

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

**ZONING REGULATIONS**  
**TOWN OF WALLINGFORD, VERMONT**  
**2022**

Regulations were first approved by the legal voters of Wallingford on March 2, 1971. The regulations were subsequently re-adopted on September 12, 1972, December 12, 1989, June 15, 2009, and August 17, 2015.

**TABLE OF CONTENTS**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

Article I: Enactment and Purpose .....4  
    Section 101 – Purpose.....4  
    Section 102 – Interpretation.....4  
    Section 103 – Enactment .....4  
    Section 104 – Effective Date .....4  
    Section 105 – Severability .....4  
  
Article II: Definitions.....5  
    Section 201 – Definitions .....5  
  
Article III: Establishment of Zoning Districts and Zoning Maps .....5  
    Section 301 – Zoning Districts .....5  
    Section 302 – Zoning Maps.....5  
    Section 303 – Interpretation of Zoning District Boundaries .....5  
  
Article IV: General Regulations .....6  
    Section 401 – Application of Regulations .....6  
    Section 402 – Limitation on Municipal Bylaws .....6  
    Section 403 – Existing Small Lots .....7  
    Section 404 – Lots Lying in More Than One District .....7  
    Section 405 – Required Frontage On, Or Access To, Public Roads or Public Waters .....7  
    Section 406 – Protection of Home Occupations.....7  
    Section 407 – Equal Treatment of Housing.....8  
    Section 408 – Construction Approved Prior to Adoption or Amendment to Regulations .....8  
    Section 409 – Non-Conforming Uses.....8  
    Section 410 – Non-Conforming Structures .....8  
    Section 411 – Temporary Uses and Structures.....9  
    Section 412 – Conditional Use Approval .....9  
    Section 413 – Site Development Plan Approval and Procedures.....9  
    Section 414 – Shoreland Protection Act Standards .....10  
    Section 415 – Uses Not Permitted.....10  
    Section 416 – Abandonment of Structures .....10  
    Section 417 – Flood Hazard Protection Area Standards .....11  
    Section 418 – Off-Street Parking Space .....11  
    Section 419 – Storage .....11  
    Section 420 – Access to State Highway .....11  
    Section 421 – Exemptions to Town Permits Requirements .....12  
    Section 422 – Potable Water Supply and Wastewater Permits .....13  
    Section 423 – Fences (non-agricultural).....13  
    Section 424 – Subdivision / Parceling .....14  
    Section 425 – Swimming Pools.....14  
    Section 426 – Tiny Houses .....14  
    Section 427 – Alternate Energy .....14

47	Section 428 – Screen Service Areas .....	15
48	<b>Section 429 – Short-Term Rentals.....</b>	<b>15</b>
49		
50	Article V: Specific District Regulations .....	16
51	Section 501 - Forest and Recreation (FR) .....	19
52	Section 502 – Agricultural and Rural Residential (ARR) .....	20
53	Section 503 – Residential (R).....	21
54	Section 504 – Multiple Residential (MR).....	22
55	Section 505 – Neighborhood Commercial (NC) .....	23
56	Section 506 – Industrial (IN).....	24
57		
58	Article VI: Administration and Enforcement .....	25
59	Section 601 – Zoning Administrator .....	25
60	Section 602 – Zoning Permits.....	25
61	Section 603 – Zoning Permit Effective Periods and Permit Extension or Amendment	
62	Requirements .....	25
63	Section 604 – Penalties for Starting a Project Prior to Issue of all Required Permits .....	26
64	Section 605 – Development Review Board (DRB).....	26
65	Section 606 – Appeals .....	26
66	Section 607 – Referral to State Agency(s) .....	27
67		
68	Article VII: Mobile Home and Mobile Home Parks .....	28
69	Section 701 – Mobile Home Park Permits .....	28
70	Section 702 – Park Requirements.....	28
71	Section 703 – Single Mobile Homes .....	29
72	Section 704 – Exceptions.....	29
73		
74	Article VIII: Trailer, Recreational Campground and Recreational Equipment Storage.....	30
75	Section 801 – Trailer or Recreational Campground Permits .....	30
76	Section 802 – Trailer or Recreational Campground Requirements.....	30
77	Section 803 – Storage of Camping and Recreational Equipment.....	31
78		
79	Article IX: Signs and Advertising Displays .....	32
80	Section 901 – Purpose .....	32
81	Section 902 – Number and Type of Allowable Permanent Signs .....	32
82	Section 903 – Placement.....	33
83	Section 904 – Special Categories of Signs .....	33
84	Section 905 – Exempt Signs .....	33
85	Section 906 – Prohibited Signs.....	34
86	Section 907 – Illuminated Signs.....	35
87	Section 908 – Non-Operational Businesses.....	35
88	Section 909 – Stores Displaying Merchandise Outside.....	35
89		
90	Appendices	
91	Appendix A – Definitions.....	36

92 **ARTICLE I: ENACTMENT AND PURPOSE**

93 **Section 101 - Purpose**

94  
95 These Zoning Regulations are meant to promote the public health, safety, and welfare of the  
96 community of Wallingford as authorized by the Vermont Planning and Development Act (24  
97 V.S.A. Chapter 117; “the Act”). The specific objectives of these regulations are to protect and  
98 enhance the value of property; to protect and consider the natural and human environment; and to  
99 provide for orderly community growth. In order to control potential threats, certain uses are either  
100 not permitted, conditionally permitted, or permitted subject to compliance with specific criteria  
101 outlined within these Regulations. These constraints are designed to prevent over-development, to  
102 mitigate the negative impacts to the natural and human environment, and to minimize effects to the  
103 historical and aesthetic character of the Community.

104  
105 **Section 102 – Interpretation**

106  
107 The provisions within these Regulations shall be interpreted and applied whenever the Zoning  
108 Administrator, Development Review Board, or Judiciary are required to do so in conformance with  
109 the Purpose section. The interpretation and application of these Regulations shall be held to be the  
110 minimum requirements adopted for the promotion of the public health, safety, comfort,  
111 convenience, and general welfare. **These Regulations should not be interpreted to impair, replace,**  
112 **mitigate or supersede any valid permits previously issued (Grandfathered use). Where these**  
113 **Regulations impose a greater restriction upon the use of a structure or land than are required by any**  
114 **other statute, ordinance, rule, regulation, permit, easement, or agreement, the provisions of these**  
115 **Regulations shall control.**

116  
117 **Section 103 - Enactment**

118  
119 In accordance with the Act, there are hereby established Zoning Regulations for the Town of  
120 Wallingford, Vermont which are set forth in the text and maps that constitutes these regulations.  
121 These regulations shall be known and cited as the "Zoning Regulations: Town of Wallingford,  
122 Vermont."

123  
124 **Section 104 - Effective Date**

125  
126 **These Regulations shall take effect upon the date of their approval by the registered voters of the**  
127 **Town of Wallingford.**

128  
129 **Section 105 – Severability**

130  
131 The invalidity of any article or section of these Regulations shall not invalidate any other article or  
132 section thereof.

134 **ARTICLE II: DEFINITIONS**

135  
136 **Section 201 – Definitions**

137  
138 Except where specifically defined herein, all words used in these regulations shall carry their customary  
139 meanings. Words used in the present tense include the future, and the singular includes the plural- The  
140 word "lot" includes "plot"; the word "building" includes "structure"; the word "shall" is mandatory; the  
141 words "occupied" or "used" shall be considered as though followed by "or intended, arranged, or designed  
142 to be used or occupied"; the word "person" includes "individual, partnership, association(s), corporation(s),  
143 company or organization(s)" or any other incorporated or unincorporated organization or group". The  
144 Planning Commission shall clarify doubt as to the precise meaning of any word used in these Regulations.  
145 References to other Sections of the Zoning Regulations are attached to the detailed list of Definitions  
146 found in Appendix A of this document.  
147

148 **ARTICLE III:**  
149 **ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAPS**

150  
151 **Section 301 - Zoning Districts**

152  
153 Wallingford is hereby divided into the following zoning districts.

- 154 Forest and Recreation - FR
- 155 Agricultural and Rural Residential - ARR
- 156 Residential - R (formerly R15)
- 157 Multiple Residential - MR
- 158 Neighborhood Commercial - NC
- 159 Industrial - IN

160  
161 **Section 302 - Zoning Maps**

162  
163 The locations and boundaries of Zoning Districts are established and shown on the Official Zoning  
164 Maps which are hereby made a part of these regulations.  
165

166 **Section 303 - Interpretation of Zoning District Boundaries**

167  
168 If uncertainty exists with respect to the boundary of any Zoning District on the Zoning Maps, the  
169 Development Review Board shall determine the location of such boundary.  
170

171 **ARTICLE IV: GENERAL REGULATIONS**

172 **Section 401 - Application of Regulations**

173  
174 Except as provided, no building or structure shall be erected, moved, altered; demolished, or  
175 extended; and no land, building, structure, or part thereof, or any substantial change or expansion  
176 of Structure or Use, unless it is in conformity with the regulations specified for the district in which  
177 it is located. Town Regulations do not supersede applicable Vermont or Federal Regulations.  
178 Separate Town Ordinances may also apply to a regulated use of activity.  
179

180 **Section 402 - Limitations on Municipal Bylaws**

181  
182 The following uses may be regulated only with respect to location, size, height, building bulk,  
183 yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise,  
184 lighting, landscaping, and screening requirements, and only to the extent that regulations do not  
185 have the effect of interfering with the intended functional use of:

- 186 1. State or community owned and operated institutions and facilities.
- 187
- 188 2. Educational institutions certified by the State Department of Education.
- 189
- 190 3. Churches and other places of worship, convents, and parish houses.
- 191
- 192 4. Public and private hospitals.
- 193
- 194 5. Regional solid waste management facilities certified under 10 V.S.A. Chapter 159, and  
195 applicable revisions
- 196
- 197 6. Hazardous waste management facilities for which a notice of intent to construct has been  
198 received under 10 V.S.A. § 6606a, and applicable revisions.  
199

200 In addition, there are the additional following restrictions on Town regulations: No regulation on  
201 public utility power generating or transmission facilities regulated under 30 V.S.A. § 248. If land is  
202 also subject to state regulation, the more stringent or restrictive regulation applies. No regulation of  
203 accepted agricultural practices and uses that are regulated under and defined by 10 V.S.A. §§  
204 1021(f) and 1259(f) and 6 V.S.A. § 4810.

- 205 1. Zoning laws must respect the limits on municipal power to regulate hunting, fishing,  
206 trapping, and other such activities.  
207
- 208 2. Zoning laws shall not prohibit the installation, operation or maintenance of alternative  
209 energy-generation systems that are exempt from VT Statute (30 VSA Section 248; and  
210 subsequent revisions). Town zoning regulations do apply to other solar, wind, hydro and  
211 geo-thermal energy generation facilities that are not exempt of local jurisdiction by state or  
212 federal laws.  
213

- 214 3. Residential energy generation facilities not regulated by the State of Vermont Public  
215 Service Board or exempt from local regulation by State statute are subject to all Town  
216 standards.

217  
218 **Section 403- Existing small lots**

219  
220 Any lot in individual and separate and non-affiliated ownership from surrounding properties in  
221 existence on the effective date of these Regulations may be developed for the purposes permitted in  
222 the district in which it is located, even though not conforming to minimum lot size requirements,  
223 provided that such lot is not less than 1/8 acre in area with a minimum width or depth dimension of  
224 40 feet.

225  
226 **Section 404 - Lots Lying in More Than One District**

227  
228 In the case of lots lying in more than one district, the provisions of any district may be applied for a  
229 distance of not more than 50 feet into any other adjacent district.

230  
231 **Section 405 - Required Frontage On, Or Access To, Public Roads or Public Waters**

232  
233 No land development may be permitted on lots which do not either have frontage on a public road  
234 or public waters or, with the approval of the Development Review Board, access to such road or  
235 waters by a permanent easement or right-of-way at least 20 feet in width.

236  
237 **Section 406 - Protection of Home Occupations**

238  
239 None of these Regulations are intended to infringe upon the right of any resident to use a minor  
240 portion of a dwelling or appurtenant accessory structure for an occupation which is customary in  
241 residential areas and which does not change the character of the neighborhood; a zoning permit is  
242 still required.

243  
244 Residents may use a minor portion of a dwelling or accessory structure for an occupation which is  
245 customary in residential areas and which does not change the character of the area as long as:

- 246 1. The dwelling, accessory structures, and the lot maintain a residential appearance at all  
247 times.
- 248
- 249 2. The home occupation is clearly secondary to the use of the site for residential purposes.
- 250
- 251 3. The use is conducted within a portion of the dwelling or a building accessory thereto by a  
252 resident of the principal dwelling and having not more than two (2) employees.
- 253
- 254 4. The use does not generate unsafe or intrusive traffic, parking, noise, vibration, glare, fumes,  
255 odors or electrical interference.
- 256
- 257 5. A permitted Home Occupation is granted to the applicant for the length of time that the  
258 applicant occupies the dwelling. The permit shall expire upon relocation by the applicant

259 and shall neither remain with subsequent occupants of the dwelling nor transfer to a new  
260 location with the original applicant.

