

Chapter 20

Residential Improvements

This chapter consolidates the definitions and standards for minor improvements to residentially developed property. The standards adopted here apply to all dwellings in all zoning districts. Requirements that may or may not apply, depending on a dwelling's location, are cross-referenced.

20.1 Accessory Dwellings. 24 V.S.A. § 4412(1)(E) states that “no bylaw shall have the effect of excluding as a permitted use one accessory dwelling unit that is located within or appurtenant to an owner-occupied single-household dwelling.”

20.1.1 What is an accessory dwelling? For the purposes of this chapter, an ‘accessory dwelling’ is an independent efficiency or one- or two-bedroom dwelling that is located within or on the same lot as an owner-occupied single-household dwelling, and that complies with the standards established below.

20.1.2 Is a permit needed for an accessory dwelling? Yes. An administrative permit is required for any accessory dwelling.

20.1.3 What standards apply to accessory dwellings? An administrative permit for a proposed accessory dwelling shall be approved if the Administrator finds that it complies with the following standards.

20.1.3.1 Owner-Occupied. Either the single-household dwelling or the proposed accessory dwelling must be owner-occupied.

What Does ‘Owner-Occupied’ Mean? The dwelling or proposed accessory dwelling must be the principal residence of at least one of the owners named on the grand list.

20.1.3.2 Floor Area. There is no minimum floor area. Accessory dwellings larger than 900 square feet shall not exceed 50 percent of the total habitable floor area of the primary dwelling. The maximum floor area of any accessory unit shall not exceed 1,500 square feet. The floor area calculation is based on finished space, garages and unfinished basements are not included. Applicants must provide a floor and/or site plan drawn to scale and in sufficient detail to demonstrate compliance with this standard.

Primary Dwelling Finished Floor Area (SF)	1,800 or less	2,000	2,200	2,500	2,800	2,900	3,000 or larger
Accessory Dwelling Finished Floor Area (SF)	900	1000	1,100	1,250	1,400	1,450	1,500

20.1.3.3 Using an Existing Dwelling as an Accessory to a New Dwelling. These standards present the possibility that an existing two-bedroom dwelling of 1,500 SF or less could be

used as an accessory dwelling by an owner who proposes to build a new home of up to 3,000 SF. This is not prohibited but will require a discretionary permit.

20.1.3.4 Shared Driveway. Approval of an accessory dwelling must not result in a new point of access to a public road. The Administrator may, with the advice of the DPW, waive this requirement where the terrain or other physical characteristics of the site make it safer for an accessory dwelling to have a separate point of access.

20.1.3.5 Off-Street Parking. There must be sufficient off-street parking for the proposed accessory dwelling. One off-street parking space is required for each efficiency or one-bedroom accessory dwelling and two off-street parking spaces are required for each two-bedroom accessory dwelling. Applicants must provide a site plan that is drawn to scale and in sufficient detail to demonstrate compliance with this standard.

20.1.3.6 Wastewater. Wastewater treatment capacity for the proposed accessory dwelling is available as part of an allocation of sewage treatment plant capacity or as part of the capacity of an existing or proposed on-site wastewater treatment system.

- Where the proposed accessory dwelling would be served by the town's sewerage system, the applicant must submit an allocation form signed by the DPW.
- Where the proposed accessory dwelling would be served by an on-site wastewater treatment system the applicant must submit: i) approved final plans showing that an existing system has sufficient capacity, ii) plans for a new system prepared by a licensed designer, or iii) a licensed designer's certification, based on a field investigation, that an existing system for which approved final plans are not available, has sufficient capacity for the proposed accessory dwelling.

What is a Licensed Designer? See <http://www.anr.state.vt.us/dec/ww/sitetech.htm> for an explanation of this state program.

20.1.3.7 Dimensional Standards. Addition of the proposed accessory dwelling shall not result in a violation of the applicable dimensional standards of this bylaw. Applicants must provide a site plan drawn to scale and in sufficient detail to demonstrate compliance with this standard.

What is a Dimensional Standard? A dimensional standard controls the location of a structure or use on a lot and/or the dimensions of a structure. These standards include, but are not limited to, buffers, setbacks, coverage, and clear vision triangles.

20.1.3.8 In the Village. Detached accessory dwellings in the VZD must comply with the design standards of Chapter 42 Applicants who wish to place a detached accessory dwelling in the VZD must provide architectural drawings, including elevations, drawn to scale and in sufficient detail to demonstrate compliance with this standard.

20.2 Accessory Structures. For the purposes of this chapter, an accessory structure is located on the same lot or parcel as a dwelling and serves a purpose that supports and is clearly subordinate to the residential use of the property. Accessory structures that are permitted for dwellings include detached garages, play structures, sheds.

20.2.1 Is a permit needed for an accessory structure? Usually. An administrative permit is required for all accessory structures that are more than 10 feet in height or have a footprint of more than 120 square feet. Smaller structures are NOT exempt from the requirements of this bylaw. Placing a 100 square foot play structure within a side yard setback would be a violation of this bylaw, subject to enforcement provided by WDB 7.4-7.6, but would not require a permit.

