering dimensional requirements but was in conformance with all applicable regulations at the time of its origin, including a lot improperly authorized as a result of error by the administrative officer.

**Non-Conforming Sign:** A sign that does not conform to the present bylaws covering dimensional requirements but was in conformance with all applicable regulations at the time of its origin, including a sign improperly authorized as a result of error by the administrative officer.

**Non-Conforming Structure:** A structure or part of a structure that does not conform to the present bylaws but did conform to all applicable laws, ordinances, and regulations prior to the enactment of the present bylaws, including a structure improperly authorized as a result of error by the administrative officer.

**Non-Conforming Use:** A use of land, building or premises that does not conform to the present bylaws but did conform to all applicable laws, ordinances, and regulations prior to the enactment of the present bylaws, including a use improperly authorized as a result of error by

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the administrative officer.

**Nursing Home:** A place, other than a hospital, which maintains and operates facilities, for profit or otherwise, accommodating two or more persons unrelated to the home operator, who are suffering from illness, disease, injury, or deformity and require twenty-four-hour nursing care. Nursing home shall include Intensive Care, Skilled Care, Intermediate Care, Minimum Nursing Care, and Convalescent facilities.

**Office:** See Professional/Business Office.

**On-Premises Sign:** Any accessory sign which directs attention to a business, profession, commodity, service, or entertainment carried on, sold, or offered on the same premises.

**Open Space:** The space on a lot not occupied by a structure or building or paved area.

**Outdoor Recreation:** Outdoor sports, such as skiing, hiking, tennis, golf, horseback riding, fishing, hunting, swimming, and similar activities which may require structures necessary to and incidental to the actual carrying on of such activities.

**Park, Privately Owned:** An area designed primarily for a specific recreational use, such as a skate-park.

**Park, Public Use:** A tract of land set aside for public use and enjoyment.

**Parking Space:** A designated space outside the right-of-way or driveway, used for the parking of one motor vehicle, with practical access to the street or right-of-way, and surfaced sufficiently for year-round use. See Article VII.

**Place of Worship:** See Church.

**Planned Unit Development:** One or more lots, tracts, or parcels of land to be developed as a single entity. The plan may propose any authorized combination of density or intensity transfers or increases, as well as the mixing of land uses. This plan, as authorized, may deviate from bylaw requirements that are otherwise applicable to the area in which it is located with respect to lot size, bulk, or type of dwelling or building, use, density, intensity, lot coverage, parking, required common open space, or other standards.

**Playground:** An outdoor area set aside for recreation and play, usually equipped with seesaws, swings and the like.

**Premises:** A lot, as defined in this section.

**Principal Building:** A building in which the main, primary, or principal use of the property is conducted. Attached garages, sheds, covered porches, or carports open at the sides but roofed, are part of the principal building.

**Private Club:** A building or portion of a building or use open to club members and their

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guests, and not to the general public, and not operated for profit.

**Professional/ Business Office:** Building or portion of a building used to offer a service of a professional, business, or medical nature.

**Projecting Sign:** A sign that is wholly or partly dependent upon a structure for support and which projects more than 6 inches from such structure.

**Property Line:** The line dividing adjacent parcels of land or a parcel of land from a public highway right-of-way.

**Public Assembly Use:** The use of a building or portion thereof for meeting or gathering, such as in an auditorium, theater, public hall, or meeting hall.

**Public Water Supply:** Public water supply areas and associated facilities.

**Rear Lot Line:** A lot line opposite and most distant from any lot frontage .

**Regional Solid Waste Management Facility:** Regional Solid Waste Management Facilities certified under 10 VSA chapter 159.

**Required Agricultural Practices:** The use of land for raising crops or animals, as defined by the Secretary of Agriculture, Food and Markets, in accordance with the Act [§4413(d)]. See section 1202.

**Residential Care Home / Group Home.** A facility serving as the primary residence of multiple handicapped or disabled persons and operating as a single housekeeping unit. See also section 919.

**Restaurant:** An establishment that primarily serves food to persons seated within the building and/or adjacent outdoor seating. This includes cafes, tearooms, and outdoor cafes.

**Retail Sales or Services:** The sale of goods or services to consumers, excluding vehicle/vessel services operations.

**School:** A building or portion thereof used for educational purposes including parochial, private or public schools, as well as institutions of higher learning certified by the Vermont Department of Education.

**Served by Municipal Water and Sewer:** (i) An area where residential connections and expansions are available to municipal water and direct and indirect discharge wastewater systems and not prohibited by: (I) State regulations or permits; (II) identified capacity constraints; or (III) municipally adopted service and capacity agreements; or (ii) an area established by the municipality by ordinance or bylaw where residential connections and expansions are available to municipal water and direct and indirect discharge wastewater systems and which may exclude: (I) flood hazard or inundation areas as established by statute, river corridors or fluvial erosion areas as established by statute, shorelands, areas within a zoning district or overlay district the purpose of which is natural resource protection, and wherever year-round residential development is not allowed; (II) areas with identified service limits established by State regulations or permits, identified capacity constraints, or municipally adopted

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service and capacity agreements; (III) areas served by sewer and water to address an identified community-scale public health hazard or environmental hazard; (IV) areas serving a mobile home park that is not within an area planned for year-round residential growth; (V) areas serving an industrial site or park; (VI) areas where service lines are located to serve the areas described in subdivisions (III) of this section, but no connections or expansions are permitted; or (VII) areas that, through an approved Planned Unit Development under section 4417 of S.100 or Transfer of Development Rights under section 4423 of S.100, prohibit year-round residential development.

**Setback:** The distance from the lot frontage or a property line to a building or structure, excepting fences, signs and stone walls, measured to its nearest wall, porch, or deck, but not to steps or normal roof overhang.

Front Setback: The distance between a building or structure and lot frontage.

Rear Setback: The distance between a building or structure and a rear lot line.

Side Setback : The distance between a building or structure and a property line other than lot frontage or a rear lot line.

**Sign:** Any structure, display, device, or representation which is designed or used to advertise or call attention to any person, business, activity, thing, or place and is visible from any highway or other right-of-way. It does not include the flag, pennant, or insignia of any nation, state, or town. See Article VIII.

**Sign Plaza:** A free standing ladder-type structure with individual sign panels of uniform design and size.

**Slate Quarrying & Other Extraction:** The extraction of slate or other minerals from a pit in the earth.. See section 410.

**State- or Community-Owned Facilities and Institutions:** Buildings and facilities owned by the Town of Fair Haven or the State of Vermont.

**Street:** A thoroughfare, road, highway, or public way open and available to public use. "Street" shall mean the entire width of the right of way.

**Street Line:** The line dividing a lot and the street on which it is located as dedicated by deed or record. Where the width of a street is not established or cannot be determined, the street line shall be considered to be 25 feet on each side of the center line of the traveled portion of the street.

**Structure:** Anything which is constructed or erected on a lot for purposes other than on-site recreational use or aesthetics and which is not easily moved from, to, or upon a lot.

Examples of "Structure" include principal buildings, detached accessory buildings, covered porches, decks, signs, tennis courts, in-ground swimming pools, pools bounded by decks, and other similar construction. A fence will be considered a structure unless it is four (4) feet or less in height and is used to enclose a garden or animal pen. "Structure" is not intended to include items such as children's playground equipment, tree-houses, trellises, sundials, landscaping ponds/pools, unattached above ground pools, mailboxes, flag poles, bird houses and feeders, basketball hoops whether mounted on buildings or freestanding, buildings used solely for the

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shelter of household pets (not raised for commercial purposes), and other such construction.

**Subdivision:** A lot which has been divided into two or more lots.

**Substantial Improvement:** Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (a) before the improvement or repair is started or (b) if the structure has been damaged, and is being restored to its condition before the damage occurred, The term does not include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to ensure safe living conditions or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Sites.

**Temporary:** Unless otherwise defined, “temporary” shall mean up to six (6) months.

**Tourist Cabin:** A residential structure with or without kitchen facilities, and primarily intended for the accommodation of the traveling public.

**Trailer:** Any vehicle manufactured for use as sleeping, camping, or living quarters mounted on wheels and any vehicle which is customarily towed by a motor vehicle and used for carrying goods, equipment, machinery, or boats or used as an office.

**Travel Trailer:** A mobile vehicle designed for short-term occupancy, overnight lodging, or camping purposes, capable of being towed or self-propelled or a camper body usually mounted on a truck.

**Vehicle/Vessel Service :** A building or piece of land that is used primarily for the sale of motor fuel and oil, or for lubrication, washing, repair, or servicing of vehicles. See also Section 407.

**Veterinary Services:** See Animal Grooming

**Wholesale Sales / Services:** An establishment primarily engaged in selling and/ or distributing merchandise to retailers, to industrial, commercial, institutional, or business users, or to other wholesalers.

**Yard, Front:** An open space between the principal building and the front lot line, extending the full width of the lot, or in the case of a corner lot, extending along all streets.

**Yard, Rear:** An open space between the principal building and a rear lot line, extending the full width of the lot, except that in the case of a corner lot, there is no rear yard.

**Yard, Side:** An open space between the principal building and a side lot line, extending from the front yard to the rear yard, or in the case of a corner lot, extending along all property lines except street lines. Any yard not a front yard or a rear yard shall be deemed a side yard.

**Yard, Depth or Width of:** The depth of front and rear yards and the width of side yards shall be measured perpendicularly to the respective lot lines.



## **ARTICLE II - ESTABLISHMENT OF ZONING DISTRICTS AND MAP**

### **Section 201 - Zoning Districts**

Fair Haven is hereby divided into the following Zoning Districts as shown on the Town Zoning Map:

- Downtown
- Residential
- River Mixed Use
- Commercial
- Industrial 1
- Industrial 2
- Rural
- Recreation
- Watershed
- Flood Hazard Area

The permitted and conditional uses in each district are as specified in Article III: Table of Uses - Table 1.

The minimum lot sizes, set back requirements, lot frontage requirements, and height limitations for each district are as specified in Article III: Table 2 - Dimensional Requirements.

### **Section 202 - Zoning Map**

The locations and boundaries of Zoning Districts are established as shown on the Official Zoning Map, which is hereby made a part of these zoning regulations. No changes shall be made to the Official Zoning Map except in accordance with the procedures for amending zoning regulations.

Regardless of the existence of copies of the Official Zoning Map which may periodically be made or published, the Official Zoning Map shall be that located in the Town Office and shall be the final authority as to the current zoning status of land and water areas.

### **Section 203 - Zoning District Descriptions**

#### ***1. Downtown***

**Purpose:** To promote renovation and re-use of historic structures in Downtown Fair Haven and to promote the construction of buildings in keeping with the existing built environment and The Fair Haven Green. Regulations for this district are intended to promote commercial and residential activity and maintain the area as the center of activity for the town. Regulations are flexible to allow for creative uses of upper stories for residential, commercial, or entertainment purposes.

## ***FAIR HAVEN ZONING REGULATIONS***

### ***2. Residential***

**Purpose:** To promote single- and multi-family residential neighborhoods within a short distance of Fair Haven Village and to allow for uses incidental to or harmonious with the area's character. No commercial or industrial use may be established within the residential district except for permitted home occupations.

### ***3. Mixed River***

**Purpose:** To promote a mix of residential and commercial use of land and buildings immediately adjacent to the Downtown District. Mixed-use structures are encouraged to provide for both small-scale commercial and upper-story dwelling units

### ***4. Commercial***

**Purpose:** To promote commercial activity in the form of retail stores, restaurants, professional and business offices, light industry, and other establishments as detailed in the Table of Uses. Development should be in keeping with the character of the neighborhood and should promote ease of access between neighboring parcels and uses for vehicles and pedestrians.

### ***5. Industrial***

**Purpose:** To allow for light and heavy industry, such as slate or stone works, machine shops, textile manufacture, laundry and dry cleaning plants, or similar operations as described in the Table of Uses. These areas are separated from residential and natural areas to minimize use conflicts.

### ***6. Rural***

**Purpose:** To maintain a balance between ongoing agricultural practices, slate quarrying, low density residential settlement, commercial use and light industrial uses in the town. Any residential development in this district should consider the effects of permitted quarries in the area.

### ***7. Recreation Areas***

The following six areas within the town borders are set aside as public recreational areas:

- (a) A small area of airport property used as a barbecue picnic recreation area
- (b) Louis Faryniarz Playground - the area east of the Grade School known as the "playground"
- (c) The area at Fair Haven Union High School
- (d) The area at the former "South School" on Academy Street
- (e) The area of the Fair Haven Green known as the Park
- (f) The "Fair Haven Dog Park" north of the barbecue picnic recreation area

## ***FAIR HAVEN ZONING REGULATIONS***

### ***8. Watershed***

**Purpose:** To protect the Town's water supply from contamination by prohibiting potentially threatening activities.

### ***9. Flood Hazard Area***

**Purpose:** To maintain the flood water carrying capacity of all flood-prone areas in the Town and to ensure that any structures or uses permitted within these areas are properly protected from flood hazards.

### ***10. Fair Haven Local Historic District (Overlay)***

**Purpose:** Protect and preserve the historic architecture and area of the Local Historic District.

### **Section 204 - Interpretation of District Boundaries**

If uncertainty exists with respect to the boundary of any Zoning District on the Zoning Map, the Administrative Officer shall, upon consultation with the Planning Commission, determine the location of such boundary. The following shall serve as determining guidelines:

1. Zoning District lines following the center or centerline of a highway shall be construed as following to the centerline of the right-of-way of such highway as it exists on the effective date of these regulations.
2. Zoning District lines following property lines, utility easements, or the lines of survey maps on file in the Town Clerk's office shall be construed as following such lines or utility easements, as they exist on the effective date of these regulations.
3. Zoning District lines indicated as approximately following streams shall be construed as following the center line of such streams.

The Administrative Officer shall determine the boundaries of the designated flood hazard area by scaling distances on the Flood Boundary and Floodway Maps. Where interpretation is needed as to the exact location of a boundary, the Board of Adjustment shall upon appeal make the necessary interpretation. A person contesting the location of the boundary shall be given a reasonable opportunity to present his/her case to the Board of Adjustment and to submit his/her own technical evidence.

### **Section 205 - Application of Regulations**

There shall be no land development except in conformance with these regulations herein specified for the District in which it is located.

## ARTICLE III-TABLE OF USES

### **Section 301 - Zoning Regulations and Districts**

1. A person shall not use any land or structure within the town except in conformance with the use provisions of the Table of Uses in Article III.
2. For each district, permissible uses are given one of the following four designations:
  - a. ***Exempt (E)*** uses and structures are permissible without obtaining any permit from the town.
  - b. ***Notified (N)*** structures are permissible without obtaining any town permit *but* require a written notification to the Administrative Officer of an intent to build.
  - c. ***Permitted (P)*** uses and structures are permissible upon issuance of a Zoning Permit by the Administrative Officer. Such uses may be required to meet specific local or state requirements or be subject to Site Plan Review (Article V) prior to issuance of a permit.
  - d. ***Conditional (C)*** uses and structures are permissible only upon issuance of a Conditional Use Permit by the Zoning Board of Adjustment (Article IV)
3. Uses not listed as ***Exempt (E)***, ***Notified (N)***, ***Permitted (P)***, or ***Conditional (C)*** are prohibited in the district unless determined to be an “unspecified use”.
4. An unspecified use not listed in Table 1 the Table of Uses set forth in article III, but is, in the opinion of the Zoning Board of Adjustment, consistent with the philosophy as set forth in these Regulations for the district in which it is proposed and of similar impact in terms of the potential for intrusion on abutting properties, the Zoning Board of Adjustment may allow the use as a *Conditional* use after a public hearing, duly noticed. In such an event, notice shall be sent to the Planning Commission of such hearing, and the Planning Commission may submit its written or oral recommendations to the Zoning Board of Adjustment relative to the proposed use. A use which is philosophically not consistent with the purpose of the district, or which is judged to have a more significant impact on abutting properties than uses normally allowed in the district, as set forth in these Regulations, shall not be allowed under this section.
5. No use or development of land may commence unless such use or land development conforms to the applicable dimensional requirements set forth in Table 2 - Dimensional Requirements.
6. In case of a conflict between the requirements in the following tables and other applicable sections containing more stringent requirements, such other sections shall control.

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TABLE 1 - TABLE OF USES

USE / DISTRICT	Down town	Res	Com	Ind	Rural	Water shed	Flood Hazard	<u>River Mixed Use</u>	See also
Accepted Forestry/ Silvicultural Practices		E	E	E	E		E	E	See Section 1202
Accessory Apartment	p	p	p	p	p		C	p	
Accessory Structure or use Use	p	p	p	p	p		C	p	See Section 917
Animal grooming/vet services	p	p	p	p	C				See Section 924
Auto Service Station	C		C	C	C				See Section 407
Camp					p				
Cemetery		p	p		p				
Child Care Facilities	C	C	C		C		C	C	See Section 921
Churches & Places of Worship	p	p	p		p			p	
Country Inn / B & B		C	p		p			p	
Dwelling, duplex	p	p	p	C	p		C	p	
Dwelling, multi-family	P/C	p	p		p			p	See Section 926
Dwelling, single family	p	p	p	C	p		C	P	
Farm Structures (accepted practices)		N	N	N	N		C	N	See Section 923
Financial institution	p		p		C			P	
Free-standing antenna, transmitter, or relay station		C	C	C	C				See Section 909
Guest House (up to 6 guests)		p	C		p			P	
Health Care Facility	C	C	C		C			C	
Health Club	p		p		C			P	
Home occupation	p	p	p	C	p		C	P	See Section 901
Hospital or clinic			p		C			C	
Hotel, Lodge, Inn, Motel	C		p		C			C	
Industry				C	C				See Section 410
Industry, light			C	p	C				See Section 411
Mobile home park		C			C				See Section 408
Night club/bar	C		C		C			C	
Nursing Home	C	C	C		C			C	
Oil and gas exploration and development				C	C		C		See Section 409
Outdoor recreation facility	C	p	p	p	p		C	P	
Park, public use	p	p	p		p		C	P	
Private club	C		C		C			C	
Professional / business office	p		p		C			P	
Public assembly use	C		C						
Public Utilities	C	C	C	C	C			C	See Section 406
Public Water Supply						p			

## FAIR HAVEN ZONING REGULATIONS

USE / DISTRICT	Down town	Res	Com	Ind	Rural	Water shed	Flood Hazard	<u>River Mixed Use</u>	See also
PUD - mixed uses	C		C		C			C	See Article X
PUD - residential	C	p	p		p				See Article X
Regional Solid Waste Management Facility				C					See Section 922
Hazardous Waste Management Facility				C					See Section 922
Removal of topsoil / gravel				C	C				See Sections 404/405
Residential Care / Group Home - Up to eight persons		p	p		p		C	p	
Restaurant	p		p	C	C			C	
Commercial Drive Through	C		C	C	C			C	
Required Agricultural Practices		E	E	E	E		E	E	See Section 1202
Retail sales service	p		p	p	C			C	
Retail sales /service, small	p		p	p	C			C	
Schools, public or private	C	p	p		p			C	
Slate quarrying & other extraction				C	C				See Section 412
State or community-owned facilities and institutions	p	C	p	p	C			p	

Table 2 - Dimensional Requirements

Dimensions	Down town	Resident	Comm.	Industry	Rural	Water shed	Flood Hazard	Mixed River Use
Minimum lot size		40,000	6,500	6,500	40,000			<u>20,000</u>
.. if connect to water or sewer		20,000			20,000			
..if connect to water AND Sewer		8,712			8,712			
Min lot area per family unit		40,000	40 000	40,000	40 000			40 000
.. if connect to water or sewer		20,000	6,500	20,000	20,000			<u>20,000</u>
...if connect to water AND sewer		8,712	8,712	8,712	8,712			8,712
Min lot width		100'	100'	150'	150'			75'
Front vard**	-	30'	40'	40'	30'			15'
Side yards	-	20'	20'	20'	30'			15'
Rear yard	-	30'	30'	30'	30'			30'
Max Building Coverage		30%	80%	80%	-			40%
Max building height	60'	40'	50'	40'	40'			40'
Min setback from shoreline		-	-	-	50'			

\*\* Except as provided for in Section 1001, where the setback may be reduced as detailed.

## **ARTICLE IV - CONDITIONAL USES**

### **Section 400 - Conditional Uses**

No development listed as Conditional in Article III may commence without receipt of a conditional use permit from the Board of Adjustment following a public hearing in accordance with Article XVI. In making its determination, the Board shall consider the provisions of this article and all other relevant requirements from these regulations .

### **Section 401 - Reserved for future use.**

### **Section 402 - Conditional Use Submission Requirements:**

The owner shall submit two (2) sets of a site plan and supporting data to the Zoning Board of Adjustment, which shall include the following information presented in drawn form and accompanied by written text:

1. A description of the property, giving the location, names and addresses of the owners of the property and of the applicant, scale of map, north point, and date.
2. Survey or scale map of the property showing existing features, including structures, floor plans, easements, rights-of-way, streets, access points, zoning classification, existing surface water (brooks, ponds, etc.) if any, and the locations of proposed structures with distances from lot lines indicated.
3. A site plan showing proposed structure(s), locations and land use areas; roads, access points, driveways, traffic circulation, parking and loading spaces and pedestrian walks; utilities both existing and proposed, including the placement of poles; water wells and wastewater disposal systems; landscaping plans, including site grading, screening or fencing, and gating; surface storm water drainage; and existing and proposed equipment such as propane tanks, transformers, etc.
4. The location and size of proposed signs.
5. The construction sequence and anticipated time schedule for the completion of each phase for building, parking spaces, and landscaping areas of entire development.

### **Section 403 -Standards for Review**

#### ***1. General Standards***

These general standards require that the proposed conditional use not result in an undue adverse effect on any of the following:

- (a) **The capacity of existing or planned community facilities, including the following:**

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*Water and Sewer.* The project shall have sufficient water and sewer capacity available for its needs and shall not result in an unreasonable burden on the municipality's present or planned water or sewer systems. (If town water or sewer are not involved, any permit shall be contingent upon receipt of applicable local and State on-site water supply and wastewater disposal permits).

*School Impact.* The project shall not cause an unreasonable burden on the ability of the Fair Haven Grade School or Fair Haven Union High School to provide educational services.

*Municipal Impact:* The project shall not place an unreasonable burden upon the ability of the Town to provide municipal services, including Fire, Police, Ambulance, Highway, Public Works Maintenance, and Recreation.

In making its determination on any of the above, the Board may solicit input from town officials, the school board, fire department, rescue squad, police department, public works, or recreation.

**(b) The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the Fair Haven Town Plan**

Conditional uses are created with the intent of allowing for a diversity of development types in various districts while at the same time retaining the unique character of each neighborhood in the town. The existence of one conditional use in a neighborhood shall not be interpreted as justification for another similar conditional use to be located there.

When considering the "character of the area affected", the Board shall consider the following:

1. Existing neighborhood uses, types of buildings, noise, and traffic
11. Historic buildings and features; intensity, uniformity or mix of uses and buildings; mass, scale, and spacing of buildings; scenic views, aesthetics, and open space
111. Privacy, security, identity, and cohesiveness.

For affordable housing development, 10 person "character of the area" appeals are prohibited.

**(c) Traffic on roads and highways in the vicinity**

The project shall have adequate traffic access, circulation and parking, and shall not cause unreasonable traffic congestion or unsafe conditions with respect to pedestrian or vehicular traffic or other transportation facilities.

The Board shall consider the following:

- Existing traffic patterns and volumes



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- Town traffic plans and studies
- Traffic engineering studies that may be required of the applicant

### **(d) Bylaws and municipal ordinances in effect in the town**

### **(e) Utilization of renewable energy resources**

The project shall not substantially interfere with natural air flow or sunlight upon neighboring structures or public / private gathering areas.

## ***2. Site Plan Considerations***

The project shall meet the objectives of Section 504 - Site Plan Review Considerations.

## ***3. Use-specific requirements***

In addition to the standards set forth above, standards set forth in sections 404 412 shall apply to all applications for conditional use review within the appropriate district.

Conditions may be imposed regarding the timing and phasing of development to minimize the impact on community facilities and services, or the applicant may be required to contribute funds, facilities, and or physical improvements toward the provision of new or expanded facilities to mitigate the impacts of the proposed development.

### **Section 404 - Removal of Topsoil**

No earth or topsoil shall be removed from the premises in any district without first obtaining a conditional use permit, except as surplus material resulting from a bona fide construction, landscape, or agricultural operation being executed on the premises, and provided no permanent damage is done to the landscape.

1. No removal of topsoil shall take place where there are less than four inches of natural topsoil or loam cover.
2. A minimum of four inches of topsoil or loam shall remain in all disturbed areas.
3. All disturbed areas shall be seeded with a suitable (and, where possible, indigenous) cover crop or put into active cultivation.

### **Section 405 - Removal of Sand, Gravel, or Clay**

No sand, gravel, or clay shall be removed from the premises in any district without first obtaining a conditional use permit from the Zoning Board of Adjustment, except as surplus material resulting from a bona fide construction, landscape, or agricultural operation being executed on the premises, and provided no permanent damage is done to the landscape .

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1. The applicant shall submit a plan showing existing grades in the area from which the above material is to be removed, together with finished grades at the conclusion of the operation.
2. The plan shall provide for proper drainage of the area of the operation during and after completion and no bank shall exceed a slope of one foot of vertical rise in one and one-half feet of horizontal distance except in ledge rock. No removal shall take place within 20 feet of a property line except that where the grade from a property line rises toward the lot where removal is to take place, material lying above the grade at the property line may be removed.
3. At the conclusion of the operation or of any substantial portion hereof, the whole area where removal takes place shall be covered with four inches of top soil, or an amount equal to the pre-existing depth of same, even if less than four inches and seeded with a suitable cover crop, except where ledge rock is exposed.
4. Before a permit is granted under this section, the applicant shall post a bond with the Treasurer of the Town of Fair Haven in an amount approved by the Board of Adjustment as sufficient to guarantee conformity with the provisions of the permit issued hereunder.

### **Section 406 - Public Utilities**

*Note: This section shall not apply to public electric power generating plants and transmission facilities, regulated under 30 V.S.A. §248 by the Vermont Public Service Board.*

All setbacks shall be a minimum of 50 feet when a permitted use of an adjacent property (whether upon issuance of a Zoning Permit or in a Planned Unit Development) is one, two, or multi-family dwellings.

### **Section 407 – Vehicle/Vessel Service**

1. An auto service station shall not be located within 150 feet of any property line of land occupied by a school, hospital, library, or public assembly building.
2. The minimum lot area shall be 30,000 square feet.
3. There shall be a minimum of 150 feet of lot frontage.
4. The minimum lot depth shall be 150 feet.
5. Pumps and other service devices shall be located at least 50 feet from all other property lines.
6. All storage of fuel and oil shall be at least 50 feet from all property lines.
7. Repair work, excepting minor servicing, shall be performed inside a building.

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8. A landscape area shall be maintained along all lot frontage, except where such area is crossed by necessary access roads.
9. The open storage of inoperable or retired vehicles shall be screened from public highway view and from view on adjacent lands by fences or coniferous trees or shrubs. This provision is a continuing requirement and responsibility of the owner.
10. Entrances and exits, a maximum total number of two, shall be constructed so as not to cause unreasonable highway congestion or unsafe traffic conditions, and shall be at least 15 feet wide.

### **Section 408 - Mobile Home Park**

In addition to the standards set forth in section 403, (Conditional Use- Standards for Review), the Board shall consider the following when reviewing an application for the establishment and/or expansion of a mobile home park:

- A. Mobile home lots in a Mobile Home Park shall not be located within a regulated flood way or flood plain.
- B. All mobile home parks shall have individually marked (not necessarily surveyed) lot lines for units, adequate driveways, and sufficient off-street parking.
- C. All mobile home parks shall provide sufficient drainage to prevent water accumulation during a storm and standing water after a storm on roadways, driveways or individual lots.
- D. A mobile home park shall consist of no more than 20 single-wide mobile home lots or 10 double-wide mobile home lots.
- E. Each mobile home lot shall be at least 10,000 square feet in area, and shall have a minimum lot width of at least 80 feet and a minimum lot depth of at least 100 feet.
- F. All structures shall be so built and maintained so that children cannot gain access to the space beneath the structure. If the structure is elevated above the ground, suitable siding shall cover all open spaces under the structure.