261  
262 6. Vehicle (auto and /or truck) bodywork or repairs are not considered Home Occupations.

263

264 **Section 407 - Equal Treatment of Housing**

265

266 None of these Regulations shall have the effect of excluding housing that meets the needs of the  
267 population within the community of Wallingford, as determined by the 'Housing' element of the  
268 Municipal and Town Plans, as required under 24 V.S.A. Chapter 117, §4382(a) (10).

269

270 **Section 408 - Construction Approved Prior to Adoption or Amendment to Regulations**

271

272 Nothing contained in these Regulations shall require any changes in plans or construction of a non-  
273 complying structure for which a building permit has been issued, and which has been completed  
274 within one year from the effective date of these Regulations.

275

276 **Section 409 - Non-Conforming Uses**

277

278 The following provisions shall apply to all buildings and uses existing on the effective date of these  
279 Regulations which do not conform to the requirements set forth in these Regulations and to all  
280 buildings and uses that in the future do not conform by reason of any subsequent amendment to  
281 these Regulations. Any non-conforming use of structures or land, except those specified below,  
282 may be continued indefinitely, but:

283

1. Shall be extended or expanded only upon the approval of the Development Review  
284 Board, if it finds that such extension or expansion does not create a greater nuisance  
285 or detriment.

286

287 2. Shall not be changed to another non-conforming use without approval of the  
288 Development Review Board, and then only to a use which, in the opinion of the  
289 Board, is no more objectionable in character than the old use.

290

291 3. Shall not be re-established without approval of the Development Review Board if  
292 such use has been discontinued for a period of one year, or has been changed to, or  
293 replaced by, a conforming use. Intent to resume a nonconforming use shall not confer  
294 the right to do so.

295

296 **Section 410 - Non-Conforming Structures**

297

298 Nothing in the paragraph above shall be deemed to prevent normal maintenance and repair of a  
299 non-conforming structure, provided that such action does not increase its degree of non-  
300 compliance.

301



302 **Section 411 - Temporary Uses and Structures**

303

304 Temporary permits may be issued by the Zoning Administrator (referred to in Article VI) for a  
305 period not exceeding one (1) year for nonconforming uses incidental to construction projects. Such  
306 permits are conditional to agreement by the owner to remove the structure or cease temporary use  
307 upon expiration of the permit, and address temporary potable water and septic disposal issues, per  
308 state and local rules.

309

310 Such permit may be renewed upon application for an additional period not exceeding one (1)  
311 additional year.

312

313 **Section 412 - Conditional Use Approval**

314

315 No Zoning Permit shall be issued by the Zoning Administrator for any use or structure that requires  
316 Conditional Use Approval until the Development Review Board grants such approval. In considering  
317 its action, the Board shall make findings on general and specific standards, hold hearings, and attach  
318 conditions, if any, as provided for in the Act. The general standards which must be met are that any  
319 proposed conditional use shall not adversely affect:

320

1. The capacity of existing or planned community facilities.

321

2. The character of the area affected.

322

3. Traffic on roads and highways in the vicinity, and

323

4. Zoning Regulations then in effect.

324

325  
326  
327  
328 The proposed conditional use shall conform to the specific standards for the district in which it is  
329 located. Lacking locally defined standards, the Development Review Board may also apply  
330 commonly accepted standards which may apply in legal precedent. An accepted exception is for  
331 existing mobile home parks and trailer and recreational campgrounds, which shall conform to the  
332 specific standards for those particular uses as provided in these Regulations provided in Articles VII  
333 and VIII.

334

335 **Section 413 - Site Development Plan Approval and Procedures**

336

337 No Zoning Permit shall be issued by the Zoning Administrator for any use or structure requiring  
338 Conditional Use approval, until the Development Review Board grants Site Development Plan  
339 Approval.

340

341 Application for site plan approval shall be submitted to the Development Review Board by the  
342 Zoning Administrator and contain the following information: a clear and accurate site plan showing  
343 location and dimensions of the lot in question and a description of the proposed development,  
344 including a description of any building to be constructed or altered and its intended use. The  
345 Development Review Board shall act to approve, or deny, any such site plan within 45 days after the  
346 date it receives the proposed plan, and failure to act within such period shall be deemed approval.

347

348 **Section 414 - Shoreland Protection Act Standards**

349

350 Vermont's Shoreland Protection Act (In effect July 1, 2014) applies to all activities within 250 feet  
351 of a lake or pond's mean water level for all lakes and ponds greater than 10 acres in surface area,  
352 affecting all property that shares a property line with Wallingford Pond, Fifield Pond, Little Rock  
353 Pond, and Elfin Lake.

354

355 The Act recognizes that many shoreland properties in Vermont are already developed or are small  
356 parcels that cannot meet the new standards. Developed properties are "grandfathered" until the  
357 owner proposes redevelopment. On existing small parcels, the Shoreland Permit Program staff will  
358 work with homeowners so that the standards are met to the extent possible.

359

360 Any project involving new cleared area or impervious surface that exceeds the registration limits of  
361 a parcel will require a shoreland permit from the State of Vermont. Shoreland registrations and  
362 permits will require compliance with the standards outlined in the Act.

363

364 Activities that do not require a permit:

- 365 • Maintenance, but not expansion, of lawns, gardens, landscaped areas, and beaches in  
366 existence on July 1, 2014;
- 367 • Creation of one 6-foot-wide footpath to mean water level;
- 368 • Construction within the impervious surface footprint in existence July 1, 2014;
- 369 • Wastewater systems and potable water supplies;
- 370 • Repair and replacement of transportation infrastructure, including private roads; silvicultural  
371 (forestry) activities; agricultural activities;
- 372 • utility projects and lines;
- 373 • projects with an Act 250 permit; projects within designated downtowns and village centers;  
374 and certain urban and industrial redevelopment.

375

376 **Section 415 - Uses Not Permitted**

377

378 The following uses are not permitted within the Town of Wallingford or any of its Zoning Districts:

- 379 • Hide tanning or curing plants,
- 380 • Crematoriums,
- 381 • Asphalt manufacturing or processing plants,
- 382 • Rendering plants, manufacturing or processing of fertilizer, bone, rubber, paper, ammonia,  
383 chlorine, explosives,
- 384 • Marijuana dispensary, methadone clinic.
- 385 • Manufacturing or refining of petroleum or gas.

386

387 **Section 416 - Abandonment of Structures/ Structure Materials**

388

389 Within one (1) year after work on an excavation for a building has begun or within one (1) year after  
390 a permanent or temporary building or structure has been destroyed, demolished, or abandoned, all  
391 structural materials shall be removed from the site, and the excavation thus remaining shall be  
392 covered over or filled to the normal grade by the owner.

393 **Section 417 - Flood Hazard Protection Area Standards**

394  
395 The specifics of the “Flood Hazard Area Regulations” may be referenced in the Wallingford Town  
396 Clerk’s Office.

397  
398 **Section 418 - Off-Street Parking Space**

399  
400 The Development Review Board may require specific off-street parking spaces to be provided when  
401 reviewing Conditional Use applications.

402  
403 In order to enhance and maintain village character, parking to serve non-residential uses and  
404 residential structures with two or more units shall not be permitted between the front building line  
405 and the street in the Neighborhood Commercial, Multiple Residential and Residential Districts. The  
406 Development Review Board may consider exceptions to this requirement when strict conformity  
407 cannot be achieved due to site specific constraints and where the overall site layout otherwise  
408 conforms with the purpose of the district.

409  
410 **Section 419 – Storage**

411  
412 Any new commercial storage facilities are a Conditional Use in all zoning districts and subject to  
413 Development Review Board approval. Storage lasting less than one year in a temporary storage  
414 structure may be allowed upon issue of a temporary use permit by the Zoning Administrator. The  
415 storage unit is to be located in the rear or side of the property when possible, and a minimum of 10  
416 feet from any property line. Placement of storage structures for longer than one (1) year will be  
417 considered an accessory use building and will be subject to prescribed setbacks and applicable zoning  
418 regulations.

419  
420 **Section 420- Access to State Highway**

421  
422 Whenever a proposed site plan involves a new or expansion of access or use to a State of Vermont  
423 highway, the application for site plan approval shall include a letter of intent from the Agency of  
424 Transportation confirming that the Agency has reviewed the proposed site plan and is prepared to  
425 issue an access permit.

426  
427 **Section 421 - Exemptions to Town Permit Requirements**

- 428  
429 1. Residential (detached) Storage and Accessory Structures of 120 square feet or less and 15 feet  
430 in height. These exempted non-commercial structures, when used exclusively by the property  
431 Owner, are also exempt from prescribed side and rear setbacks, providing they are installed in  
432 all zoning districts a minimum setback of ten (10) feet. Front setbacks for the specific zoning  
433 district still apply. Commercial use of new detached accessory structures are not exempt.  
434  
435 2. Accepted/Required Agricultural Practices (AAPs & RAP’s), including the construction of  
436 farm structures, as those practices are defined by the Secretary of Agriculture, Food and  
437 Markets, in accordance with applicable VT Statutes. Written notification, including a Site  
438 Plan showing structure setback distances from road rights-of-way, property lines, and surface

439 waters shall be submitted to the Zoning Administrator prior to any construction, as required  
440 by AAP/RAPs. Such structures shall meet all setback requirements under these regulations,  
441 unless specifically waived by the Secretary. The Zoning Administrator may require a  
442 Determination Letter from the Vermont Agency of Agriculture, Food & Markets as a required  
443 component of any application for a qualified Agricultural Structure or Use.  
444

- 445 3. Accepted Management Practices (AMPs) for silviculture (forestry) as the Commissioner of  
446 Forests defines those practices, Parks, and Recreation.  
447
- 448 4. Power generation and transmission facilities, which are regulated under 30 V.S.A. 248 by the  
449 Vermont Public Service Board. Such facilities, however, should conform to policies and  
450 objectives specified for such development in the Town Plan.  
451
- 452 5. Hunting, fishing, and trapping as specified under 24 V.S.A. 2295 on private or public land.  
453 This does not include facilities supporting such activities, such as firing ranges or rod and gun  
454 clubs, which for the purposes of these regulations are defined as outdoor recreation facilities.  
455
- 456 6. Normal maintenance and repair of an existing structure which does not result in exterior  
457 alterations or expansion of exterior area (footprint or height), or a change of use.  
458
- 459 7. Interior alterations or repairs to a structure which do not result in exterior alterations, or  
460 expansion, or a change in use.  
461
- 462 8. Exterior alterations to structures which do not result in any change to the footprint or height  
463 of the structure or a change in use.  
464
- 465 9. Residential entry stairs (excluding decks and porches), handicap access ramps and required  
466 landings (40 square feet maximum), walkways, and fences or walls less than or equal to 6 feet  
467 in height which do not extend into or obstruct public rights-of-way, or interfere with corner  
468 visibilities or sight distances for vehicular traffic. (See also section 424 Fences Non-  
469 Agricultural)  
470
- 471 10. Minor grading and excavation associated with road and driveway maintenance, or which is  
472 otherwise incidental to an improved use. This specifically does not include extraction and  
473 quarrying activities. This exemption applies to common residential landscaping projects  
474 involving only earthen materials to include open patios and retaining walls.  
475
- 476 11. Outdoor recreational trails (e.g., walking, hiking, cross-country skiing, and snow mobile  
477 trails) which do not require the installation of structures or parking areas.  
478
- 479 12. Street Sales Garage, tag, yard, moving, estate, and similar temporary sales of goods, for up  
480 to 15 days per calendar year, will not require a local permit, providing the sale does not  
481 interfere with public right of way or safety issues, as determined by the appropriate Public  
482 Authorities. Marketing of goods, materials, food, etc., for longer than this permitted period  
483 requires the applicable zoning permit.  
484

485 13. Other uses as designated in the Table of Contents.  
486

487 **Section 422 - Potable Water Supply and Wastewater Permits**  
488

489 The Zoning Administrator may withhold the issuance of a zoning permit until the applicant has  
490 successfully demonstrated receipt of a State of Vermont Potable Water Supply and Wastewater  
491 Permit or for pre-existing and functioning water and septic systems, an exemption from Vermont’s  
492 Wastewater & Potable Water Supply Division.  
493

494 Existing water supply or sewage disposal systems that have been considered abandoned or  
495 discontinued, failed in daily performance; or expect expanded/increased use from existing use ( as of  
496 1/1/2007) will require further proof of compliance with VT regulations in any application for a Town  
497 permit.  
498

