

Chapter 30

This chapter establishes the official zoning map and provides rules for its use and interpretation.

Official Zoning Map

30.1 Zoning Map. The *Official Zoning Map of the Town of Williston* is available for review at the Williston Planning and Zoning Office. The Town makes every effort to provide accurate copies, but questions about the exact location of a zoning district may be resolved only by reference to the official zoning map.

30.2 Zoning District Boundaries

30.2.1 How do I know exactly where the zoning district boundaries are? Zoning district boundaries generally follow property lines, as they were shown on the 20014 tax map, but there are exceptions to this rule.

30.2.1.1 Streams. Where a zoning district boundary is shown along a stream, that boundary follows the centerline of the stream unless otherwise clearly indicated by a note on the official zoning map. Zoning boundaries and the extent of the watershed protection buffers established by this bylaw shift as the course of the stream shifts.

30.2.1.2 Roads. Where a zoning district boundary is shown along a road, that boundary follows the centerline of that road unless otherwise clearly indicated by a note on the official zoning map.

30.2.1.3 Utility Lines. Where a zoning district boundary is shown along a power line or other utility easement or right-of-way, that boundary follows the centerline of that easement or right-of-way unless otherwise clearly indicated by a note on the official zoning map.

30.2.1.4 Other Boundaries. Notes on the official zoning map describe boundaries that do not follow a stream, road, utility line, or property line.

30.2.1.5 Parcel Merger. If a property line that was also used as a zoning district boundary line on the official zoning map is eliminated by re-platting, the zoning district boundary line shall remain where it was.

30.2.2 What if I disagree with the Town about a zoning district boundary? If there is a question about the location of a zoning district boundary, the Administrator will determine where the boundary is. The Administrator's decision may be appealed to the DRB using the procedure established in Chapter 5 of this bylaw.

30.2.3 Is it possible to change a zoning district boundary? Yes, but it is not a simple process. The boundaries of Williston's zoning districts are generally consistent with the future land use map adopted in the *Town Plan*. This means that changing a zoning district boundary will usually require two amendments: one to the *Town Plan* and one to the official zoning district map adopted in this chapter. The process required to amend the official zoning map is explained in Chapter 8 of this bylaw. The process of amending a *Town Plan* is established by 24 V.S.A. § 4385.

30.3 About the Zoning Districts. Each zoning district chapter begins with the adoption of a boundary, a statement of purposes, and a list of permitted uses.

30.3.1 How are uses defined and listed? Uses are listed by name and NAICS classification. NAICS stands for the North American Industrial Classification System, which is an all-inclusive hierarchical system for describing economic activities. NAICS classifications include as many as six digits, for the finest level of detail, but for most purposes of this bylaw less detailed classifications are adequate. Smaller classifications include all of the more detailed classifications that begin with the same numbers. For example, NAICS 11 – Agriculture, Forestry, Fishing, and Hunting – includes NAICS 111 – Crop Production, and NAICS 1111 – Soybean Farming. Only those uses listed as permitted for each zoning district are allowed unless otherwise exempted.

30.3.2 What types of standards apply in each zoning district? Four types of standards apply in the zoning districts created by this bylaw: dimensional, density, general, and specific. Dimensional standards help determine the location and size of development on a site. Density standards help determine the total extent of development on a site. The general standards adopted in Chapters 13-29 regulate access, the provision of infrastructure, outdoor lighting, potential nuisances, and many other aspects of development. More specific standards are also adopted – in the relevant chapter – to ensure that each zoning district fulfills its purpose.