Such structures shall be installed on footers or piers or on a reinforced concrete pad or other permanent foundation so as to provide anchorage and stabilization.

If the structure is a mobile home (single-wide or double-wide), it shall be installed on level ground in accordance with the manufacturer's set-up instructions or the generally accepted set-up procedures utilized by local professional mobile home movers and set-up firms.

- G. Minimum side-yard setbacks for a mobile home shall be 15 feet from all mobile

## ***FAIR HAVEN ZONING REGULATIONS***

home lot edges. All buildings not physically connected to a mobile home shall be at least fifteen (15) feet from all buildings on that lot.

- H. Any road, whether or not that road is proposed to be conveyed to the town, shall be constructed according to the "Town Road and Bridge Standards of the Town of Fair Haven".
- I. Dead end roads shall be constructed according to Vermont Agency of Transportation Standards for Development Roads, Standard A-76 (Turn-around for dead end streets).
- J. At least two (2) off-street parking spaces shall be provided for each mobile home lot. Each parking area shall be a minimum of 9 feet by 25 feet. Minimum surface treatment of such parking spaces shall be gravel. The space may be included in the minimum lot area requirement and shall be indicated on the site plan.
- K. Provisions for the following facilities may be made by the owner: laundry, recreation building, central maintenance shed, central TV antenna system, and underground utilities, including fuel storage.

### **Section 409 - Oil and Gas Exploration and Development**

See Appendix A for conditions.

### **Section 410 - Industrial and Related Uses**

1. Expected traffic flow to and from the site must not be beyond the capacity of local roads to handle. Evidence of compliance shall consist of certification from the Town Manager that local roads in the vicinity of the use are either presently adequate or projected to be upgraded to handle the amount and weights of the vehicles expected at the site.
2. The design of the intersection of the access road to the site with local roads must conform with the criteria contained in the Standards for Development roads issued by the Vermont Department of Highways (Document A-76).
3. The development or use must not destroy or significantly alter wetlands or natural areas identified in the Town Plan or by the State of Vermont.
4. No noise which exceeds 70db(A) at the property line, or which represents a significant increase in noise levels in the vicinity of the development so as to be incompatible with the reasonable use of the surrounding area, shall be permitted.
5. No activity shall be permitted which shall cause or result in any noticeable, clearly apparent vibration of or on the property of another landowner under normal conditions.
6. Smoke. No emission shall be permitted of any air contaminant for more than a period or

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periods aggregating six minutes in any hour which has:

- a) A shade, or density, greater than no. 2 of the Ringlemann Chart, or
  - b) a shade, or density, of such capacity as to obscure an observer's view to a degree greater than does smoke described in subsection a) above.
7. Fly Ash, Dust, Fumes, Vapors, Gases, and Other Forms of Air Pollution. No emission shall be permitted which can cause any damage to health, to animals, vegetation, or other forms of property which can cause excessive soiling at any point on the property of others.
  8. Odors. No emission of detectable objectionable odor beyond the property line of a premise shall be discharged, caused, allowed, or permitted.
  9. Fire, Explosive, or Safety Hazard. No fire, explosive, or safety hazard shall be permitted which significantly endangers other property owners or which results in a significantly increased burden on municipal facilities.
  10. Storage of Flammable Liquids. The storage of any highly flammable liquid in tanks above ground with unit capacity greater than 550 gallons shall be prohibited, unless such tanks, up to and including 10,000 gallon capacity, are placed not less than 200 feet from all property lines. All tanks with a capacity of greater than 550 gallons shall be properly retained with dikes having a capacity of not less than one and one-half times the capacity of the tanks surrounded.
  11. Hazardous Materials. All generation, handling, and disposing of hazardous materials shall be in compliance with Chapter 6, Subchapter VI of the Environmental Protection Regulations adopted by the Vermont Agency of Environmental Conservation.
  12. Solar Access. No development shall be permitted which would eliminate the year-round use of existing or approved (but not yet constructed) solar power or wind generation devices which are or are proposed to be mounted on residential or commercial structures and access to natural sunlight and natural air flow.
  13. Comer Visibility. Clear vision must be maintained at all times for motorists at all street intersections and private driveways. Nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede the vision of motorists.
  14. For mineral and earth resource extraction uses:
    - (a) A plan for ongoing reclamation must be approved prior to the issuance of any land use permit.
    - (b) A bond or other security to insure compliance with the approved reclamation plan may be required by the Board of Adjustment for all extraction uses except mining and quarrying operations. In determining the amount of the bond required, the Board of Adjustment shall consider the past record of the developer and the financial health of

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the developer.

- (c) Fencing of sufficient height and strength to deny access to the public is required around any pit or excavation.
- (d) Loads per truck shall not exceed the weight limits of the roads over which the truck will travel within Fair Haven.
- (e) Loads must be covered when off-site or loaded so as not to spill while enroute.
- (f) Lot line setbacks: In addition to the requirements of the dimensional table, all buildings, outdoor storage areas, paved areas, etc. shall be set back at least 20 feet from any lot line. The Board of Adjustment may waive a setback from one lot line if it finds that such setback would prevent the applicant from necessary location on a railroad siding, river, or public street.

### **Section 411 - Light Industry**

All the conditions of Section 410: "Industrial and Related Uses" shall be met.

### **Section 412 - Slate Quarrying and Other Mineral Resource Extraction and Processing:**

All the conditions of Section 410 (14): "Industrial and Related Uses" shall be met.

### **Section 413 – Animal Boarding**

- 1. The minimum lot size shall be one acer.
- 2. Areas where animals are kept or exercised shall be appropriately fenced.
- 3. Buildings for the overnight housing of animals shall be set back 150 feet from any street line and 75 feet from any lot line.
- 4. Animal waste shall be disposed of in a proper and sanitary manner.
- 5. No nighttime outside boarding of animals.
- 6. Kennels will be insulated and sound proofed,
- 7. Outdoor kennels must be screened from view by evergreen landscaping materials or opaque fencing six (6) feet high.
- 8. Lighting must be shaded to avoid shining on adjacent properties or roadways.

### **Section 414 – Unspecified Use**

A use not listed in the *Table of Uses* as set forth in Article III, but is, in the opinion of the Zoning Board of Adjustment, consistent with the philosophy as set forth in these Regulations for the district in which it is proposed, and of similar impact in terms of the potential for intrusion on abutting properties. The Zoning Board of Adjustment may allow the use as *Conditional* after a public hearing, duly noticed.

## **ARTICLE V - SITE PLAN REVIEW**

### **Section 501- Site Plan Review**

A prerequisite to the approval of any use, with the exceptions hereafter set forth, is the approval of site plans by the Planning Commission after public hearing in accordance with Article XVI with respect to the adequacy of traffic access, circulation and parking, landscaping and screening, and such other items as may be the subject of site plan approval under Section 504.

### **Section 502 - Exemptions from Site Plan Review**

The following are exempt from the requirement for the site plan approval :

1. Signs
2. One and two family dwellings which are not home occupations
3. Any use requiring a Conditional Use Permit, except Planned Unit Development
4. Minor changes or additions to existing uses, new uses or a change of use which the Planning Commission determines after a review of a properly submitted application, will have no significant impact upon adequacy of traffic access, circulation and parking, or landscaping and screening, protection of renewable energy resources, exterior lighting, the size, location, and design of signs.
5. De minimis changes to an approved permit made by the administrative officer.

In the case of a PUD application, the hearing on such application and for site plan approval, if required, shall be warned and held at the same time.

### **Section 503 - Site Plan Filing Requirements**

The owner shall submit two (2) sets of a site plan and supporting data to the Planning Commission which shall include the following information presented in drawn form and accompanied by written text.

1. A description of the property giving the location, names, and addresses of the owners of the property and of the applicant, scale of map, north point, and date.
2. A survey or scale map of the property showing existing features, including structures, easements, rights-of-way, streets, access points, zoning classification, existing surface water (brooks, ponds, etc.) if any, and the locations of proposed structures with distances from lot lines indicated.
3. A site plan showing all proposed structure(s) locations and land use areas; roads, access points, driveways, traffic circulation, parking and loading spaces and pedestrian walks; utilities both existing and proposed, including placement of poles; water wells and wastewater disposal systems; landscaping plans, including site grading, screening or fencing, and gating; surface storm water drainage, and existing and proposed equipment, such as propane tanks, transformers, etc.
4. The locations and sizes of proposed signs.

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5. The construction sequence and anticipated time schedule for the completion of each phase for building, parking spaces and landscaping areas of the entire development.

### **Section 504 - Site Plan Review Considerations**

1. In considering its action, the Planning Commission shall consider and may impose appropriate conditions and safeguards. The following objectives will be taken into consideration during this review:
  - (a) Maximum safety of pedestrian and vehicular circulation between the site and the street network.
  - (b) Adequacy of circulation, parking, and loading facilities with particular attention to safety. The applicant shall demonstrate that:
    - (i) Sufficient space has been provided for loading and unloading of materials and for safe circulation on the site;
    - (ii) Amenable pedestrian circulation within, to, and from the site has been provided;
    - (iii) Wherever possible, on-site storm water drainage has been provided
  - (c) Adequacy of landscaping and screening in regard to achieving maximum compatibility and protection to adjacent property.
    - (i) All commercial and industrial land development may be required to be screened from adjacent properties where one-, two- or multi-family dwellings are permitted by Zoning Permit or PUD; such screening shall be by a fence or a buffer of natural plantings or coniferous trees or shrubs at least ten (10) feet tall and providing a continuous visual barrier.
    - (ii) Industrial land development may be required to be screened from public highway view, such screening shall be by a fence or a buffer of natural plantings or coniferous trees or shrubs at least ten (10) feet tall and providing a continuous visual barrier.
    - (iii) Screening requirements may be varied to protect access to natural airflow and natural sunlight.
  - (d) The Planning Commission may issue Site Plan Approval for a proposed development for a specified period of time, not to exceed four (4) years.
  - (e) Exterior lighting shall be designed to eliminate direct light or glare directed toward public highways, adjacent properties, and the sky.
  - (f) Protection of the utilization of renewable energy resources
2. The issuance of Site Plan Approval shall not relieve the applicant, or his successors or assigns, from the obligation to obtain a zoning permit under these Regulations, and that permit shall only be issued if the proposed land development complies with all applicable provisions and conditions of the Site Plan Approval and the applicable requirements of these Zoning Regulations. No land development approved in a Site Plan Review shall be



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commenced until such zoning permit is obtained.

### **ARTICLE VI - NONCONFORMITIES**

#### **Section 601- Non-conforming Uses**

1. A non-conforming use of buildings or premises lawfully existing at the effective date of this ordinance or any pertinent amendment thereto, may be continued, and any building so existing which was designed, arranged, intended for, or devoted to a nonconforming use may be reconstructed, structurally altered, and the non-conforming use therein changed, all subject to the following regulations:
  - (a) A non-conforming use may be changed to a conforming use. A nonconforming use may be changed to another non-conforming use only with the approval of the Planning Commission and then only to a use which in the judgment of the Commission is of a lesser or no more nonconforming nature.
  - (b) No non-conforming use shall, if once changed into a conforming use, be changed back to a non-conforming use.
  - (c) No non-conforming use shall be extended or expanded except with the approval of the Planning Commission, which shall have determined that no greater detrimental effect upon the community will result.
  - (d) No non-conforming use which has been discontinued for a period of one year shall bethereafter resumed.

#### **Section 602 - Non-conforming Structures**

1. No building which does not conform to the requirements of this ordinance regarding building height limit, area, and width of lot, percentage of lot coverage, and required yards and parking facilities shall be enlarged unless such enlarged portion conforms to the ordinance regarding the forgoing building and lot requirements applying to the district in which it is located.
2. A nonconforming structure damaged by fire, accident, the act of God, or of the public enemy may be reconstructed to its condition prior to such damage to no more than its original dimensions except when a structure is located in a regulated flood or other hazard area.
3. Where a non-conforming structure is located in the Flood Hazard Area District, any repair, relocation, reconstruction, or enlargement shall conform to the requirements of Appendix B.

#### **Section 603 - Development on a Non-conforming Lot or Parcel**

An existing nonconforming lot or parcel may be normally developed provided that all

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provisions of these regulations, except those which create the nonconformity, are complied with. See also existing small lots (Section 911).

### **Section 604 -Alteration of a Nonconforming Lot or Parcel**

The boundaries of a nonconforming lot or parcel may be altered only in a manner that decreases or does not increase its degree of nonconformity. See also existing small lots (Section 911).

## **ARTICLE VII: PARKING AND LOADING**

### **Section 701 - Required Off-Street Parking**

For all development hereafter authorized by Zoning Permit there shall be provided off-street parking spaces at least as set forth below:

1. Residential uses: One parking space per dwelling unit.. The front yard shall not be used for designated parking spaces.
2. Lodging facilities: Hotel, motel, lodge, country inn, guest house: One parking spaceper lodging unit.
3. Places of public assembly: Every structure used as a theater, amusement facility, auditorium, community center, club, stadium, library, museum, church, hall, or other place of public or private assembly, one parking space for every three hundred (300) square feet of area used for assembly.
4. Commercial business use: One parking space for every three hundred (300) square feet of area used for business.
5. Restaurant, eating, and drinking establishments: One parking space for every four seats and every five employees.
6. Industrial, Wholesale, Warehouse, Storage, Freight and Trucking Uses: One parking space for every motor vehicle used in the business, plus one parking space for every two employees employed on the premises in the maximum shift.
7. Home Occupations: At least one parking space must be provided for each full time orfull-time equivalent employee in addition to the requirements of paragraph 1 (above). The front yard shall not be used for designated employee parking.
8. Park- Privately Owned: All parking site plans must be reviewed and approved by thePlanning Commission based on the maximum estimated use with one parking

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space required for every three projected patrons.

### **Section 702 - Parking in the Downtown and Mixed Use Districts**

Within the Downtown District, parking requirements under Section 701 may be met by demonstrating during site plan or conditional use review that adequate public or commercial parking is available in the vicinity for the time of day the activity is expected to operate.

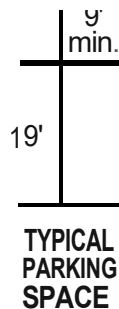
### **Section 703 - Reduction of Minimum Parking Requirements**

An applicant may request that minimum parking standards established in Section 701 be reduced during Site Plan or Conditional Use Review but not both. The applicant shall submit the request to the review Board in writing. The request shall include the number of expected full- and part-time employees, if applicable, and the expected numbers of customers at peak weekday and weekend hours during standard weeks and months.

### **Section 704 - Design and Standards for Off-Street Parking**

Parking spaces shall, at a minimum, meet design standards set forth in the *ITE Parking Generation* manual. The requirement for parking space shall be a continuing obligation of the owner. All off street parking shall be constructed and maintained in such a manner that provides for year- round use. These required parking spaces shall be located on the same lot as the principal use or on a lot which is within 500 feet of the principal use.

*Standard Parking Space:*



## **ARTICLE VIII - SIGNS**

### **Section 800 - Signs, General**

The intent of this section is to promote signs and advertising features which are:

- a. Compatible with surroundings
- b. An enhancement to the town's visual environment
- c. Orderly, readable and safe
- d. Harmonious in color, material and lighting with the building to which it relates
- e. Non-distracting to motorists

No person may erect or maintain outdoor advertising visible to the traveling public except as provided herein. A person shall not construct, erect, or display a sign, or enlarge, extend, change, or move a sign, without first obtaining a Zoning Permit, except as hereafter set forth.

All exterior signs shall be regulated according to the provisions of this regulation or to 10 VSA § 21 as amended, whichever is the more restrictive.

An applicant shall complete a sign application form and shall specify legend, size, shape, colors, location, materials, height, lighting, and such other information as may be necessary to determine compliance with these regulations and provide for the enforcement of these regulations.

When a sign application does not accompany a Zoning Permit application the applicant shall pay such sign application fee as prescribed.

A legally erected sign which has been taken down, damaged or destroyed may be replaced in the same form at the same location without a Zoning Permit within one year of the date of removal, damage, or destruction.

A sign for any use which has been discontinued shall be removed within thirty days.

No internally illuminated signs shall be allowed in the residential zoning districts.

Signs located in the Fair Haven Local Historic District shall be subject to the provisions in Section 930.

### **Section 801- Definitions**

**For the purposes of this Article, all definitions in Article 1 Section 105 -Term Definitions apply.**

### **Section 802 - Non-Conforming Sign**

- A. Except as provided for below, every sign lawfully existing on the effective date of this ordinance shall not be altered, including character or color alteration, or moved unless the sign shall be made to comply with the provisions of this ordinance. This

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clause is not intended and shall not be construed to restrict a person from repairing and maintaining a sign in compliance with the provisions hereof or construed to prohibit character alterations on signs which are designed to change a message on a

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regular basis, such as reader boards, theater marquees and pricing signs.

- B. A non-conforming sign must be brought into conformance if the business use for the property changes. A non-conforming sign may be changed to another non-conforming sign only with the approval of the Planning Commission and then only to a sign which in the judgment of the Commission is of a lesser or no more non-conforming nature.
- C. A non-conforming sign shall be relocated on a lot if the relocation is involuntary. Involuntary relocation is any relocation caused by street widening or other local, state or federal activity beyond the control of the sign owner.

### **Section 803 - Exempt Signs**

The following are exempt from receiving a local permit:

- a. **One (1) sign per residential unit with the name given the house or property or the name of its occupants.** Such signs shall not have an area of more than two (2) square feet each. One additional sign is permitted, if needed to identify a housing complex.
- b. **One (1) sign** for a home occupation, attached to a building or on a signpost. Such sign shall not have an area of more than three (3) square feet per side and may be one-sided or two-sided.
- c. **One sign (1) advertising the sale or lease of real estate by the owner or agent is permitted.** Such signs shall not have an area of more than six (6) square feet each.
- d. **One (1) sign erected in conjunction with a construction project.** Such signs shall not have an area of more than sixteen (16) square feet nor be displayed for more than one hundred twenty (120) days. Such signs must be removed within twenty-four (24) hours of the completion of the construction project.
- e. **Signs restricting trespassing and signs posting lands to restricting hunting, fishing, trapping and the like.** Such signs shall not have an area of more than one and one-half (1 1/2) square feet.
- f. **Signs displayed for the direction, instruction or convenience of the public, meaning signs which identify rest rooms, freight entrances, customer parking, restricted areas, and the like.** Such signs shall not have an area of more than two (2) square feet each.
- g. Official Directional Signs Erected and maintained by the State of Vermont.
- h. Official Traffic Control Signs approved by the Vermont Agency of

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Transportation or the Town of Fair Haven.

1. Up to two (2) signs/banners to be displayed for not more than four (4) weeks announcing an auction, a campaign, drive, or an event of a civic, philanthropic or religious organization and must be removed within forty-eight hours of the close of the event.
- J Signs/banners advertising locally held carnivals, circuses, fairs, expositions, farmer's markets, and the like. Such signs shall be displayed no longer than four (4) weeks and must be removed within forty-eight hours of the close of the event.
- k. One nameplate per public entrance per business of no more than two square feet per face which is suspended under a canopy or mounted on the face of the building.
1. Historical site or historical structure signs.
- m. Billboards signs located on the outfield fence of the ball fields at Fair Haven Union High School, Fair Haven Grade School and Fair Haven Air Park.
- n. Fraternal, service, and religious organization signs.

### **Section 804 - General Requirements for Permitted Signs.**

- A. Signs shall be located on the lot where the advertised business, product or activity is located or sold.
- B. Signs shall not prevent a clear and unobstructed view of official signs or otherwise impede adequate sight distances.
- C. Signs shall not appear to direct the movement of traffic or interfere with, imitate or resemble any official traffic, directional or route sign, signal or device.
- D. Signs shall not contain any animated, flashing, fluttering, revolving or moving parts nor any profanity or sexually explicit words or phrases nor be tasteless or inciting.
- E. Signs shall not be within or over the right-of-way to a public road, except for signs in the downtown Commercial District.
- F. Signs shall not be erected, attached, or maintained upon trees or drawn or painted on rock outcroppings or other natural features or upon utility poles.
- G. Maintenance of a sign and its related structure shall be a continuous obligation of the property owner.

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- H. No sign shall incorporate a public address system or other audio system.
- I. Lighting of signs shall be shielded to prevent glare off-site, into the sky, or onto adjoining properties or roads.

### **Section 805 - Removal of Permitted Signs**

Unless otherwise indicated, when a use terminates or moves, or an advertised product ceases to be offered, all signs pertaining to that use, service, or product, must be removed from the abandoned location within 30 days unless an extension of time is approved by the Zoning Administrator. The Zoning Administrator may allow sign structures without advertising messages to remain in place where appropriate and usable by a subsequent business.

### **Section 806 - Sign Permit Application Procedure**

- A. An application for a Sign Permit shall be filed with the Zoning Administrator on a form furnished by the Zoning Administrator and shall be signed by the person filling out the application and the property owner.

All information needed to evaluate the application and determine that the sign meets the requirements of this section must be provided.

- B. A fee in the amount set by the Selectboard shall accompany each application.
- C. An application for a sign shall not be deemed complete until it contains all the information required by the Zoning Administrator and/or the Planning Commission.
- D. The Zoning Administrator shall take action on an application for a sign within 30 days of deeming it complete. Such action shall be to approve or refer to the Planning Commission. No application shall be approved unless it conforms to this ordinance.

### **Section 807 - Certificate of Compliance for Signs**

- A. The permittee shall contact the Zoning Administrator in writing upon completion of the work authorized by the permit.
- B. The Zoning Administrator shall take action within 15 days of receiving written notification of the completion of the work authorized by the permit.
- C. The Zoning Administrator shall issue a Certificate of Compliance when satisfied that the work so authorized conforms to the permit issued.
- D. If the Zoning Administrator, after final inspection, refuses to issue a Certificate of Compliance, within 15 days of receiving written notification of the completion of the work, the Zoning Administrator shall mail notice of such refusal, by certified mail, to the permittee at the address indicated on the application stating specifically the



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reason(s) for the refusal.

### **Section 808 - Computation of Sign Area**

- A. The area of a sign face shall encompass everything except the structure against which it is placed, supporting framework, bracing, or decorative fence or wall clearly incidental to the display itself.
- B. When two identical sign faces are placed back-to-back, but both faces cannot be viewed from any point at the same time and are part of the same sign structure, the sign area shall be computed by the measurement of one of the faces.

### **Section 809 - Computation of Sign Height**

The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign.

Normal grade shall be the established grade after construction, exclusive of any filling, henning, mounding or excavating solely for the purpose of locating the sign.

### **Section 810 - Requirements by Sign Type**

#### **A. Building Signs - Flush Mounted**

- 1. The back of building signs shall protrude no more than six inches from the wall upon which it is mounted and may not extend above the eaves of that part and side of the building to which the sign is attached.

#### **B. Building Signs - Projecting**

- 1. The end of the sign closest to the building upon which the sign is mounted shall not protrude more than six inches from the wall.
- 2. The sign shall be a minimum of eight (8) feet above street level.

#### **C. Free-Standing Signs**

- 1. The maximum height of a free-standing commercial sign shall be 14 feet
- 2. No free-standing sign shall be within any easement or right-of-way line.

#### **D. Sign Plaza**

- 1. No free-standing sign may contain more than 120 square feet of area of total signage which may include signs for more than one business located on the property served by the sign.

#### **E. Municipal/School Informational Board**

- 1. No board shall exceed a maximum height of 14 feet.
- 2. No board shall contain more than 20 square feet of total area.
- 3. No board shall be used to advertise a commercial enterprise.

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### **Section 811 - Removal of Signs**

1. **Unsafe/damaged signs.** Any sign that, in the judgment of the zoning administrative officer and/or Planning Commission, is unsafe, insecure, or damaged shall be deemed a nuisance and shall be corrected or removed, together with any supporting structure, by the owner of the land or building upon which such a sign is located within thirty (30) days after written notice to remove the sign is mailed by the zoning administrative officer. If in the judgment of the zoning administrative officer, such sign is an immediate peril to persons or property, immediate removal of such sign by the owner of the real property to which the sign is attached may be required.

## **ARTICLE IX - GENERAL REGULATIONS**

### **Section 901 - Home Occupations**

Notwithstanding anything else in these Regulations, these Regulations shall not prevent a resident from using a minor portion of a dwelling and a full accessory structure for an occupation which does not have an undue adverse effect on the residential character of the district.

A home occupation may be carried on subject to the following:

1. The business shall be operated wholly within the principal building and accessory building. The business shall not exceed 15% of the principal building's gross floor area and 100% of one accessory structure's gross floor area. If only the principal building is used, the business shall not exceed 25% of the principal building's gross floor area. The gross floor area may include any permanently enclosed living area of the principal building residence.
2. Not more than two persons who are not residents of the dwelling may be employed in the business.
3. Obnoxious or excessive noise, smoke, vibration, dust, drainage, glare, odors, electrical interference, or heat detectable at the boundaries of the lot on which the dwelling is located shall not be generated.
4. No traffic shall be generated in substantially greater volume than would normally be expected in the neighborhood.
5. A person shall not commence a home occupation without a Zoning Permit. Examples of generally accepted home occupations in Fair Haven include the following: handicraft shop, workshop, beauty shop, and professional office
6. No storage or display of goods shall be allowed outside existing buildings.
7. Off-street parking shall be provided as required in Section 701.

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8. Home Occupation signs shall be limited to one (1) sign no larger than three (3) square feet and shall be regulated according to Article VIII.

### **Section 902 - Open Storage Requirements**

In a residential area the open storage of building materials which will be used on the premises during the course of construction, not to exceed six (6) months, need not be screened.

### **Section 903 - Front Setback Modification**

On established streets where the principal buildings are less than 30 feet from the street, the front setbacks of any new principal buildings, additions attached to principal buildings, or additions attached to any accessory buildings may be as close to the existing right-of-way (but not in the right-of-way) as the adjacent building with the shortest setback.

On a corner lot the front setback may be as close to the existing right-of-way as the building on either side of the lot.

### **Section 904 - Location of Access Driveways**

All access driveways shall be located more than 100 feet from the intersection of the right-of-way lines of intersecting streets for all uses except one- and two- family dwelling units. No lot shall be served by more than two access roadways, nor shall any such access roadway be wider than a fifty (50) foot right-of-way. All access driveways shall be constructed and maintained in such a manner that provides for year-round use. Any new driveway not in compliance with this section shall require site plan review approval.

### **Section 905 - Divided Parcels**

When calculating minimum lot area, only the portion of a parcel located on one side of a public highway, river, or railroad shall be considered.

### **Section 906 - Exterior Lighting**

All exterior lighting shall be designed to eliminate direct light or glare directed toward public highways, adjacent properties, and the sky and shall be of such a type that is compatible with the surrounding area.

### **Section 907 - Abandonment of Structures**

Within six (6) months after a permanent or temporary structure has been demolished, destroyed, or abandoned, all structural materials shall be removed from the site. If the structure is not repaired, rebuilt, or replaced within six (6) months the excavation thus remaining shall be covered over or filled to the normal grade by the owners.

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### **Section 908 - Travel Trailers and Campers**

A travel trailer or other mobile camping vehicle may be parked on private land within the Town of Fair Haven, with the written permission of the landowner, provided it is not used for living purposes in excess of twenty-one days per year.

### **Section 909 - Radio or Television Antennas, Transmitters, or Relay Stations**

A residential antenna attached to the roof shall not require a permit but shall not extend more than twenty (20) feet above the height of the building.

A dish antenna measuring 49 inches or more shall be considered an accessory structure in any district and shall meet setback requirements.

A free-standing radio or television antenna, transmitter, or relay station shall be considered a conditional use and shall be limited in height to 199 feet.

### **Section 910 - Keeping of Animals**

Raising of livestock and keeping of animals is included in "Required Agricultural Practices" as a use.