499 **Section 423 – Fences (non-agricultural)**  
500

501 Fences may be built in front, side and rear yards provided they do not exceed six and one-half (6.5  
502 feet in height from ground to peak and are maintained in a proper state of repair with the finished  
503 side of such fence facing adjacent properties. Fences shall be constructed so that they can be  
504 maintained from the premises of the owner (minimum distance from boundary line of 4 feet).  
505

506 Boundary line fences shall be allowed if the parties involved **agree in writing**, the agreement shall  
507 include the design and facing of the fence as well as a statement of which party or parties is/are  
508 responsible for its maintenance. A copy of the written agreement shall be attached to Permit  
509 Application and kept on file in the Zoning Administrator’s Office (See Article V: Specific District  
510 Regulations for set-backs.)  
511

512 **Section 424 – Subdivision/ Parceling**  
513

514 The legal (deeded) boundary description of a property (or adjacent properties acquired over time)  
515 shall define the outside perimeter(s) of an ownership. The existence of a Public (municipal owned)  
516 road or navigable waterway that may transect the legal boundaries of a property **does not create** two  
517 or more individual “*naturally subdivided*” parcels unless approved in accordance with Town Zoning  
518 and Subdivision regulations.  
519

520 **Section 425 - Swimming Pools**  
521

522 A private inground or aboveground swimming pool shall be installed and maintained in a manner to  
523 meet all State Health Code Standards, shall be fenced or otherwise protected to prohibit unauthorized  
524 or accidental entry, shall not constitute a hazardous or nuisance situation, and shall meet all  
525 applicable setback requirements.  
526

527 **Section 426 – Tiny Houses**  
528

529 Tiny houses (see Definition Tiny House in Appendix A) will be consider as a permanent structure  
530 falling under current set-backs and other applicable district zoning (Article V - Specific District

531 Regulations, page 15) when house is mounted on a permanent site e.g., Foundation Bound Unit. If  
532 the Tiny House is on a temporary hook-up or still able to be moved, it will be considered a  
533 Recreational Vehicle and will be governed under RV regulations (Article VIII - Trailer, Recreational  
534 Campground and Recreational Equipment Storage, page 30). A Recreational Vehicle (RV) designed  
535 for temporary camping travel or seasonal use is not considered a Tiny House.

536

### 537 **Section 427 - Alternate Energy**

538

539 Pursuant to 24 VSA 4412 the height of wind turbines with blades less than 20 feet in diameter, or  
540 rooftop solar collectors less than 10 feet high on sloped roofs, any of which are mounted on  
541 complying structures, shall not be regulated unless the bylaws provide specific standards for  
542 regulation. For the purpose of this subdivision, a sloped roof means a roof having a slope of more  
543 than five degrees.

544

545 The use of solar energy systems, whether as a part of a building or incidental to a building, are  
546 permitted accessory uses in all districts. Certain architectural features needed for the operation of  
547 active and passive solar energy systems, including but not limited to overhangs, detached solar  
548 collectors, reflectors and piping may be permitted by the Zoning Administrator to project into the  
549 required yard setback if conformance with yard setback requirements will cause undue expense or  
550 unusual difficulties and such projections do not adversely affect the character of the neighborhood.

551

552 Pursuant to 24 VSA section 4414 (15), ground mounted solar arrays shall be screened according to  
553 the screening requirements outlined below.

554

555 Pursuant to 30 VSA section 248 (s) ground mounted solar arrays exceeding 150 kW in size shall be  
556 set back from municipal road and highway boundaries at least 100 feet, and from all other property  
557 boundaries at least 50 feet.

558

### 559 **Section 428 - Screened Service Areas**

560

561 These regulations apply to energy generation facilities (15kW and greater) and commercial  
562 developments that propose storage of equipment, materials, and/or other products that are visible  
563 from the roadway or a neighbor if in a residential zoning district.

564

565 **1. Screening.** Any site(s) with one or more ground mounted solar energy generation facility must  
566 be screened along any frontage by a buffer that:

567

a. Is at least 12 feet wide.

568

b. Is maintained as a landscaped area or naturally vegetated area.

569

c. Has an adequate mix of trees and shrubs, taking into account terrain, to screen the  
570 proposed facility.

571

d. Provides year-round screening

572

573 **2.** The tree requirement may be waived for solar facilities on lots without adequate area to provide  
574 such a buffer without shading the solar panels.

575

576 **3.** Plantings shall be installed at the following minimum sizes:

- 577 a. Deciduous Trees: 2” Cal.
- 578 b. Evergreen Tree: 8’ HT
- 579 c. Deciduous Shrubs: 4’ HT
- 580 d. Evergreen Shrubs: 5’ HT

581

582 4. Plans shall be prepared by a landscape professional.

583

584 5. If plants die or show less than 50% health, they shall be replaced within 3 months or the start of  
585 the next growing season.

586

587 **Section 429 – Short-Term Rentals**

588 Short-term rentals (Air BnBs, etc.,) except where permitted, require a conditional use permit upon  
589 approval by the Development Review Board. Short-term rentals are subject to Vermont Statutes  
590 pertaining to short-term rentals.

591

November 2022

**ARTICLE V: SPECIFIC DISTRICT REGULATIONS**

592  
593  
594  
595  
596  
597  
598  
599  
600  
601  
602  
603  
604

A person shall not use any land or structure within the Town except in conformance with the use provisions of the Table of Uses and descriptions in each specific district section. For each district, permissible uses are given a designations:

- PERMIT – uses and structures are permissible upon issuance of a zoning permit.
- DRB - uses and structures are permissible upon issuance of a zoning permit after a site plan review has been completed by the Development Review Board.
- BLANK – indicates not permitted
- Some uses may require a STATE PERMIT. *ANY USES NOT SPECIFICALLY PERMITTED ARE PROHIBITED*

<b>USES</b>	<b>Forest (FR) Section-501</b>	<b>Agriculture Rural Residential (ARR) Section-502</b>	<b>Residential (R) Section-503</b>	<b>Multiple Residential (MR) Section 504</b>	<b>Neighborhood Commercial (NC) Section-505</b>	<b>Industrial (IN) Section 506</b>
1 - Family dwelling	Permit	Permit	Permit	Permit	Permit	DRB
2 - Family dwelling	Permit	Permit	Permit	Permit	Permit	DRB
Accessory (Non-commercial) building Excepting Home Occupations)	Permit					DRB
Accessory building use (commercial)						DRB
Agricultural and Forest Uses	Permit	Permit				
Animal hospital		DRB				
Boarding house		DRB				
Business Office					Permit	
Camp	Permit					
Car wash						DRB
Cemetery		DRB				
Commercial outdoor recreation	DRB	DRB	DRB			
Community Center		DRB		DRB	Permit	
Condominiums		DRB				
Dairy manufacturing						DRB



<b>USES</b>	<b>Forest (FR) Section-501</b>	<b>Agriculture Rural Residential (ARR) Section-502</b>	<b>Residential (R) Section-503</b>	<b>Multiple Residential (MR) Section 504</b>	<b>Neighborhood Commercial (NC) Section-505</b>	<b>Industrial (IN) Section 506</b>
Dormitory		DRB				
Educational institution					Permit	
Enclosed accessory building use			Permit	Permit	Permit	
Enclosed Service and repair establishments						DRB
Enclosed storage		DRB				
Enclosed warehouse						DRB
Energy generating facilities and infrastructure	DRB	DRB		DRB	DRB	
Fueling station		DRB				
Funeral home					Permit	
Gasoline station					DRB	
Gravel pit		DRB				DRB
Home Occupation	Permit	Permit	Permit	Permit	Permit	Permit
Hospital		DRB				
Hotel		DRB			Permit	
Light manufacturing		DRB				DRB
Lodge motel		DRB				
Membership clubhouse		DRB				
Mobile home		Permit	Permit	Permit	Permit	DRB
Mobile home park		DRB				
Mortuary					Permit	
Multiple family dwelling (more than 2 families or 2 units)		DRB	DRB	Permit	Permit	DRB
Non-Commercial accessory Uses	Permit					
Owner-occupied commercial uses with low-level environmental impact	DRB					

<b>USES</b>	<b>Forest (FR) Section-501</b>	<b>Agriculture Rural Residential (ARR) Section-502</b>	<b>Residential (R) Section-503</b>	<b>Multiple Residential (MR) Section 504</b>	<b>Neighborhood Commercial (NC) Section-505</b>	<b>Industrial (IN) Section 506</b>
Parking Lot		DRB			DRB	
Personal Service business					Permit	
Private Club	Permit	DRB			DRB	
Private outdoor recreation	DRB	DRB				
Private School		DRB	DRB	DRB		
Profession residence/office		Permit	Permit	Permit	DRB	
Public garage						DRB
Public Outdoor Recreation	DRB	DRB	DRB	DRB		
Public utility substation						DRB
Quarry						DRB
Renewable Energy Generation facilities	DRB	DRB		DRB	DRB	DRB
Research and development laboratory						DRB
Reservoirs	Permit					
Retail store					Permit	
Sand or gravel pit						DRB
Telecommunication facilities	DRB	DRB		DRB	DRB	DRB
Tourist home		DRB				
Traylor park		DRB				
Veterinary clinic (with provisos)		DRB				
Warehouse, enclosed						DRB
Wildlife refuge	DRB	DRB				

605 **Section 501 - Forest and Recreation (FR)**

- 606 1. **The following uses are permitted:** Agricultural and forest uses; camp; private club; One-  
 607 and two-family dwelling; and non-commercial accessory uses (excepting Home  
 608 Occupations); and reservoirs.  
 609  
 610 2. **The following uses are allowed after Conditional Use and Site Plan approval:** Wildlife  
 611 refuge; renewable energy generation facilities and infrastructure; telecommunications  
 612 facilities, owner-occupied commercial uses with low-level environmental impact to  
 613 surrounding ownerships; public outdoor recreation; private outdoor recreation; and  
 614 commercial outdoor recreation.  
 615

616 Other uses not listed here may be permitted if the finding by the Development Review Board  
 617 shows that such use is clearly of the same general character as those permitted in the area, and  
 618 which will not be detrimental to the other uses within the district or to the adjoining land uses,  
 619 or the natural and human environment, and so long as such use is not prohibited under Article  
 620 IV of these Regulations.

621 3. **Minimum Dimensional Requirements:**

	Residential	Non-Residential
Lot area	1 acre	10 acres
Lot front (along road frontage)	150 feet	300 feet
Rear yard minimum	50 feet	100 feet
Lot depth	150 feet	500 feet

622 4. **Minimum setbacks:**

	Residential	Non- Residential
Front	50 feet	100 feet
Rear	50 feet	100 feet
Sides	30 feet each side	50 feet each side

- 624 5. **Height maximum:** 3 stories or 38 feet, whichever is less. No height limitations for  
 625 agricultural use. The height maximum for telecommunications and renewable energy  
 626 generation facilities to be 75 feet; 100 feet maximum height as reviewed and approved by  
 627 Development Review Board for “visual environmental blending” of antenna / tower impact  
 628 to area aesthetics.  
 629  
 630  
 631 6. **Zone specific sign limitations:** in addition to Article IX Free-standing, non-internally  
 632 illuminated, flush-mounted signs requirements, not more than 16 square feet (maximum  
 633 area).  
 634

635 **Section 502 - Agricultural and Rural Residential (ARR)**

- 636 1. **Agricultural and forest uses:** 1-family dwelling; 2-family dwelling; mobile home;  
 637 professional residence/office; **farm animals**.  
 638
- 639 2. **The following uses are allowed after Conditional Use and Site Plan approval:** Multiple-  
 640 family housing (more than 2 units); light manufacturing; mobile home park; trailer park;  
 641 fueling station; gravel pit; animal-hospital, tourist home; boarding house, or lodge; motel,  
 642 hotel, condominiums; private school, community center; hospital; dormitory; private club,  
 643 membership clubhouse; public outdoor recreation; private outdoor recreation; commercial  
 644 outdoor recreation; wildlife refuge; cemetery; parking lot; enclosed storage; energy  
 645 generation facilities and infrastructure; telecommunications facilities; and veterinary clinic,  
 646 provided that any structures for the housing of animals shall be at least 200 feet from any  
 647 residential or other use in the district to which it would be detrimental.  
 648

649 Other uses not listed here may be permitted if the finding by the Development Review  
 650 Board shows that such use is clearly of the same general character as those permitted in the  
 651 area, and which will not be detrimental to the other uses within the district or to the  
 652 adjoining land uses, or the natural and human environment, and so long as such use is not  
 653 prohibited under Article IV of these Regulations.  
 654

655 **3. Minimum Dimensional Requirements:**

	Residential*	Residential**	Non-Residential
Lot area	1 acre	2 acres	2 acres
Lot front width	150 feet	150 feet	250 feet
Lot rear width	50 feet	50 feet	65 feet
Lot depth	150 feet	150 feet	150 feet

656 **4. Minimum Setbacks:**

	Residential*	Residential**	Non-Residential
Front	50 feet	150 feet	200 feet
Rear	30 feet	50 feet	65 feet
Side(s)	30 feet each side	30 feet each side	65 feet each side

658 \* Sites with access to Municipal services (water and/or sewer)

659 \*\* Site without access to Municipal services (water and/or sewer)

- 660
- 661 5. **Height maximum:** 3 stories or 38 feet, whichever is less. No height limitations for  
 662 agricultural use. The height maximum for telecommunications and renewable energy  
 663 generation facilities to be 75 feet; 100 feet maximum height” as reviewed and approved by  
 664 Development Review Board for “visual environmental blending” of antenna /tower impact  
 665 to area aesthetics.  
 666
- 667 6. **Zone specific sign limitations:** in addition to Article IX Free-standing, non-internally  
 668 illuminated, flush-mounted signs requirements, not more than 16 square feet (maximum  
 669 area).  
 670

671  
672  
673  
674  
675  
676  
677  
678  
679  
680  
681  
682  
683  
684  
685  
686  
  
687  
688  
  
689  
690  
691  
692  
693  
694  
695  
696  
697  
698  
699  
700

**Section 503 - Residential (R) (Formerly R-15)**

- 1. **The following uses are permitted:** 1-family dwelling; 2-family dwelling; mobile home; professional residence/office; home occupation; and enclosed accessory building use.
- 2. **The following uses are allowed after Conditional Use and Site Plan approval:** Multiple-family housing (more than 2 units); private schools, commercial and outdoor recreation.

