1. More fully described specific purpose.
2. Removed residential care, group homes and residential child care from permitted use.
3. New accessory structures will not exceed 900SF, including porches and decks, within 150’ of the shoreline. A modified or reconstructed accessory structure may not increase in the footprint within 150’ of the shoreline; the structure’s degree of nonconformity may not increase.
4. House size is now measured from interior walls to interior walls instead of from/to exterior walls.
5. The height of any structure is the average height measured from the ground to the roof line.
6. No portion of a structure within 50 feet of the lake can increase in height beyond 15 feet.
7. More robust mitigation will be required by DRB if nonconforming structure is allowed to become more nonconforming.
8. Separated accessory structure and accessory dwelling unit. Limited to one of each per lot. Height reduced to 20 feet with roof pitch of 6/12 or greater. Maximum size is 900 sf which includes decks and porches.
9. ADU has a height restriction of 20 feet; has a maximum sf of 900 sf, which excludes the measurement of porches or decks, or 30% of the size of the primary structure, whichever is greater.
10. If 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. Boathouses are encouraged to be constructed or reconstructed behind the natural berm.
11. Added one required parking space for an accessory dwelling unit. Each new single family dwelling must include two parking spaces per dwelling.
12. Added dock standards: 1 per lot or per 150’ of shoreline, no more than 300 sf.
13. Additional standards given for conditional uses, now including exterior lighting with noise, pollution, traffic, viewshed, and character of the neighborhood.
14. Water quality protection asks for Best Practices with tree maintenance, duff maintenance and landscaping at water’s edge.
15. All tree cutting or significant pruning will require an Intent to Cut Permit. The State of Vermont’s clear point system will be applied.
16. 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.
17. Adds more detailed requirements for the DRB applications.