Where a use does not meet the definition of "Required Agricultural Practice (RAP)" as defined by the VT Agency of Agriculture, Foods and Markets, owners may keep not more than two head of livestock and/or poultry up to 25 birds. No livestock or poultry shall be kept on lots of less than one acre in area, except household pets. No new building for the housing of animals or poultry shall be located within 150 feet from any street line or within 75 feet from any other lot line. This paragraph shall not permit the raising of swine or of furbearing animals other than rabbits. No manure or dust producing fertilizer shall be stored in the open within 100 feet from any property line.

### **Section 911 - Existing Small Lots**

Any lot that is legally subdivided and is in individual and separate and non-affiliated ownership from surrounding properties, and is in existence on the effective date of the regulations, may be developed for the purpose permitted in the district in which it is located, even though not conforming to minimum lot size requirements of the new bylaw.

### **Section 912 - More than One Primary Use in a Structure**

A structure may be used for more than one primary use, provided that each use complies both individually and jointly with all the applicable provisions of this ordinance.

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### **Section 913 – Fences**

Fences shall not exceed eight feet in height unless specified by the Planning Commission or Zoning Board of Adjustment as conditions for screening, nor shall they be placed closer than two(2) feet from outside edge of the public sidewalk or, where no sidewalk is existing or proposed, they shall not be placed closer than eight (8) feet from the edge of the pavement or the traveled portion of the road.

Fences shall not interfere with sight lines of a highway or the sight line of adjacent properties to access a highway.

Barbed wire or electrified fences shall not be permitted except on an operating farm to contain livestock, or when approved by the Planning Commission in connection with site plan review or by the Zoning Board of Adjustment in connection with a conditional use.

Fences shall be erected around in-ground pools. Aboveground pools which require permits shall have restricted access.

A fence will be considered a structure unless it is four (4) feet or less in height.

All fences shall be constructed so that the finished side faces outward. Any legally existing fence may be replaced in the same location by another fence of no greater height without a zoning permit.

### **Section 914 - Required Frontage on, or Access to, Public Roads or Public Waters**

Land development may be permitted only on lots which either have frontage on a public road or public waters or with the approval of the Planning Commission access to such a road or waters by a permanent easement or right-of-way.

All such access, except legally pre-existing access, must be at least twenty (20) feet in width.

The design of access to Town roads must be approved by the Selectboard or their designee.

### **Section 915 - Obstructions at Street**

No obstruction to sightline or vision shall be allowed within the highway right-of-way.

### **Section 916 - Lots Adjacent to a Railroad**

In commercial or industrial districts, where a lot is contiguous to a railroad right-of-way, a setback of fifteen feet shall be required adjacent to such right-of-way.

### **Section 917 - Accessory Structures**

Accessory Structures located in the rear yard of principal buildings shall have minimum side and rear setbacks of four feet. See also Section 105.

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On a corner lot accessory structures may be located in a side yard with a minimum side yard setback of four (4) feet and must be located a minimum of forty (40) feet from front yard lot lines in industrial and commercial zoning districts and thirty (30) feet from all front yardlot lines in all other zoning districts.

An accessory apartment shall be considered a public building if it is rented, and therefore subject to fire and building safety codes.

### **Section 918 - Projection into Open Space**

Nothing in this regulation shall prohibit projection of not more than two (2) feet into a required front, rear, or side yard of pilasters, columns, sills, cornices, or other similar architectural features, nor the planting or landscaping of such open spaces except as provided in Section 915.

### **Section 919 - Residential Care / Group Homes**

Residential care homes or group homes, operated under state licensing or registration, and serving not more than eight persons who have a handicap or disability as defined in 9 VSA 4501, are considered by right to constitute a single family residential use of property. Homes serving more than eight persons shall be subject to conditional use review.

### **Section 920 - Height Limit Modification**

Accessories attached to the roof shall not exceed twenty (20) feet in height above the roof.

### **Section 921 - Child Care Facility**

Child care facilities are regulated according to the following schedule:

1. A child care facility serving six or fewer children shall be considered to constitute a permitted single family residential use of property.
2. A child care home serving no more than six full-time children and four part-time as defined in 33 V. S. A § 4902 (3)(A) shall be considered to constitute a permitted use of property but shall require site plan approval in accordance with Article V.
3. A child care facility serving more than six full time and four part-time children shall be subject to all applicable municipal bylaws and shall require conditional use approval in accordance with Article IV.

### **Section 922 - Municipal/Regional Solid Waste Management Facilities**

1. The maximum lot size shall be 10 acres.
2. Setbacks shall be 200 feet from all waterways and property lines.
3. The maximum height of fill material shall be 15 feet above the lowest grade.

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4. Landscaping and screening requirements shall be that shrubs and coniferous trees must be used to provide screening sufficient to allow no view of the facility.

Municipal/ Regional Solid Waste Management Facilities shall also be subject to Site Plan Review under Article V.

### **Section 923 - Farm Structures**

Pursuant to 24 V.S.A. § 4413(d) farm structures, excluding dwellings, are exempt from local permitting requirements. However, persons intending to erect a farm structure must notify the municipality of the intent to build and abide by setbacks contained in Article III, unless they obtain an approval of lesser setbacks by the Commissioner of Agriculture, Food and Markets.

The notification shall contain a sketch of the proposed structure and include the setback distances from adjoining property lines and the street right-of-way. Additionally, all farm structures within the Flood Hazard Area must comply with the National Flood Insurance Program.

### **Section 924 - Animal Grooming and Veterinary Services:**

1. The minimum lot size shall be one acre.
2. Areas where animals are kept, treated, or exercised shall be appropriately fenced.
3. Buildings for the overnight housing of animals shall be set back 150 feet from any street line and 75 feet from any lot line.
4. No manure or dust-producing fertilizer shall be stored in the open within 100 feet of any lot line.

### **Section 925 – Animal Boarding:**

1. The minimum lot size shall be one acre.
2. Areas where animals are kept, treated, or exercised shall be appropriately fenced.
3. Buildings for the overnight housing of animals shall be set back 150 feet from any street line and 75 feet from any lot line.
4. Animal waste shall be disposed of in a proper and sanitary manner.
5. No nighttime outside boarding of animals will be permitted.
6. Kennels will be insulated and sound-proofed.
7. Outdoor kennels must be screened from view by evergreen landscaping materials or opaque fencing six (6) feet high.
8. Lighting must be shaded to avoid shining on adjacent roadways.

### **Section 926 – Dwelling Units in the Downtown District**

1. Dwellings are allowed in the Downtown District as permitted use on all non-street-level floors.
  - i. For parking requirements, see Section 701 and Section 702.

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2. Dwellings are allowed in the Downtown District as conditional use at the street-level provided that no more than 50% of the gross square footage can be used for residential purposes.
  - i. Storefronts must be maintained for commercial use.
  - ii. Dwelling entrance and exit may not face Main Street.
  - iii. Dwellings must have adequate parking accessible from Liberty Street or Maple Street.

### **Section 927 – Affordable Housing Density Exemption**

In areas served by municipal water and sewer, affordable housing development may exceed density limit by 40%, which may include an additional floor.

### **Section 928 – Class 4 Road Disclosure**

A property owner located on a class 4 road must disclose to the buyer that the municipality is not required to maintain the road.

### **Section 929 – Designated Neighborhood Regulations**

In a state designated Neighborhood Development Area (as designated by 24 V.S.A. Chapter 76A) and in a state designated Neighborhood (as designated by 24 V.S.A. Chapter 139), the following provisions shall apply:

- (1) New streets and pedestrian facilities within a proposed development shall be designed to connect to existing streets, sidewalks, or paths. Where feasible, new streets and pedestrian facilities shall be designed to allow for future extension into adjacent undeveloped or underdeveloped land.
- (2) Sidewalks or pedestrian paths shall be required for all new development, and shall provide connections between building entrances, on-site streets, and existing off-site pedestrian facilities.
- (3) For new development, street trees, pedestrian-scale lighting, and green strips shall be installed along any new streets or along existing streets that front the new development.
- (4) All new streets shall have travel lane widths no greater than 11 feet.
- (5) New cul-de-sacs—defined as new streets closed at one end with only one point of access—shall not exceed 1,000 feet in length. New blocks—defined as new street segments between two intersections—shall not exceed 1,000 feet in length unless a greater length is needed to connect to existing streets, avoid natural constraints, or address public safety.
- (6) All utilities shall be placed underground in new developments.
- (7) Where on-street parking is permitted in the Fair Haven Traffic Ordinance, on-street parking may count toward meeting minimum off-street parking requirements in Section 701 of the Fair Haven Zoning Regulations.
- (8) Garages shall be set back at least five feet behind the front wall of the primary structure. Multi-vehicle parking areas shall be located to the side or rear of buildings unless site constraints, such as lot dimensions, existing buildings, or site features like topography make this impractical.



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- (9) Primary building entrances shall face the street unless site conditions, such as lot shape or topography, make it impractical.

### **Section 930 – Fair Haven Local Historic District Regulations**

1. These regulations are adopted in accordance with 24 V.S.A. §4414(1)(F) and shall apply only within the Fair Haven Local Historic District, as delineated and described in the Fair Haven Local Historic District Report prepared pursuant to 24 V.S.A. §4441. The Fair Haven Local Historic District Report documents the district's architectural, cultural, and historic significance and establishes the characteristics that warrant its preservation. The report is hereby incorporated by reference and shall be consulted when interpreting these regulations.
2. Definitions.
  - a. "Integral Resource of The Local Historic District": A building or site within the Fair Haven Local Historic District that is identified in the Fair Haven Local Historic District Report as having a high level of historical, architectural, or cultural significance. Some provisions apply to these resources only.
  - b. "Distinctive Exterior Characteristics": An exterior architectural feature, material, design element, or construction detail of a building or site that is of historical, architectural, or cultural significance, as documented in the Fair Haven Local Historic District Report. Some provisions apply to these characteristics only.
  - c. "Statement of Significance": The statement included in the Fair Haven Local Historic District Report that identifies the historic, architectural, and cultural importance of a building, or the district as a whole. Some provisions reference this statement.
  - d. "Shape": The three-dimensional form of a building, including its height, width, depth, and roofline. "Shape" does not refer to surface details or materials.
  - e. "Obscure": To partially or fully block, cover, or visually interfere with a "distinctive exterior characteristic" so that its shape, detail, or other specified features of significance is hidden or diminished from view.
  - f. The Fair Haven Local Historic District report contains architectural definitions, which hereby incorporated by reference in this definition section.
3. Applicability. No building within a designated historic district may be rehabilitated, substantially altered, restored, moved, demolished, or changed, and no new building within an historic district may be erected without approval by the Fair Haven Planning Commission. This provision shall not apply to normal maintenance of a building. This provision includes signage.
  - a. Normal maintenance shall include repainting, replacing a broken window pane with in-kind materials, repointing mortar with appropriate formulation, or repairing a roof with in-kind shingles.
  - b. Normal maintenance shall not mean changing siding material, changing building shape, altering window dimensions, adding signage, removing architectural details or slate/marble exterior, or modifying "distinctive exterior characteristics".
4. The Planning Commission shall approve an application if it determines that the proposed work will not negatively affect the integrity of the building, thus altering its historic or architectural significance of the building or its surrounding area within the Fair Haven Local Historic District. The "statement of significance" and "distinctive exterior characteristics" shall be used as a reference to identify the features, materials, and characteristics that contribute to the historic or architectural value of the building and its context. Compliance

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with the standards set forth in this Section, as determined by the Planning Commission, shall be sufficient to make such a determination.

5. For any application, the Planning Commission shall consider:
  - a. The historic or architectural significance of the building, its distinctive characteristics, and its relationship to the historic significance of the surrounding area as documented in the Fair Haven Local Historic District Report.
  - b. The relationship of the proposed changes to the exterior architectural features of the building to the remainder of the building and to the surrounding Local Historic District.
  - c. The general compatibility of the proposed exterior design, arrangement, texture, and materials proposed to be used, including signage.
  - d. Any other factors, including the environmental setting and aesthetic factors that the Planning Commission deems to be pertinent.
6. For any application, the Planning Commission may consult the Fair Haven Historical Society or the Vermont Historical Society, or may review historical materials or documentation submitted by the applicant. Any final determination shall be made solely by the Planning Commission.
7. Exterior Modifications. Exterior modifications (excluding normal maintenance of a building) within the Fair Haven Local Historic District shall be done in accordance with the following:
  - a. The Planning Commission may waive any requirement and approve an application for exterior modification if the applicant demonstrates that the proposed work will result in one of the following:
    - i. Removal of modern materials or alterations that presently obscure or cover historic or architectural features; or
    - ii. Exterior modifications that restore the building to its historical appearance, or bring it closer to those conditions than its current state, based on documentary evidence of historical appearance.
  - b. If an application is submitted for the alteration of the exterior appearance of a building specified as an “Integral Resource of The Local Historic District”, the Planning Commission shall meet with the owner of the building to devise an economically feasible plan for the preservation of the building.
  - c. The applicant for a modification that alters the shape of a building listed as an “Integral Resource of The Local Historic District”, shall demonstrate to the Planning Commission that the modification:
    - i. Does not negatively alter the historic or architectural integrity of the building as specified in the “statement of significance” for that building; or
    - ii. Is necessary in addressing a safety, structural, or code compliance need, and no feasible alternative exists; or
    - iii. That the modifications will rehabilitate a historic building that has been altered back to its original or historic design.
  - d. The applicant for any modification of a “distinctive exterior characteristic”, as specified in the Fair Haven Local Historic District Report, shall demonstrate to the Planning Commission that the modification:
    - i. Is necessary in addressing a safety, structural, or code compliance need, and no feasible alternative exists; or
    - ii. that the modifications will rehabilitate the distinctive exterior characteristic back to its original or historic design; or
    - iii. that the modification does not negatively impact the historic or architectural integrity of the building as specified in the “statement of significance” for that building. The removal of a

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- “distinctive exterior characteristic” shall be considered to negatively impact the historic or architectural integrity of the building.
- e. Boarding of windows shall only be allowed when a window is broken or temporarily removed for restoration, in which case the applicant may install a temporarily covering (i.e. plywood or similar material) for a period not to exceed 60 days. The 60-day time period may be extended as needed for public health or safety reasons by the Planning Commission. After that 60-day period (unless otherwise extended by the Planning Commission), the applicant shall either:
    - i. Repair the window or replace the window with windows of the same dimensions. When replacement results in the use of vinyl windows, the vinyl exterior shall be painted to match the exterior cladding of the building; or
    - ii. Paint the temporary covering a color that matches the surrounding exterior of the building; or
    - iii. Submit a proposal to the Planning Commission for the use of alternative dimensions, such as covering a portion of the window to accommodate a new window or reconfiguring window openings. The Planning Commission may approve such alternatives if it finds that the proposed solution will not negatively alter the historic or architectural integrity of the building or the Fair Haven Local Historic District, as specified in the “statement of significance”.
  - f. No exterior addition, covering, or alteration, except for storm windows and awnings, shall prevent a “distinctive exterior characteristic” from being visible from any road right-of-way within the Local Historic District boundary. Such an addition, covering, or alteration is acceptable if the characteristic remains visible from at least one other public right-of-way within the Local Historic District. This provisions apply to exterior additions, coverings, or alterations on a different building than the building with the “distinctive exterior characteristics”.
  - g. Original rooflines must be retained and not be obscured by additions, except when:
    - i. The addition will not be visible from any road right-of-way within the Local Historic District boundary; or
    - ii. When the addition is a dormer (a projecting roofed structure with a window that projects vertically from a sloping roof); or
    - iii. When the applicant has demonstrated, to the satisfaction of the Planning Commission, that the modifications will restore a historic building.
  - h. Unpainted masonry surfaces shall not be painted. Masonry surfaces include, but are not limited to, brick walls, and stone, marble, or slate lintels.
8. New Buildings. Fair Haven Local Historic District is presently a collection of compatible architecturally and functionally diverse buildings. New buildings within the Fair Haven Local Historic District are not required to be in any particular architectural style, however, new buildings shall be constructed in accordance with the following:
- a. The placement and use of buildings shall be done in accordance with Article III of the Fair Haven Zoning Regulations to ensure compatible spacing and land use in the Local Historic District.
  - b. At least one principal entrance shall be provided for each street-facing building façade located on North Park Place, East Park Place, South Park Place, West Park Place, or South Main Street.
  - c. A non-residential building shall have the ground floor designed for pedestrian -scale activity by the use of windows and doors arranged so that the uses occupying the first-floor street frontage are visible from the sidewalk. Examples of such design features include large storefront windows or glass doors. .

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- d. New buildings shall not create a false sense of historicity. Examples of false sense of historicity include new buildings with faux-aged finishes, or constructing a new building as an exact replica of a historic one that was lost without making clear through design or materials that it is contemporary.
  - e. No new building shall prevent a “distinctive exterior characteristic” from being visible from any road right-of-way within the Local Historic District boundary. A new building is acceptable if the characteristic remains visible from at least one other public right-of-way within the Local Historic District boundary.
- 9. **Demolition.** Demolition of a building within the Fair Haven Local Historic District will require an applicant to demonstrate to the Planning Commission that it is not feasible to rehabilitate and/or re-use the building in order to earn a reasonable economic return from the property. “Reasonable economic return” means the ability to realize a return comparable to the property’s fair market value, or an income-level consistent with similar properties in the local market.
  - a. The applicant shall submit to the Planning Commission an estimate prepared by a qualified professional detailing the costs of rehabilitation, repair, and reuse compared to the reasonable economic return, along with any supporting documentation that demonstrates the economic infeasibility of preserving the building.
  - b. As a condition of approval for demolition, the Planning Commission shall require the applicant to photographically document the building before demolition occurs and provide the photographs to the Zoning Administrator before the Zoning Administrator may issue a zoning permit for demolition. The applicant should take photographs of the demolition itself and provide the photographs to the Zoning Administrator. The Town should provide the Fair Haven Historical Society all photographs provided by the applicant.
- 10. The Planning Commission shall be strict in its judgment of applications by referencing the Fair Haven Local Historic District Report.

## **ARTICLE X - PLANNED UNIT DEVELOPMENT**

### **Section 1001 - General Intent**

The purpose of a Planned Unit Development (PUD) is :

- (1) To encourage compact, pedestrian-oriented development and redevelopment, and to promote a mix of residential uses or nonresidential uses, or both.
- (2) To implement the policies of the municipal plan, such as the provision of affordable housing.
- (3) To encourage any development in the countryside to be compatible with the use and character of surrounding rural lands.
- (4) To provide for flexibility in site and lot layout, building design, placement and clustering of buildings, use of open areas, provision of circulation facilities, including pedestrian facilities and parking, and related site and design considerations that will best achieve the goals for the area as articulated in the municipal plan and bylaws within the particular

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character of the site and its surroundings.

(5) To provide for the conservation of open space features recognized as worthy of conservation in the municipal plan and bylaws, such as the preservation of agricultural land, forest land, trails, and other recreational resources, critical and sensitive natural areas, scenic resources, and protection from natural hazards.

(6) To provide for efficient use of public facilities and infrastructure.

(7) To encourage and preserve opportunities for energy-efficient development and redevelopment.

A Planned Unit Development (PUD) is intended to permit development of larger parcels of land which will provide a desirable and stable environment in harmony with that of the surrounding area; to permit flexibility that will encourage a more creative approach in the development of land, will result in a more efficient, aesthetic and desirable use of open area, to permit flexibility in design, placement of buildings, use of open spaces, circulation facilities, and off-street parking areas; to utilize best the potentials of sites characterized by special features of geography, topography, size or shape. All PUD's, whether in areas of permitted or conditional use, must be reviewed by the Planning Commission under this section.

So that innovations in design and layout and more efficient use of land may be encouraged, a person may undertake land development upon approval of a Planned Unit Development as authorized by 24 V.S.A. Section 4417. To permit a Planned Unit Development, the Planning Commission may modify these Zoning Regulations in accordance with that section subject to the following standards and conditions:

1. A site plan shall be submitted to the Planning Commission showing the location, height, spacing, uses, and architectural inter-relationships of all buildings, open spaces and their landscaping; utility lines, streets, driveways, off-street parking and unloading spaces, unique or man-made features, and physical conditions of the site, accompanied by a statement setting forth the nature of all proposed modifications, changes or supplements to existing zoning regulations, and such other information as the Planning Commission may deem necessary. A Planned Unit Development application shall also include both maps and a written statement and must show enough of the area surrounding the proposed PUD to demonstrate the relationship of the PUD to adjoining uses, both existing and proposed.
2. The Planning Commission shall hold at least one public hearing, upon public notice, prior to approval.
3. Any permitted and conditional uses allowed in the district where the PUD is located, maybe included in the PUD, subject to approval under this section. Dwelling units may be of varied types.
4. The PUD shall be consistent with the Town Plan.

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5. The minimum size of a PUD shall be two acres.
6. The overall density of the project shall not exceed the number of dwelling units and other uses which could be permitted, in the Planning Commission's judgment, if the land were conventionally developed in accordance with these regulations.
7. The Planning Commission may increase or decrease the setback requirements in any District if, in its judgment, the special circumstances of a proposed development would make such requirement inappropriate. Side and rear setback requirements, as listed in the Tables of Uses Section 301 and as used in this Section, shall be interpreted as the side and rear setback requirement required for the PUD as a whole and not as the setback requirements for each particular structure placed in such PUD.
8. The Planning Commission may allow for a greater concentration of density, or intensity of residential land use within some section or sections of the development than upon others, which shall be offset by a lesser concentration in another section.
9. The Planning Commission may issue Planned Unit Development approval for a proposed development for a specified period of time, not to exceed four (4) years.
10. Where a PUD is to be located in more than one zoning district, the lot sizes and the number of allowable dwelling units must be separately calculated for each individual zone in the PUD.
11. Mixed commercial and residential uses shall be so arranged as to insure visual and acoustical privacy to residents in the development.
12. Roadways, parking and unloading facilities shall be designed and constructed so as not to cause unreasonable highway congestion or unsafe traffic conditions. The parking requirements of Article VII shall apply in all Districts.
13. Water and utilities shall be demonstrated to be adequate, and all sewage and other effluent disposal shall be designed so it will not become a public health hazard.
14. Unique natural features of the site shall be preserved.
15. If a Planned Unit Development application results in land available for park, recreation, open space or other municipal purposes, the Planning Commission as a condition of its approval may establish such conditions on the ownership, use and maintenance of such lands as it deems necessary to assure the preservation of such lands for their intended purposes.
16. The Planning Commission may attach such reasonable conditions and safeguards as may be necessary to implement the purposes of 24 V.S.A. Chapter 117 and these Regulations, in order to protect the public health, safety and welfare. These may include screening and landscaping.

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17. The Planning Commission may require from the owner, for the benefit of the Town, a performance bond with a good and sufficient surety, in an amount sufficient to cover the full costs of public or private roadways and utility lines, in situations where buildings are to be constructed prior to the completion of such roadways or utility lines.
18. The Planning Commission shall also have the same powers in any Planned Unit Development application with respect to adequacy of traffic access, circulation and parking, landscaping and screening, and such other items as it has in a Site Plan Review procedure, to the extent not already provided for in this Section.
19. The issuance of PUD approval shall not relieve the applicant, or his successors or assigns, from the obligation to obtain a zoning permit under Article XII of these Regulations.

## **ARTICLE XI - MUNICIPAL APPOINTMENTS**

### **Section 1101-Administrative Officer (Zoning Administrator).**

The Select Board shall appoint an Administrative Officer from nominations submitted by the Planning Commission for a term of three (3) years in accordance with the Act [§4448]. The Select Board may remove an Administrative Officer for cause at any time after consultation with the Planning Commission.

An acting Administrative Officer may be appointed by the Select Board, from nominations submitted by the Planning Commission, who shall have the same duties and responsibilities of the Administrative Officer in the Administrative Officer's absence.

The Administrative Officer shall literally administer and strictly enforce the provisions of these regulations, and in doing so shall inspect development, maintain records, and perform other related tasks as are necessary and appropriate.

In addition, the Administrative Officer shall coordinate the municipality's development review programs. If other municipal permits or approvals are required, the Administrative Officer shall provide the applicant with necessary forms. The Administrative Officer may

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also inform any person applying for municipal permits or authorizations that they should contact the Vermont Agency of Natural Resource's Regional Permit Specialist to assure timely action on any related state permits. The applicant retains the obligation to identify, apply for, and obtain relevant state permits.

### **Section 1102 - Planning Commission**

The Planning Commission shall consist of not less than three (3) or more than nine (9) voting members appointed by the Select Board in accordance with the Act [§ 4323]. Any member of the Commission may be removed at any time by a unanimous vote of the Select Board.

The Commission shall adopt rules of procedure and rules of ethics deemed necessary and appropriate for the performance of its functions as required under the Act [§4323(b) & 4461A] and Vermont's Open Meeting Laws. In accordance with the Act, the Commission shall have the following duties in association with these regulations:

- prepare proposed amendments to these regulations, and consider proposed amendments submitted by others, including amendments submitted by petition;
- prepare and approve a written report on any proposed bylaw, amendment or repeal to these regulations as required by the Act [§4441(c)]; and,
- hold one or more warned public hearings on any proposed bylaw, amendment or repeal to these regulations, prior to submission of a proposed amendment and written report to the Select Board [§4441(d)].

Additionally, the Commission shall have all the powers and duties as set forth in the Act to administer the provisions of these regulations, including but not limited to the power to hear and act upon:

- applications for site plan approval (Article V); and,
- applications for planned unit development (Article X) and
- applications for commercial signs as referred by the zoning administrative officer

### **Section 1103 - Board of Adjustment**

The Board of Adjustment shall consist of not less than three (3) nor more than nine (9) members appointed by the Select Board for specified terms in accordance with the Act [§4460(b) and (c)]. The Select Board may appoint alternates, for specified terms, to serve on the Board in situations when one or more members of the Board are disqualified or are otherwise unable to serve. Any member of the Board of Adjustment may be removed for cause by the Select Board upon written charges and after public hearing.

The Board shall adopt rules of procedure and rules of ethics with respect to conflicts of interest to guide its official conduct, as required under the Act [§4461(a)] and Vermont's Open Meeting Law. The Board shall have all powers and duties as set forth in the Act to administer the provisions of these regulations, including but not limited to the power to hear and act upon:



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- appeals from any decision, act or failure to act by the Administrative Officer (Article XIII), and any associated variance requests (Article XIV); and,
- applications for conditional use approval (Article IV).
- applications for development in a flood hazard area.

A decision rendered by the Board of Adjustment for a housing development or the housing portion of a mixed-use development shall not:

- require a larger lot size than the minimum as determined in the municipal bylaws
- require more parking spaces than the minimum as determined in the municipal bylaws and in section 4414 of S.100 (Act 47)
- Limit the building size to less than that allowed in the municipal bylaws, including reducing the building footprint or height;
- Limit the density of dwelling units to below that allowed in the municipal bylaws
- Otherwise disallow a development to abide by the minimum or maximum applicable municipal standards. However, a decision may require adjustments to the applicable municipal standards listed if the panel or officer issues a written finding stating:
  - Why the modification is necessary to comply with a prerequisite State or federal permit, municipal permit, or a nondiscretionary standard in a bylaw or ordinance, including requirements related to wetlands, setbacks, and flood hazard areas and river corridors; and
  - How the identified restrictions do not result in an unequal treatment of housing or an unreasonable exclusion of housing development otherwise allowed by the bylaws.

## **ARTICLE XII - ZONING PERMITS**

### **Section 1201 - Applicability**

No land development as defined herein, which is subject to these regulations, shall be commenced in the Town of Fair Haven until a zoning permit has been issued by the Administrative Officer, as provided for in the Act [§§4448, 4449].

### **Section 1202 - Exemptions**

No zoning permit shall be required for the following activities unless located in a flood hazard area:

1. Required Agricultural Practices (RAPs), including the construction of farm structures, as those practices are defined by the Secretary of Agriculture, Food and Markets, in accordance with the Act [§4413(d)] and Section 923. Written notification, including a sketch plan showing structure setback distances from road rights-of-way, property lines, and surface waters shall be submitted to the Administrative Officer prior to any construction, as required for AAPs. Such structures shall meet all setback requirements under these regulations, unless specifically waived by the Secretary.