Other uses not listed here may be permitted if the finding by the Development Review Board shows that such use is clearly of the same general character as those permitted in the area, and which will not be detrimental to the other uses within the district or to the adjoining land uses, or the natural and human environment, and so long as such use is not prohibited under Article IV of these Regulations.

- 3. **Minimum Dimension Requirements:**  
Lot area minimum: 1/8 of an acre (5,445 square feet)

	Residential	Non-Residential
Lot front width	50 feet	50 feet
Lot rear width	50 feet	50 feet
Lot depth	100 feet	100 feet

- 4. **Minimum Setbacks:**

	Residential	Non-Residential
Front	10 feet	10 feet
Rear	10 feet	10 feet
Side(s)	10 feet each	10 feet each

- 5. **Height maximum:** 3 stories or 38 feet, whichever is less. No height limitations for agricultural use. The height maximum for telecommunications and renewable energy generation facilities to be 75 feet; 100 feet maximum height as reviewed and approved by Development Review Board for “visual environmental blending” of antenna /tower impact to area aesthetics.
- 6. **Zone specific sign limitations:** in addition to Article IX Free-standing, non-internally illuminated, flush-mounted signs requirements, not more than 16 square feet (maximum area).

701 **Section 504 - Multiple Residential (MR)**  
 702

- 703 1. **The following uses are permitted in the multiple residential district:** 1-family dwelling;  
 704 2-family dwelling; multiple-family dwelling; mobile home; professional residence office;  
 705 home occupation; and enclosed accessory building use.  
 706
- 707 2. **The following uses are allowed after Conditional Use and Site Plan approval:** Private  
 708 school; community center; energy generation facilities and infrastructure,  
 709 telecommunications facilities; and public outdoor recreation.  
 710

711 Other uses not listed here may be permitted if the finding by the Development Review  
 712 Board shows that such use is clearly of the same general character as those permitted in the  
 713 area, and which will not be detrimental to the other uses within the district or to the  
 714 adjoining land uses, or the natural and human environment, and so long as such use is not  
 715 prohibited under Article IV of these Regulations.  
 716

717 3. **Minimum Dimensional Requirements:**

718 Lot area minimum: 1/8 of an acre/dwelling unit

	Residential 1 & 2 Family	Multi-Family 3+ Dwelling units)	Non-Residential
Front width	50 feet	75 feet	50 feet
Rear width	50 feet	50 feet	50 feet
Depth	100 feet	100 feet	100 feet

719 4. **Minimum Setbacks:**  
 720

	Front	Side(s) and Rear
One family	10 feet	10 feet
Two family	10 feet	10 feet
Multiple family	20 feet	20 feet

- 721
- 722 5. **Height maximum:** 3 stories or 38 feet, whichever is less. No height limitations for  
 723 agricultural use. The height maximum for telecommunications and renewable energy  
 724 generation facilities to be 75 feet; 100 feet maximum height” as reviewed and approved by  
 725 Development Review Board for “visual environmental blending” of antenna /tower impact  
 726 to area aesthetics.  
 727
- 728 6. **Zone specific sign limitations:** in addition to Article IX Free-standing, non-internally  
 729 illuminated, flush-mounted signs requirements, not more than, 16 square feet maximum  
 730 area.  
 731 .  
 732

733  
734  
735  
736  
737  
738  
739  
740  
741  
742  
743  
744  
745  
746  
747  
748  
749  
750  
751  
752  
753  
754  
755  
  
756  
757  
  
758  
759  
760  
761  
762  
763  
764  
765  
766  
767  
768  
769

**Section 505 - Neighborhood Commercial (NC)**

- 1. **The following uses are permitted in neighborhood commercial districts:** Retail store; business office; personal service business; community center; 1-family, 2-family, or multiple family dwelling; mobile home; hotel; mortuary, funeral home; educational institution; enclosed accessory use.
- 2. **The following uses are allowed after Conditional Use and Site Plan approval:** Energy generation facilities and infrastructure, telecommunications facilities, parking, private club, and gasoline stations.

Other uses not listed here may be permitted if the finding by the Development Review Board shows that such use is clearly of the same general character as those permitted in the area, and which will not be detrimental to the other uses within the district or to the adjoining land uses, or the natural and human environment, and so long as such use is not prohibited under Article IV of these Regulations.

- 3. **Minimum Dimensional Requirements:**  
**Lot area minimum:** 1/8 acre (5,445 square feet) per dwelling unit. (If application is for new construction.) For proposed Change of Use to existing non-conforming structure, or non-conforming parcels, dimensional requirements may be adjusted upon Development Review Board review and approval.

	Residential	Non-Residential
One family	50 feet	50 feet
Two family	50 feet	50 feet
Multiple Family	75 feet	50 feet
Lot depth minimum	100 feet	100 feet

- 4. **Minimum Setbacks:**

	Front	Side(s) and rear
One family	10 feet	10 feet
Two family	10 feet	10 feet
Multiple Family	20 feet each	20 feet

- 5. **Height maximum:** 3 stories or 38 feet, whichever is less. No height limitations for agricultural use. The height maximum for telecommunications and renewable energy generation facilities to be 75 feet; 100 feet maximum height as reviewed and approved by Development Review Board for “visual environmental blending” of antenna /tower impact to area aesthetics.
- 6. **Zone specific sign limitations** in addition to Article IX Free-standing, non-internally illuminated, flush-mounted signs requirements, not more than, 16 square feet maximum area.

770 **Section 506 – Industrial (IN)**

771

772

773

774

775

776

777

778

779

780

781

782

783

784

1. **The following uses are allowed after Conditional Use and Site Plan approval in industrial districts:** Light manufacturing, research and development laboratory; multiple family residential (over 2 units); enclosed warehouse; 1-family and 2-family dwellings; mobile home; enclosed service and repair establishments; public garage; public utility substation; car wash; sand or gravel pit; quarry; dairy manufacturing; accessory building use; energy generation facilities and infrastructure and telecommunications facilities.

Other uses not listed here may be permitted if the finding by the Development Review Board shows that such use is clearly of the same general character as those permitted in the area, and which will not be detrimental to the other uses within the district or to the adjoining land uses, or the natural and human environment, and so long as such use is not prohibited under Article IV of these Regulations.

785

786

787

788

789

790

791

792

2. **Dimensional Requirements:**  
Lot area minimum: 1/4 of an acre  
Lot frontage minimum: 50 feet  
Side Yard minimum: 10 feet each side  
Rear Yard minimum: 10 feet  
Free-Standing Signs: 16 sq. ft. sign area maximum  
Flush-Mounted Signs: 16 sq. ft. sign area maximum

793

794

795

796

797

798

3. **Height maximum:** 3 stories or 38 feet, whichever is less. No height limitations for agricultural use. The height maximum for telecommunications and renewable energy generation facilities to be 75 feet; 100 feet maximum height as reviewed and approved by Development Review Board for “visual environmental blending” of antenna /tower impact to area aesthetics.



1 **ARTICLE VI: ADMINISTRATION AND ENFORCEMENT**

2 **Section 601 - Zoning Administrator**

3  
4 It is the duty of the Zoning Administrator appointed by the Select Board to administer these Zoning  
5 Regulations, as provided for in the Act. This officer shall administer the provisions of these  
6 Regulations literally and shall not have the power to issue a zoning permit for any land development  
7 that is not in conformance with these bylaws. In so doing, the Zoning Administrator shall inspect  
8 developments, maintain records, and perform all other necessary tasks to carry out the provisions of  
9 these Regulations.

10  
11 **Section 602 - Zoning Permits**

12  
13 No development of land or building may commence, nor shall any land or structure which was  
14 created, erected, demolished, converted or altered, or the existing Use be changed or significantly  
15 expanded after the effective date of this article, be used or occupied, unless a Zoning Permit has been  
16 issued by Zoning Administrator.

- 17  
18 1. The Zoning Administrator shall not issue a Zoning Permit unless a Complete Application  
19 (with fee, Site Plan, and any other approvals required by these Regulations) has been properly  
20 submitted. The Zoning Administrator shall, within 30 days of submission of a complete  
21 application, either issue, deny or refer the application to the appropriate municipal panel for a  
22 hearing. Failure to act within such 30 days shall be deemed approval and the permit shall be  
23 issued. "Deemed Approval" shall be documented by Applicant in accordance with conditions  
24 required by VT statute (Act).  
25

26 Permit Fees: Zoning Permit and Clerk Recording fees, as set by the Town Select Board, are payable  
27 to the Town of Wallingford, shall accompany the Application for a permit. Fees for Mobile Home  
28 Park and Trailer and Recreational Campground permits are indicated in Articles VII and VIII of  
29 these Regulations.  
30

31 **Section 603 - Zoning Permit Effective Periods and Permit Extension or Amendment**  
32 **Requirements**

- 33  
34 1. From the Zoning Permit effective date, all approved Use or Construction **shall be**  
35 **substantially completed within two (2) years**, or the Zoning Permit shall become null and  
36 void and reapplication to complete any activities shall be required.  
37  
38 2. Any Extension or significant Amendment requests to an approved Permit Request is required  
39 to **conform to all the following conditions:**  
40  
41 a. The written Request for an Extension to an existing Permit be submitted to the Town  
42 Zoning Administrator at least 14 days in advance of the active Permit's expiration date.  
43

- 44 b. The request for an extension or significant amendment shall include reasonable grounds  
45 to grant an extension (as determined acceptable by the ZA); and request a specific  
46 extension deadline (not to exceed 12 months from permit's expiration date), and any  
47 Determination and Recording Fee (as set by the Select Board).  
48
- 49 3. An expired Permitted Project (for any failure to obtain extension approvals) as specified in  
50 Vermont and Town regulations will require a new application submission, with required Fees  
51 and statutory appeal /effective dates; before Project activities may start or continue.  
52

53 **Section 604 - Penalties for Starting a Project Prior to Issue of all Required Permits**  
54

55 Start of a project that is subject to and/or would require a Town of Wallingford zoning permit, prior  
56 to the effective date of an approved zoning permit (or a "No Permit Required" determination from  
57 the ZA), or within the legal appeal period of any/all required permits, will be subject to an additional  
58 Administrative Fee of \$250, as may be adjusted by the ZA. This Fee is in addition to, and not in  
59 replacement of, any fines or penalties incurred for any/all violations of Wallingford Zoning,  
60 Vermont, and Federal rules and regulations, including per-day violation fines.  
61

62 **Penalties:** Violations of these Zoning Regulations are subject to penalties as prescribed by the Act. A  
63 court action may be initiated in the Environmental Court, or as appropriate, before the Judicial  
64 Bureau, as provided under section 1974a of this title. The property owner of record shall be held  
65 responsible for Zoning violations.  
66

67 **Section 605 - Development Review Board (DRB)**  
68

69 A DRB, appointed by the legislative body, of up to 7 members, shall be responsible for Approving  
70 and issuing Conditional Use permits, approving Site Development plans, and the review of any  
71 appeals made by an Interested Person in regards to decisions made by the Zoning Administrator,  
72 rules of procedure, nature of appeals, public notice, conditions for variance relief, and all other  
73 matters shall be established as provided in the Act.  
74

75 **Section 606 – Appeals**  
76

77 Any Interested person may appeal a decision or act taken by the Zoning Administrator to the  
78 Development Review Board by filing a notice of appeal in accordance with the Act. This notice of  
79 appeal must be filed within 15 days of the date of that decision or act, and a copy of the notice of  
80 appeal shall be filed with the Zoning Administrator.  
81

82 Any Interested Person who has participated in a regulatory proceeding, as defined in 24 §VSA.  
83 4471(a), may appeal the written decision of the Development Review Board to the Environmental  
84 Court within thirty (30) days in accordance with 24 §VSA 4466  
85

86 **Section 607 - Referral to State Agency(s)**

87  
88 No Zoning permit for Development of land, change or expansion of the Current Use at time of  
89 application expansion shall be approved by the Zoning Administrator until Property Owners or  
90 designated Applicant(s) provide the Town Zoning Administrator acceptable documentation for all  
91 other local, Vermont, or federal applications for approvals required for the requested project; prior to  
92 submitting an Application for Town approval. This includes, but is not limited to:

- 93
- 94 1. Vermont Waste-Water disposal, potable Water Supply, and any Vermont Subdivision  
95 permits.
  - 96
  - 97 2. Development in Vermont and Town FEMA Special Flood Hazard Areas.
  - 98
  - 99 3. Development in other VT designated environmentally sensitive locations (steams, wetlands,  
100 etc.,).
  - 101
  - 102 4. Development, Change, or increased use to adjacent to Vermont State owned property, or  
103 Highways or Class-1 Town Roads.
  - 104
  - 105 5. The Town Zoning Administrator may determine the application to be “Complete,” upon  
106 receipt of acceptable documentation of application to appropriate Vermont and federal  
107 reviews required.

