

- 64 sq. ft.)
- Building additions
- Porches, decks, ponds, pools
- Accessory apartments
- Projects that increase sewage flow (i.e. new bedrooms)
- Projects that increase the gross floor area
- Changes in driveway locations
- Major grading
- Facade alterations if in the Stowe Historic District (SHOD)
- Projects in the Ridge Hillside Overlay District (RHOD)

A zoning permit is not required for:

- Fences and walls that do not interfere with corner visibility
- Accessory buildings under 64 sq. ft. and less than 8 ft. in height so long as they are not located in a required front yard and at least 5 ft. from any property line
- Interior renovations that do not increase the gross floor area and do not add bedrooms
- Patios at grade level
- General maintenance such as painting and roofing, unless in the RHOD

An applicant should always check with the zoning office if there are any questions.

Is a site plan required?

A site plan is required for any development involving new buildings, building additions, driveway changes, parking lot changes, construction or enlargement of steps, decks, patios, porches, or pools. The level of detail required for a site plan relates to the type of project proposed. Smaller projects, such as a house addition or construction of a deck or shed, do not necessarily need all of the items

- Existing and proposed features in sufficient detail to allow the Zoning Administrator to determine compliance with regulations
- Zoning setback lines
- All distinct and/or prominent physical features, (existing or proposed), such as tree lines, stone walls, ledge outcroppings, watercourses, water supplies, wastewater areas or sewer lines areas, or items of historical or cultural significance
- Elevations to show compliance with height restrictions
- Floor plans for additions and new construction

How do I determine my property boundaries?

Determining your property boundaries can be difficult. With many projects the tax map boundaries are accurate enough to obtain the required permits. In other cases, more accurate property locations are needed.

In these cases, survey-quality mapping of a property may be needed to obtain approvals for a project or for the actual development of the project. Sources of survey-quality mapping may be available from:

- Your own records
- The Town Clerk's office if a survey was recorded
- The Town Clerk's office if a subdivision was recorded that showed the location of buildings existing at the time of the subdivision
- The Zoning Office if a previous permit was on file that used a survey

Occasionally, property boundaries can be determined in the field from existing survey pins or monuments. Property owners should be cautious of using pins or monuments to determine boundaries unless they know for certain that they indicate boundaries. Not all survey pins indicate a property boundary and pins may have been moved.

complete a project.

Can I build as soon as I obtain a permit?

State law requires a 15-day appeal period after is approved before construction can begin. In a you need to make certain that any other require from the State of Vermont are obtained.

What if I have on-site wastewater (septic) disposal?

As of July 1, 2007, the Agency of Natural Department of Environmental Conserv jurisdiction over all on-site wastewater dispos Any construction involving additional bedroom a new or updated wastewater approval from Although not required for a zoning permit, it to seek any required wastewater approvals in with zoning approvals since the wastewater d affect your final building layout.

What if I don't obtain a permit?

If a project is done without obtaining the prope the property owner and/or applicant may:

- Be required to do costly repairs to gain cor compliance
- Pay increased permit application fees
- Be involved in legal action to gain complie
- Have difficulties with obtaining a clear titl selling a property

Stowe Historic District (SHOD) Review

Many properties in the village are within the Stowe Historic District Overlay District (SHOD). Most alterations and construction, except general maintenance, within the SHOD require a review of the architectural aspects of the development to make certain it preserves the existing historic and architectural integrity of the area. SHOD review is also required for historic properties outside of the SHOD. In addition to the normal review and approval of the application by the Zoning Administrator, the application is required to be presented to the Stowe Historic Preservation Committee (SHC). They will review the project, make suggestions regarding any changes, and then make a formal recommendation to the Development Review Board (DRB). The DRB will review the SHC recommendation and make a final decision. A zoning permit can only be approved if the DRB approves the SHOD review. The complete approval process can take approximately 4-8 weeks. The Zoning Administrator can advise the applicant on how to best prepare for this review.

Ridgeline and Hillside Overlay District (RHOD) Review

The Ridgeline and Hillside Overlay District (RHOD) includes properties located at higher elevations, steep slopes, and visually sensitive areas. In addition to the normal review and approval by the Zoning Administrator, the applicant is required to obtain Development Review Board (DRB) RHOD approval. The development is first classified as "minor" or "major" depending upon the visual impact. A visit to the site by the Zoning Administrator helps the DRB establish this determination. Photos of the area are also useful for the DRB review. "Minor" projects require little or no additional information to be approved. "Major" projects require a more significant visual analysis and additional materials. The "minor" development approval process can take approximately 4-8 weeks. The "major" development approval can require additional time. The Zoning Administrator can advise the applicant on how to best prepare for this review.

Do I need any other permits?