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2. Accepted management practices (AMPs) for silviculture (forestry) as those practices are defined by the Commissioner of Forests, Parks and Recreation, in accordance with the Act [§4413(d)].
3. Public electric power generation plants and public electric transmission facilities, which are regulated under 30 V.S.A. §248 by the Vermont Public Service Board. Such facilities, however, should conform to policies and objectives specified for such development in the Municipal Plan.
4. Hunting, fishing, and trapping as specified under 24 V.S.A §2295 on private or public land. This does not include facilities supporting such activities, such as firing ranges or rod and gun clubs, which for the purposes of these regulations are defined as outdoor recreation facilities [or other use].
5. Normal maintenance and repair of an existing structure not located in a flood hazard area which does not result in exterior alterations or expansion or a change of use.
6. Interior alterations or repairs to a structure not located in a flood hazard area which alteration or repairs do not result in expansion or a change in use.
7. Exterior alterations to structures not located in a flood hazard area which alterations do not result in any change to the footprint or height of the structure or a change in use.
8. Residential entry stairs (excluding decks and porches), handicap access ramps, walkways, and fences or walls four (4) feet or less in height which do not extend into or obstruct public rights-of-way, or interfere with corner visibilities or sight distances for vehicular traffic.
9. Minor grading and excavation associated with road and driveway maintenance (e.g., including culvert replacement and resurfacing) and lawn and yard maintenance (e.g., for gardening or landscaping) or activity is otherwise incidental to an approved use. This specifically does not include extraction and quarrying activities regulated under Section 412.
10. Outdoor recreational trails (e.g., walking, hiking, cross-country skiing and snow mobile trails) which do not require the installation of structures or parking areas.
11. One small accessory building associated with residential uses which is less than 64 square feet in floor area, less than eight (8) feet in height, and is not located within required setback areas.

### **Section 1203 - Application**

**Application Requirements.** An application for a zoning permit shall be filed with the Administrative Officer on form(s) provided by the municipality. Required application fees, as set by the Select Board, also shall be submitted with each application. In addition, the following information will be required as applicable:

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*Permitted Uses.* Applications for a permitted use shall include a sketch plan, no smaller than 8.5" x 11", drawn to scale, that depicts the following:

- (1) the dimensions of the lot, including existing property boundaries; and
- (2) the location, footprint, floor plans (each floor including basement), and height of existing and proposed structures or additions; and
- (3) the location of existing and proposed accesses (curb cuts), driveways and parking areas; and
- (4) the location of existing and proposed easements and rights-of-way; and wetland areas; and
- (5) existing and required setbacks from property boundaries, road rights-of-way, surface waters and wetlands; and
- (6) the location of existing and proposed water and wastewater systems including wells and septic areas; and
- (7) other such information as required by the Administrative Officer to determine conformance with these regulations.

NOTE: Where the sketch is to scale, the scale must be provided.  
Where the sketch is not to scale, all dimensions and distances must be provided.

*Uses Subject to Development Review.* For development requiring one or more approvals from the Planning Commission and / or Zoning Board of Adjustment prior to the issuance of a zoning permit, application information and fees as required for such approvals shall be submitted concurrently with the application for a zoning permit and referred to the Clerk of the Commission / Board.

*Flood Hazard Area Approval.* Any application for development within the Flood Hazard Area shall include copies of application information as required for referral to the Federal Insurance Administrator at the Vermont Agency of Natural Resources in accordance with the Act [§4424(D)] and these regulations.

### **Section 1204 - Issuance**

A zoning permit shall be issued by the Administrative Officer only in accordance with the Act [§4449] and the following provisions:

1. Within thirty (30) days of receipt of a complete application, including all application materials and fees, the Administrative Officer shall act to either issue or deny a zoning permit in writing, or to refer the application to the Planning Commission or Zoning Board of Adjustment. In accordance with the Act [§§4448, 4449], if the Administrative Officer fails to act within the 30-day period, a permit shall be deemed issued on the 31st day.
2. No zoning permit shall be issued by the Administrative Officer for any use or structure which requires the approval of the Planning Commission / Zoning Board of Adjustment until such written approval has been obtained. For permit applications that must be referred to a state agency for review, no zoning permit shall be issued until a written response has been received from the State, or the expiration of 30 days following the

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submission of the application to the State.

3. If public notice has been issued by the Select Board for their first public hearing on a proposed amendment to these regulations, for a period of 150 days following that notice the Administrative Officer shall review any new application filed after the date of the hearing notice for compliance with the proposed amendment and applicable existing bylaws. If the new bylaw or amendment has not been adopted by the conclusion of the 150 day period, or if the proposed bylaw or amendment is rejected, the permit shall be reviewed under existing bylaws and ordinances. An application denied under a proposed bylaw or amendment that has been rejected or that has not been adopted within the 150- day period shall be reviewed again, at no additional cost, under existing bylaws and ordinances only upon written request of the applicant.
4. A zoning permit shall include a statement of the time within which appeals may be taken under Article **XIII**; and shall require posting of a notice of permit, on a form prescribed by the municipality, within view of the nearest public right-of-way until the time for appeal has expired.
5. The Administrative Officer, within three (3) days of the date of issuance, shall deliver a copy of the zoning permit to the Listers; and shall post a copy of the permit in the municipal offices for a period of fifteen (15) days from the date of issuance.

### **Section 1205 - Effective Date**

No zoning permit shall take effect until the time for appeal under Article XIII has passed, or in the event that a notice of appeal is properly filed, until final adjudication of the appeal.

Zoning permits and associated approvals shall remain in effect for 2 year(s) from the date of issuance, unless the permit and associated approvals specify otherwise. All development authorized by the permit shall be substantially commenced within nine months of issuance or reapplication and approval shall be required to continue development. The Administrative Officer may administratively renew a permit for a period not to exceed one (1) additional year upon finding that there was reasonable cause for delay in the start of the development.

### **Section 1206 - Certificate of Compliance**

1. **Requirement:** It shall be unlawful to use, occupy or permit the use or occupancy of any land or structure or part thereof created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a Certificate of Compliance is issued by the Administrative Officer stating that the proposed use of the land or structure conforms to the provisions of this Ordinance.
2. **Issuance:** Within fifteen (15) days after notification that a building or structure or premises or part thereof is ready for occupancy or use, it shall be the duty of the Administrative Officer to make a final inspection thereof and issue a Certificate of Compliance if the land, building, structure, or part thereof is found to conform with the provisions of this Ordinance. If the Administrative Officer fails to either grant or deny

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the certificate of occupancy within 15 days of the submission of an application, the certificate shall be deemed issued on the 16th day.

3. **Refusal:** If the Administrative Officer, after such final inspection, refuses to issue a Certificate of Compliance, he shall mail notice of such refusal, by certified mail, to the applicant at the address indicated on the application stating specifically the reason(s) for the refusal.

## **ARTICLE XIII - APPEALS**

### **Section 1301 - Administrative Officer Actions**

Any interested person as defined under the Act [§4465] may appeal a decision or act of the Administrative Officer within 15 days of the date of the decision or act by filing a notice of appeal with the Clerk of the Board of Adjustment, or the Municipal Clerk if no Clerk has been elected, and by filing a copy of the notice with the Administrative Officer.

- A. The Board shall hold a public hearing on a notice of appeal within 60 days of its filing, as required under the Act [§4468]. The Board shall give public notice of the hearing under Section 1303, and mail a copy of the hearing notice to the appellant not less than 15 days prior to the hearing date.
- B. The Board may reject an appeal or request for reconsideration without hearing and render a decision, which shall include findings of fact, within 10 days of the date of filing of notice of appeal, if the Board considers the issues raised by the appellant in the appeal have been decided in an earlier appeal or involve substantially or materially the same facts by or on behalf of the appellant [§4470].
- C. In accordance with the Act [§4468], all appeal hearings shall be open to the public and the rules of evidence applicable at these hearings shall be the same as the rules of evidence applicable in contested cases in hearings before administrative agencies as set forth in state statutes [3 V.S.A. §810]. Any interested person or body, as defined in Section 1302, may appear and be heard in person or be represented by an agent or attorney at the hearing. The hearing may be adjourned by the Board from time to time, provided that the date, time and place of the adjourned hearing shall be announced at the hearing.
- D. A decision on appeal shall be rendered within 45 days after the final adjournment of the hearing, as required under the Act [§4464(b)]. The decision shall be sent by certified mail to the appellant within the 45 day period. Copies of the decision shall be mailed to every person or body appearing and having been heard at the hearing, and filed with the Administrative Officer and the Municipal Clerk as part of the public records of the municipality, in accordance with Section 1701. Failure of the Board of Adjustment to issue a decision within this 45 day period shall be deemed approval and shall be effective on the 46th day.

### **Section 1302 - Interested Persons**

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The definition of an interested person under the 24 V. S. A §4465(b)] includes the following:

- (1) A person owning title to property, or a municipality or solid waste management district empowered to condemn it or an interest in it, affected by a bylaw, who alleges that the bylaw imposes on the property unreasonable or inappropriate restrictions of present or potential use under the particular circumstances of the case.
- (2) The municipality that has a plan or a bylaw at issue in an appeal brought under this chapter or any municipality that adjoins that municipality.
- (3) A person owning or occupying property in the immediate neighborhood of a property that is the subject of any decision or act who can demonstrate a physical or environmental impact on the person's interest under the criteria reviewed, and who alleges that the decision or act, if confirmed, will violate the municipal plan or bylaw.
- (4) Any ten persons who may be any combination of municipal residents, voters or real property owners within the municipality who, by signed petition to the appropriate municipal panel allege that the relief requested, if granted, will violate the municipal plan or bylaw . This petition must designate one person to serve as the representative of the petitioners regarding all matters related to the appeal.
- (5) Any department and administrative subdivision of this state owning property or any interest in property within the municipality, and the Vermont Agency of Commerce and Community Development.

### **Section 1303 - Notice of Appeal to the Board of Adjustment**

A notice of appeal filed under this section shall be in writing and include the following information, in accordance with the Act [§4466]:

1. the name and address of the appellant;
2. a brief description of the property with respect to which the appeal is taken;
3. a reference to regulatory provisions subject to appeal;
4. the relief requested by the appellant, including any request for a variance from one or more provisions of these regulations; and,
5. the alleged grounds why the requested relief is believed proper under the circumstances.

### **Section 1304 - Appeals to Environmental Court**

In accordance with the Act [§4471], an interested person who has participated in the municipal regulatory proceeding of the Planning Commission or Board of Adjustment may appeal a decision rendered by the Commission / Board under Section 1701, within 30 days of such decision, to the Vermont Environmental Court. Appeals to Environmental Court shall also meet the following requirements:

1. "Participation" in a Commission / Board proceeding shall consist of offering, through

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oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.

2. The notice of appeal shall be filed by certified mail, with fees, to the Environmental Court and by mailing a copy to the Municipal Clerk, or the Administrative Officer if so designated, who shall supply a list of interested persons (including the applicant if not the appellant), to the appellant within five (5) working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person. If any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.

### **Section 1305 - Appeals of Residential Development**

For residential development, appeals of conditional use approvals are prohibited in state designated village centers, downtowns, growth centers, and Neighborhood Development Areas.

## **ARTICLE XIV - VARIANCES**

### **Section 1401- Variance Criteria**

The Board of Adjustment shall hear and decide requests for variances as required by the Act [§4469(a)] and appeal procedures under Article XIII. In granting a variance, the Board may impose conditions it deems necessary and appropriate under the circumstances to implement the purposes of these regulations and the municipal plan currently in effect. **The Board may grant a variance and render a decision in favor of the appellant only if all of the following facts are found in the affirmative,** and the findings are specified in its written decision:

1. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions and not the circumstances or conditions generally created by the provisions of these regulations in the neighborhood or district in which the property is located; and
2. Because of these physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of these regulations and that the authorization of a variance is necessary to enable the reasonable use of the property; and
3. The unnecessary hardship has not been created by the appellant; and
4. The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the

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appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare; and

5. The variance, if authorized, will represent the minimum that will afford relief and will represent the least deviation possible from these regulations and from the plan.

In granting a variance, the Board may impose conditions it deems necessary and appropriate under the circumstances to implement the purposes of these regulations and the municipal plan currently in effect.

**Renewable Energy Structures.** Where a variance is requested for a structure that is primarily a renewable energy resource structure, in accordance with the Act [§4469(b)], **the Board may grant such variance only if all of the following facts are found in the affirmative** and specified in its written decision:

1. It is unusually difficult or unduly expensive for the appellant to build a suitable renewable energy resource structure in conformance with these regulations;
2. The hardship was not created by the appellant;
3. The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, nor be detrimental to the public welfare; and,
4. The variance, if authorized, will represent the minimum that will afford relief and will represent the least deviation possible from these regulations and from the plan.

In granting a variance, the Board may impose conditions it deems necessary and appropriate under the circumstances to implement the purposes of these regulations and the municipal plan currently in effect.

**Variances within the Flood Hazard Area.** In addition to requirements under Section 1401 and Appendix B variances for development within a Flood Hazard Area District shall be granted by the Board only:

1. in accordance with the Act and the criteria for granting variances found in 44 CFR Section 60.6 of the National Flood Insurance Program;
2. upon determination that during the base flood discharge the variance will not result in increased flood levels; and
3. upon determination that the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

In granting a variance, the Board may impose conditions it deems necessary and appropriate



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under the circumstances to implement the purposes of these regulations and the municipal plan and Flood Hazard Area Regulations currently in effect.

### **ARTICLE XV - VIOLATIONS AND ENFORCEMENT**

#### **Section 1501 - Violations**

The commencement or continuation of any land development [or subdivision] that does not meet the requirements of these regulations shall constitute a violation. All violations shall be pursued in accordance with the Act (§§4451, 4452). Each day that a violation continues shall constitute a separate offense. The Administrative Officer shall institute, in the name of the Town of Fair Haven, any appropriate action, injunction or other proceeding to enforce the provisions of these regulations. All fines imposed and collected shall be paid over to the municipality.

#### **Section 1502 - Notice of Violation**

No action may be brought under this section unless the alleged offender has had at least seven (7) days' warning notice by certified mail that a violation exists, as required under the Act [§4451]. The notice of violation also shall be recorded in the land records of the municipality under Section 1701. The notice shall state that a violation exists; that the alleged offender has an opportunity to cure the violation within the seven days, and that the alleged offender will not be entitled to an additional warning notice for a violation occurring after the seven days. Action may be brought without notice and opportunity to cure if the alleged offender repeats the violation of the regulations after the seven-day notice period and within the next succeeding 12 months .

#### **Section 1503 - Limitations on Enforcement**

An action, injunction or other enforcement proceeding relating to the failure to obtain or comply with the terms and conditions of any required municipal land use permit may be instituted against the alleged offender if the action, injunction or other enforcement proceeding is instituted within 15 years from the date the alleged violation first occurred, and not thereafter, in accordance with the Act (§4454). The burden of proving the date the alleged violation first occurred shall be on the person against whom the enforcement action is instituted.

No enforcement proceeding may be instituted to enforce an alleged violation of a municipal land use permit unless the permit that received final approval from the applicable municipal panel after July 1, 1998 has been recorded in the land records of the municipality under Section 1701.

### **ARTICLE XVI - PUBLIC HEARINGS**

#### **Section 1601 - Public Notice**

In accordance with the Act [§4464], a warned public hearing shall be required for conditional

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use review (Article IV), appeals of decisions of the administrative officer, and variances (Article XIV). Any public notice for a warned public hearing shall be given not less than 15 days prior to the date of the public hearing by all of the following:

1. Publication of the date, time, place and purpose of the hearing in a newspaper of general circulation in the municipality; and
2. Posting of the same information in three (3) or more public places within the municipality in conformance with the location requirements of 1 V. S. A. § 312 (c)2, including the posting of a notice within view from the public right-of-way nearest to the property for which the application is being made;
3. Written notification to the applicant and to owners of all properties adjoining the property subject to development, without regard to public rights-of-way, which includes a description of the proposed project, information that clearly informs the recipient where additional information may be obtained, and that participation in the local proceeding is a prerequisite to the right to take any subsequent appeal; and

Public notice of all other types of development review hearings, including site plan review (Article V), shall be given not less than seven (7) days prior to the date of the public hearing, and shall at minimum include the following:

1. Posting of the date, place and purpose of the hearing in three (3) or more public places within the municipality in conformance with the location requirements of 1 V. S. A. § 312 (c)2; and
2. Written notification to the applicant and to owners of all properties adjoining the property subject to development, without regard to public rights-of-way, which shall include a description of the proposed project, information that clearly informs the recipient where additional information may be obtained, and that participation in the local proceeding is a prerequisite to the right to take any subsequent appeal.

No defect in the form or substance of any required public notice under this section shall invalidate the action of the Planning Commission / Board of Adjustment where reasonable efforts have been made to provide adequate posting and notice. However, the action shall be invalid when the defective posting or notice was materially misleading in content. If an action is ruled to be invalid by the Board of Adjustment or the Environmental Court, the action shall be remanded to the Board to provide new posting and notice, hold a new hearing, and take a new action.

### **Section 1602 - Hearings**

In accordance with the Act [§4461], all meetings and hearings of the Planning Commission / Board of Adjustment, except for deliberative sessions, shall be open to the public. For the conduct of any hearing, and the taking of any action, a quorum shall be not less than the majority of members of the Planning Commission / Board of Adjustment and any action of the Commission/Board of Adjustment shall be taken by the concurrence of the majority of the

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Commission/Board . The Planning Commission / Board of Adjustment, in conjunction with any hearing under this bylaw, may:

1. examine or cause to be examined any property, maps, books, or records bearing upon the matters concerned in that proceeding;
2. require the attendance of any person having knowledge of the premises;
3. take testimony and require proof material for its information; and,
4. administer oaths or take acknowledgment in respect of those matters.

In any public hearing there shall be an opportunity for each person wishing to achieve status as an interested person to demonstrate that the criteria set forth under Section 1302 are met. The Planning Commission/ Board of Adjustment shall keep a written record of the name, address, and participation of each of these persons.

In accordance with the Act [§§4464(b), 4468], the Planning Commission/ Board of Adjustment may recess a hearing on any application or appeal pending the submission of additional information, provided that the next hearing date, time and place is announced at the hearing.

### **Section 1603 - Decisions**

Any action or decision shall be taken by the concurrence of a majority of the members of the Commission/ Board. In accordance with the Act [§4464(b) ], the Commission / Board shall issue a written decision within 45 days after the adjournment of the hearing. Failure to issue a written decision within the 45-day period shall be deemed approval and shall be effective on the 46th day. In addition:

1. All decisions shall be issued in writing and shall separately state findings of fact and conclusions of law. Findings of fact shall explicitly and concisely restate the underlying facts that support the decision, based exclusively on evidence of the record. Conclusions shall be based on the findings of fact. The decision shall also include a statement of the time within which appeals may be taken under Article XIII. The minutes of a meeting may suffice, provided that the factual basis and conclusions relating to the review standards are provided in accordance with these requirements.
2. In rendering a decision in favor of the applicant, the Planning Commission/ Board of Adjustment may attach additional reasonable conditions and safeguards as it deems necessary to implement the purposes of the Act, these regulations, and the municipal plan currently in effect. This may include, as a condition of approval:
  - (a) the submission of a three year performance bond, escrow account, or surety in a form acceptable to the Fair Haven Board of Selectmen in an amount sufficient to cover the full cost of new streets and required improvements on or in those streets or highways and their maintenance for a period of two years after

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completion as is estimated by such municipal departments as the Commission/Board may designate. The performance bond may be extended for an additional three-year period with the consent of the owner, to assure the completion of a project, adequate stabilization, or protection of public facilities that may be affected by a project; and/or

- (b) a requirement that no zoning permit be issued for an approved development until required improvements have been satisfactorily installed in accordance with the conditions of approval.

- 3. All decisions of a Commission/ Board shall be sent by certified mail, within the required 45-day period, to the applicant or the appellant on matters of appeal. Copies of the decision shall be mailed to every person or body appearing and having been heard at the hearing and filed with the Zoning Administrator and Clerk as part of the public record of the municipality.

## **ARTICLE XVII - RECORDING REQUIREMENTS**

### **Section 1701 - Recording Requirements**

Within 30 days of the issuance of a municipal land use permit or notice of violation, the Administrative Officer shall deliver either the original, a legible copy, or a notice of the permit or violation to the Municipal Clerk for recording in the land records of the municipality generally as provided in 24 V.S.A. §1154(c), and file a copy in the Municipal Office in a location where all municipal land use permits shall be kept, as required under the Act [§4449(c)]. The applicant may be charged for the cost of the recording fees.

For development within a Flood Hazard Area, the Administrative Officer shall also maintain a record of:

- 1. all permits issued for development in areas of special flood hazard;
- 2. elevation certificates that show the elevation, in relation to mean sea level, of the lowest floor, including basement, of all new or substantially improved buildings;
- 3. the elevation, in relation to mean sea level, to which buildings have been floodproofed; all floodproofing certifications required under this regulation; and
- 4. all variance actions, including the justification for their issuance.

## **ARTICLE XVIII: OTHER PROVISIONS**

### **Section 1801 ---, Fees**

Fees shall be established by the Select Board in amounts necessary to cover all costs of the Administrative Officer, the Zoning Board of Adjustment, and the Planning Commission for

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such items as processing applications, including costs of material, administrative time, reasonable overhead such as postage, telephone, publishing notice of hearings, and the hiring of appropriate professionals to review various aspects of an application, etc.

These fees shall be paid by the applicant upon submission of the application or prior to issuance of permits or certificates of occupancy.

### **Section 1802 - Amendments**

Any provisions of this Regulation, as well as the boundaries of the various zoning districts established herein, may be amended or repealed subject to the provisions of 24 V.S.A. 4442.

### **Section 1803 - Warning of Disclaimer of Liability**

These Regulations do not imply that land outside the areas of special flood hazard or land uses permitted within such districts will be free from flooding or flood damages.

These regulations shall not create liability on the part of the Town of Fair Haven or any local official or employee thereof for any flood damages that result from reliance on this Regulation or any administrative decisions lawfully made thereunder.

### **Section 1804 - Separability**

Should any court of competent jurisdiction judge any provision of this Regulation to be invalid, such judgment shall not affect the validity of the Regulation as a whole or any part other than the part so declared to be invalid.

### **Section 1805 - Effective Date**

This Regulation shall take effect twenty-one (21) days after adoption by a majority of the members of the Select Board in accordance with the procedures contained in 24 V.S.A. 4442.

### **Section 1806 - Precedence of Regulation**

The provisions of this regulation shall take precedence over any conflicting and less restrictive local laws.

### **Section 1807 - Repeal of Prior Zoning Ordinance**

Upon the effective date of these By-Laws, the previous Zoning Ordinance (with all amendments thereto) is hereby repealed.

## **APPENDIX A: CONDITIONS FOR OIL AND GAS EXPLORATION AND DEVELOPMENT**

### **Oil and Gas Exploration and Development**

#### **1. APPLICATION PROCEDURES**

The application for a permit to explore, drill or maintain and operate any oil or gas or disposal well shall be filed with the Secretary of the Board of Adjustment and shall include and be accompanied by the following:

- a. Name, address and telephone number of the applicant and the owner of the property surface rights.
- b. Written legal description of the site.
- c. Scale survey of the ten (10) acres surrounding the drill site with dimensions

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showing the exact location of the proposed well and all buildings, tanks, pits, pipelines, embankments, fences, and other improvements incident to the drilling of the well, together with all buildings within six hundred (600) feet of the well and the location of all existing oil, gas or fresh water wells within the ten (10) acre tract.

- d. A copy of an approved drilling permit from the Vermont Natural Gas and Oil Resources Board and assurance of compliance with all applicable federal and state laws.
- e. Existing and proposed contours at intervals of two feet.
- f. The exact location and elevations of the one hundred (100) year flood elevation for the lease.
- g. The location of any waterway.
- h. The exact location and character of surface storm drainage.
- 1. The location of ingress and egress and use and width of all easements, access roads, interior roads and parking areas for the lease.
- J. The location of the drilling rig and pump, holding tanks and well cellars for oil and gas produced and for waste and drilling materials, treaters, separators and any other drilling or production equipment related to the construction or operation of the well.
- k. A description of all pollution prevention equipment to be utilized.

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- l. The location of all public utilities, including but not limited to, water lines, wastewater lines, telephone lines, gas lines, electrical lines and cable television lines.
- m. A description and location of fencing, berming, landscaping and screening to be utilized around the site.
- n. The location of the piping network on-site and off-site.
- o. The type of motors, pumps and valves to be used for drilling and production.
- p. The plan for site restoration once the well is abandoned and a statement of the methods of waste disposal.
- q. An insurance policy in conformance with #2 below.
- r. A corporate security bond in conformance with #2 below.
- s. Certified copies of all leases or contracts with the owners of the property.
- t. Application fee of one thousand dollars (\$1,000).
- u. A statement of how water will be provided for the drilling.

### **2. INSURANCE AND BOND**

#### **Liability Insurance**

No exploration, drilling or extraction operations shall be commenced until the applicant files with the town clerk a certificate of general liability for bodily injury and property damage in the amount of five million dollars (\$5,000,000).

#### **Bonds**

A corporate security bond for each well in the sum of two hundred fifty thousand dollars (\$250,000) shall be filed with the town clerk to assure conformance by the applicant with all provisions and conditions of this ordinance and all additional conditions or requirements imposed by the Board of Adjustment and plugging of the well and reclamation upon its abandonment.

### **3. SITE SELECTION AND PREPARATION**

#### **Well Location: No well shall be located within:**

- 1,300 feet of any occupied structure not associated with the well development;
- 1,300 feet of any other drill site;
- 300 feet of any producing fresh water well;



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50 feet of a public utility;  
400 feet of a property line of a residential subdivision;  
300 feet of any public street, state highway right-of way or future street right-of-way.

**Drill Site Area:** No drill site shall contain more than two-and-one -half acres.

**Number of wells:** The number of wells to be drilled shall not exceed one to each five acres in the leased area.

**Hours of Operation:** If a drill site is located within 2,000 feet of any residence, hospital or institutional housing, all work in preparation of the site for drilling shall be conducted only between the hours of 7:00 am and 7:00 pm.

**Access Roads:** Lease roads shall be located and maintained to minimize damage to the landscape, minimize erosion and allow for safe and convenient ingress and egress to the installation. Roads shall be surfaced with crushed rock or gravel or oiled to prevent dust and mud. The permittee may not allow the use of any residential street by any equipment or vehicles used in the oil or gas operations in the field unless the well is surrounded by residential property and must be accesses by residential streets which shall be restored to their original condition on completion of the well.

**Screening and Fencing:** Prior to the commencement of drilling operations or the activation of an idle well in a developed area, the well tanks, and all surface equipment shall be enclosed by a minimum six (6) feet enclosure having at least one locking gate or exit and constructed of one of the following materials:

A solid masonry wall compatible with the facilities, buildings, and structures on and adjacent to the site;

A chain link fence interwoven with wood slatting or other opaque materials of a color compatible with surrounding uses.

**Landscaping:** For a well visible from a public street, screening and landscaping shall be done:

- a. along the street line except for a distance of up to twenty (20) feet for a necessary access,
- b. along both side lines as far back as a line running parallel to the street and through the center of any well or tank on the site.

Landscaping, shrubs, and fencing shall be maintained in good condition at all times.

**Pipelines:** All off-site pipelines serving the drill site shall be buried underground.

**Off-street parking:** A surfaced and maintained off-street parking area containing not less

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than five (5) parking spaces shall be provided for each well being drilled.

### **4. DRILLING**

Soundproofing: The derrick and all drilling machinery that produces noise shall be enclosed with soundproofing material, which shall be maintained in a clean and serviceable condition.

Lights: No lights shall be allowed to shine directly on adjacent property or property in the general vicinity of the site.

Delivery of equipment: If a drill site is located within 2,000 feet of any residence, hospital or institutional housing, the delivery or removal of equipment or material from the drill site shall be limited to the hours between 7:00 am and 7:00 pm. except in case of emergency.

Power sources: All power shall be electric motors or muffled internal combustion engines.

Removal of derrick: Within sixty (60) days after the completion of the drilling of a well, the derrick and all other drilling equipment shall be removed from the site.

### **5. PRODUCTION OPERATIONS**

Underground installation: All well head equipment shall be installed in well cellars and no portion of such equipment shall be or project above the surrounding ground surface.