1                                   **ARTICLE VII: MOBILE HOME AND MOBILE HOME PARKS**

2    **Section 701 – Mobile Home Park Permits**

3  
4 No person shall construct or operate a mobile home park without obtaining conditional use and site  
5 plan approval from the DRB.

- 6       1. Applications for a mobile home park permit shall be filed with the Zoning Administrator of  
7       the Town of Wallingford.  
8  
9       2. The initial fee for a permit for a mobile home park shall be \$50.00, payable to the Town of  
10      Wallingford.

11  
12 **Section 702 - Park Requirements**

13  
14 Each mobile home park and all extensions thereof shall conform to the requirements of 10 V.S.A.  
15 Ch. 153 “The Mobile Home Park Act,” and subsequent revision to the following:

- 16       1. Each mobile home park must be a minimum of 15 acres in size.  
17  
18       2. No mobile home in a mobile home park shall be located closer than 300 feet from the traveled  
19       portion of any public highway and shall not be located closer than 100 feet from the side and  
20       rear boundaries of said park.  
21  
22       3. At least 8,000 square feet of lot area shall be provided for each mobile home in each park,  
23       including at least 5,000 square feet for each mobile home site, plus at least 3,000 square feet  
24       for each mobile home in common open space, exclusive of roads.  
25  
26       4. Roads and driveways shall be paved.  
27  
28       5. Utilities: Each mobile home lot or space shall be provided with a 220-volt approved electrical  
29       connection specifically metered, and all utility wiring shall be underground.  
30  
31       6. Refuse: The storage, collection, and disposal of refuse in the mobile home park shall be  
32       handled or managed by the licensee, and shall be done so in a manner to prevent all health  
33       hazards, area pollution, and any other threats to the health of the human or natural  
34       environment. One refuse can, with a tight-fitting cover, for each occupied mobile home lot or  
35       space shall be furnished by the licensee.  
36  
37       7. Records: Each licensee shall keep a written record, subject to inspection at any reasonable  
38       time by a duly authorized officer of the Town of Wallingford, which shall contain the date of  
39       arrival, the make, year, serial number and length of each mobile home, and also the names of  
40       the occupants thereof.  
41  
42       8. Each mobile home space or lot shall be provided with a continuing supply of safe and potable  
43       water, as approved by the State Department of Health.  
44

- 45 9. Sewage: Each mobile home park shall provide, or have available, a sewage system, which  
46 shall meet and conform to the requirements of the Sanitary Code of the State Department of  
47 Health and each mobile home space or lot in said park shall be provided with the facilities  
48 necessary to connect with said system.  
49
- 50 10. No open fires shall be permitted except in specific areas approved by the local authority.  
51
- 52 11. A mobile home park shall not be for the storage or display of mobile homes or as a sales  
53 agency for mobile homes.  
54
- 55 12. The space underneath all mobile homes shall be screened from view.  
56

57 **Section 703 - Single Mobile Homes**  
58

59 Application to the Town of Wallingford, and a permit, shall be required by any person wishing to  
60 maintain, establish, station or park a mobile home use on an individual parcel of land subject to all  
61 applicable Town and Vermont regulations.  
62

63 **Section 704 – Exceptions**  
64

65 These Regulations, after the effective date thereof shall apply to all existing mobile home parks and  
66 individual mobile homes.

1  
2 **ARTICLE VIII**  
3 **TRAILER, RECREATIONAL CAMPGROUND, AND RECREATIONAL EQUIPMENT**  
4 **STORAGE**

5 **Section 801 - Trailer or Recreational Campground Permits**  
6

- 7 1. No person shall construct or operate a trailer or recreational campground without first  
8 obtaining conditional use and site plan approval from the Development Review Board.  
9  
10 2. Applications for a trailer or recreational campground permit shall be filed with the Zoning  
11 Administrator of the Town of Wallingford, in writing and signed by the applicant.  
12  
13 3. The initial fee for a permit for a trailer or recreational campground shall be \$25.00, payable to  
14 the Town of Wallingford.  
15

16 **Section 802 - Trailer or Recreational Campground Requirements**  
17

18 Each trailer or recreational campground and extension thereof, shall comply with all applicable  
19 requirements of the State of Vermont, and to the following:  
20

- 21 1. Each recreational campground must be a minimum of 10 acres in size.  
22  
23 2. Grade and Drainage: The campground shall be located on a site free from stagnant pools and  
24 graded to ensure proper drainage.  
25  
26 3. Roads and driveways shall be hard gravel or paved.  
27  
28 4. Minimum Lot Size: A minimum of 1,500 square feet shall be provided for each trailer or  
29 recreational camping unit.  
30  
31 5. Minimum Clearance: There shall be a minimum of 20 feet clearance between each trailer or  
32 recreational camping unit.  
33  
34 6. No camping or recreational equipment in a trailer or recreational campground shall be  
35 located closer than 100 feet from the traveled portion of any public highway and shall not be  
36 located closer than 50 feet from the side and rear boundaries of said campground.  
37  
38 7. The storage, collection, and disposal of refuse in each trailer or recreational campground  
39 shall be so handled or managed by the licensee as to create no health hazards or area  
40 pollution. One refuse can with a tight-fitting cover for each occupied camping lot or space  
41 shall be furnished by the licensee.  
42  
43 8. Sewage disposal at each trailer or recreational campground site shall be in conformance with  
44 all State of Vermont Department Agency of Natural Resources requirements.  
45

46 **Section 803 - Storage of Camping and Recreational Equipment**

47

48 Any owner of camping and recreational equipment may park or store such equipment on private  
49 residential property subject to the following conditions:

50

51 1. If the camping and recreational equipment is parked or stored outside of a garage, it shall be  
52 parked or stored to the side or rear of the front building line of a lot.

53

54 2. Boats stored in open must be covered.

55

56 3. Placement must be at least ten feet from any and all sides and rear boundary lines.

57

58 4. Except for occasional use, not to exceed twenty-one (21) continuous days such parked or  
59 stored camping and recreational equipment shall not be occupied or used for living, sleeping,  
60 or housekeeping purposes; and shall comply with Vermont potable water and wastewater  
61 disposal regulations.

62

November 2022

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43

**ARTICLE IX: SIGNS AND ADVERTISING DISPLAYS**

**Section 901 – Purpose**

The purpose of this regulation is to help maintain, preserve, and improve the existing attractiveness and historical aspects of Wallingford.

Before alteration or installation of a sign, a permit shall be secured from the Zoning Administrator. The Town may review and regulate size, location, and materials of all exterior signs within its purview. Applications for a sign require detailed design and dimensions of sign and supporting structure, and site location. A fee, determined by the Select Board, shall be charged for processing the application. Action on the application shall be taken by the Zoning Administrator within 30 days of filing. Additional sign rules apply in certain zoning districts. Refer to Article V for additional details for Free-Standing and Flush-Mounted Signs. Signs shall also comply with applicable Vermont Regulations.

**Section 902 - Number and Type of Allowable Permanent Signs**

**Free-standing Signs** - One free-standing sign is allowed per lot for each 300 feet of road frontage, multiple signs to be spaced out evenly. The bottom of such signs shall not restrict the visibility of vehicles. Signs shall be set back a reasonable distance from traffic, vehicular or pedestrian.

Where a business does not have frontage on a public road, and instead has a right-of-way, said right-of-way shall be considered a part of the business lot for purposes of an allowable freestanding sign.

**Flush-Mounted Signs** - Two flush mounted signs are allowed on the building where the advertised activity exists, plus one (1) additional one for each free-standing sign that could be used but is not. In addition, one (1) three square foot (3 square foot.) flush-mounted sign may be permitted at the rear entrance of each establishment.

**Projecting Signs** - Projecting signs may be substituted for flush-mounted signs. They shall not exceed eight (8) square feet, nor extend further than three (3) feet out. The lowest part shall be at least eight (8) feet above the ground.

**Soffit Signs** - Tenants may have a two (2) foot square-foot sign hung from the soffit in addition to any other sign allowed.

**Window Signs** - Window signs may cover up to 25 percent of the total window area per establishment on the side of the building where such signs are located. Area shall be measured by the size of an imaginary polygon surrounding all symbols as if they were a single sign. Window signs shall not be installed on any window that also serves as an emergency egress.



44 **Section 903 – Placement**

45  
46 The Zoning Administrator may require the adjustment or relocation of any sign to help ensure safety.  
47 No sign may interfere with utility poles or natural features. No sign may block the view of traffic.  
48

49 **Section 904 - Special Categories of Signs**

50  
51 **Subdivision or Housing Developments** - Such projects are permitted one free-standing sign  
52 not to exceed eight square feet (8 square feet).  
53

54 **Signs announcing special events** – Signs may be allowed up to 6 times per year per business.  
55 They shall not exceed 40 square feet in area and not be displayed for more than 14 consecutive  
56 days. (See definition of Posters and Banners)  
57

58 **Contractor’s Signs and Real Estate Signs** - Signs advertising the construction, sale, or lease  
59 of real estate may be displayed on the premises. The sign shall be six square feet (6 square feet)  
60 or less, and removed upon completion of construction, sale, or lease.  
61

62 **Signs for civic, religious, fraternal, political, nonprofit, or charitable groups** - The Zoning  
63 Administrator shall have the authority to issue permits for advertising, on a temporary basis, to  
64 any of the above groups. Proof of such status may be required.  
65

66 Bona fide civic organizations may be permitted a sign, up to 3 square feet in size, at the Town  
67 line at each entrance to Town along state highways signifying their existence and its regular  
68 meeting time and place. These signs shall be placed upon a single board, no more than 32  
69 square feet in size – not more than 8 feet wide, 4 feet high, and a minimum of 3 feet off the  
70 ground to a height of 20 feet including frames and support structures.  
71

72 **Temporary Signs (Commercial/store banners and Feather flags)** - One temporary sign,  
73 made of rigid material and up to eight square feet (8 square feet) in size, may be permitted by  
74 the Zoning Administrator, and may be displayed for no more than 30 days, as long as:  
75

- 76 1. A permit has been issued for a new land use or business establishment.  
77  
78 2. A complete Sign Application has been submitted for a permanent sign for that use; and  
79  
80 3. The Zoning Administrator finds the temporary sign conforms to this Ordinance.  
81

82 **Section 905 - Exempt Signs**

83  
84 The following signs are exempt from the provisions of this ordinance:  
85

- 86 1. Rolling stock, provided that it is not regularly parked such that it becomes a non-  
87 conforming sign.  
88

- 89 2. Signs on registered and inspected vehicles except those that circumvent the intent of this  
90 Ordinance.
- 91
- 92 3. Bus signs.
- 93
- 94 4. Posters or Banners, see Article II and Appendix A for Sign Definitions. The erector is  
95 responsible for removal.
- 96
- 97 5. Political signs may be erected three weeks before an election and must be removed seven  
98 (7) days after it.
- 99
- 100 6. Signs erected by the Town of Wallingford or its School District.
- 101
- 102 7. Signs erected by the State of Vermont or any of its Boards, Agencies or Departments.
- 103
- 104 8. Small on-premises signs, no more than two square feet (2 square feet) in size, which are  
105 displayed for convenience of the public. Advertising or logos are prohibited.
- 106
- 107 9. Residential signs as defined in this Ordinance.
- 108
- 109 10. Indoor window signs conforming to the requirements of this Ordinance.
- 110
- 111 11. Informational signs up to 16 square feet, on lands conserved by permanent, protective  
112 measures.
- 113

114 **Section 906 - Prohibited Signs**

115  
116 No sign may be installed or maintained along and visible from a street or highway which:

- 117 1. Interferes with or resembles any official traffic control device or appears to attempt to direct  
118 traffic.
- 119
- 120 2. Prevents drivers from having clear and unobstructed view of traffic control signs and traffic.
- 121
- 122 3. Includes any distracting lights, florescent paint, neon signs (with the exception of a 1x2 foot  
123 sign indicating that a business is open), moving devices, or animated or moving parts,  
124 except traffic control signs. Seasonal lights are excluded from this restriction.
- 125
- 126 4. Is fraudulent or misleading, or is in violation of, or at variance with any Federal law or  
127 regulation.
- 128
- 129 5. Advertises activities which are illegal under State or Federal law.
- 130
- 131 6. Is not clean and in good repair.
- 132
- 133 7. Emits sound audible on adjacent properties or roads.
- 134

135 8. Is not securely affixed to a substantial structure.