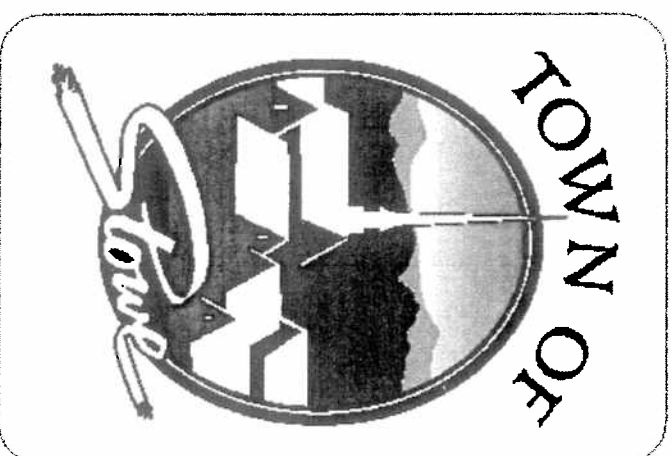
The State of Vermont, Department of Public Safety, Fire Safety Division requires a building permit for all construction involving public buildings (which includes residential rentals). Other state permits may be required for certain projects including driveway curb cuts for state highways, wastewater permits, and general construction permits (if over one acre is disturbed). Information on state permits can be obtained at www.state.us/labind or by calling 802-479-4434.

The Town of Stowe, Director of Public Works issues permits for driveway curb cuts for local roads and wastewater and water connection permits to connect into the municipal wastewater and/or water systems.

Need help?

The Stowe Zoning Department will assist you with your development approvals. Assistance includes review of existing property zoning records, review of applicable regulations, and guidance regarding other approvals that may need to be obtained. A preliminary project review is available and can save time and costs before proceeding with final design work. The Stowe Zoning Ordinance and Development Application are available at the Zoning Office and at www.TownofStoweVt.org.

Obtaining a Zoning Permit for Residential Development? (Including rentals)



Stowe Zoning Office
P.O. Box 216
Stowe, VT 05672
802 / 253-6130

General Dimensional Requirements⁹

Zoning District	Min. Lot Area ¹	Min. Lot Width (Ft.)	Set Backs ^{2, 3, 4}			Maximum Building Coverage	Maximum Building Height ⁵
			Min. Front Yard (Ft.)	Min. Side Yard (Ft.)	Min. Rear Yard (Ft.)		
RR. 1 Motel, Hotel, Lodging ⁵	1 acre 5 acres	150	50	30	40	8% ⁶	28 ft.
RR. 2	2 acres	200	60	50	50	N/A	28 ft.
RR. 3	3 acres	250	70	60	60	N/A	28 ft.
RR. 5	5 acres	300	70	75	75	N/A	28 ft.
VC-10	10,000	60	10	10	35	50%	28 ft.
VC-30	30,000	125	10	20	50	25%	28 ft.
VR-20	20,000	100	20	10	40	20%	28 ft.
VR-40	40,000	150	30	25	50	10%	28 ft.
H.T.	1 acre	180	50	50	50	10%	28 ft.
UMR Residential Motel, Hotel, Lodging Other uses	1 acre 5 acres 2 acres	200	50	50	50	8%	28 ft.
MRV/MRC ^{4, 7} Motel, Hotel, Lodging Cape Cod Rd.	20,000 2 acres	100 ⁸	20	10	20	15%	28 ft.
LVC	20,000	125	20	20	50	20%	28 ft.
MC	20,000	125	20	20	50	20%	28 ft.
WBCSD	1 acre	125	60	35	35	20%	28 ft.

Note: This chart is for reference only. Please refer to the Stowe Zoning Ordinance for specifics and exceptions.

¹ A lot in individual and separate and non affiliated ownership by deed from surrounding properties in existence December 30, 1975 or lots already subdivided by plat by December 30, 1975, may be developed even though not conforming to minimum lot size requirements provided that such lot is not less than 1/8 acre and has a minimum width or depth dimension of 40 feet. In such cases and if in RR or VR, the required setbacks shall comply with those specified for the district nearest in size to the existing small lot.

² Except for common driveways and parking facility setbacks shall be as follows, unless abutting property owners agree to less:

HT, UMR, MRV, MRC, MC, RR-1 and RR-2: 10 feet from property lines; RR-3 and RR-5: 25 feet from property lines.

³ Refer to Zoning Ordinance regarding setbacks for pre-existing buildings built before 12/9/75 with non-complying setbacks.

⁴ Dimensional waivers may be granted in SHOD District and for historic buildings under certain conditions. See Section 10, SHOD Guidelines.

⁵ Height waivers may be applicable in PUD's.

⁶ For conditional uses only.

⁷ Minimum set back from district boundary is 50 feet.

⁸ Minimum frontage requirement is 50 ft.

⁹ See Table 6.3, Density Standards, in Zoning Ordinance for required densities for various uses.