Soundproofing: Motive power for production operations shall be completely enclosed in a structure insulated with soundproofing materials. These structures shall conform in appearance to surrounding structures and shall not exceed sixteen (16) feet in height.

Motive power location: Motive power for production operations shall be located on the drill site.

Height of installation: Unless otherwise specifically permitted by these regulations, no permanent installations at the drilling site shall project more than eight (8) feet above the surrounding ground surface.

Storage of equipment: There shall be no storage of material, equipment, or vehicles not for the immediate use or servicing of an installation at the drill site.

Site and Installation Maintenance: The drill site and all permanent installations shall be maintained in a neat, clean, and orderly condition and all surfaces of permanent installations within the drill site shall be painted and well maintained.

Storage Tank Location: Storage tanks shall be located on the drill site.

Storage Tank Capacity: No more than two vapor tight crude oil storage tanks shall be installed for each producing well, neither of which shall have a capacity exceeding five

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hundred (500) barrels exclusive of processing equipment.

Removal of Oil: Oil produced at the drill site shall be removed by an underground pipeline or pipelines 180 days from and after the date the first well in the drill site is complete.

Refineries: No refinery, dehydrating, or absorption plant of any kind shall be constructed, established or maintained on the drill site.

Gas Burning: Natural gas shall not be vented to the atmosphere or burned by open flame.

Well Servicing: If a drill site is located within 2,000 feet of any residence, hospital, or institutional housing, no well servicing shall be done except between the hours of 7:00 am and 7:00 pm, except in the case of an emergency.

Signs: No sign visible from outside the drill site shall be permitted except those required by law or for safety or directional purposes.

Off-site Pipelines: Within 30 days after the completion of the drilling of a well, the work of burying all off-site pipelines shall be commenced and completed within a reasonable time.

### **6. WASTE CONTROL**

Receptors: All waste oil, gasoline, brine, drill cuttings, drilling mud or acids produced or used in connection with oil drilling operations or oil production shall be captured and retained in enclosed water tight receptors and within 20 days of the completion of a well transported by pipe or hauled for terminal disposal to a dumping area specifically approved for such disposal by the Board of Adjustment. No such substances shall be permitted to escape by seepage or overflow. No such substances shall be permitted to flow across the surface of the ground or upon any public way, into any storm or sanitary sewer, drainage ditch or paving, or into any stream or tributary.

Waste Receptors in Floodplain: All waste pit receptors shall be one foot above the one hundred (100) year floodplain or properly diked to repel the one hundred year flood waters from the pit.

### **7. ABANDONMENT**

Upon approval of abandonment of a well by the Vermont Natural Oil and Gas Resources Board, all drilling and production facilities, equipment, and structures associated with the installation, and all oil or waste material, shall be removed and the site restored to its original conditions and contours.

### **8. DEFINITIONS**

Abandonment: The temporary or permanent discontinuation of use and the plugging of a well, removal of equipment, and restoration of the site in compliance with the

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provision of this ordinance.

Applicant: The person who represents the owner or operator and applies, on their behalf, for a permit pursuant to the provision of this chapter.

Casing: Steel pipe placed in a well hole as drilling progresses to prevent the wall of the hole from caving in.

Cellar: An excavation around and above the top joint of the casing of a well.

Disposal Well: A well used for injecting brines or mineralized waters into permeable subsurface formations that do not contain fresh water.

Drilling: The digging or boring of a well for the purpose of exploring for, developing, or producing oil, gas, or other hydrocarbons. The term also includes disposal wells and the redrilling of existing exploration and production wells.

Mud: The drilling fluid circulated through the drill hole as a lubricant during drilling operations.

Permittee: The person who represents the owner or operator and receives, on their behalf, a permit pursuant to the provision of this ordinance.

Plugging: The placing of cement in the well bore to prevent the escape of oil, gas, water or other materials.

Production: Bringing the well fluids to the surface and separating, storing, gauging, and preparing them for sale.

Retaining Pit: A plastic lined earthen excavation used for retaining drilling wastes.

Separator: Equipment used to separate oil from waters or other materials.

Well Head: The equipment installed at the surface of the drill hole.

## **APPENDIX B: FLOOD HAZARD AREA REGULATIONS**

### **I. Statutory Authorization**

To effect the purposes of 10 VS.A. Chapter 32, and in accordance with 24 VS.A. § 4424, there is hereby established an ordinance for areas of special flood hazard in the Town of Fair Haven, Vermont.

### **II. Statement of Purpose**

It is the purpose of this ordinance to:

A. Minimize and prevent the loss of life and property, the disruption of commerce, the impairment of the tax base, and the extraordinary public expenditures and demands on public services that result from flooding and other flood related hazards; and

B. Ensure that the design and construction of development in flood and other hazard areas are accomplished in a manner that minimizes or eliminates the potential for flood and loss or damage to life and property; and

C. Manage all flood hazard areas designated pursuant to 10 VS.A. § 753; and

D. Make the state, municipalities, and individuals eligible for federal flood insurance and other federal disaster recovery and hazard mitigation funds as may be available.

### **III. Lands to Which These Regulations Apply**

These regulations shall apply to all areas in the Town of Fair Haven, Vermont identified as areas of special flood hazard in and on the most current flood insurance studies and maps published by the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), as provided by the Secretary of the Agency of Natural Resources pursuant to 10 VS.A. § 753, which are hereby adopted by reference and declared to be part of these regulations.

### **IV. Development Permit Required**

A permit is required, to the extent authorized by State law, for all proposed construction or other development, including the placement of manufactured homes, in areas of special flood hazard. Conditional use approval by the appropriate municipal panel is required for:

1. New buildings,
2. Substantial improvement of existing buildings, and
3. Development in a floodway prior to being permitted by the administrative officer. All

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development and subdivisions shall be reviewed to assure that such proposals minimize potential flood damage, and that public facilities and utilities such as sewer, gas, electrical, and water systems are constructed so as to minimize flood damage, and adequate drainage is provided to reduce exposure to flood hazards.

The regulatory floodway in the Town of Fair Haven means the floodway identified in and on the most current flood insurance studies and maps published by the Department of Homeland Security, Federal Emergency Management Agency, and the channel of the watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 1. foot at any point.

### **V. Procedures**

A. Prior to issuing a permit a copy of the application and supporting information shall be submitted by the administrative officer to the State National Floodplain Insurance Program Coordinator at the Vermont Agency of Natural Resources, Department of Environmental Conservation, River Management Section in accordance with 24 V.S.A. § 4424. A permit may be issued only following receipt of comments from the Agency or the expiration of 30 days from the date the application was mailed to the Agency, whichever is sooner.

B. Adjacent communities and the Stream Alteration Engineer at the Vermont Agency of Natural Resources, Department of Environmental Conservation, River Management Section shall be notified at least 30 days prior to issuing any permit for the alteration or relocation of a watercourse and copies of such notification shall be submitted to the Administrator of the National Flood Insurance Program. Any permit issued shall assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

C. Proposed development, including a Vermont Agency of Natural Resources Project Review Sheet for the proposal, shall be reviewed by the administrative officer or the appropriate municipal panel.

The Project Review Sheet shall identify all State and Federal agencies from which a permit approval is required for the proposal, and shall be filed as a required attachment to the Town permit application. The identified permits, or letter indicating that such permits are not required, shall be submitted to the Administrative Officer and attached to the permit application before work can begin.

### **VI. Base Flood Elevations and Floodway Limits**

A. Where available, base flood elevations and floodway limits (or data from which a community can designate regulatory floodway limits) provided by the National Flood Insurance Program in the Flood Insurance Study and accompanying maps shall be used to administer and enforce these regulations.

B. In areas where base flood elevations and floodway limits have not been provided by the National Flood Insurance Program in the Flood Insurance Study and accompanying maps,

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base flood elevations and floodway data provided by FEMA or available from State or Federal agencies or other sources, shall be obtained and utilized to administer and enforce these regulations.

C. Until a regulatory floodway has been designated, no new construction, substantial improvements, or other development shall be permitted in the Special Flood Hazard Area unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing development and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the community.

### **VII. Development Standards**

#### **A. Floodway Areas**

1. Development or other encroachments within the regulatory floodway, as determined by Section VI.B, is prohibited unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice by a registered professional engineer certifying that the proposed development will result in no increase in flood levels during the occurrence of the base flood.

2. Junkyards and storage facilities for floatable materials, chemicals, explosives, flammable liquids, or other hazardous or toxic materials, are prohibited within the floodway.

#### **B. Floodway Fringe Areas (i.e., special flood hazard areas outside of the floodway)**

1. **All Development** - All development shall be reasonably safe from flooding and:

- (a) designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure during the occurrence of the base flood,
- (b) constructed with materials resistant to flood damage,
- (c) constructed by methods and practices that minimize flood damage, and
- (d) constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

#### **2. Residential Development:**

(a) New construction and existing buildings to be substantially improved that are located in Zones A, AI-30, AE, and AH shall have the lowest floor, including basement, elevated to 1 foot or more above the base flood elevation.

(b) Manufactured homes to be placed and existing manufactured homes to be substantially improved that are:

- (i) located in a new manufactured home park or subdivision, outside of a manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or in a manufactured home park or subdivision which has incurred substantial damage from a flood shall be elevated on a permanent foundation

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such that the lowest floor of the manufactured home is elevated to 1 foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement during the occurrence of the base flood.

(ii) located in an existing manufactured home park, where elevating a replacement home to or above base flood elevation is not possible, the lowest floor shall be supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 48 inches in height above grade and be securely anchored to an adequately anchored system to resist floatation, collapse, and lateral movement.

### **3. Non Residential Development:**

(a) New construction and existing buildings to be substantially improved located in Zones A, AI-30, AE, and AH shall have the lowest floor, including basement, elevated to 1 foot or more above the base flood elevation or together with attendant utility and sanitary facilities be designed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

(b) A permit for a building proposed to be floodproofed shall not be issued until a registered professional engineer or architect has reviewed the structural design, specifications and plans, and has certified that the design and proposed methods of construction are in accordance with accepted standards of practice for meeting the provisions of this subsection.

### **4. Subdivisions:**

(a) New subdivision proposals and other proposed development (including proposals for manufactured home parks and subdivisions) that are greater than 50 lots or 5 acres, whichever is the lesser, shall include base flood elevation data.

(b) Subdivisions (including manufactured home parks) shall be designed to assure:

- (i) such proposals minimize flood damage within the flood-prone area,
- (ii) public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and
- (iii) adequate drainage is provided to reduce exposure to flood hazards.

### **5. Enclosed Areas Below the Lowest Floor:**

(a) Enclosed areas below the lowest floor which are subject to flooding shall be used solely for parking of vehicles, building access, or storage.

(b) New construction and existing buildings to be substantially improved with fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.

(c) Designs for meeting this requirement must either be certified by a registered professional



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engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

6. Recreational Vehicles: Recreational Vehicles placed on sites with special flood hazard areas shall either:

- (a) be on the site for fewer than 180 consecutive days,
- (b) be fully licensed and ready for highway use, or
- (c) be permitted in accordance with the elevation and anchoring requirements for "manufactured homes" in section B.2.(b).

7. Accessory Structures: A small accessory building that represents a minimal investment need not be elevated to the base flood elevation provided the building:

- (a) shall not be used for human habitation,
- (b) shall be designed to have low flood damage potential,
- (c) shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters,
- (d) shall be firmly anchored to prevent flotation, and
- (f) shall have service facilities such as electrical and heating equipment elevated or floodproofed.

8. Water Supply Systems: New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems.

9. Sanitary Sewage Systems: New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.

10. On-Site Waste Disposal Systems: Replacement On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

10. Watercourse Carrying Capacity: The flood carrying capacity within any altered or relocated portion of a watercourse shall be maintained.

### **VIII. Duties and Responsibilities of the Administrative Officer**

The administrative officer shall maintain a record of:

- (a) All permits issued for development in areas of special flood hazard;
- (b) The elevation (consistent with the datum of the elevation on the NFIP maps for the community) of the lowest floor, including basement, of all new or substantially improved buildings;
- (c) The elevation (consistent with the datum of the elevation on the NFIP maps for the community) to which buildings have been floodproofed;

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- (d) All floodproofing certifications required under this regulation; and
- (e) All variance actions, including justification for their issuance.

### **IX. Variances to the Development Standards**

Variances shall be granted by the appropriate municipal panel only in accordance with 24 VS.A. § 4469 and in accordance with the criteria for granting variances found in 44 CFR, Section 60.6, of the National Flood Insurance Program regulations.

Any variance issued will inform the applicant that the issuance of a variance to construct a structure below the base flood elevation increases risk to life and property and will result in increased flood insurance premiums up to amounts as high as \$25 for \$100 of coverage. Such notification shall be maintained with a record of all variance actions.

### **X. Warning of Disclaimer of Liability**

This ordinance does not imply that land outside of the areas of special flood hazard or land use permitted within such districts will be free from flooding or flood damages. This ordinance shall not create liability on the part of the Town of Fair Haven or any town official or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

### **XI. Validity and Severability**

If any portion of this ordinance is held unconstitutional or invalid by a competent court, the remainder of this ordinance shall not be affected.

### **XII. Precedence of Ordinance**

The provisions of this ordinance shall not in any way impair or remove the necessity of compliance with any other applicable ordinances. Where this ordinance imposes a greater restriction, the provisions of this ordinance shall take precedence.

### **XIII. Enforcement and Penalties**

It shall be the duty of the Administrative Officer to enforce the provisions of this ordinance. Whenever any development occurs contrary to these flood hazard area regulations, the Administrative Officer, in his/her discretion, shall institute appropriate action in accordance with the provisions of 24 VS.A. § 1974a or pursuant to 24 VS.A. § 4451 or 24 VS.A. § 4452 to correct the violation. No action may be brought unless the alleged offender has had at least a seven-day warning notice by certified mail. An action may be brought without the seven-day notice and opportunity to cure if the alleged offender repeats the violation after the seven-day notice period and within the next succeeding twelve months. The seven-day warning notice shall state that a violation exists, that the alleged offender has an opportunity to cure the violation within the seven days, and that the alleged offender will not be entitled to an additional warning notice for a violation occurring after the seven days.

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If the structure is still non-compliant after the opportunity to cure has passed, the Administrator Officer shall submit a declaration to the Administrator of the NFIP requesting a denial of flood insurance. Section 1316 of the National Flood Insurance Act of 1968, as amended, authorizes FEMA to deny flood insurance to a property declared by a community to be in violation of their flood hazard area regulations. The declaration shall consist of: (a) the name of the property owner and address or legal description of the property sufficient to confirm its identity or location, (b) a clear and unequivocal declaration that the property is in violation of a cited State or local law, regulation, or ordinance, (c) a clear statement that the public body making the declaration has authority to do so and a citation to that authority, (d) evidence that the property owner has been provided notice of the violation and the prospective denial of insurance, and (e) a clear statement that the declaration is being submitted pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.

### **XIV. Definitions For Flood Hazard Regulations Only**

Appropriate Municipal Panel means a planning commission performing development review, a board of adjustment, a development review board, or a legislative body performing development review.

Base Flood means the flood having a one percent chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE) the height of the base flood, usually in feet, in relation to the National Geodetic Vertical Datum of 1929, the North American Vertical Datum of 1988, or other datum referenced in the Flood Insurance Study report, or average depth of the base flood, usually in feet, above the ground surface.

Basement means any area of the building having its floor elevation (below ground level) on all sides.

Development means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufacturing homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads)

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**Flood** means (a) A general and temporary condition of partial or complete inundation of normally dry land areas from: the overflow of inland or tidal waters; the unusual and rapid accumulation or runoff of surface waters from any source; and mudslides which are proximately caused by flooding and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current. (b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

**Flood Insurance Rate Map (FIRM)** means an official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community.

**Flood Insurance Study** means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations or an examination, evaluation and determination of mudslide (i.e., mudflow) and /or flood related erosion hazards.

**Floodplain or flood-prone area** means any land area susceptible to being inundated by water from any source (see definition of "flood").

**Flood proofing** means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**Floodway** means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot at any point.

**Historic Structure** means any structure that is: (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (i) By an approved state program as determined by the Secretary of the Interior or (ii) Directly by the Secretary of the Interior in states without approved programs.

**Legislative Body** means the selectboard in the case of a town, the trustees in the case of an incorporated village, and the mayor, alderpersons, and city council members in the case of a

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city, and the supervisor in the case of an unorganized town or gore.

Lowest Floor means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; Provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 CFR 60.3.

Manufactured home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

New construction means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of the floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the floodplain management regulations adopted by a community .

Recreational vehicle means a vehicle which is: (a) Built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) Designed to be self-propelled or permanently towable by a light duty truck; and (d) Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

Special Flood Hazard Area is the land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. The area may be designated a Zone A on the Flood Hazard Boundary Map (FHBM). After detailed ratemaking has been completed in preparation for publication of the Flood Insurance Rate Map (FIRM), Zone A usually is refined into Zones A, AH, AI-30, AE, A99, AR, AR/AI-30, AR/AE, AR/AH, **ARIA**, VO or VI-30, VE, or V. For purposes of these regulations, the term "special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

Start of Construction includes substantial improvement, and means the date the building

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permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footing, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, regardless whether that alteration affects the external dimensions of the building.

Structure means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. Structure, for insurance purposes, means: (a) A building with two or more outside rigid walls and a fully secured roof, that is affixed to a permanent site; (b) A manufactured home ("a manufactured home," also known as a mobile home, is a structure: built on a permanent chassis, transported to its site in one or more sections, and affixed to a permanent foundation); or (c) A travel trailer without wheels, built on a chassis and affixed to a permanent foundation, that is regulated under the community's floodplain management and building ordinances or laws. For the latter purpose, "structure" does not mean a recreational vehicle or a park trailer or other similar vehicle, except as described in (c) of this definition, or a gas or liquid storage tank.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged conditions would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure after the date of adoption of this bylaw, the cost of which, over three years or over a period of a common plan of development, cumulatively equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either: (a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specification which have been identified by any code enforcement official and which are the minimum necessary to assure safe living conditions or (b) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR 60.3 is presumed to be in violation until such time as that documentation is provided

## **APPENDIX C - WIRELESS TELECOMMUNICATION FACILITY REGULATION**

### **SECTION I: AUTHORITY**

Under authority granted by 24 V.S.A. Chapter 117, the Town of Fair Haven adopts this Wireless Telecommunication Facility Zoning Bylaw.

Pursuant to 24 V.S.A. § 4414(12), the Planning Commission shall have the authority to regulate construction, alteration, and development, decommissioning and dismantling of Wireless Telecommunication Facilities in the Town of Fair Haven.

### **SECTION II: PURPOSE**

The purpose of this bylaw is to promote the public health, safety, welfare, and convenience of the residents of the Town of Fair Haven, Vermont while accommodating the telecommunication needs of the Town's residents .

### **SECTION III: CONSISTENCY WITH FEDERAL AND STATE LAW; SEVERABILITY**

This bylaw is intended to be consistent with the Telecommunications Act of 1996 and Title 24, Chapter 117 of Vermont Statutes Annotated. If any section of this bylaw is held by a court of competent jurisdiction to be invalid, such finding shall not invalidate any other part of this bylaw.

### **SECTION IV: DEFINITIONS**

The following terms shall have the meanings indicated:

***Wireless Telecommunication Service*** Any commercial mobile service, wireless service, common carrier wireless exchange service, cellular service, personal communication service (PCS), specialized mobile radio service, paging service, wireless data service, or public or private radio dispatch service.

***Wireless Telecommunication Facility*** any tower or other support structure, including antennae, that will extend 20 or more feet vertically, and any accompanying structure, building, access road, service utility or equipment that broadcasts or receives radio frequency waves carrying Wireless Telecommunication services.

***Wireless Telecommunication Service Provider*** Any person or entity providing Wireless Telecommunication Services.

### **SECTION V: PERMIT REQUIRED; EXEMPTIONS**

Wireless Telecommunication Facilities may be permitted as conditional uses upon compliance with the provisions of this bylaw. See Table of Uses for Zoning Districts. No installation or construction of, or significant addition or modification to, any Wireless Telecommunication Facility shall commence until a permit has been issued by the Planning Commission..

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15. However, in accordance with 24 V.S.A. § 4412(9), a permit shall be issued for a Wireless Telecommunication Facility that in, the determination of the Planning Commission will impose no impact or merely a de minimis impact upon any criteria established in Section IX below. The Planning Commission determination regarding no impact or de minimis impact shall be in writing and shall be subject to appeal under 24 V.S.A. § 4471.

No permit shall be required for a Wireless Telecommunication Facility that is used exclusively for municipal radio dispatch service or emergency radio dispatch service and which does not exceed 50 feet in elevation.

This bylaw shall not apply to amateur radio, citizens band radio, AM or FM radio, or broadcast television service.

No permit shall be required for a Wireless Telecommunication Facility that has received a certificate of public good pursuant to 30 V.S.A. § 248a.

6. This ordinance shall not prohibit a property owner's ability to place or allow placement of antennae used to transmit, receive, or transmit and receive communications signals on the property owner's premises if the aggregate area of the largest face of the antennae is not more than eight square feet, and if the antennae and the mast to which they are attached do not extend more than 12 feet above the highest point of the roof of that portion of the building to which they are attached.

### **SECTION VI: PERMIT APPLICATION REQUIREMENTS**

In addition to information otherwise required in the Town of Fair Haven's Zoning Bylaw, applicants shall include the following supplemental information:

1. The applicant's legal name, address and telephone number. If the applicant is a corporation the applicant shall provide the state in which it is incorporated and the name and address of its resident agent.
2. The name, title, address and telephone number of the person to whom correspondence concerning the application should be sent.
3. The name, address and telephone number of the owner or lessee of the property on which the Wireless Telecommunication Facility will be located.
4. The names and addresses of all adjoining property owners. Adjoining property owners shall be determined without regard to any public right-of-way.
5. A vicinity map showing the entire vicinity within a 1,000 foot radius of the Facility, including the location of any tower, topography, public and private roads and driveways, buildings and structures, utilities, water bodies, wetlands, landscape features, historic sites and wildlife habitats. It shall indicate the property lines of the proposed Facility site parcel and all easements or rights of way needed for access from a public way to the Facility.



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6. The location of the Facility on a USGS Topographic Map or a GIS-generated map compatible with Vermont Center for Geographic Information (VCGI) standards and encompassing the area within at least a two-mile radius of the proposed tower site.
7. Elevations and proposed site plans of the Facility showing all facades and indicating all exterior materials and colors of towers, buildings and equipment, as well as all landscaping, utility wires, guy wires and screening. (All plans shall be drawn at a minimum scale of 1 inch = 50 feet).
8. In the case of a site that is forested, the approximate average elevation of the existing vegetation within 50 feet of any tower base.
9. Construction sequence and time schedule for completion of each phase of the entire project.
10. A report from a qualified engineer that:
  - a. Describes any tower's design and elevation,
  - b. Documents the elevation above grade for all proposed mounting positions for antennae to be collocated on a tower and the minimum distances between antennae,
  - c. Describes a tower's capacity, including the number, elevation and types of antennae that the tower is proposed to accommodate.
  - d. In the case of new Facilities, demonstrates that existing towers and structures within 5 miles of the site cannot reasonably be modified to provide adequate coverage and adequate capacity to the community.
  - e. Describes potential changes or additions to existing structures or towers that would enable them to provide adequate coverage.
  - f. Describes the output frequency, number of channels and the power output per channel for each antenna. In the alternative, a coverage map may be provided.
  - g. Demonstrates the Facility's compliance with the standards set forth in this bylaw or other applicable standards.
  - h. Provides proof that at the proposed Facility site the applicant will be in compliance with all FCC regulations, standards and requirements, and includes a statement that the applicant commits to continue to maintain compliance with all FCC regulations, standards and requirements for radio frequency radiation (RFR).
  1. Includes such other information as required by the Planning Commission to evaluate the application.
11. A letter of intent committing the Facility owner and its successors to permit shared use of any tower if the additional users agree to meet reasonable terms and conditions for shared use including compliance with all applicable FCC regulations, standards and requirements and the provisions of this Bylaw and all other applicable laws.

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12. In the case of an application for additional antennas or other equipment to be installed on a existing Facility, a copy of the executed contract with the owner of the existing structure.
13. To the extent required by the National Environmental Policy Act (NEPA) and as administered by the FCC, a complete Environmental Assessment (EA) draft or final report describing the probable impacts of the Facility, or a written statement by the applicant that an EA is not required for the facility.

### **SECTION VII: INDEPENDENT CONSULTANTS**

Upon submission of an application for a Wireless Telecommunication Facility permit, the Planning Commission may retain independent consultants whose services shall be paid for by the applicant. These consultants shall be qualified professionals in telecommunications engineering, structural engineering, monitoring of electromagnetic fields and such other fields as determined by the Planning Commission. The consultant(s) shall work at the Planning Commission's direction and shall provide the Planning Commission such reports and assistance as the Planning Commission deems necessary to review an application.

### **SECTION VIII: BALLOON TEST**

The Planning Commission may require the applicant to fly a four-foot diameter brightly colored balloon at the location and maximum elevation of any proposed tower. If a balloon test is required, the applicant shall advertise the date, time, and location of this balloon test at least 7 days in advance of the test in a newspaper with a general circulation in the Town. The applicant shall also inform the Planning Commission, in writing, of the date, time and location of the test, at least 15 days in advance of the test.

The balloon shall be flown for at least eight consecutive daylight hours on two days. If visibility and weather conditions are inadequate for observers to be able to clearly see the balloon test, further tests may be required by the Planning Commission.

### **SECTION IX: CRITERIA FOR APPROVAL AND CONDITIONS**

An application for a Wireless Telecommunication Facility permit shall be approved after a hearing when the Planning Commission finds all the following criteria have been met:

1. The Facility will not be built on speculation. If the applicant is not a Wireless Telecommunication Service Provider, the Planning Commission may require the applicant to provide a copy of a contract or letter of intent showing that a Wireless Telecommunication Service Provider is legally obligated to locate a Wireless Telecommunication Facility on lands owned or leased by the applicant.
2. The Facility will not project more than 20 feet above the average elevation of the tree line measured within 50 feet of the highest vertical element of the Wireless Telecommunication Facility, unless the proposed elevation is reasonably necessary to provide adequate Wireless Telecommunication Service capacity or coverage or to facilitate collocation of facilities.
3. The minimum distance from the base of any tower to any property line is not less than 100 % the total elevation of the tower, including antenna or equipment.

## ***FAIR HAVEN ZONING REGULATIONS***

4. The Facility will not be illuminated by artificial means and will not display any lights or signs except for such lights and signs as required by Federal Aviation Administration, federal or state law, or this bylaw.
5. The applicant will remove the Facility, should the Facility be abandoned or cease to operate. The Planning Commission may require the applicant to provide a bond, or other form of financial guarantee acceptable to the Planning Commission to cover the cost of removal of the Facility, should the Facility be abandoned or cease to operate.
6. The applicant demonstrates that the facility will be in compliance with all FCC standards and requirements regarding radio frequency radiation.
7. The applicant will maintain adequate insurance on the Facility.
8. The Facility will be properly identified with appropriate warnings indicating the presence of radio frequency radiation. The Planning Commission may condition a permit on the provision of appropriate fencing.
9. The proposed equipment cannot be reasonably collocated at an existing Wireless Telecommunication Facility. In determining whether the proposed equipment cannot be reasonably collocated at an existing facility, the Planning Commission shall consider the following factors :
  - A. The proposed equipment would exceed the structural or spatial capacity of the existing facility and the existing facility cannot be reinforced, modified or replaced to accommodate planned equipment at a reasonable cost.
  - B. The proposed equipment would materially impact the usefulness of other equipment at the existing facility and such impact cannot be mitigated or prevented at a reasonable cost.
  - C. The proposed equipment, alone or together with existing equipment, would create radio frequency interference and/or radio frequency radiation in violation of federal standards.
  - D. Existing towers and structures cannot accommodate the proposed equipment at an elevation necessary to function reasonably or are too far from the area of needed coverage to function adequately.
  - E. Collocation of the equipment upon an existing tower would cause an undue aesthetic impact.
10. The Facility provides reasonable opportunity for collocation of other equipment.
11. The Facility will not unreasonably interfere with the view from any public park, natural scenic vista, historic building or district, or major view corridor.
12. The Facility will not have an undue adverse aesthetic impact. In determining whether a facility has an undue adverse aesthetic impact, the Planning Commission shall consider the following factors:
  - A. The results of the balloon test, if conducted.