136  
137 9. Is an off-premises sign.  
138

139 **Section 907 - Illuminated Signs**

140  
141 New signs may only be illuminated externally with the prior review and written approval of the  
142 DRB. When considering an approval, approval with conditions, or disapproval; the Development  
143 Review Board may consider the following:  
144

- 145 1. Residential and/or historic or commercial character of the neighborhood and the zoning  
146 district in which the sign is to be located. Effect of the illumination on traffic, parking, and  
147 neighboring properties – including those properties not necessarily abutting the premises on  
148 which the sign is to be located.  
149
- 150 2. The interest of the town in preserving the rural and/or historic appearance of a particular  
151 area, roadway, or portion thereof along which the sign is to be erected.  
152
- 153 3. The need for illumination as it may affect the applicant’s purpose for which the sign is  
154 intended.  
155

156 **Section 908 - Non-Operational Businesses**

157  
158 After a business closes, its signs must be removed within 180 days otherwise the town will remove  
159 them and bill the business owner(s) for the cost of removal.  
160

161 **Section 909 – Stores Displaying Merchandise Outside**

162  
163 Any outdoor merchandise displays are at the risk and the responsibility of the store operator.  
164 Displays will not block line-of-sight traffic or impede traffic flow.  
165

166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183

**APPENDIX A**

**Terms Definitions**

November 2022

184 **Accessory Building:** A detached building or structure subordinate to and customarily incidental to a  
185 permitted principal building or structure located on the same lot or on an adjoining lot under the same  
186 ownership or Planned Unit Development designation.

187  
188 **Accessory Dwelling / Apartment:** A dwelling unit with adequate water, septic, parking, sleeping, bathing  
189 and cooking facilities, constructed within or attached to a single-family residence or apartment accessory  
190 structure. The area of the apartment not to exceed 49% of the Living Area of the principal residence.

191  
192 **Accessory Use:** A use of land, buildings, or structures subordinate to and customarily incidental to a  
193 permitted principal use located on the same lot, or on an adjoining lot under the same ownership or  
194 Planned Unit Development designation.

195  
196 **Artisan/Craft Studio:** A place that may be used as both a dwelling place and/or a place of work by an  
197 artisan or craftsman, including persons engaged in the practice, application, teaching, or performance of  
198 fine arts, such as but not limited to drawing, vocal or instrumental music, painting, sculpture and writing.

199  
200 **Agricultural Use:** Land whose use conforms to Vermont's Agricultural Act, and whose structure (s) are  
201 used for the raising livestock, agricultural or forest products, including qualified farm and storage of  
202 agricultural equipment and crops. This definition includes sale of agricultural products raised on the same  
203 property.

204  
205 **Agricultural Structure:** A structure used for accepted or required agricultural practices as defined by the  
206 State of Vermont.

207  
208 **Alteration:** Any exterior structural change which results in the changing the front, side or rear setbacks;  
209 any interior structural change for the purpose of changing use; any change of location of, or addition to, a  
210 building other than repairs or modification to a building or equipment.

211  
212 **Animal Housing Facility, Pet Store, Kennel:** An establishment housing dogs, cats, birds, or other  
213 domestic pets, large and small, and where grooming, breeding, boarding, training, or selling of animals is  
214 conducted as a business.

215  
216 **Assisted Living Home:** *Refer to Nursing Home*

217  
218 **Associations/Lodges and Club:** An organization of persons having common interests, purposes, etc.

219  
220 **Attic:** The part of a building directly under the roof with a headroom of less than 5.5 ft. over three quarters  
221 of the floor area, the headroom shall be measured vertically from the top of the floor or floor beams to the  
222 bottom or underside of the roof or roof rafters. The floor area shall be measured horizontally from the  
223 inside of the exterior walls or underside of the roof or roof rafters at the floor level. The attic generally  
224 would not have to be finished or insulated and would not be occupied or used as living area (storage only).

225  
226 **Auto Service Station:** Any premises where gasoline and other petroleum products are sold and/or light  
227 maintenance activities such as engine tune-ups, inspections, lubrication, minor repairs, and carburetor  
228 cleaning are conducted. Service stations shall not include premises maintenance activities such as truck  
229 repairs (with GVW rating over 18000 lbs.); automobile painting, and body or fender work are conducted.

230 **Basement:** Any area of the building having its floor sub grade (below ground level) on all sides. Use of a  
231 Basement for dwelling purposes may be prohibited in certain situations.  
232

233 **Bar, Tavern:** A place of business where the primary function is the serving of alcoholic beverages. The  
234 Use may be permitted with other Uses. (see Night Club, Restaurant, Lodge)  
235

236 **Bed and Breakfast (a.k.a. "Air BnB, Short term rental, or similar use):** A structure, residential in  
237 nature, that has overnight lodging facilities for temporary and transitory guests, and where the only  
238 optional meal served to guests is breakfast.  
239

240 **Brewery; also Cidery, Distillery, Winery:** A commercial or business facility to process ingredients into  
241 an alcoholic beverage or product; including the storing, canning or bottling, and retail or wholesale sale of  
242 the products produced by the facility.  
243

244 **Building:** Structure having a roof (including an awning or other similar covering, whether or not  
245 permanent in nature) supported by columns or walls and intended for the shelter or enclosure of persons,  
246 animals or chattel.  
247

248 **Building Area:** Total of areas taken on a horizontal plane at the finished grade: measured along the  
249 maximum exterior perimeter of the structure(s), excluding eaves, including the principal building and all  
250 accessory buildings, structures (including decks and swimming pools; but excluding masonry patios or  
251 walls and fences).  
252

253 **Boundary/Lot Line Adjustment (BLA):** Minor amendments or realignment of property boundaries, with  
254 the agreement of the adjacent Owners involved, and where no new lots are created. BLA shall not  
255 adversely impact access, improvements, or natural resources to any parcel, or create a non-conforming  
256 situation to any lot.  
257

258 **Building Height:** Vertical distance measured from the highest elevation of the structure's ridgeline to the  
259 average proposed finished grade at the building, excluding customary chimneys and antennas, church  
260 steeples, and cupolas on pre-zoning structures. Building height provisions shall not apply to agriculture  
261 structures.  
262

263 **Business Office:** A legally permitted occupant of land or premises engaged in a commercial, industrial, or  
264 professional activity. A business may be a for-profit, not-for-profit (ex: Credit Union), non-profit (ex.  
265 Charity), or for social purposes in which profits are invested into the Community.  
266

267 **Camp:** A building suitable for seasonal or temporary living purposes and never occupied for more than  
268 (90) days in any twelve (12) month period and not more than 21 continuous days, if without legally  
269 permitted sewage disposal and water supply systems.  
270

271 **Camper:** see Trailer  
272

273 **Camping Trailer Park (Campground):** A private or public facility with more than two spaces, with or  
274 without electrical, water and sewer hookups for the temporary use of tents, travel trailers and recreational  
275 vehicles, "tiny houses", and similar mobile types of shelters.

276 **Cemetery, Mausoleum:** Land or structure used for the burial or internment of remains of deceased people  
277 or animals.

- 278 • A **Commercial cemetery** is open for use by a community of people or open to the public and pets,  
279 in which space is purchased or leased for a fee.
- 280 • A **Family cemetery** is a private burial ground or structure where no space is sold or leased, and use  
281 is restricted to a group of persons (or their beloved pets) related to each other by genetic history or  
282 marriage

283  
284 **Change of Use:** The change from one use to another use. Alter the intensity of use, or vary the function,  
285 service purpose of any portion of a building, structure, or land from one use to another. A change in use  
286 may require a Town permit, especially involving a business.

287  
288 **Clinic, Health and/or Therapy:** An office building used by members of the medical, therapeutic, and  
289 dental professions for the diagnosis and outpatient treatment of human ailments.

290  
291 **Commercial:** A Use of Structure that is intended to generate revenue. Commercial uses and structures  
292 may be subject to different regulations from residential uses and structures. Any rental of land,  
293 improvements or structures creates a non-residential commercial use.

294  
295 **Community Center:** A public or private meeting hall, place of assembly, museum, art gallery, library,  
296 educational facility, or church.

297  
298 **Conditional Use:** A use that has been determined to meet the general standards for conditional for the  
299 District in which it is proposed to be located and for which specific standards have been developed and  
300 detailed in Article IV.

301  
302 **Condominium:** Real property consisting of units of individual ownership combined with ownership of  
303 common elements by the individual unit owners.

304  
305 **Country Inn:** A primary building without or with detached building(s) used to provide overnight  
306 accommodations, and one or more meals, to guests for short periods of stay (e.g. tourists). Inns may  
307 incorporate the primary structure on the Lot as well as accessory structures but shall not exceed 12 guest  
308 rooms.

309  
310 **Coverage, Building:** The percentage of a lot or development site occupied or intended to be occupied by  
311 all buildings and structures. Building coverage shall include the building area, but not more than 20% of  
312 the land covered by water bodies, watercourses, wetlands, and land having slopes of 25% or greater shall  
313 be included in the lot area used for computing the maximum allowable building coverage.

314  
315 **Craft / Artisan Shop:** A building or portion thereof where hand-crafted articles are produced and/or sold.

316  
317 **Crawl Space:** That portion of a building located below the first floor of the building and which is less than  
318 five (5) feet in height from floor to under beam,

319

320 **Day Care Facility:** Any place operated under a VT day care license as a business or service on a regular  
321 or continuous basis, whether for compensation or not. Its primary function is the protection, care, and  
322 supervision of persons outside their homes, for periods of less than 24 hours a day.

323  
324 **Development:** The division of a parcel into two (2) or more parcels, boundary line adjustment, the  
325 construction, reconstruction, demolition, conversion, structural alteration, relocation or enlargement of any  
326 building(s) or other structure(s), or any mining, excavation or landfill, and any change in the use of any  
327 building or other structure, or land, or extension of use of land.

328  
329 **Development Review Board:** A body appointed by the Select Board to decide cases involving variances,  
330 conditional uses, appeals, and other matters as set forth in these regulations.

331  
332 **District:** A specific portion of the town as established by the provisions of this ordinance and the zoning  
333 map.

334  
335 **Drive-In/Service or Other Drive-Up Facility:** A business establishment such as a restaurant, pharmacy,  
336 or bank so developed that it includes part of its principal retail or service by providing a driveway approach  
337 with stacking or parking spaces for motor vehicles so as to either provide service to patrons while in a  
338 motor vehicle or intended to permit consumption outside of the building. A drive-in food service restaurant  
339 shall include self-service restaurants where food is generally served in disposable containers or plates and  
340 primarily over the counter.

341  
342 **Dump:** Land or any approved permitted area where trash, garbage, sewage, waste materials, refuse of any  
343 nature, junk, discarded machinery, vehicles or parts thereof are collected, stored, or deposited. Also refer to  
344 Recycling Collection Point/Station.

345  
346 **Dwelling Unit:** Building or part thereof used as a living quarters for one family use and occupancy; having  
347 exclusive use of its own kitchen, bathroom and sleeping area. The terms "dwelling", "one-family  
348 dwelling", "two-family dwelling", "multi-family dwelling", or "dwelling group" shall not include a motel,  
349 hotel, boarding house, bed and breakfast lodging, or similar structure, but shall include a mobile home.

