

Key Concepts in Zoning:

No-one may commence land development as defined in 24 VSA §4303(10) without a permit from the Zoning Administrator

24 VSA §4303(10) states as follows:

LAND DEVELOPMENT: The subdivision of a parcel into two or more parcels, the construction, demolition, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation or landfill, and any change in the use of any building or other structure, or land, or extension of use of land.

The word DEVELOPMENT is defined as any human-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

The bottom line is that most planned improvements to your real estate should beg the question: Do I need a zoning permit?

Here are many examples of the activities that may or may not require a permit:

NEW HOME Y

ADDITION TO HOME OR OTHER STRUCTURES Y

DECK Y

REPLACE DECK WITH EXACT DIMENSIONS Y

SHED (ANY SIZE) Y

IN GROUND POOL Y

ABOVE GROUND POOL Y

STONE PATIO Y

PAVE OVER HARD PAK Y

PAVE OVER EXISTING PAVEMENT N

GREENHOUSE Y

PORTABLE CANVAS GARAGE Maybe...depends on how long it will be up

STORAGE CONTAINER (ANY SIZE) Yes, except for short term stays

GARAGE Y

GAZEBO Y

TREES or LANDSCAPING N

BARN Y

PORCHY

INTERIOR FINISHES No unless major interior structural changes

CLOTHESLINE N

SOLAR PANELS No, State preemption

CARPORT TO HOLD SOLAR PANELS Y

WOODSHED Y

SATTELITE DISH No, federal preemption

LEAN-TO ON EXISTING BLDG Y

DEMOLISH STRUCTURE Y

SEPTIC (WASTEWATER) No, State has jurisdiction

WELL No, State has jurisdiction

FENCES Depends on District, height, and location

EXTERIOR IMPROVEMENTS such a painting, windows, doors... No in most districts but yes in Design Control Overlay Districts,

All that said there is a reasonable common-sense standard that may be applied differently in some of the above situations. There are grey areas in the ordinance that are dealt with on a case-by-case basis.

Therefore, a simple call or e-mail to the ZA can help clarify the grey areas that may exist.

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