## ***FAIR HAVEN ZONING REGULATIONS***

- B. The extent to which the proposed towers and equipment have been designed to blend into the surrounding environment through the use of screening, camouflage, architectural design, and/or imitation of natural features.
  - C. The extent to which access roads have been designed to follow the contour of the land and will be constructed within forest or forest fringe areas and not open fields.
  - D. The duration and frequency with which the Facility will be viewed on a public highway or from public property.
  - E. The degree to which the Facility will be screened by existing vegetation, topography, or existing structures.
  - F. Background features in the line of sight to the Facility that obscure or make the Facility more conspicuous.
  - G. The distance of the Facility from the point of view and the proportion of the facility that is above the skyline.
  - H. The sensitivity or unique value of a particular view affected by the Facility.
  - I. Any significant disruption of a viewshed that provides context to an important historic or scenic resource.
13. The Facility will not destroy or significantly imperil necessary wildlife habitat or that all reasonable means of minimizing the destruction or imperilment of such habitat or species will be utilized.
14. The Facility will not generate undue noise.

### **SECTION X: CONTINUING OBLIGATIONS FOR WIRELESS TELECOMMUNICATION FACILITIES**

The owner of a Wireless Telecommunication Facility shall, at such times as requested by the Planning Commission, file a certificate showing that it is in compliance with all FCC standards and requirements regarding radio frequency radiation, and that adequate insurance has been obtained for the Facility. Failure to file a certificate within the time frame requested by the Planning Commission shall mean that the Facility has been abandoned.

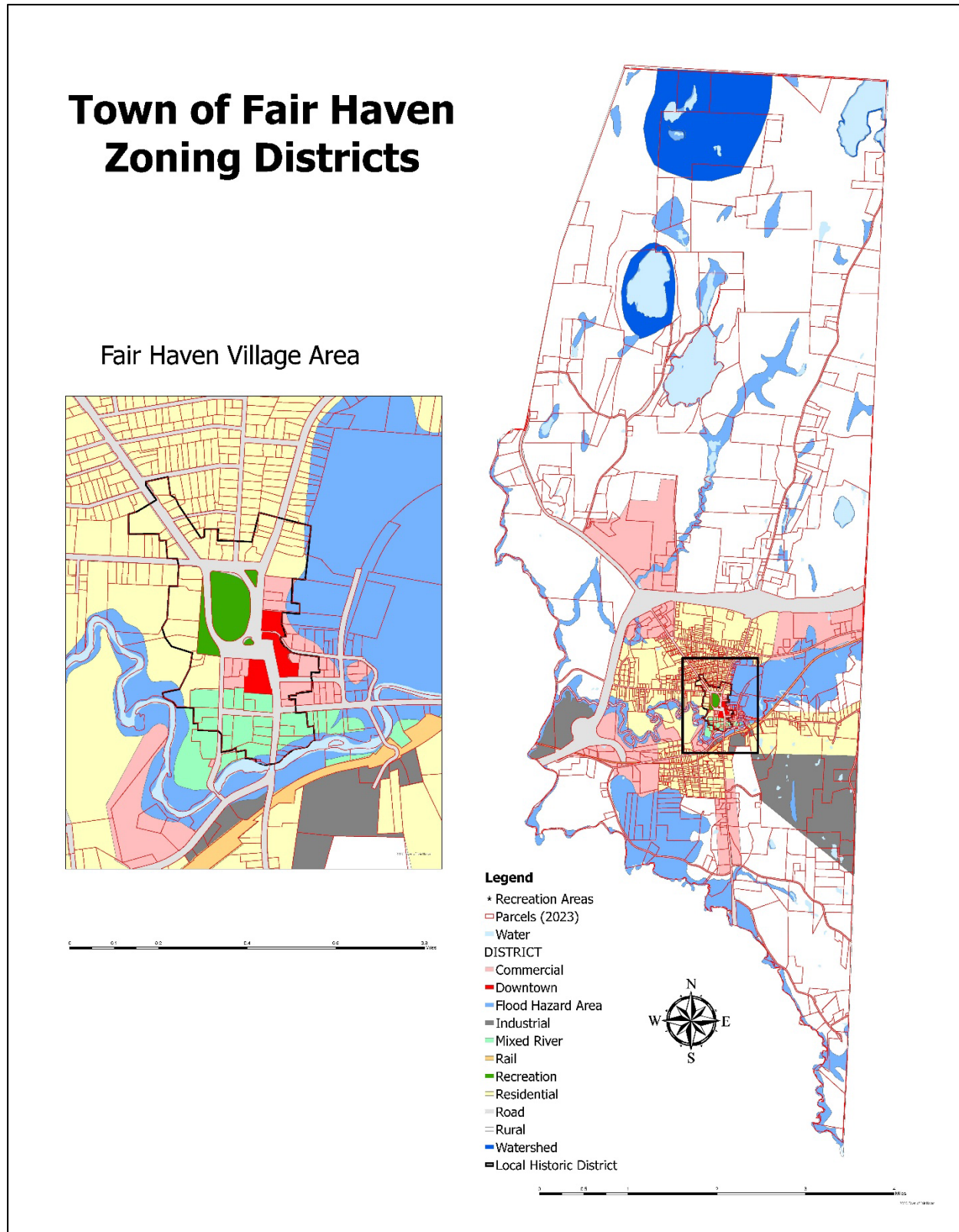
### **SECTION XI: REMOVAL OF ABANDONED OR UNUSED FACILITIES**

Unless otherwise approved by the Planning Commission an abandoned or unused Wireless Telecommunication Facility shall be removed within 90 days of abandonment or cessation of use. If the Facility is not removed within 90 days of abandonment or cessation of use, the Planning Commission may cause the Facility to be removed. The costs of removal shall be assessed against the Facility owner.

Unused portions of a Wireless Telecommunication Facility shall be removed within 180 days of the time that such portion is no longer used. Replacement of portions of a Facility previously removed shall require a new permit, pursuant to Section V.

APPENDIX D – ZONING MAP, UNOFFICIAL COPY

OFFICIAL MAP IS LOCATED IN TOWN OFFICE OR ON THE TOWN WEBSITE: [fairhavenvt.gov](http://fairhavenvt.gov)



## **APPENDIX E – SUBDIVISION REGULATIONS**

### **Section I: Statutory Authority, Purpose, Exemptions, and Applicability**

1. These subdivision regulations are formulated pursuant to 24 V.S.A. Chapter 117.
2. **Applicability.** The landowner or authorized agent (applicant) for a non-exempt proposed subdivision shall apply for and receive a subdivision permit in accordance with this Appendix prior to commencing any construction, development, or land clearing, or prior to the sale, lease, or conveyance of any subdivided portion of a property.
3. **Purpose.** The purpose of these bylaws is to guide settlement patterns in conformance with the Fair Haven Town Plan, ensure the efficient extension of services, utilities, and facilities as land is developed, and protect natural resources, cultural features, and open spaces.
4. **Exemptions.** These regulations apply to any subdivision, except for any of the following:
  - a. A boundary or lot-line adjustment where no new lot is created and under 10 acres of land is transferred from one parcel to the adjoining parcel. 10 acres or over shall be construed as a minor subdivision regulated under this Appendix.
  - b. The combination (or recombination) of portions of previously subdivided lots where the total number of lots is not increased and the resultant lots meet or exceed the standards of these bylaws.
  - c. The public acquisition of strips of land for the widening or opening of streets or utility-related activities.
  - d. Parcels leased for agricultural purposes (as defined by the State of Vermont Agency of Agriculture's Required Agricultural Practices), or for forestry purposes, where no construction, establishment, installation, or extension of any public or private road or utility, or any public improvement will occur.
  - e. A court order that the partition of land is divided among owners.

### **Section II: Subdivision Types (Major vs. Minor)**

1. For the purposes of these regulations, all non-exempt subdivisions of land shall be officially classified by the Zoning Administrator as "Major Subdivision" or "Minor Subdivision".
  - a. **Subdivision.** The division of a lot or parcel of land into two or more lots or other division of land for sale, conveyance, development, or lease.
  - b. **Major Subdivision.** Any subdivision that is not a minor subdivision nor exempt by these bylaws or state law.
  - c. **Minor Subdivision.** A boundary or lot-line adjustment of 10 acres or over, or any subdivision that does all of the following:
    1. Involves, or if subdivided results in four or fewer lots.
    2. Does not involve the construction, establishment, installation, or extension of any public or private road
    3. Does not involve the establishment of a utility serving two or more lots, or any public improvement.
    4. Does not involve the subdivision of a lot subdivided within the last two years.

### **Section III: Application Requirements**

1. All subdivision applicants shall submit to the Zoning Administrator the following (unless granted a waiver by the Planning Commission in accordance with this Appendix):
  - a. Applicant name & address (including all landowners and any consultants involved in the application); project name (if any); written description of proposed development plans, including number and size of lots; the anticipated schedule of development; date of submission, or date of any resubmission of application
  - b. Adjoining property owner names; adjoining properties' tax parcel numbers
  - c. Application fee as determined by the Fair Haven Selectboard
  - d. Waiver request in writing (if any) that identifies the specific requirements or standards for which the waiver is requested, and sufficient information to justify the waiver
  - e. Copies of all existing municipal and state permits issued for the lot
  - f. Written statements on conformance with the Fair Haven Town Plan and compliance with all applicable

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requirements and standards in this Appendix.

- g. All the following supporting documents:
    - i. Road profiles; road, intersection and parking area geometry and construction
    - ii. Off-site easements (water, wastewater, access, etc.)
    - iii. Proposed phasing schedule and subsequent development plans, if applicable
    - iv. Proposed covenants, deed restrictions, homeowner/tenant association agreements, private roadway name and maintenance agreement, if applicable
    - v. Subdivision plats or plans of the original parcel over the last five years, if any.
    - vi. Engineering Reports on the ability to connect to public water/wastewater system, if applicable.
    - vii. Site Reclamation Plan if subdivision involves earth resource extraction
  - h. A plat that adheres to all applicable requirements as outlined in Section V.
2. **Major Subdivisions.** All major subdivision applicants shall submit to the Zoning Administrator the information in Section III (1) and the following:
- a. Traffic Impact Analysis (Current/Proposed Traffic Generation Rates/Volumes)
  - b. Fiscal Impact Analysis that analyzes municipal fiscal costs and benefits
  - c. Erosion and Sediment Control Plan to manage erosion for slopes and soils exposed during construction
  - d. Grading Plan showing proposed areas of cut and fill
  - e. Open Space Management Plan
  - f. A Natural Resource Management Plan if 5 acres of the land to be subdivided is mapped by the Vermont Agency of Natural Resources' Vermont Conservation Design Program. The plan shall be prepared by a wildlife biologist or comparable professional who shall identify the function and relative value of impacted habitat and to propose associated management strategies to avoid undue adverse impacts listed in this Appendix.
  - g. A letter from the Supervisory Union District, Police Department, and Fire Department documenting sufficient existing or planned capacity to accommodate increased service demand from new development created by the proposed subdivision.

### **Section IV: Subdivision Application Procedures**

1. **Before Submission of Final Application.**
- a. **Optional Pre-Application Meetings.** Any individual or entity contemplating submitting a subdivision application, or planning on doing so, may meet with the Zoning Administrator as often as needed (and provide appropriate materials) to receive guidance regarding submitting a complete application and adhering to this Appendix. These meetings shall be informal, nonbinding, and preliminary meetings.
  - b. **Preliminary Plan for Major Subdivisions.** A major subdivision applicant shall submit a preliminary plan for the Planning Commission to review prior to submission of a subdivision application. A minor subdivision may submit such a plan if they choose. The preliminary plan should contain a sketched drawn plat and preliminary written description relating to all requirements found in this Appendix. Within 45 days of receipt of the preliminary plan, the Planning Commission, at a properly warned public hearing, to the degree possible given the information presented in the preliminary plan, shall provide interpretation and guidance to the applicant relating to conforming with applicable local regulations.
    - i. The preliminary plan shall not be formally approved or denied by the Planning Commission and is not binding on the applicant or Planning Commission. Any Planning Commission representation made prior to submission of a complete subdivision application shall have no standing relating to the subdivision application. Preliminary plan materials shall not be considered a subdivision application. An incomplete preliminary plan shall not require resubmission of the preliminary plan.
    - ii. All major subdivision applications shall submit a subdivision application within one year of the preliminary plan public hearing, or shall be required to resubmit another preliminary plan for another public hearing.
    - iii. A major subdivision application that does not submit a preliminary plan and/or have a Planning

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Commission hearing on the preliminary plan ahead of submission of the major subdivision application shall be deemed an incomplete application.

- c. Abutting Landowners. All applicants for subdivision review shall notify abutting landowners and other potentially interested persons prior to submitting an application to ensure legitimate concerns are addressed early on.
2. Final Application Submission. All non-exempt proposed subdivisions shall submit a subdivision application to the Zoning Administrator containing all applicable requirements (unless seeking a waiver from the Planning Commission).
  - a. Planning Commission Waiver. The Planning Commission shall waive one or more application requirements or standards if the Planning Commission determines that it is not requisite in the interest of public health, safety and general welfare and will not have the effect of nullifying applicable provisions of this Appendix, the Fair Haven Town Plan, or other bylaws and ordinances in effect. A waiver denial shall be interpreted as an incomplete application.
  - b. Administrative Review. The Zoning Administrator shall review all subdivision applications containing all required information. The Zoning Administrator shall document the date of determining if an application is complete (containing all required information) or incomplete within 30 days.
    - i. Incomplete Application. An applicant whose application is deemed incomplete must take appropriate action to be deemed complete. The Zoning Administrator shall notify the applicant of what action is necessary to make an incomplete application deemed complete within 7 days from being deemed incomplete.
  - c. Administrative Approval (Minor Subdivision). Within 75 days of determining a minor subdivision application is a complete application, the Zoning Administrator shall approve, approve with conditions, or disapprove the minor subdivision application based on a determination of whether or not the minor subdivision conforms to applicable standards as set forth in Section VI. Approval or grounds for disapproval, shall be set forth in a written decision.
  - d. Administrative Action (Major Subdivision). Within 7 days of documenting that a major subdivision application is a complete application, the Zoning Administrator shall submit the major subdivision application to the Planning Commission.
  - e. Right to Appeal. The applicant has the right to appeal the action or non-action of the Zoning Administrator in accordance with 24 V.S.A. Chapter 117 and these bylaws.
  - f. Phased Development Applications. An applicant who has divided a subdivision or development project over phases that will be contingently completed over time, may choose to seek a permit for that phase only, however they must provide a master plan for the entire project that demonstrates the sufficiency of infrastructures for the entire project if and when it is completed. Phased development projects may alternatively choose to include all phases at once in the application.
3. Planning Commission Responsibility. The Planning Commission shall be responsible for approval, modification, or disapproval of all major subdivision applications. Within 30 days of receipt of a complete major subdivision application from the Zoning Administrator, the Planning Commission shall schedule a public hearing, warned in accordance with the Act.
  - a. Public Hearing. A major subdivision shall require a noticed Public Hearing in accordance with 24 V.S.A. Chapter 117. In the case of a plat located within 500 feet of a municipal boundary, a copy of the notice shall be sent to the clerk of an adjacent town at least 15 days prior to the public hearing, per 24 V.S.A. § 4463 (a).
  - b. Approval. Within 60 days of the date of adjournment of the public hearing, the Planning Commission shall approve, approve with conditions, or disapprove the subdivision application based on a determination of whether or not the subdivision conforms to applicable standards as set forth in Section VI. Approval, conditions of approval, or grounds for disapproval, shall be set forth in a written decision.
4. Site Visit. The Zoning Administrator or Planning Commission may schedule a site visit prior to approving or disapproving a subdivision application. A site visit does not require a quorum of the Planning Commission in attendance



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however any site visit attended by a quorum of the Planning Commission shall be warned in accordance with 24 V.S.A. Chapter 117. Any site visit for a major subdivision application shall require a public hearing following the site visit.

- a. Temporary Field Markers. The Zoning Administrator or Planning Commission may require temporary field markers to be placed on site for the site visit to depict proposed parcel boundaries, building footprints, or other information in the subdivision application.
5. Subdivision Permit Issued. The Zoning Administrator shall issue a subdivision permit upon Zoning Administrator approval of a minor subdivision. The Zoning Administrator shall issue a subdivision permit upon approval from the Planning Commission for major subdivisions. Issuance of these permits shall adhere to all provisions in Section 1204 of these bylaws.
6. Revisions to An Approved Subdivision & Minor Revisions. No revisions that alter the plat or conditions attached to an approved subdivision shall be made unless the proposed revisions are first resubmitted as a new subdivision application. However, the Zoning Administrator for minor subdivisions, and Planning Commission for major subdivisions, shall have the authority to approve revisions to an approved plat if the revisions:
  - a. Arise from land characteristics unknown at the time that final approval was granted
  - b. Are consistent with the objectives embedded in the final approval
  - c. Will not have any change to an application that will have an undue adverse impact on the Town, or violates one or more of the standards in this Appendix or these bylaws.
7. Inspections During Construction. The Zoning Administrator may make periodic inspections of a development during construction to assert whether the project is in compliance with the approved plan and plat. The Zoning Administrator may require an independent review of the project on the Town's behalf, the cost of which is to be borne by the applicant.
8. Failure to Commence Construction. If an applicant fails to materially commence construction of a project approved through this Appendix within two years of subdivision approval, then the entire subdivision shall be subject to a complete re-review, including fees.
9. Certificate of Subdivision Compliance. For any subdivision with infrastructure improvements, a Certificate of Subdivision Compliance shall be a condition of subdivision approval.
  - a. When to Request A Certificate. An application for a Certificate of Subdivision Compliance must be submitted when all infrastructure improvements have occurred but prior to any zoning permit being issued to construct on a subdivided lot.
  - b. Request for Certificate. An application for a Certificate of Subdivision Compliance shall be submitted by the applicant to the Zoning Administrator together with:
    - i. A certification from the civil engineer of record stating that they have inspected the completed project and that required infrastructure improvements were constructed in compliance with the conditions and requirements of subdivision approval
    - ii. As-built plans drawn to scale indicating any monuments, utilities, structures, roadways, easements, and other improvements as constructed.
  - c. Issuing Certificates. A Certificate of Subdivision Compliance shall not be issued for any subdivision that the Zoning Administrator is unable to certify its compliance with the conditions of subdivision approval. Within 30 days of receipt of the request for a Certificate of Subdivision Compliance that includes all required supporting material, the Zoning Administrator shall either issue the Certificate of Subdivision Compliance or issue a written determination that the request was incomplete and identifying the missing information necessary for a complete application. Upon the Zoning Administrator's receipt of the missing information, the 30-day period shall reset.
    - i. Failure to Respond to Request. If the Zoning Administrator fails to respond to the request for a Certificate of Subdivision Compliance within the 30-day period, the Certificate of Subdivision Compliance shall be deemed issued.
    - ii. Zoning Permits on Subdivided Lots. The Zoning Administrator shall not issue a zoning permit for the development or improvement of a subdivided lot within the subdivision until the issuance of a Certificate of Subdivision Compliance.

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iii. The issuance of a Certificate of Subdivision Compliance cannot be appealed.

10. Performance Bonding. For any subdivision which requires the construction, establishment, installation, or extension of any public or private road or utility, or any public improvement, the Planning Commission shall require that the applicant post a performance bond or comparable surety to cover the cost of construction and to ensure completion of specified improvements, in accordance with the conditions of approval. Such bond or surety must be approved by the Fair Haven Selectboard prior to final plat approval.
  - a. Cost Estimate for Bond Amount. If the Planning Commission has required an applicant to post any bond or surety, the applicant shall submit the proposed cost of site improvements to determine the bond or surety amount.
  - b. Bond Term. The term of the bond or surety may be fixed for a maximum of three years, within which time all improvements must be completed. The term of such bond or surety, by mutual consent of the Selectboard, Planning Commission, and applicant, may be extended for an additional period up to three years.
  - c. Bond Release. The Selectboard shall release the bond or surety once all specified improvements have been completed in accordance with the project plans, permit conditions and performance bond conditions. In no event will a performance bond be released unless and until any required Certificate of Subdivision Compliance is issued, and any required Maintenance Bonds are in place, or the applicant provides written notice to the Town of Fair Haven that the applicant is not proceeding with the project and that all application actions are being ceased.
  - d. Maintenance Bond. The Selectboard may also require a Maintenance Bond for three years after completion of specified improvements.
11. Limitations of Subdivision Approval. Subdivision approval or issuance of subdivision permit shall not be construed as acceptance for ownership or maintenance of any street, easement, utility, park, recreation area, or other space shown on the plat. Such acceptance may only be authorized by the Selectboard.
12. Violations & Enforcement. Any subdivision not in compliance with this Appendix or the conditions of subdivision approval shall be enforced in accordance with Article XV of these bylaws.

### **Section V: Procedures & Requirements for Plat Design, Submission, and Processing**

1. Submission of Final Plats. The applicant shall provide two full-size plats which shall address and include all subdivision and final submission requirements established in this Appendix, prepared by a Vermont licensed professional engineer or surveyor.
  - a. Copies of Final Plats. In addition to the two full-size plats, the applicant shall submit five paper copies of the plat resized to 11"x17", and an electronic pdf of the plat.
2. Subdivision Plat Requirements. Any subdivision final plat shall be made from mylar material, depict all mapping requirements as surveyed by a certified Vermont Survey, and contain:
  - a. Name of subdivision, name and address of the owner of record, applicant, civil engineer and any other consulting design professionals supporting the application.
  - b. Boundaries and area of the entire parcel (whether or not all land therein is to be subdivided), north point, scale, date (and dates of any revisions).
  - c. Approximate location of buildings (proposed or existing);
  - d. Adjoining property lines; adjoining property owner names; adjoining properties tax parcel numbers; adjoining land uses, roads, drainage infrastructure and pathways.
  - e. Existing and proposed lot lines & dimensions; proposed lot numbers & clearing limits
  - f. Zoning district name and boundaries.
  - g. Existing and proposed roads, infrastructure, easements serving the land to be subdivided, including roads, utilities, and stormwater/drainage infrastructure.
  - h. Existing and proposed utilities: power, water, gas, wastewater, drainage, stormwater systems, and associated rights of way or easements.

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- i. Existing site conditions including watercourses, wetlands and associated buffers; rock outcroppings; flood hazard areas; critical wildlife habitat; areas of steep slopes, forest type, vegetative cover, and all blocks of land identified by the Vermont Agency of Natural Resources Vermont Conservation Design Program.
  - j. Deed description and boundary survey of tract boundary made and certified by a State of Vermont licensed land surveyor tied into established reference points, and any existing deed restrictions.
  - k. Certification block and associated plat recording requirements.
  - l. License number/seal of the Vermont licensed surveyor or licensed Vermont engineer.
3. Minor Subdivision Plat Requirements. A minor subdivision plat shall contain all the information in Section V (2) and have contours and a vicinity map in sufficient detail to evaluate the proposed subdivision. The Zoning Administrator may require a vicinity map or plat contours to be a specific scale to sufficiently evaluate the proposed subdivision, but not to an extent exceeding what's required for major subdivisions.
4. Major Subdivision Plat Requirements. A major subdivision plat shall contain all the information in Section V (2), and contain the following:
  - a. Local names and present widths of existing and proposed streets, intersections, easements, buildings, walkways, and public open spaces.
  - b. Information, including street names, widths, and highway intersections, regarding access to adjacent property.
  - c. Width, location, grades and street profiles of all streets or other public way proposed.
  - d. Existing and proposed contours at intervals of five (5) feet.
  - e. Connections with existing sanitary sewer systems or proposed alternative means of septic treatment and disposal.
  - f. Connections with existing water supplies or proposed alternative means of providing water to the subdivision.
  - g. Preliminary design of any bridges/culverts and other drainage structures or facilities.
  - h. A vicinity map drawn to a scale of not over four hundred (400) feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area. The vicinity map shall show all the area within two thousand (2,000) feet of any property line of the proposed subdivision.
5. Plat Recording. The approval of the Zoning Administrator or Planning Commission shall expire 180 days from subdivision approval unless, within that 180-day period, the plat has been filed or recorded in the office of the Town Clerk. After an approved plat or certification by the clerk is filed, no expiration of that approval or certification shall be applicable. The Zoning Administrator may extend the date for filing the plat by an additional 90 days if final local or state permits or approvals are still pending. The final plat shall be filed after approval by the Zoning Administrator or Planning Commission.
  - a. The final plat shall meet all recording requirements for subdivision approvals as specified under 24 V.S.A. §4463.
  - b. A digital copy of any recorded survey or plat shall be filed with the Vermont Center for Geographic Information – Vermont Land Survey Library at [landsurvey.vermont.gov](http://landsurvey.vermont.gov).
  - c. New Street or Highway Recording. Prior to recording a plat that shows a new street or highway, the plat must be signed and dated by the Planning Commission Chair. All final plats must include a notation to include the following statement: *The subdivision depicted on this plat was duly approved by the Fair Haven Planning Commission in accordance with the 'Town of Fair Haven Zoning Regulations' and all other applicable laws and regulations.*

### **Section VI: Subdivision Application Standards and Design Requirements**

1. Standard Evaluation. The Zoning Administrator and Planning Commission shall evaluate any application for subdivision approval against the standards set forth in this section (unless granted a waiver by the Planning Commission in accordance with this Appendix).
  - a. Materials Submission. The Zoning Administrator or Planning Commission may require the applicant to submit additional materials, data, or information to evaluate the standards. If the Zoning Administrator or Planning Commission requires such materials, data, or information, municipal officials shall notify the applicant in writing what is needed, and until those materials, data, or information is provided, the application cannot proceed.