350  
351 **Dwelling, One-Family:** Detached building (including a mobile home) used as living quarters by one  
352 family. A state licensed or registered residential care home or group home serving not more than eight  
353 persons who are developmentally disabled or physically handicapped, shall be considered by right to  
354 constitute a permitted single family residential use except that no such home shall be so considered if it  
355 locates within 1,000 feet of another such home.

356  
357 **Dwelling, Multi-Family:** Building used as living quarters by three or more families, living independently  
358 of each other.

359  
360 **Dwelling, Two-family:** Building used as living quarters by two families, living independently of each  
361 other.

362  
363 **Easement:** An easement is a limited right of use over the property of another and may be created by grant  
364 or reservation. Easements are either express or implied, affirmative, or negative, and appurtenant or in  
365 gross.



366 **Enclosed Storage:** A storage area that is surrounded by fencing, screening and/or other means which  
367 conceals the material to be stored from all abutting properties.

368  
369 **Family:** One or more persons living, sleeping, cooking and eating on the same premises as a single  
370 housekeeping unit, provided that unless all members are related by blood, marriage or adoption, no such  
371 single housekeeping unit shall contain more than five members.

372  
373 **Fence:** Any material or combination of materials erected to enclose, screen, separate, or demarcate areas  
374 of land. A solid fence (without spacing between its materials, such as a stone or masonry assembly) must  
375 be called a wall. **Boundary line fences should have neighbor's written approval see section 424.**

376  
377 **Fill:** Stone or mix of earthen aggregate material(s) placed on the ground.

378  
379 **Floor Area (Gross):** Sum of the gross horizontal area of the floors of a building, dimensions shall be  
380 measured between interior wall faces. Gross Floor Area shall include the area of basements, cellars, and  
381 half stories but not attics or crawl spaces as defined herein. Gross floor area shall exclude stairwells,  
382 elevator shafts, atriums, and other similar holes in a floor above the lowest floor level.

383  
384 **Floor Area (Patron):** All floor space accessible to customers, including foyers and hallways but excluding  
385 bathrooms and coatrooms.

386  
387 **Front Line, Building:** The line, parallel to the street line, that passes through the point of the principal  
388 building nearest the front lot line.

389  
390 **Gasoline Station:** See Auto Service station.

391  
392 **Golf Course:** A golf course shall consist of at least nine holes where regulation play is permitted as well as  
393 par three and pitch and putt courses.

394  
395 **Grade, Finished:** Completed surfaces of ground, lawns, walks, paved areas, and roads brought to grades  
396 as shown on plans relating thereto.

397  
398 **Group Home:** Any residential facility operating under a license or registration granted or recognized by a  
399 state agency, that serves not more than eight unrelated persons, who have a handicap or disability as  
400 defined in 9 V.S.A. section 4501, and who live together as a single housekeeping unit. In addition to room,  
401 board and supervision, residents of a group home may receive other services at the group home meeting  
402 their health, developmental or educational needs.

403  
404 **Guest Room:** Any room or space in a hotel, motel, lodge or bed-and-breakfast residence offered to the  
405 public for compensation for transient occupancy and which has furnishings designed to accommodate not  
406 more than four (4) people per room.

407  
408 **Historic Site:** An area deemed worthy of preservation for historical reasons. The area may be so classified  
409 by federal, state, or local authority.

410  
411 **Historic Structure:** Any structure that is:

412  
413  
414  
415  
416  
417  
418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.
2. 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.
3. 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
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either.
  - By an approved state program as determined by the Secretary of the Interior, or directly by the Secretary of the Interior in states without approved programs.

**Home Occupation:** Any use conducted chiefly within a minor portion of a one or two-family dwelling, or the use of an accessory building on the same lot as such dwelling, carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for living purposes and does not change the residential character thereof.

**Hotel Lodge:** A building or portion thereof kept, used, maintained, advertised, or held out to the transient public to provide overnight accommodations to said public for compensation, by the renting of rooms or a bed with a room. Allowable accessory uses may include restaurants and other dining or conference areas, bars/lounges, pools, and fitness facilities.

**Indoor Sports Recreational Facility:** A fully enclosed building or area containing facilities for the practice of one or more recreational sports.

**Industry:** Primarily the use of basic industrial activities, many of which characteristically store bulk quantities of raw or scrap material for processing or manufacture to semi-finished projects. Major manufacturing and related industrial activities are also included. Production performance of the Manufacturing Industries consists primarily of receiving or storing semi-finished products or, in some cases, raw agricultural food products (other than livestock) for further processing, refining, or assembling into finished or more finished products. The district Use is generally related to rail transportation for delivery of the heaviest bulk products.

**Industrial, Light or Light Manufacturing:** Those industries which are primarily for lighter manufacturing and related activities which characteristically produces a finished product from semi-finished materials, or in some cases from raw food products, but requires little or no outside material storage. This use does not regularly cause offensive odors, dust, smoke, or noise. The district may have less specific relation to fixed transportation routes and may rely primarily upon truck or air cargo deliveries for lighter bulk items.

**Industrial Park or Industrial Zoning District:** see Planned Unit Development.

458 **Junk Yard:** Any land, buildings or structure, excepting a licensed recycling facility, used for collecting or  
459 storage of discarded material; or for the collecting, wrecking, dismantling, storage, salvaging or sale of  
460 machinery parts or vehicles; or the storage of any unlicensed or non-operative vehicles not enclosed in a  
461 building. (Refer to Dump, Recycling Collection Point).

462

463 **Kennels:** see Animal Housing Facility.

464

465 **Land Development:** See Development.

466

467 **Legislative Body:** The Select Board of the Town of Wallingford.

468

469 **Licensing Authority:** The Town of Wallingford.

470

471 **Loading Space:** Space logically and conveniently located for pickups and deliveries, on the same lot as the  
472 principal use. It should be scaled to the delivery vehicles expected to be used but not less than 15 feet by  
473 25 feet with a minimum 15-foot height clearance. Required off-street loading space is not to be included as  
474 off-street parking space in computation of required off-street parking.

475

476 **Lot:** Land occupied or to be occupied by a building and its accessory buildings, together with the required  
477 open spaces, having not less than the minimum area, width, and depth required for a lot in the district in  
478 which such land is situated and having frontage on the street, or other means of access.

479

480 **Lot Area:** Total contiguous area within the property line as shown on the property boundary maps.

481

482 **Lot, Corner:** A lot abutting on and at the intersection of two or more streets.

483

484 **Lot Depth:** The mean horizontal distance from the street line of the lot to its opposite rear line measured at  
485 right angles to the street line.

486

487 **Lot Frontage:** Each division line between any land and a public highway right of way or a private  
488 vehicular right of way existing or proposed. AKA. the length of such line.

489

490 **Lot Line:** Property lines bounding a lot..

491

492 **Lot Width:** Width measured at right angles to its lot depth, at the required lot frontage. *For irregular*  
493 *shaped lots, an average (mean) depth shall be determined by the Administrative Officer; if necessary.*

494

495 **Manufactured / Mobile Home:** A Housing and Urban Development certified factory built, single family  
496 structure transportable in one or two sections on a permanent chassis and axles, designed to be used on a  
497 concrete slab or temporary foundation and remain transportable, or be set on a permanent foundation.

498

499 **Modular or Panel Building:** A factory built, single, two-family, multifamily, or commercial structure  
500 transportable in one or more sections, which is not built on a permanent chassis, and is designed to permit  
501 delivery to a permanent site for use with a permanent foundation system when connected to the required  
502 utilities as a place of human use or habitation.

503

504 **Manufacturing, Light:** A use engaged in the manufacture, predominantly from previously prepared  
505 materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging,  
506 incidental storage, sales, and distribution of such products, but excluding basic industrial processing.  
507

508 **Medical Center:** A facility for diagnosis and treatment of patients.  
509

510 **Mobile Home Park:** A parcel of land under single or common ownership or control that contains, or is  
511 designed, laid out or adapted to accommodate two or more mobile homes.  
512

513 **Motel:** Building containing rooms, which are rented as a series of individual sleeping units each with an  
514 outside entrance. Commonly for use by transient guests, each sleeping unit consisting of at least a bedroom  
515 and bathroom.  
516

517 **Motor coach:** A mobile vehicle designed for short-term occupancy, overnight lodging, or camping  
518 purposes, capable of being towed or self-propelled.  
519

520 **Motor Vehicle:** Includes any equipment designed to carry or transport persons or materials, whether  
521 powered by an internal motor, or pulled or carried by other motor-powered equipment. Includes but not  
522 limited to aircraft, boats, cars, trucks trailers, Recreational Vehicles, snowmobiles, motorcycles, all-terrain  
523 vehicles, farming equipment (excludes lawn & garden equipment).  
524

525 **Motor Sales Dealership:** Land and/or buildings used for the display, sale, rent or lease, and service of  
526 new or used motor vehicles.  
527

528 **Neighborhood Commercial Facility:** A commercial enterprise which primarily provides convenience  
529 goods and services, or basic necessities. This definition excludes bars, lounges and those commercial  
530 activities that have been specifically designated to nonresidential districts by the Zoning Ordinance  
531 Regulations.  
532

533 **Nightclub, Lounge, Bistro:** A place of business whose primary function is the serving of alcoholic  
534 beverages and providing entertainment. This Use may be permitted with a Restaurant Use.  
535

536 **Non-Commercial:** An activity or facility run by non-profit organizations and/or available to the public  
537 without a fee.  
538

539 **Non-Conforming Lots or Parcels:** Lots or parcels that do not conform to the present bylaws covering  
540 dimensional requirements but were in conformance with all applicable laws, ordinances and regulations  
541 prior to the enactment of the present bylaws, including a lot or parcel improperly authorized as a result of  
542 error by the administrative officer.  
543

544 **Non-conforming Use:** Use of land that does not conform to the present bylaws but did conform to  
545 all applicable laws, ordinances and regulations prior to the enactment of the present bylaws,  
546 including a structure improperly authorized as a result of error by the administrative officer.  
547

548 **Non-conforming Structure:** A structure or part of a structure that does not conform to the present  
549 bylaws but was in conformance with all applicable laws, ordinances, and regulations prior to the

550 enactment of the present bylaws, including a structure improperly authorized as a result of error by  
551 the administrative officer.

552

553 **Nursing Home:** A place, other than a hospital which maintains and operates facilities, for profit or  
554 otherwise, accommodating two or more persons unrelated to the home operator, who are suffering  
555 from illness, disease, injury or deformity and require nursing care. Nursing Home shall include  
556 Intensive Care, Skilled Care, Intermediate Care, Assisted Living (with or without private living  
557 quarters), Minimum Nursing Care, and Pediatric Convalescent facilities.

558

559 **Official Zoning Map:** The one true signed copy of the Town Zoning Map located in the office of the  
560 Town Clerk.

561

562 **Open Storage:** The keeping in an unroofed area, of any goods, garbage, junk, materials,  
563 merchandise, or un-registered and/or un-inspected vehicles in the same place for more than seven (7)  
564 days and easily visible from streets or property boundaries.

565

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

569

570 **Park, Municipal:** Any recreation area or park facility owned by the Town Wallingford

571

572 **Parking Space:** A defined space, which is at least nine (9) feet wide and twenty (20) feet long,  
573 located outside of the right of way, parking aisle, or driveway, used for the parking of one motor  
574 vehicle, with practical access to the road or right of way, and sufficiently surfaced with durable  
575 material to permit year-round use.

576

577 **Permitted Use:** Use specifically allowed in a district excluding illegal uses, conditional uses, and  
578 nonconforming uses; permits are required for each permitted use. The Zoning Administrator may  
579 issue permits for conforming Permitted Uses without further Development Review Board review.

580

581 **Personal Services:** Businesses providing services of a personal nature.

582

583 **Planned Unit (Development PUD):** An area of land, controlled by a landowner or landowners, to be  
584 developed as a unified project and single entity for a number of dwelling units and/or commercial  
585 and industrial uses, the proposal for which does not correspond to the requirements of uses listed in  
586 Section under "Not in PUD" in any one or more districts created in these Zoning regulations, with  
587 respect to setbacks, coverage, lot size, density, required open space, and/or uses.

588

589 **Principal Building:** A building in which is conducted the main or principal use of the lot on which  
590 said building is located. Attached garages or carports, open at the sides but roofed, are part of the  
591 principal building.

592

593 **Private Club:** A building or portion of a building, or use open to club members and their guests, and  
594 not to the general public, and not operated for profit. (See Association)

595

596 **Professional Residence-Office:** Residence in which the occupant has a government issued license  
597 professional office (Examples but not limited to architect, accountant, chiropractor, dentist, doctor of  
598 medicine, landscape architect, land surveyor, lawyer, optometrist, osteopath, physiotherapist,  
599 consultant, podiatrist, engineer, or psychologist) and maintains a Home Office which does not change  
600 the residential character thereof.

