

TOWN OF DERBY

~ Planning & Zoning Department ~

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TOWN OF DERBY **NOTICE OF PUBLIC HEARING**

Notice is hereby given to the residents of the Town of Derby, VT that the Derby Planning Commission will hold a public hearing in the Selectboard Room of the Municipal Building, 124 Main Street Derby Center on Monday February 13, 2023 at 6:30 p.m. This hearing will be held for public review of and comment on the revised zoning bylaw pursuant to Title 24 VSA, Chapter 117.

The purpose of the proposed zoning bylaw revision is to provide for the future growth and development of the Town of Derby. The revised zoning bylaw, if and when adopted, will affect all lands within the Town of Derby.

Proposed Zoning Bylaw Amendments

Complete rewrite of Flood Hazard regulations.

ARTICLE 6: FLOOD HAZARD & RIVER CORRIDOR REGULATIONS

- §601 Statutory Authorization and Effect
- §602 Purpose
- §603 Summary Table: Development Review in Hazard Areas
- §604 River Corridor Protection
- §605 Flood Hazard Area Protection
- §606 Other Provisions

Complete rewrite of Planned Unit Development and Mobile Home regulations.

ARTICLE 7: SUBDIVISION, PUD and MOBILE HOME PARK REGULATIONS

- §701 Subdivision Review (no change)
- §702 Planned Unit Development (PUD)
 - 702.1 Purpose
 - 702.2 Applicability
 - 702.3 PUD Applications
 - 702.4 Density Calculations.
 - 702.5 General Standards
 - 702.6 Open Space Standards
 - 702.7 Density Bonuses
- §703 Mobile Home Parks
 - 703.1 New and Proposed Expansions Mobile Home Parks
 - 703.2 Non-conforming Mobile Home Parks

Added or changed definitions for: Affordable Housing, Accessory Structure, Area of Special Flood Hazard, Associated Transportation and Utility Networks, Base Flood, Base Flood Elevation (BFE), Channel, Compensatory Storage, Common Plan of Development, Construction Trailer, Critical Facilities, Design Flood Elevation (DFE), Designated Center, Development (for purposes of floodplain management), Encroachment, Equilibrium Condition, Fill, Flood Hazard, Flood Insurance Study (FIS), Floodway, Fluvial Erosion, Grading, Historic Structure, Lowest Floor, Maintenance, Manufactured Home/Mobile Home, New Construction (for purposes of floodplain management), Nonconforming Structure, Nonconforming Use, Non-Residential, Recreational Vehicle, Replacement Structure, River, River Corridor, Special Flood Hazard Area (SFHA), Start of Construction, Storage, Structure (within a floodplain), Substantial Damage, Substantial Improvement, Top of Bank, Top of Slope, and Violation

Copies of the full text of the proposed zoning bylaw revisions may be obtained from the office of the Zoning Administrator. Dated in Derby, Vermont, January 25, 2023.

Derby Planning Commission