Proposed Changes to the Greensboro Lakeshore District Zoning Bylaws
December 2020

1. More fully described specific purpose.
2. Removed residential care, group homes and residential child care from permitted use.
3. Adds Short Term Rentals either as a permitted use in concert with a specific ordinance for STR OR as a conditional use. We are awaiting an attorney's advice.
4. No portion of a structure within 50 feet of the lake can increase in height beyond 15 feet.
5. More robust mitigation will be required by DRB if nonconforming structure is allowed to become more nonconforming.
6. Separated accessory structure and accessory dwelling unit. Limited to one of each per lot within 150’ of the lake. Accessory structure height is reduced to 20 feet with roof pitch of 6/12 or greater. Maximum size is 900 sf, which includes decks and porches.
7. ADU has a height restriction of 20 feet; has a maximum of 900 sf, which excludes the measurement of porches or decks, or 30% of the size of the primary structure, whichever is greater.
8. If boathouses, accessory dwelling units or accessory structures or primary structures are razed and rebuilt, and there is room on the lot, it is recommended that they be sited to better meet current setbacks to become less non-conforming.
9. Added one required parking space for an accessory dwelling unit. Each new single family dwelling must include two parking spaces per dwelling.
10. Added dock standards: 1 per lot, no more than 300 sf.
11. Additional standards given for conditional uses, now including exterior lighting with noise, pollution, traffic and character of the neighborhood.
12. Water quality protection asks for Best Practices with tree maintenance, duff maintenance and landscaping at water’s edge.
13. All tree cutting or significant pruning will require an Intent to Cut Permit. The State of Vermont’s clear point system will be applied.
14. Adds standards around impermeable surface areas and cleared areas on properties: maximum of 20% impermeable surface on all parcels; 60% or more will not be cleared.
15. Chimneys in the Shoreland Protection District are exempt from the height limit.
16. In the Zoning Enforcement Policy, the AO must send a copy of any notice of violation issued for development within the Shoreland Protection District to the Lake and Shoreland Permit Analyst at the Vermont Agency of Natural Resources.

Proposed Changes to the Greensboro Zoning Bylaws, not including the Shoreland Protection District:

1. The New Extended Village Zone has a minimum lot size of two acres. This District is proposed in three locations in the Town:
   a. 500’ deep along both sides of the Bend Road from the outer limit of the Greensboro Village District to the outer limit of the Greensboro Bend Village District
b. 500’ deep along both sides of Cemetery Ridge Road from the outer limit of the Greensboro Village District eastward to the junction of Young Road.
c. 500’ deep along both sides of Rt. 16 from the outer limit of the Greensboro Bend Village District north to the junction of Young Road.

2. Short-term rentals are a Permitted Use in all districts, except for the Shoreland Protection District, where short-term rentals are a Conditional Use. Short-term rentals are defined as less than 30 days; rentals are not allowed in the Shoreland Protection District for less than seven consecutive days.

3. In 3.9 Protection of Water Recourses, the setback distance from all rivers and streams has changed from 50’ to 100’. The vegetative buffer distance from all rivers and streams has changed from 50’ to 100’.

4. Under 5.4 Conditional Uses, the specific standard of considering landscaping or fencing for commercial and industrial uses has been removed, as this standard is considered in a site plan.

5. Signs require a minimum setback of 25’ from the center of any public or private road or ROW — changed from a setback of 50’.

6. Footprint is now measured from interior walls to interior walls instead of from/to exterior walls.

7. The height of any structure is the average height measured from the ground to the roof line.

8. Added more detailed requirements for the DRB applications.

9. Added specific tasks to ZA to monitor building, including a Certificate of Compliance.