601

602 **Public Water, Public Sewer:** Water supply and sewage disposal systems approved by the legislative  
603 body for municipal operation.

604

605 **Recreation, Private:** Recreation uses privately owned and commercially operated.

606

607 **Recycling Collection Point:** A public or privately operated location, where this use incidental to the  
608 principal use that serves as a local drop-off point for temporary storage of recoverable resources. No  
609 processing of such items is allowed. This facility would generally be located in a shopping center  
610 parking lot or in other public/quasi-public areas such as churches and schools,

611

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

613

614 **Religious Institution:** Includes but not limited to church, temple, parsonage, rectory, parish house,  
615 convent, seminary, retreat house, and associated buildings.

616

617 **Renewable Energy Resources:** Energy available by generation or for collection or conversion from  
618 direct sunlight, wind, geothermal, running water, organically derived fuels including wood,  
619 agricultural sources, waste materials, waste heat, and geothermal sources. Includes any structures or  
620 equipment necessary for the collection or conversion of such energy.

621

622 **Repair Shop:** Facility for the repairing or maintenance of items, appliances, yard, and garden  
623 equipment. Excludes Motor Vehicles (refer to definition).

624

625 **Residential Care Home:** A place, however named, excluding a licensed foster home, which  
626 provides, for profit or otherwise, room, board, and personal care to three or more residents unrelated  
627 to the home operator.

628

629 **Residential use:** One, two, or multi-family dwellings units.

630

631 **Restaurant Delicatessen:** A public eating-place where seats and/or counters, or window pickup of  
632 food are provided for Patrons. This Use is separate from, but may be permitted along with Night  
633 Clubs, Bars and Tavern.

634

635 **Retail Store:** Includes shop and store for the sale of retail goods, personal service shops, department  
636 stores, commercial schools, and shall exclude any free-standing retail stands, auto service stations, motor  
637 vehicle repair service shops and motor vehicle sales dealerships.

638

639 **Right of Way:** A right of way is an easement that allows another person to travel or pass through deeded  
640 land. There are public and private rights of way but neither affects ownership. The most common form

641 of public right of way is a road or path through the land in order to access a public area. A private right  
642 of way is to allow a neighbor to cut through someone's property to access their property.

643  
644 **Road Frontage:** See Street Frontage.

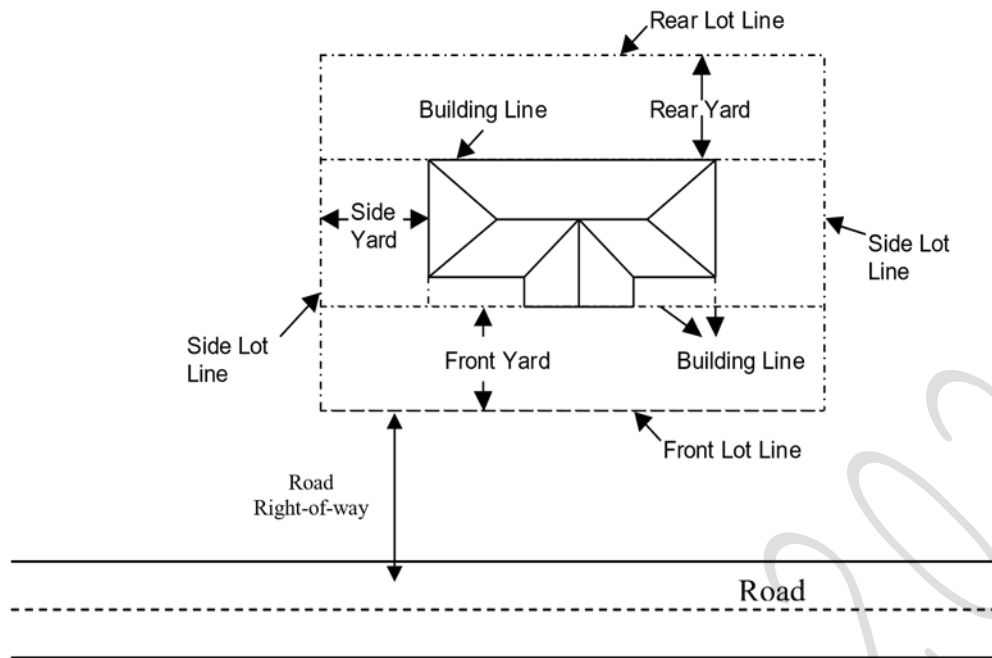
645  
646 **Rooming or Boarding House:** A residence used and operated (in part) as a business, specifically  
647 designed for the maximum accommodation of two (2) persons per bedroom and having common areas  
648 such as bathrooms, dining rooms kitchens and other living areas. .

649  
650 **Salvage Yard:** An open area where wastes or used or second-hand pre-owned materials are bought, sold,  
651 or exchanged, stored, processed or handled. Materials shall include but are not limited to scrap iron and  
652 other metals, paper, rags, rubber tires, and bottles. (See Junkyard)

653  
654 **School:** A licensed learning facility including parochial, private, or public nursery schools, elementary  
655 school, high school, college, university, and associated accessory uses.

656  
657 **Setback:** The distance from a property boundary line to a building or structure, measured to its nearest  
658 wall, cantilevered portion of a structure, porch, or deck, but not to steps or normal roof overhang. Certain  
659 exceptions apply to fences, signs, and stone walls. (See below diagram.)

- 660
- 661 • **Front Setback:** Distance between a building or structure and any front lot street line. (See sample  
662 below.) Note: front setback is also defined as front yard. *When there is more than one front street*  
663 *(i.e., corner lot), only the street line identified by the structure's address shall be considered the*  
664 *front street and setback (See sample below)*
  - 665
  - 666 • **Rear Setback:** Distance between a building or structure and a rear lot line. (See sample below.)  
667 Note: rear yard is also defined as rear setback.
  - 668
  - 669 • **Side Setback:** Distance between a building or structure and a property line other than front lot line  
670 or rear lot line. (See below.)
  - 671
  - 672 • **In a situation of uneven / irregular boundaries,** the average setback will be determined by the  
673 **Zoning Administrator.**
- 674



675

676

677 **Shopping Center (Commercial):** A retail shopping or business area containing three (3) or more retail  
 678 tenants in one or more buildings all situated on one lot and serving the general public.

679

680 **Sign:** Sign means any structure, display, device or representation which is designed or used to advertise or  
 681 call attention to or direct a person to any business, association, profession, commodity, product, institution,  
 682 service, entertainment, person, place, thing, or activity of any kind whatsoever, and is intended to be  
 683 visible from a public thoroughfare. Whenever dimensions or areas of signs are specified, they shall include  
 684 all panels, frames, and supporting structures excluding the building to which a sign may be attached.

685

686 **Sign illuminated:** A sign that is either illuminated from an electrical source behind the sign face, referred  
 687 to as backlit or internal lighting; or illuminated externally by lamp fixtures directing light on the sign's  
 688 message.

689

690 **Site Plan:** A plan, to scale, showing uses and structures proposed for a parcel of land as required by these  
 691 regulations. It includes lot lines, streets, building sites, open space buildings, major landscape features, and  
 692 proposed utility lines, if any.

693

694 **Street or Road:** 1) A municipally owned Public way for vehicular traffic, which affords the principal  
 695 means of access to abutting properties. 2) A privately owned and maintained access way, created by a legal  
 696 and permanent easement or right-of-way agreement, for access by one or more parties granted permission  
 697 for its use. A private roadway may not be synonymous with a property boundary.

698

699 **Street Frontage:** The length of a lot which abuts a Public street, measured at the Street Line, from one lot  
 700 line to the opposite lot line. Street frontage and lot frontage are not synonymous.

701

702 **Street Line:** Right-of-way of a Public street as dedicated by a deed of record. Where width of the Public  
 703 street is not established, the Public street line shall be considered to be twenty-five (25) feet from the



704 centerline of the street travel lane. *If the total width of a Private Right of Way is not defined by the legal*  
705 *document creating it, it shall be considered to have a minimum width of twenty (20) feet.*  
706

707 **Structure:** An assembly of materials for occupancy or use including, but not limited to, a building, mobile  
708 home or trailer, swimming pool, tennis court, sign, water impoundments, wall or fence (except on an  
709 operating farm). Detached sheds, playground facilities, dog houses, etc., not exceeding 120 feet in floor  
710 area, not more than 10 feet in height are exempt from this definition. Exempt sheds will be verified by  
711 Zoning Administrator to match exemption.  
712

713 **Substantial Completion:** Level of construction, renovation, or change of use that exceeds fifty (50%)  
714 percent of the permitted project's estimated cost; AND required water, wastewater, and electrical systems  
715 are connected and operational, AND providing the exterior appearance of the project appears complete  
716 with regards to the structure and finish grading.  
717

718 **Temporary structure, improvement, or use:** Unless otherwise defined, "temporary" shall mean up to 90  
719 days in existence or use. Over 90 days, the structure, improvement or use is deemed "Permanent".  
720

721 **Terrace or Patio:** An open, improved or graded combination of earthen materials located on the ground  
722 with no structural supports other than subsurface base materials and/or retaining walls. A terrace or patio;  
723 or masonry walls less than six and one-half feet (6.5) from finished grade to top of fence, shall not be  
724 deemed a structure; and are exempt from a local permit requirement, but not prescribed setbacks.  
725

726 **Tiny House:** A general term for a small dwelling unit (400 square feet footprint) with kitchen, bath and  
727 sleeping facilities. For Town Zoning purposes, Foundation Bound Units that do not have an internal metal  
728 frame and axle system and designed to be attached to a permanent foundation are to be considered a  
729 /Modular Building; and constructed to International and VT Residential Codes. Code built Units with an  
730 internal metal frame attached to axles and designed to be towed on public roads with (or without) any  
731 special transport permits (for over width, length, or height); shall be considered Manufactured (HUD)  
732 Housing. A Recreational Vehicle (RV) designed for temporary camping travel or seasonal use is not a Tiny  
733 House.  
734

735 **Trailer:**

736 1. **(Recreational Vehicle a.k.a. R.V.)** Includes any camping trailer, travel trailer, pickup coach or  
737 motor home and/or any other vehicle used as temporary or seasonal sleeping or camping or living  
738 quarters mounted on wheels; or a camper body usually mounted on a truck and any vehicle which is  
739 customarily towed by a motor vehicle and used for carrying goods, equipment machinery, or boats;  
740 or is used as a temporary office. A Mobile Home (H.U.D. certified) is not a Trailer.  
741

742 2. Any wheeled platform designed to be towed and used to transport materials.  
743

744 **Truck/Bus Terminal:** A transportation facility from which trucks and/or buses are dispatched and where  
745 vehicles are stored and/or maintained.  
746

747 **Truck Repair Facility:** A maintenance facility for activities such as truck repairs (with GVW rating over  
748 18,000 lbs.,).  
749

750 **Utility, Public:** Any person, firm, corporation, municipal department, or board duly authorized to furnish  
751 to the public under state or municipal regulations, electricity, gas, communications, or transportation.  
752

753 **Warehouse:** A building or structure where wares or goods are stored before distribution to jobbers,  
754 retailers, or the general public. This definition includes bulk storage and bulk sale outlets.  
755

756 **Water Supply (Approved):** A potable water supply approved by a state certified testing lab.  
757

758 **Well Head (Water Source) Protection Area:** Area or District designated by the Town for additional  
759 restrictions it deems necessary to protect the sources, production capability, and environmental quality of  
760 head waters, wells, wetlands and other potable water supplies.  
761

762 **Wetland:** An area that is inundated or saturated by surface water or groundwater at a frequency or duration  
763 sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions,  
764 commonly known as hydrophytic vegetation.  
765

766 **Wholesale Establishment:** Any firm doing business on a restricted customer basis and not available to the  
767 general retail public  
768

769 **Wood Manufacturing:** The delivery of raw or semi-processed wooden materials from another location,  
770 stored, further machined into a semi-finished or ready-to use product (furniture, lumber, firewood, etc.),  
771 reloaded and transported off site for resale. Operations may be conducted either outside, enclosed, or both.  
772 This process is not an agricultural or silvicultural exemption from Town permits.  
773

774 **Wood Working Shop:** An interior operation for the manufacturing, repair, or restoration of wooden  
775 products.  
776

777 **Zoning Administrator (ZA):** Refers to the person appointed by the Select Board to interpret, apply, and  
778 enforce the Town's Zoning Regulations, and Ordinances (if authorized to do so by the Select Board).  
779

780 **Zoning District:** A section of the Town designated in the zoning ordinance text and delineated on the  
781 Official Signed and dated Zoning Map, in which requirements for the use of land, and building and  
782 development standards are prescribed.  
783

784 **Zoning Permit:** The official document applied for and issued by the Zoning Administrator, for any  
785 development or change of use within the Town.