

Amended Section 7 – Definitions August 2024

Accessory Dwelling Unit (or ADU) - One accessory dwelling per lot ~~includes~~ which may be an efficiency, one-bedroom, or two-bedroom apartment that is located within or appurtenant to, and is clearly subordinate to, a single-family dwelling ~~on an owner occupied lot~~; is on the same lot as the single-family dwelling; has the facilities and provisions necessary for independent living, including sleeping, food preparation, and sanitation; and that also meets the requirements of these Zoning Regulations (see Section 5.9), in accordance with ~~the Act (§4412)~~ 24 VSA 4412.

Building Line

Front. The line, parallel to the street line, that passes through the point of the principal building nearest the front lot line. A lot with two or more front lot lines shall have a front building line for each front lot line.

Rear. The line, parallel to the rear lot line, that passes through the point of the principal building nearest the rear lot line. In the event that a property has two or more front lot lines and no rear lot lines, the rear building line shall be the line that is both (a) parallel to the side lot line that passes through the point of the principal building nearest the side lot line and (b) parallel to the Primary Building Façade

Duplex – a residential building that has two dwelling units in the same building with at least one shared wall or floor/ceiling, and neither dwelling unit is an accessory dwelling unit. Duplex shall mean the same as dwelling two-family, or two-family residential structure.

Elder care facility - a type of supported housing in which a majority of the beds are occupied by persons aged 55 or over. This category includes nursing homes, assisted living residences and homes for persons who are terminally ill (hospice) facilities, with definitions as per 33 V.S.A. §7102.

Group Home (also called a residential care home) - A residential facility to be operated under state licensing or registration, that serves not more than eight persons, not including caregivers, who have a handicap or disability as defined by ~~the state~~ (9 V.S.A. §4501), ~~or a recovery residence serving not more than 8 persons~~. In accordance with the ~~Act~~ (24 V.S.A. §4412) ~~a group home~~ either of these shall be considered by right to constitute a permitted single-family residential use of property, unless it is to be located within 1,000 feet of another group home.

Impervious Surface – A ~~manmade~~ surface from which precipitation runs off rather than infiltrates into the ground including, but not limited to, a roof; a paved or unpaved (~~gravel~~) road, driveway, sidewalk, walkway, parking area, ~~any other paved area~~; or a natural stone surface.

Lot coverage - that portion of the ground area of a lot that is covered by structures ~~and on-ground improvements~~.

On-ground improvement – a manmade impervious surface that is flat on the ground such as a driveway, parking area, sidewalk, walkway, patio or any other paved surface.

Recovery residence – A residential facility which provides shared living accommodations supporting persons recovering from a substance use disorder, that provides tenants with peer

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support and assistance accessing available support services and community resources, and is certified by an organization approved by the Vermont Department of Health as provided by 24 VSA 4412[1][G].

Residential density – the number of dwelling units allowed per unit of area in a zoning district as per Section 6.13 of these regulations.

Setback – the distance from a lot line, if applicable, or from the center line of a road or highway right-of-way to the **outside dimension of a** building or structure on the lot, **measured at ground level, or of any portion of the** building including the edge of a deck, **porch, steps** or cantilevered area. The setback provisions of these Zoning Regulations do not apply to fences 6 feet **or less** in height, walls 3 feet or less in height, roof overhangs that extend no more than three (3) feet from the structure, **on ground improvements unless otherwise indicated**, or signs outside of a road right-of-way, except where specifically provided. Setbacks for septic systems shall be dictated by state law.

Structure – an assembly of materials for occupancy or use **that is principally or exclusively above ground level**, including but not limited to, a **principal or accessory** building, mobile home or trailer, sign, wall or fence, storage tank for liquid, gas, oil, propane or other fuel; **or an above-ground or in-ground swimming pool**. The term structure does not include tanks that are fully underground, septic system components, **or on-ground improvements**.

Supported housing - A residential facility that provides housing and may also provide assistance, care, supervision or services such as medical, educational, training, personal services, meals, or life management to the residents. This housing may be temporary, (as in a rehabilitation facility, substance abuse treatment facility, **housing for those in transition from a major life disruption, or** temporary housing for persons at risk of **houselessness** homelessness, or permanent, (such as a nursing home or assisted living facility per 33 V.S.A. §7102). **This category includes facilities required to be licensed under 33 VSA 7102-7103 as a “therapeutic community residence” or a “residential care home.”**