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- i. A major subdivision application where additional materials, data, or information is requested during or after a public hearing on the application must have another public hearing after the requested materials, data, or information has been provided.
  - b. Modifications. The Zoning Administrator or Planning Commission may require modification to the proposed subdivision as a condition of subdivision approval.
  - c. Consultant. Should the Planning Commission or Zoning Administrator deem it necessary, the Planning Commission or Zoning Administrator may employ an engineer, attorney, or other consultant to review any application materials. The cost of review shall be paid by the applicant. The Zoning Administrator or Planning Commission may consult relevant local officials with knowledge and expertise to review any relevant application materials or interpretation of standards.
2. Standards and Design Requirements (All Subdivisions). All subdivisions shall be evaluated against the following standards:
  - a. Conformance with Town Plan and Other Regulations. All proposed subdivisions shall be in conformance with the Fair Haven Town Plan, these bylaws, and any applicable capital budget, program, official map, or municipal ordinance. Conformance includes adhering to density, lot size, layout, frontage, and setback requirements for specific zoning districts as outlined in these bylaws.
  - b. Natural, Cultural, and Historic Resources. All subdivision applications shall not have undue adverse impacts on any natural, cultural, or historic resource in the Fair Haven Town Plan or identified by the State of Vermont, or federally.
    - i. Significant Natural Areas. Subdivision boundaries, lot lines and layout, and building sites shall be located and configured to avoid the fragmentation, or undue adverse impacts to blocks of land identified by the Vermont Agency of Natural Resources Vermont Conservation Design Program.
    - ii. Wetlands, Flood Hazard Areas. All proposed subdivision boundaries, lot lines and layout, and building sites shall be located and configured to avoid undue adverse impact to surface waters, wetlands, flood hazard areas, and designated water supply source protection areas.
    - iii. Rock Outcrops, Steep Slopes, Hillsides and Ridgelines. All proposed subdivision boundaries, lot lines and layout, and building sites shall be located and configured to minimize the construction of roads or driveways with slopes greater than 15% at any point and to avoid rock outcrops. No subdivision shall construct a road or driveway with slopes in excess of 20% at any point.
  - c. Water Supply and Wastewater Systems.
    - i. A proposed subdivision in an area served by existing municipal water or sewer system shall connect to such system(s). Any necessary upgrades to connect to the system shall be borne by the applicant.
    - ii. State Permits. Unless a subdivision is exempt from the requirement to obtain a State of Vermont Potable Water and Wastewater Disposal Permit, for all proposed subdivisions, the applicant shall provide a copy of such a permit issued for the project, or if one has been applied for and not yet issued, a condition of any subdivision approval shall be receipt of the State of Vermont Potable Water and Wastewater Disposal permit, if one is required by state law.
  - d. Stormwater Management / Drainage. Subdivision boundaries, lot lines and layout, and building sites shall be located and configured to not have undue impacts on surface waters or neighboring properties. Temporary and permanent stormwater management and erosion control measures shall be incorporated into subdivision design and layout to control surface runoff, sedimentation and water pollution on-site and downstream from the proposed subdivision.
    - i. Where a State of Vermont Stormwater Permit is required, the Zoning Administrator or Planning Commission shall condition final subdivision approval (or the issuance of any zoning permits to construct improvements on subdivided lots) on the issuance of a State of Vermont Stormwater Permit.
    - ii. The Zoning Administrator or Planning Commission may require a Stormwater Management and/or Erosion and Sediment Control Plans and associated analyses to ensure that site improvements, including excavation, road and driveway construction, and site clearing and grading shall not unduly impact surface

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- waters or neighboring properties. Such plans, if required, shall be prepared by a licensed Vermont engineer, in accordance with the most recently amended versions of the Vermont Stormwater Management Manual and the Vermont Handbook for Erosion Prevention and Sedimentation Control. The plan must include provisions for the inspection and long-term maintenance of stormwater management and erosion control facilities, and provide information deemed necessary by the Zoning Administrator or Planning Commission to make the determination of the adequacy of the facility.
- iii. The Zoning Administrator or Planning Commission may require culverts or other drainage facilities large enough to accommodate potential runoff from the entire upstream drainage area.
  - iv. The Zoning Administrator or Planning Commission may require modifications to a proposed subdivision that the Zoning Administrator or Planning Commission anticipates will increase runoff incident to the development and overload the capacity downstream.
- e. Erosion/Slopes During Construction. Slopes and soils exposed during construction for all subdivisions shall be managed to prevent erosion by using accepted erosion control measures, including by adhering to the Vermont Handbook for Soil Erosion and Sediment Control on Construction Sites. Construction from October 15 to May 15 shall adhere to Vermont Agency of Natural Resources winter construction standards.
  - f. Landscaping and Screening. All proposed subdivisions shall provide an undisturbed vegetated buffer between developed and undeveloped portions of the site to protect natural features and provide screening of development to increase privacy, reduce noise and glare, and establish a visual or physical buffer. The Zoning Administrator or Planning Commission may require plantings at specific locations to provide adequate screening.
  - g. Preservation of Existing Features. All proposed subdivisions shall preserve existing site features, trees, rock walls, scenic points, brooks, streams, rock outcroppings, water bodies, other natural and historic resources, where reasonable.
  - h. Outdoor Lighting. Any outdoor lighting shall have downcast, cutoff types of fixtures.
  - i. Multi-modal access. Proposed subdivisions shall be designed to facilitate pedestrian and bicycle access from the subdivision to adjoining parcels and roads, or to nearby public schools, playgrounds, or public lands, where appropriate.
    - i. Sidewalks. A proposed subdivision where a proposed residential lot is within a ½ mile radius of a State of Vermont Designated Downtown or a ¼ mile radius from any existing sidewalk or Designated Village Center shall have a sidewalk on at least one side of the street connecting to the existing sidewalk network or designated area. The cost of the sidewalks shall be borne by the developer.
    - ii. Pedestrian Easements. A permanent pedestrian easement of 10 feet within the proposed subdivision may be required to facilitate pedestrian circulation within the subdivision or access to adjoining neighborhood, public property, or community focal points such as a school. Any pedestrian easement shall be in conjunction with utility easements, where appropriate.
  - j. Phased Developments. Any proposed subdivision application for only one phase of a proposed subdivision to be divided into multiple phases must provide a master plan for the entire project that sufficiently meets all infrastructure-related standards in this Appendix for the entire project if and when it is completed. Any approval will apply only to the specific phase for which the master plan was presented and thus an application for a future phase will be required to resubmit the master plan reflecting any updated information since the last phase.
  - k. Capacity of Roads. All subdivisions shall not result in the existing road network be unable to accommodate the resulting traffic from the subdivision.
    - i. Increasing Road Capacity. In situations where a development may increase the capacity of an existing road, or where the Town Plan or Capital Program indicated that such improvements may be required in the future, the applicant may be required by the Zoning Administrator or Planning Commission to reserve land for such improvements and/or contribute to any or all of the expenses involved with road improvements necessitated by the subdivision.
    - ii. Undue Town Expenditures. Where a subdivision requires undue expenditures by the Town to improve existing town roads, sidewalks, or to upgrade stormwater management facilities, the Zoning

## ***FAIR HAVEN ZONING REGULATIONS***

Administrator or Planning Commission may disapprove such subdivision unless the Selectboard certifies that funds for the improvement are available for such purposes.

- l. Access. The Zoning Administrator or Planning Commission may limit the number of access points onto public highways and require shared access, driveways, and/or roads to serve multiple lots in order to better manage traffic flow and safety, avoid congestion and frequent turning movements, and avoid strip development.
  - m. Utilities and Utility Corridors. The Final Plat shall include all proposed utilities. The Planning Commission may require that utility systems, including but not limited to electric, gas, cable television and telecommunications utilities, be located underground or shared with transportation or other utility corridors. Where inclusion of utilities in the street right-of-way is impractical, unobstructed easements shall be provided with satisfactory access to the street and shown on the Final Plat.
  - n. Emergency Access. The proposed subdivision shall not unduly burden emergency responder capacity such as police, ambulance, and fire.
3. Major Subdivision. All major subdivisions shall be evaluated against the standards in Section VI (2) and the following standards:
- a. Conditional Use. Any major subdivision shall be subject to conditional use review in accordance with Section 403. In interpreting this section, substitute the word “subdivision” where the word “use” appears.
  - b. Community Services and Facilities. The proposed subdivision shall not create an undue burden on existing and planned municipal facilities or create an unreasonable demand for public services.
    - i. Schools. The proposed subdivision shall not unduly burden the school system.
  - c. Proposed Roads.
    - i. Road Layout. All proposed roads shall be designed to fit the topography so as to produce useable lots, minimize the amount of cut and fill required, produce reasonable grades and produce safe intersections in appropriate relation to the proposed use of the land to be served by such roads.
    - ii. Road Names. All roads shall be identified by name on the plat. In no case shall a proposed road name have a duplicate existing name, irrespective of the suffix. A proposed road or road extension in alignment with existing or proposed roads shall bear the name of that road.
    - iii. Additional Road Requirements. The Planning Commission may impose additional road design standards to ensure slopes, curbs, gutters, sidewalks, embankments, site distances, aesthetics, stormwater management, and soil erosion precautions are adequate to meet the needs of the subdivision and of the Town.

# **Fair Haven Local Historic District Report**

## **Planning Commission Reporting Form for Municipal Bylaw Amendment To Add Local Historic District**

Town of Fair Haven, VT

**Date of Update:** October 1, 2025

This report is in accordance with 24 V.S.A. §4441(c) and 24 V.S.A. § 4414(f), and has been prepared and updated by the Town of Fair Haven Planning Commission. This report is referred to in Fair Haven’s Zoning Regulations as the “Fair Haven Local Historic District Report”.

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*The Town gratefully appreciates the Fair Haven Historical Society for providing materials on the history of Fair Haven’s Downtown. Their contributions were invaluable in informing the development of this report.*

## **24 V.S.A. §4441(c) Requirements.**

### **Brief Explanation of the Proposed Amendment**

The proposed amendment establishes a Local Historic District intended to protect the architectural, historical, and cultural significance of Fair Haven's Downtown. The Local Historic District's regulations establish review and approval requirements for any rehabilitation, alteration, restoration, movement, demolition, or new construction affecting the exterior of buildings within the district, ensuring changes are compatible with the historic, architectural, and cultural significance of individual buildings and their relationship to the surrounding area. Additionally, the proposed amendment clarifies existing provisions in the table of uses, makes "PUD-residential" a permitted use in the commercial district, and updates the zoning map so that the "Flood Hazard" zoning district boundary is the same as the FEMA Flood Hazard Area boundary.

### **Statement of Purpose**

The purpose of this amendment is to protect the significant historical, architectural, and cultural resources of Fair Haven's Historic Downtown, ensure compatible development, and to establish a local historic district boundary that satisfies the Downtown designation requirement, enabling property owners to access additional historic and code-related tax incentives that support revitalization.

### **Conformance with Municipal Plan Goals and Policies**

The proposed Local Historic District directly supports the Town Plan's goals and actions related to historic preservation and economic vitality. Specifically, it advances the goal "to identify, protect, preserve, and showcase important natural, scenic, cultural, and historic features and areas of Fair Haven's landscape" by establishing formal protections for significant historical, architectural, and cultural resources in the downtown.

The Local Historic District also supports the goal to "attract and retain business in our village center that will support our plans to make Fair Haven a destination center for visitors and residents" by making property owners eligible for the Downtown Designation and thereby associated historic and code-related tax incentives, which encourage rehabilitation and adaptive use of historic buildings.

The district implements several Town Plan actions, including:

- "Research and implement ways that ensure the preservation of Fair Haven's historic architecture and history," by creating a regulatory framework for review of exterior alterations.
- "Apply for historic grants (e.g., Division for Historic Preservation and the Vermont Community Development Program) to carry out Town-identified projects of historic consequence," by enabling property owners to pursue grant funding within a designated downtown.
- "Review permits that pertain to Historic properties to ensure the historical integrity of the town is maintained," through required municipal panel review of exterior alterations, restorations, and new construction.
- "Help businesses apply for historic tax credits," by formally establishing eligibility within the district.



- “Protect the architectural integrity of historic homes and structures,” through standards regulating exterior appearance, demolition, relocation, and new construction to ensure compatibility with surrounding historic resources.

By codifying these protections and opening up opportunities for incentives through becoming eligible for the Downtown Designation, the Local Historic District ensures that the Town’s historic, architectural, and cultural resources are preserved, while also supporting economic development goals in the downtown.

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

The establishment of the Fair Haven Local Historic District is a supplemental regulatory overlay and does not alter the underlying zoning district designations, permitted uses, or density standards established in these zoning regulations, which are in conformance with the Municipal Plan. The Local Historic District regulations pertain to the preservation and management of historic, architectural, and cultural resources, primarily addressing exterior alterations, rehabilitation, restoration, demolition, and new construction in the area.

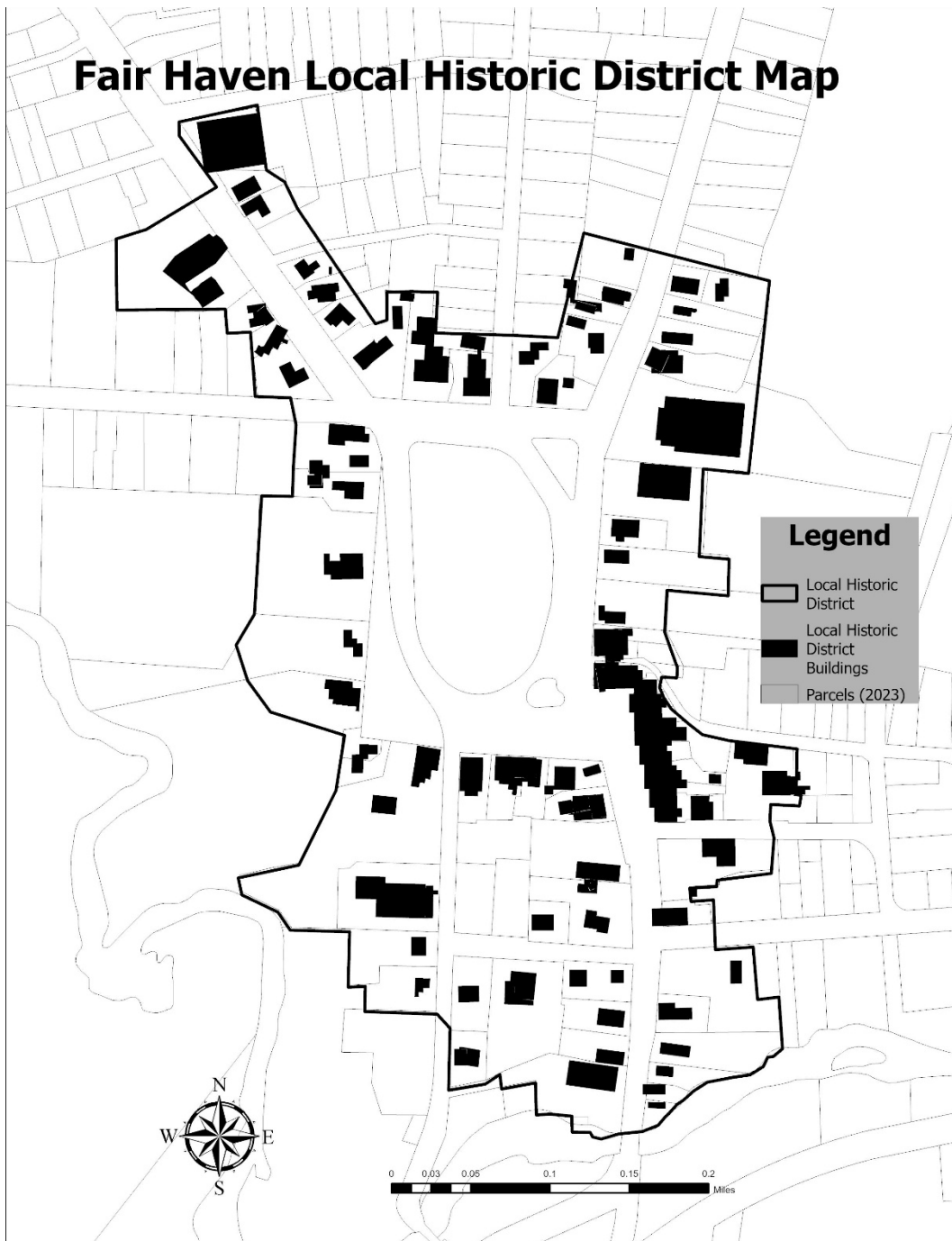
#### **Specific Proposals for Any Planned Community Facilities**

None. Not Applicable.

## **24 V.S.A. § 4414(f) Requirements.**

The report also includes all required information as outlined in 24 V.S.A. § 4414(f) pertaining to Local Historic Districts, including a map that clearly delineates the boundaries of the local historic district, a justification for the Local Historic District boundary, a description of the elements of the resources that are integral to its historical, architectural, and cultural significance of the Local Historic District, and a statement of the significance of the local historic district.

### **Local Historic District Map**



### **Justification for the Local Historic District boundary**

The entire Local Historic District boundary is mostly within either a National Register or State Register Historic District. Specifically, the boundary of the Fair Haven Local Historic District encompasses the entirety of the Fair Haven Green National Register Historic District. Most areas outside this boundary are included within the State Register's "Fair Haven Village Historic District. Part of Marble Street and Adams Street is not within the State Register's Historic District but are included in the Local Historic District to avoid creating gaps in the Local Historic District boundary, ensuring a coherent and continuous area that reflects the historic village pattern.

The Local Historic District boundary also aligns with the proposed downtown designation boundary, consistent with the statutory requirement that the entirety of a designated downtown must be included within a local historic district. Adopting this boundary ensures protection of significant historic resources while facilitating compliance with downtown designation requirements, supporting ongoing preservation, planning, and economic development objectives for the community. An approved Downtown designation would make property owners in the district eligible for additional historic preservation incentives that support adaptive reuse of downtown buildings, including 10% and 25% tax credits for eligible building improvements and facades, and 50% code improvement credits for ADA, fire safety, plumbing, and related upgrades.

### **Statement of Significance For The Local Historic District**

The Fair Haven Local Historic District is a visually distinguished commercial and residential core that reflects the social, economic, and architectural development of the community. Comprising buildings organized around a central, heavily planted Green, the district exemplifies harmonious relationships among buildings of varied styles and functions.

The district's architectural significance is demonstrated through the diversity and quality of its resources. Late 19th-century Italianate and High Victorian Romanesque buildings dominate the commercial core along the south entrance, including the Green Block, Jane Lloyd Block, and Culver Block, which collectively illustrate commercial prosperity, masonry skill, and ornamental detailing such as corbelled cornices, marble piers, and arched windows. Prominent institutional buildings such as the First Baptist Church, the Methodist Church, and the Fair Haven Free Library provide visual anchors and exemplify High Victorian Gothic, Romanesque, and Neo-Classical Revival styles, demonstrating the district's civic and cultural aspirations. Residential resources, including the Allen-Parke House, the Adams House, and the Allen-Mestyan House, reflect the wealth and craftsmanship generated by local marble and slate industries, with Italianate, Stick, Second Empire, and Queen Anne influences evident in their massing, ornamentation, and materials.

Beyond architecture, the district conveys the historical patterns of Fair Haven's community development. The Green itself, established in 1798 and formally landscaped by the Park Association in 1855, functions as a unifying public space, enhancing the relationship between residential, commercial, and institutional buildings. The district also documents the adaptation and evolution of buildings over time, as seen in adaptive use projects such as the Fair Haven Town Office and the Marble Mansion Inn, which maintain historic integrity while supporting contemporary civic and economic functions.

Overall, the Fair Haven Local Historic District embodies a high degree of architectural integrity, urban cohesion, and historical association. The combination of stylistic diversity, carefully articulated public space, and connections to prominent local industries and residents provides a

clear and tangible record of the town's social, commercial, and cultural evolution during the 19th and early 20th centuries. Its preservation offers enduring evidence of thoughtful urban planning and architectural achievement.

### **Integral Resources Of The Local Historic District**

The following outlines 28 buildings and resources (the Park) that are integral to the historic, architectural, and cultural fabric of The Fair Haven Local Historic District. The descriptions below highlight the building's history, architectural style, distinctive exterior characteristics, and significance to the town's civic, commercial, and residential heritage. Properties within the Local Historic District that are not among the 28 identified integral resources remain subject to the district's regulations but are given greater flexibility in review.

#### **1. The Fair Haven Town Office**

Address: 5 North Park Place

Description: The Fair Haven Town Office, originally constructed in 1861 with an 1893 addition, served first as a school and later as Fair Haven High School. The building exhibits Italianate design and originally followed an L-shaped plan. The original bell tower and southwest corner tower have been removed, and the front-right windows were replaced with large garage doors; this portion now accommodates the Volunteer Fire Department.

##### Distinctive Exterior Characteristics:

- Southwest corner tower with a cross-gable roof
- Arched windows with triple keystones
- Massive slate lintel with central keystone.
- Slate roof and slate corbels

Statement of Significance: The Fair Haven Town Office is an integral resource of historical and architectural significance as an early educational institution reflecting the growth of the community in the mid-19th century. Its Italianate design and the distinctive exterior characteristics exemplify the period's architectural style. The building's adaptive reuse as the Town Office and Volunteer Fire Department demonstrates the building's ongoing cultural and civic significance to the community.

#### **2. The First Congregational Church**

Address: 3 North Park Place

Description: The First Congregational Church, constructed in 1811 and remodeled in 1851, is the oldest church in Fair Haven. Originally located on the Green and modeled after the Poultney Church, the building was moved 30 feet north across the street during the 1851 remodel. The building exhibits Greek Revival architectural elements and retains its original ecclesiastical form, with modifications including a slate-clad pyramidal spire and pedimented dormers.

##### Distinctive Exterior Characteristics:

- Slate-clad pyramidal spire with pedimented dormers on each side
- Elegant stickwork on both the tower and building
- Central bay window with wooden arched semicircular panel surrounding a radiating half sun
- Stained glass windows on multiple stories, including directly below the central arched panel

Statement of Significance: The First Congregational Church is an integral resource of historical, architectural, and cultural significance as Fair Haven's oldest church. Its Greek Revival form and spire exemplify early 19th-century church architecture, while the building's relocation and 1851 remodel demonstrate adaptive construction practices of the period. The ornate window and stickwork detailing highlight craftsmanship and contribute to the church's continued civic and cultural importance within the community. All distinctive exterior characteristics are of significance.

### **3. The Norton-King House**

Address: 1 North Park Place

Description: The Norton-King House, constructed circa 1800, is one of Fair Haven's earliest residences. Originally designed in the Georgian Plan, the building has undergone multiple alterations but retains its original proportions. The property has served various roles, including ownership by Josiah Norton following purchase from Colonel Matthew Lyon, and later used as a hospital by Dr. MacNamara. A portion of the house has been relocated.

Distinctive Exterior Characteristics:

- Five bay window façade with central entrance

Statement of Significance: The Norton-King House is an integral resource of historical, architectural, and cultural significance as an early residential building in Fair Haven. Its Georgian Plan design is significant in reflecting late 18th-century domestic architecture. The building's association with prominent local figures and its adaptive uses, underscore its importance to the community's social and economic history.

### **4. The Fair Haven Grade School**

Address: 115 North Main Street

Description: Constructed in 1916, the Fair Haven Grade School exemplifies Colonial Revival architecture. Originally two stories, the building now has four stories following two additions, visible from the rear. The building includes an accessible entryway which was completed in consultation with Vermont Historic Preservation to preserve the original façade. A time capsule was placed within the new walls during this renovation. The school was designed to complement the Fair Haven Free Library next door.

Distinctive Exterior Characteristics:

- Doorways with windows above featuring trapezoidal brick lintels and central keystones
- Molded cornice with large dentils
- Stepped brick parapet with central stucco panel inscribed "Fair Haven Grade School"

Statement of Significance: The Fair Haven Grade School is an integral resource of historical, architectural, and cultural significance as a representative example of early 20th-century Colonial Revival educational architecture. The distinctive exterior characteristics, together with its visual and stylistic relationship to the Library, underscore the early 20th-century emphasis on cohesive architecture and civic pride. The school's continuous educational use, inclusion of a time capsule, and preserved façade highlight its enduring cultural and community significance.

### **5. The Fair Haven Free Library**

Address: 107 North Main Street

Description: Constructed in 1906, the Fair Haven Free Library is one of four Carnegie Libraries in Vermont and exemplifies Neo-Classical Revival architecture. The building's original façade has been preserved.

#### Distinctive Exterior Characteristics:

- Quoins outlining the building's edges
- Windows with elaborate keystones set in flat arches
- Pediment supported by marble pilasters and columns
- Large wooden dentils
- Inscription "Fair Haven Library" above the doorway and fanlight

Statement of Significance: The Fair Haven Free Library is an integral resource of historical, architectural, and cultural significance as an enduring example of early 20th-century Neo-Classical Revival civic architecture. Funded through the Carnegie Library program, the building demonstrates the era's emphasis on educational philanthropy, monumental design, and community identity. The preserved façade and distinctive exterior characteristics highlight both the architectural sophistication and civic purpose of the building within the town.

### **6. Community Bank Building**

Address: 97 Main Street

Description: Constructed in 1870, the Community Bank building is a red brick commercial block of Italianate design which originally housed the First National Bank of Fair Haven, whose first president was Joseph Sheldon. The building retains much of its original architectural integrity, though the doorway has been altered for security purposes.

#### Distinctive Exterior Characteristics:

- Distinctive quoins with panel borders
- First-story arched windows with decorative labels and leafy vine molding
- Second-story windows with marble lintels
- Carved marble frontispiece
- Entry surrounds with alternating large and small rectangular panels

Statement of Significance: The Community Bank building is an integral resource of historical and architectural significance as a representative Italianate commercial block from the late 19th century. Its well-preserved masonry, decorative window treatments, and other distinctive exterior characteristics reflect the stylistic and civic ambitions of Fair Haven during a period of economic growth. The building's longstanding use as a financial institution underscores its cultural and economic importance within the community.

## **7. Masonic Hall #4**

Address: 95 Main Street

Description: Constructed circa 1872, Masonic Hall #4 is an Italianate commercial block that historically served as a meeting hall and commercial space. The building retains much of its original massing and detailing, though it has accommodated a variety of tenants over time.

### Distinctive Exterior Characteristics:

- Wide cornice with triple modillion blocks
- Paneled jambs and pilasters
- Asymmetrical façade with single round-arched doorway on the right side
- Original awning configuration historically enhanced the building's street presence

Statement of Significance: Masonic Hall #4 is an integral resource of historical and architectural significance as a representative Italianate commercial building and civic meeting hall. Its design and distinctive exterior characteristics exemplify late 19th-century design practices for mixed-use commercial blocks, reflecting both the social and economic fabric of Fair Haven during this period.

## **8. 89 Main Street**

Address: 89 Main Street

Description: Constructed circa 1872, this Italianate commercial block was built contemporaneously with Masonic Hall #4, and some evidence indicates the buildings may have been originally built as a single building. First-floor storefronts have been altered, but the upper-story architectural elements remain largely intact.

### Distinctive Exterior Characteristics:

- Arched windows with stepped surrounds
- Segmental arch window hoods
- Wide projecting cornice

Statement of Significance: This commercial block is an integral resource of historical and architectural significance as a somewhat preserved example of an Italianate-style mixed-use building. Its distinctive window treatments and historic function as a retail and commercial space illustrate the economic and social development of Fair Haven in the late 19th century. Changes to the first floor storefronts over the years reflect that many businesses have used the space.

## **9. Green Block**

Address: 87 Main Street

Description: Constructed circa 1869, and modified in 1894 with the addition of a fourth story by the Green Brothers, this building is a fine example of Victorian Italianate commercial architecture. Despite subsequent alterations, it retains key stylistic elements including a flat roof, wide projecting cornice, and decorative frieze. A triangular building once surmounted the roof but has since been removed.

### Distinctive Exterior Characteristics:

- Wide projecting cornice

- Scroll-sawn brackets supporting the wide projecting cornice
- Rows of modillion brackets supporting the wide projecting cornice
- Frieze incorporating Queen Anne-inspired detailing
- Decorative window lintels and associated window sills
- Name inscription and date on the south elevation

Statement of Significance: The Green Block is an integral resource of historical and architectural significance, illustrating the evolution of commercial architecture in Fair Haven during the late 19th century. Its combination of Victorian Italianate and Queen Anne-inspired distinctive exterior characteristics exemplifies the stylistic preferences of the period.

### **10. 73 Main Street**

Address: 73 Main Street

Description: This three-story commercial block at 73 Main Street exhibits a vernacular commercial design. The frieze features an alternating pattern of circles and a distinctive geometric design. Windows include marble keystones centered within segmental arch surrounds. Five plaster-cast iron heads have been added to the cornice, though these are not original. The building cannot be classified within a specific architectural style.

#### Distinctive Exterior Characteristics:

- Segmental-arched windows with marble keystones
- Frieze with alternating circular and geometric motifs
- Plaster-cast iron heads along the cornice
- Flemish Bond Brick Work

Statement of Significance: The 73 Main Street building is an integral resource of historical and architectural significance as a unique example of commercial development in Fair Haven. Its distinctive exterior characteristics and stylistic ambiguity contribute to the character of the historic commercial streetscape.

### **11. 71 Main Street**

Address: 71 Main Street

Description: Built circa 1880, this small commercial block at 71 Main Street originally featured a mansard roof characteristic of the Second Empire style. The building has undergone multiple renovations, including a 1923 modernization by George Beckwith. Recent renovations include new wooden exterior doors.

#### Distinctive Exterior Characteristics:

- Stepped surrounds associated with second floor windows

Statement of Significance: The 71 Main Street block is an integral resource of historical and architectural significance as an example of Second Empire commercial design in Fair Haven. The original second floor window's stepped surrounds are a retained distinctive exterior characteristic while the 1923 modernization illustrates architectural evolution through adaptive modifications.

### **12. 69 Main Street**

Address: 69 Main Street



Description: Constructed circa 1880, 69 Main Street was built the same year as its neighbor at 71 Main Street, reflecting a coordinated approach to scale and style in the historic commercial streetscape. It retains original features such as slate window lintels and sills, although some alterations have occurred. Historical photographs suggest that corbel brackets may have once adorned the cornice, but these are no longer extant.

Distinctive Exterior Characteristics:

- Slate window lintels and sills

Statement of Significance: 69 Main Street is an integral resource of historical and architectural significance, representing late 19th-century small-scale commercial design in Fair Haven. Its construction alongside its relationship to 71 Main Street demonstrates the intentional visual coordination typical of the period in Fair Haven. Despite alterations, the slate lintels and sills are distinctive exterior characteristics contributing to the continuity of the historic commercial streetscape.

**13. Calvi-Mallory Block**

Address: 55 Main Street

Description: Constructed circa 1888 in the Victorian Gothic style, the Calvi-Mallory Block is a multi-story commercial building distinguished by its pointed-arched corbelled cornice finished in slate. The north and south side facades have undergone alterations, and some slate above the right-side windows has been removed, though the overall composition of brick and slate remains visually cohesive.

Distinctive Exterior Characteristics:

- Pointed-arched corbelled cornice with slate finish
- Arched second- and third-story windows with slate arches and keystones
- Decorative interplay of brick and slate
- Decorative banding detail above storefronts

Statement of Significance: The Calvi-Mallory Block is an integral resource of historical and architectural significance, exemplifying Victorian Gothic commercial architecture in Fair Haven. Its distinctive exterior characteristics demonstrate skilled masonry and slate work of the late 19th century, contributing to the architectural diversity and historic character of the downtown streetscape.

**14. Culver Block**

Address: 51 Main Street

Description: Constructed circa 1895, the Culver Block is a brick commercial building with a rusticated marble veneer, distinguished by its unique treatment of each floor, with no repeating details. The building originally housed an opera house, featuring a large open third-floor space with stage and balcony. The first-floor facade has been altered.

Distinctive Exterior Characteristics:

- Rusticated marble veneer with alternating smooth and rusticated square blocks
- Stone corbelling beneath the flat roof

- A wideband of square cut alternating smooth and rusticated marble blocks beneath stone corbelling
- Varied fenestration on each floor: large arched third-story windows, trabeated second-story windows, and smaller top-story windows

Statement of Significance: The Culver Block is an integral resource of historical and architectural significance as an exemplary example of Romanesque commercial architecture in Fair Haven. Its distinctive exterior characteristics reflects late 19th-century masonry craftsmanship, while the original function as an opera house underscores its cultural and civic role within the community. The third-floor, former opera house is a significant cultural resource to the Town of Fair Haven, with the following being a listed Action Item in the 2024 Fair Haven Town Plan: “Support the owner of the Opera House to help realize and reopen the venue for additional value-added cultural opportunity”.

### **15. Jacobs Block**

Address: 49 Main Street

Description: Built in 1894, the Jacobs Block is a three-story brick Vernacular-Queen Anne style commercial building with marble detailing. Each window is joined at the sill level by a belt of white marble, and raised brick panels are positioned above each window. A white marble date panel is located in the cornice of the right bay, matching the shape of the other brick panels.

#### Distinctive Exterior Characteristics:

- Wide corbelled brick cornice
- White marble belt courses connecting windows at sill and window level
- Raised brick panels above windows
- White marble date panel in the cornice

Statement of Significance: The Jacobs Block is an integral resource of historical and architectural significance as an example of Vernacular-Queen Anne commercial architecture in Fair Haven. Its combination of brick and marble distinctive exterior characteristics demonstrates the craftsmanship and stylistic preferences of the late 19th century, contributing to the architectural continuity and commercial heritage of the district.

### **16. Jane Lloyd Block**

Address: 41 Main Street

Description: Built circa 1894, the Jane Lloyd Block is a three-story brick commercial building of Vernacular-Romanesque style. It was constructed in the same year as the neighboring 33 Main Street. The second and third story windows share a common rusticated stone treatment but differ in shape; third-story windows have rounded arches typical of Romanesque design, while second-story windows are post-and-lintel. Brick spandrels are located between the second and third story windows.

#### Distinctive Exterior Characteristics:

- Wide corbelled brick and marble cornice (mostly brick with marble band at the bottom).
- Rusticated stone window surrounds
- Third-story rounded-arch windows
- Brick spandrels between stories (raised brick panels)

Statement of Significance: The Jane Lloyd Block is an integral resource of historical and architectural significance as a representative example of Vernacular-Romanesque commercial architecture in Fair Haven. Its distinctive exterior characteristics, together with its contemporaneous relationship to 33 Main Street, enhances the district's architectural diversity and historical integrity.

### **17. 33 Main Street**

Address: 33 Main Street

Description: Constructed in 1894, 33 Main Street retains much of its original exterior appearance, and was constructed in the same year as the neighboring Jane Lloyd block. The building's most distinctive exterior characteristic is a marble pyramidal building rising above the roof, flanked by stone piers with pyramidal caps. The piers extend downward to meet the rusticated stone of the top-story windows, and a patterned composition of brick and two colors of marble is situated between the piers.

#### Distinctive Exterior Characteristics:

- Marble pyramidal roof building
- Stone piers with pyramidal caps that flank the pyramidal roof building
- Two-color marble detailing between the stone piers
- Rusticated stone window lintels and window sills
- Molded water table

Statement of Significance: 33 Main Street is an integral resource of architectural and historical significance, representing late 19th-century commercial design in Fair Haven. Its distinctive use of marble and stone distinctive exterior characteristics and contemporaneous relationship to the Jane Lloyd Block reflect the craftsmanship and sophistication of the period, contributing to the historical and architectural character of the district.

### **18. Knight Block**

Address: 31 Main Street

Description: Constructed in 1912, the Knight Block is a two-story Colonial Revival commercial building. The exterior features brick pilasters with marble capitals and windows with brick lintels and stone keystones. The central entrance features a circular staircase leading to the second story, and the interior includes a pressed metal ceiling in Greene Floor Covering's portion.

#### Distinctive Exterior Characteristics:

- Brick pilasters with marble capitals
- Windows with brick lintels and stone keystones

Statement of Significance: The Knight Block is an integral resource of architectural and historical significance as a representative example of early 20th-century Colonial Revival commercial architecture in Fair Haven. Its distinctive exterior characteristics demonstrate the stylistic aspirations of the period, contributing to the continuity and character of the historic district.

### **19. O.A. Peck Block**

Address: 34 Main Street

Description: The O.A. Peck Block, constructed in 1900, is a three-story commercial building featuring marble and brick construction. The original design included marble-faced piers and an elaborate ashlar arched entrance. The first two stories have been altered, and the south side retains a name inscription and date.

Distinctive Exterior Characteristics:

- Massive marble window lintels and sills
- Corbelled cornice composed of marble and brick
- Name inscription and date on the east elevation

Statement of Significance: The O.A. Peck Block is an integral resource of architectural and historical significance, exemplifying early 20th-century commercial design in Fair Haven. Its marble and brick distinctive exterior characteristics reflect the period's craftsmanship and the building's role in the town's commercial development.

**20. Allen-Mestyan House**

Address: 2 South Park Place

Description: The Allen-Mestyan House, constructed in 1885, is a Stick Style residence featuring a Colonial Revival porch and Queen Anne-influenced windows and facade. Roof finials accentuate the building. While most of the home's components are symmetrical, the entrance is located on the left side, contributing to some asymmetry.

Distinctive Exterior Characteristics:

- Paired upper story projecting window bays
- Scroll-sawn frieze and cornice bracketing
- Roof finials
- Porch

Statement of Significance: The Allen-Mestyan House represents the Stick Style uncommon in Rutland County, but more common within Fair Haven. Its distinctive exterior characteristics exemplify 19th-century residential craftsmanship. The blending of Stick, Queen Anne, and Colonial Revival contributes to the architectural diversity of the district.

**21. First Baptist Church of Fair Haven**

Address: 6 South Park Place

Description: Constructed circa 1870–1873, the First Baptist Church of Fair Haven is an exemplary Romanesque-style church. Its design features tall round-arched windows with stepped brick labels and corbelling. The building is distinguished by a larger three-tiered tower capped with an eight-sided slate spire and a smaller tower with a corbelled course topped by a mansard slate roof.

Distinctive Exterior Characteristics:

- Tall round-arched window with brick stepped window hoods
- Corbelled brick detailing
- Larger three-tiered tower with eight-sided slate spire
- Smaller tower with corbelled course and mansard slate roof

Statement of Significance: The First Baptist Church is an integral resource of historical and architectural significance, exemplifying Romanesque design in Fair Haven. Its distinctive exterior features demonstrate the craftsmanship and stylistic preferences of the period. The building remains a prominent religious and cultural landmark.

## **22. The Adams House**

Address: 8 South Park Place

Description: The Adams House, a High Italianate style residence built in 1860 for Joseph Adams, exemplifies the wealth generated by Fair Haven's mid-19th century marble and slate industry. The home was designed primarily in marble, with a frontispiece approached via massive marble pedestals supporting horizontal consoles, a segmentally arched doorway, and a marble hood. The windows feature segmental arch and keystone hoods with brackets uniquely carved on each side. Interior features include eight elaborately designed marble mantelpieces and decorative plaster. The home has been adaptively reused to provide 13 one-bedroom affordable housing units for seniors while retaining its historic architectural features.

### Distinctive Exterior Characteristics:

- Marble exterior walls
- Segmentally arched doorway and marble hood
- Two massive marble pedestals at the front entry
- Windows with segmental arch and keystone hoods
- Unique brackets supporting window hoods on each side of building. East side: wreath-carved brackets. North side: fluted brackets. West side: plain brackets
- Large two-story ell attached south of the main mass
- Beveledere/cupola
- Marble curbing around the lawn
- Porch

Statement of Significance: The Adams House is an integral resource of historical, architectural, and cultural significance, representing the economic prosperity of Fair Haven's marble industry. Its High Italianate design, marble construction, and distinctive exterior characteristics exemplify mid-19th century craftsmanship and architectural sophistication. The home's preserved interior features and overall composition reflect the elegance and social status of its original owner while contributing to the historical character of the district. The home is also significant in that it provides 13 one-bedroom affordable housing units for seniors.

## **23. The Adams Carriage House**

Address: 10 South Park Place

Description: The Adams Carriage House, built circa 1862 in the Italianate style, is a two-story clapboard building set back from the main Adams House. The building has undergone major restoration by the Housing Trust of Rutland County. It features an inset sliding door, a cross-paneled bay door above, and a hipped roof with wide eaves supported by plain scroll-sawn brackets. A square, hip-roofed cupola with four louvered openings crowns the roof.

### Distinctive Exterior Characteristics:

- Hipped roof with wide eaves and scroll-sawn brackets
- Square, hip-roofed cupola with four louvered openings
- Inset clapboard sliding door

Statement of Significance: The Adams Carriage House is an integral resource of historical and architectural significance as a well-preserved ancillary building associated with the prominent Adams House. Its Italianate distinctive exterior characteristics design elements exemplify mid-19th century carriage house architecture, reflecting the functional and aesthetic standards of the period.

#### **24. 2 West Park Place**

Address: 2 West Park Place

Description: This two-story clapboard home on West Park Place is a residential Italianate building with Queen Anne-influenced massing and details. A large veranda that sweeps outward to form a porte-cochere and the residence also contains a frontispiece consisting of double-leaf doors and a transom. Above the entry is a cross gable embellished with decorative trim, beneath which is an oculus with an applied urn-shaped base, molded triangular cap, and encircling wreath.

Distinctive Exterior Characteristics:

- Oculus window with urn-shaped base and molded triangular cap
- Porte-cochere connected to large porch
- Semi-arched windows on first and second floor
- Porch

Statement of Significance: This residence is an integral resource of historical and architectural significance, reflecting Italianate domestic architecture enriched with Queen Anne stylistic elements. Its distinctive veranda, cross-gable detailing, and ornamental oculus exemplify late 19th-century residential design and contribute to the architectural diversity and character of the district.

#### **25. The Cutler-Allen House**

Address: 6 West Park Place

Description: Built in 1810, the Cutler-Allen House is a Cape Cod–style dwelling with a gabled roof. The house was constructed by Isaac Cutler, who settled in Fair Haven in 1785. The entry is framed by a Greek Revival–style frontispiece with sidelights, frieze, and paneled pilasters. The wide eaves are later alterations, and extensive renovations have diminished some of the building’s original historic character. In addition to serving as a single-family home, it functioned for a period as the Congregational Church Parsonage.

Distinctive Exterior Characteristics:

- Greek Revival frontispiece with sidelights, frieze, and paneled pilasters
- Cape Cod form and scale

Statement of Significance:

The Cutler-Allen House is a resource of historical and cultural significance as one of Fair Haven’s early 19th-century dwellings. Despite alterations, its distinctive exterior characteristics retain the remainder of its association with Isaac Cutler, an early settler of Fair Haven, and its role as a Congregational Church Parsonage.

#### **26. The Allen-Parke House**

Address: 12 West Park Place

Description: The Allen-Parke House, known as the Marble Mansion Inn, was built in 1867 and is a notable example of French Second Empire domestic architecture. The home was originally a single-family residence and features symmetrical marble façade made from white Danby marble. The interior features marble fireplaces. The Marble Mansion Carriage House, which complemented the property, was lost to fire on November 19, 2006.

Distinctive Exterior Characteristics:

- French Second Empire architectural style
- Mansard roof
- Beveledere/cupola
- Porte cochère.
- Symmetrical marble façade and decorative detailing
- Dormers
- Porch

Statement of Significance: The Allen-Parke House is an integral resource of historical and architectural significance, with distinctive exterior characteristics reflecting the mid-19th-century wealth generated by the regional marble industry. Its Second Empire design and use of locally sourced Danby marble exemplify high-style. The building's continued use as an inn underscores its ongoing cultural and civic relevance to the community.

**27. 16 West Park Place**

Address: 16 West Park Place

Description: This Gothic Revival home, built circa 1861 for Hamilton Wescott, is the last remaining example of an A.J. Downing–inspired Gothic Revival cottage in the district. Though altered with aluminum siding and a rear ell addition, the home retains much of its early character, including elaborately scroll-sawn bargeboards along the raking eaves with a cut-out pendant drop at the gable peak.

Distinctive Exterior Characteristics:

- Elaborately scroll-sawn bargeboards along raking eaves
- Cut-out pendant drop at gable peak
- Steeply pitched roof and decorative woodwork typical of Downing-inspired cottages

Statement of Significance: This home is an integral resource of historical and architectural significance, representing the Gothic Revival distinctive exterior characteristics promoted by Andrew Jackson Downing. Its preservation shows local architectural trends of the period and the craftsmanship associated with ornamental woodwork.

**28. The Methodist Church**

Address: 20 West Park Place

Description: The Methodist Church, built in 1877, is a High Victorian Gothic brick building. It has a gable roof and includes the use of recessed brick. The facade is asymmetrical with a large tower and spire on one side, and a one-story cross gabled entrance bay on the other. The tower is built in four tiers and is topped by an eight-sided decorative slate spire and a cross. The tower's lower levels are divided by slate cornices. The second tier is decorated with recessed brick Greek

Cross pattern and the third tier has paired arches windows. The belfry has pointed arched openings decorating the louvers, and at the point of each arch is a small recessed Greek Cross. The facade of the church is decorated with a large point-ed-arched stained glass window with slate surround and imitation quoining. The entrance way has a wide pointed-arched double leaf door and a molded wood cornice with small brackets. The tall side windows are pointed arched with Tiffany-type stained glass.

Distinctive Exterior Characteristics:

- Large four-tiered tower
- Eight-sided decorative slate spire atop four-tiered tower
- Slate cornices which divide the tower into four-tiers
- Recessed brick with Greek Cross pattern on second tier of the tower
- Paired arched windows on the third tier of the tower
- Belfry with pointed-arched louvered openings
- Small recessed Greek Cross motifs at the points of the belfry arches
- Large pointed-arched stained glass window with slate surround on second story of entrance bay
- Molded wood cornice with small brackets over the double door entrance
- Tall pointed-arched side windows with Tiffany-type stained glass

Statement of Significance: The Methodist Church is an integral resource of historical, architectural, and cultural significance, with distinctive exterior characteristics that exemplify the High Victorian Gothic style in a civic religious building. Its elaborate tower, stained glass, and detailed brickwork reflect the craftsmanship and stylistic preferences of the late 19th century and its ongoing role as a community landmark underscores its cultural importance.

**29. The Green (or the Park)**

Description: The Green, established in 1798, is a central public park in Fair Haven. Originally home to a schoolhouse and the Congregational Church, the park was formally organized in 1855 by a Park Association that laid out its paths and planted trees. All pathways converge on a central fountain, the current version gifted by the Fair Haven Rotary Club. The park has had various fountains over the years, with the original fountain installed in 1911. The park is enclosed by a wooden fence anchored with marble posts, a project initiated by the Fair Haven Historical Society; The park originally had marble posts installed in 1853. A gazebo is located at the southeast end of the Green, which hosts concerts, seasonal festivals, farmers markets, and Story Walks.

Distinctive Exterior Characteristics:

- Centrally located fountain (the distinctive characteristic is the presence of a fountain in the center; seasonal removal or replacement with a new fountain is allowed, as the significance lies in its location rather than any specific fountain).
- Radiating pathways from the centrally-located fountain
- Marble-post perimeter fencing (replacement of individual marble posts allowed)
- Grass lawn and maple trees (tree replanting and maintenance encouraged)

Statement of Significance: The Green is an integral resource of historical, architectural, and cultural significance, representing Fair Haven's civic planning and landscape design heritage. Its layout, fountain, and gazebo reflect 19th-century park development, while its continued use for community events demonstrates its ongoing cultural and social importance. Ongoing stewardship is encouraged to sustain the Green's distinctive exterior characteristics, including replanting trees as needed, maintaining the marble fence posts, preserving the pathways and lawn, and replacing the centrally-located fountain as has historically occurred.







## Definitions And Local Examples Of Architectural Terms Used In This Report

Below are definitions for architectural terms used in this report, with definitions and pictorial examples in-town, provided by the book: "Fair Haven Memories, Book II", authored by the Fair Haven Historical Society, published in 2021.








### **GLOSSARY OF ARCHITECTURAL TERMS**

Many of the definitions are a combination of those found at Wikipedia, online architectural dictionaries, and from the Historical Architecture of Rutland County. All photos used were taken here in town either by Ceil Hunt or by the owner of the building or the home.








#### **General Architectural Terms**

<b>Term</b>	<b>Definition</b>	<b>Example</b>
Bay widow	<p>A section of a building projecting from the surface wall and lit by windows on all sides.</p> <p>You will find a number of similarly styled bay windows in Fair Haven. This one has quite a decorative design in the slate roof.</p>	
Belfry	<p>A bell tower or steeple.</p> <p>This belfry sits atop the Eagle's Club which was originally the South School. The bell is still visible inside this structure. Most of our belfries are found in churches like the First Congregational Church</p>	
Belvedere (see cupola)	<p>Italian for beautiful view a belvedere sits atop a roof</p> <p>The Adams House and Marble Mansion have a belvedere as does Durfee Funeral Home and at least one other home in town on Washington Street.</p>	
Conical Roof	<p>Cone-shaped roof</p> <p>Conical roofs can be found on Queen Anne and Gothic style homes. This example is found on a porch roof on High Street.</p>	










<p><b>Corbel</b> (see modillions)</p>	<p>Architectural block or bracket often found in the eaves of a roof overhang, used in Victorian architecture.</p> <p>They are found on homes and buildings throughout town. The word corbel comes from blackbird.</p>	
<p><b>Cornice</b></p>	<p>Crowning projection at the roof line with molding or other classical detail forming a top band.</p> <p>This decorative cornice can be found in a number of our downtown buildings. This is the Community Bank Building</p>	
<p><b>Cresting</b></p>	<p>A decorative ornamentation along the ridge of a roof, usually made of a metal such as iron or copper. Usually found on mansard roofs. We have at least two in town, this one is found on Caernarvon Street.</p>	
<p><b>Cupola</b></p>	<p>A small structure projecting up from the roof, usually domes. We often refer to the structure on top of the Marble Mansion as a cupola or widow's walk, but it is more accurately defined as a belvedere.</p>	
<p><b>Dentils</b></p>	<p>Toothlike blocks that decorate a cornice</p> <p>Fair Haven Free Library is a great example of dentils. You can also find them around town decorating several homes.</p>	
<p><b>Dormer</b></p>	<p>A vertical window that projects from a sloping roof.</p> <p>Again, you find many homes with dormers. Many were built to bring light into bedrooms.</p>	
<p><b>Dormer Roof</b></p>	<p>A roof structure containing a dormer or dormers.</p> <p>This dormer roof is atop the Haven Guest House at the corner of Fourth and Main Streets</p>	

















Eaves	<p>The edges of the roof that overhang the face of a wall and usually project beyond the side of a building</p> <p>We have many decorative eaves on our buildings in the historic district here in Fair Haven.</p>	
Ell	<p>A wing of a building added at a right angle to the main structure. Name is taken from the letter "L".</p> <p>Many homes in town have ells. This home found on Washington Street was built circa 1853 and is a great example of an "L" shaped home</p>	
Facade	<p>The front exterior of the building.</p> <p>The Fair Haven Grade School is on the National Historic Register. When the school was remodeled, they worked to do so in a way that would not change the facade.</p>	
Fanlight	<p>A window the shape of a semicircle with glazing bars that radiate outward making it look like a fan, usually placed over other windows or doors.</p> <p>This fanlights pictured here are from the Town Office and the Fair Haven Free Library. Other examples include the Fair Haven Grade School and in homes around town.</p>	 
Flat Roof	<p>A roof that is almost level.</p> <p>These are usually found in arid climates, but we found several around town. Several businesses and homes have flat roofs. One of the roofs on Fair Haven Grade School is also flat</p>	
Finial	<p>A decorative element marking the top or end of something.</p> <p>We find them all over town decorating roof tops. Here is the one found on a North Main Street home.</p>	










Frieze	<p>A long narrow band of sculptures</p> <p>The frieze on the building at 79 Main Street was recently painted highlighting the unique frieze.</p>	
Frontispiece	<p>The combined elements that frame and decorate the chief face of the building.</p> <p>The Community Bank buildings main entrance is an example of one of our town's most impressive front is pieces.</p>	
Gables Gable Roof	<p>A gable is the triangular portion of a wall between the edges of a pitched roof. A gable roof slopes downward in two parts at an angle from a central ridge, so as to leave a gable at each end.</p> <p>Gable roofs are the most common style, especially in cold weather because they shed rain and snow better. We have many unique styles in the gables here in town. As their names imply a gable can be left open (open gable) or enclosed to make it a boxed gable</p>	 
Gambrel Roof	<p>A roof with two sides, each of which has a shallower slope above a steeper one.</p> <p>This example of a gambrel style is found on Pine Street</p>	
Gingerbread or Gingerbread- ing	<p>The detailed embellishments found on homes built in the mid to late 19th century.</p> <p>You will find many examples of gingerbread designs on porches and roofs here in Fair Haven, especially along Caernarvon and its connecting streets.</p>	
Hip Roof	<p>A hip roof is one where all sides slope downwards to the walls.</p> <p>This house is found on Second Street</p>	








Jamb	The side post or surface of door, windows, or fireplaces.	
Jerkinhead Roof	This style roof is also referred to as a jerk in head, jerk in head, half-hipped, clipped gable, and English hipped roof. It is a gable roof that has been clipped to look like a hip roof. Could have been designed to help relieve wind stress on the gable roof. The top picture is on the roof of a carriage barn on Caernarvon Street and has a slate design. The other photo is from a house on Second Street and is a side view of the roof.	 
Keystone	<p>Central stone in an arch holding it together</p> <p>This keystone is one of many in our community. It is found above the windows of the Fair Haven Grade School.</p>	
Kneewall Window	<p>A window between the windows of the first floor and the eaves. Usually found in 1.5 story homes.</p> <p>This characteristic is found in the classic cottage style home</p>	
Label	<p>A dripstone or moulding over a door or window.</p> <p>The example here is from the First Baptist Church.</p>	
Lintel	<p>A block spanning the space above an opening supported vertically on both sides and often found over portals, doors, windows and fireplaces.</p> <p>This example at the Community Bank is quite decorative.</p>	

Mansard Roof	A roof which has four sloping sides, each of which becomes steeper halfway down.	
Modillions	Small scrolled brackets under the overhang of the cornice (see corbel)	
Newel and Balusters	A baluster is a short column used to support a rail and the newel is the central pillar.  Staircases are another way in which builders added their signature to a home.	
Oriel Window	A multi-sided window which extends from the wall of the home but the base doesn't reach the ground.  In addition to several homes, there is a beautiful example on the south side of the Adams House.	
Palladian Window	An arched (or round-headed) window immediately flanked by two shorter, smaller, non-arched windows.  Examples of these windows can be found in several homes both on the north and south side of town. This window is found on West Street.	
Parapet	Upward extension of a wall  Several buildings and homes in town have parapets. Originally parapets were for defence and soldiers would hide in the parapet.	
Pediment	The area inside a gable framed by cornices on three sides. They can be found over doors and windows as well. This is a beautiful example on Allen Avenue.	



<p>Piazza</p>	<p>For our purpose, a piazza is more like a veranda or an open walled roofed porch.</p> <p>Reference is made in older documents (early 1900s) of the addition of piazzas to homes in town. This large open porch is located on Allen Avenue.</p>	
<p>Pilasters</p>	<p>A column that usually projects from a wall</p> <p>You will find pilasters on many of our town's buildings and homes.</p>	
<p>Porte-cochère</p>	<p>A covered porch like structure or doorway extending from the entrance through which vehicles can often enter. We have several examples, one pictured here at the Marble Mansion Inn and also the home located at 6 Capitol Hill</p>	
<p>Rustication</p>	<p>Masonry style to give a stones a rough appearance</p> <p>You will see alternate rough (rusticated) and smooth stones on the building which currently houses Kokomos.</p>	
<p>Spandrel</p>	<p>The area between the sill of a window and the head of the window directly below it</p> <p>You will find spandrels on several of the commercial block buildings, including those pictured here from the Jane Lloyd Block.</p>	
<p>Tower</p> 	<p>A building or part of a building that is exceptionally high in proportion to its width and length. We found several examples of towers on our tour through town. They had different shapes but all meet the definition of tower. Two examples here in town are on Capitol Hill (left) and West Street (on the right)</p>	

Transom	<p>A row of glass panes located directly above a door.</p> <p>The example used here has colored glass.</p>	
Turret	<p>Small vertical tower. Originally they were designed for a defensive position. They are also described as a small tower on top of another tower.</p> <p>This home on West Street has a turret.</p>	
Tri-Gable Ell	<p>A gable front house with ells almost the same height as the main block.</p> <p>These are quite numerous in Fair Haven and our gables here in town are quite beautifully enhanced by using unique wood patterns</p>	
Vermont or Witch Window	<p>A window installed diagonally at a 45 degree angle.</p> <p>After getting what turned out to be a great lead, we found a Vermont or witch window in town. It is not visible from the street, but there is one on a North Main Street house. We were also told that the home next door to the former Hydeville Baptist Church has one as well.</p>	
Vernacular	<p>Architecture built using local materials and knowledge.</p> <p>In Fair Haven, you will see elaborate use of wood working and slate on homes large and small, grand or simple. This house on Caernarvon is considered to be a vernacular stick style home. Notice the artistic wood-work on the bay window.</p>	



## Other Definitions

**Flemish Bond Brick Work.** A decorative brick pattern characterized by alternating headers (the short face of the brick) and stretchers (the long face of the brick), with each header centered over a stretcher in the course below. This pattern creates a distinctive checkerboard appearance.

**Fenestration.** The arrangement of windows and doors on the elevations of a building.

**Porch:** A roofed, unenclosed (or partially enclosed by screening) area attached to a building that provides direct access to or from the building.

**Quoins:** Architectural elements that refer to the external corners of a building.

**Scroll-Sawn.** Decorative architectural detailing produced with a scroll saw, characterized by intricate cut-out patterns applied to elements such as brackets or friezes.

**Water Table.** A masonry projection at the base of a wall, designed to deflect water away from the foundation and serve as a decorative transition between the foundation and wall.

**Window Hood.** A projecting element above a window opening designed to deflect rainwater and serve as a decorative feature that adds depth and visually accentuates the window opening.