What is a Garage? A garage is a building, or a part of a building, that houses, or at least is designed to house, one or more motor vehicles, watercraft, snow machines, farm implements, or other vehicles. **What is Play Structure?** A play structure is designed for children's play. Play equipment that does not have a footing or foundation is not a structure. **What is a Shed?** This term includes all roofed structures, including tool sheds, greenhouses, etc., that are accessory to a dwelling, except detached garages and accessory dwellings, which are separately defined.

20.2.2 What standards apply to accessory structures? An administrative permit for a proposed accessory structure shall be approved where the Administrator finds that it complies with the following standards.

20.2.2.1 Location. Accessory structures must be placed in a side or rear yard, except in the ARZD, where they may be placed in a front yard, if that front yard is at least twice as deep as the required setback.

20.2.2.2 Dimensional Standards. Accessory structures must comply with the applicable dimensional standards of this bylaw. Applicants must provide a site plan drawn to scale and in sufficient detail to demonstrate compliance with this standard.

20.2.3.3 In the Village. Accessory structures that are larger than 120 SF or taller than 10' in the VZD must comply with Chapter 42 and may be subject to review by the HDAC and DRB. Applicants who wish to place an accessory structure in the VZD must provide architectural drawings, including elevations, drawn to scale and in sufficient detail to demonstrate compliance with that standard.

20.3 Additions. An addition is any expansion of an existing structure in any dimension, including height, width, depth, or length.

20.3.1 Is a permit required for an addition? Yes. An administrative permit is required for all residential additions.

20.3.2 What standards apply to additions? An administrative permit for a proposed addition shall be approved where the Administrator finds that it complies with the following standards.

20.3.2.1 Dimensional Standards. Additions must comply with the dimensional standards of this bylaw. Applicants must provide a site plan drawn to scale and in sufficient detail to demonstrate compliance with this standard.

20.3.2.2 Adding Bedrooms. The addition of a bedroom requires additional wastewater treatment capacity, either as part of an existing or new allocation of sewage treatment plant capacity, or as part of the existing or proposed capacity of an on-site wastewater treatment system.

- Where the proposed bedroom/s would be served by the town sewerage system, the applicant must submit an allocation form approved by the DPW.
- Where the proposed bedroom/s would be served by an on-site wastewater treatment system the applicant must submit: i) approved final plans showing that an existing system has sufficient capacity, ii) plans for a new system prepared by a licensed designer, or iii) a licensed designer's certification, based on a field investigation, that an existing system for which approved final plans are not available, has sufficient capacity.

20.3.2.3 In the Village. Additions in the VZD must comply with Chapter 42 and may be subject to review by the HDAC and DRB. Applicants who wish to build an addition in the VZD must provide architectural drawings, including elevations, drawn to scale and in sufficient detail to demonstrate compliance with this standard.

20.4 Businesses. 24 V.S.A. § 4412(4) states that “No bylaw may infringe upon the right of any resident to use a minor portion of a dwelling unit for an occupation that is customary in residential areas and that does not have an adverse effect upon the character of the residential area in which the dwelling is located.”

20.4.1 What is a home business? A home business is any commercial activity conducted in a one- or two-household dwelling by the resident/s of that dwelling, whether for profit or not, and that meets the standards established here. Conducting any other business in a dwelling is a violation of this bylaw, subject to enforcement, as provided by WDB 7.4-7.6.

20.4.2 Can I park a commercial vehicle at my home? The overnight parking of commercial vehicles of 10,000 pounds gross vehicle weight or more is a commercial activity, and will be regulated as such in the MURZD, RZD, and VZD.

20.4.3 Is a permit required to establish a home business? Yes. The type of permit required varies with the type of business proposed and the type of dwelling.

A discretionary permit is required for any home business proposed in a two-household dwelling that will include the overnight parking of a commercial vehicle or any customer or client traffic.

A discretionary permit is required for all home businesses that propose to have more than one non-resident employee on site or generate more than one P.M. peak hour trip. An administrative permit is required for all other home businesses.

20.4.4 What standards apply to home businesses? The Administrator or the DRB, as appropriate, shall approve a permit for a home business that complies with the standards of Appendix G. See also WDB 20.7 for standards that apply to at-home childcare facilities.

20.5 Decks and Patios. A deck is an above-grade outdoor living space that is open to the sky, although it may be temporarily covered by an awning or partially covered by a pergola. A patio is an at-grade outdoor living space that is open to the sky. If one of these spaces is covered by a roof, it becomes an addition or, if detached from the dwelling, an accessory structure.

20.5.1 Is a permit required for a deck or patio? Yes. An administrative permit is required for any deck or for any patio that covers more than 120 square feet. Smaller patios are NOT exempt from

the requirements of this bylaw. Placing a 100 square foot patio within a side yard setback would be a violation, subject to enforcement, as provided by WDB 7.4-7.6, but would not require a permit.

20.5.2 *What standards apply to decks and patios.* An administrative permit for a proposed deck or patio shall be approved where the Administrator finds that it complies with the following standards.

20.5.2.1 Dimensional Standards. Decks and patios must comply with the dimensional standards of this bylaw. Applicants must provide a site plan drawn to scale and in sufficient detail to demonstrate compliance with this standard.

20.5.2.2 In the Village. Decks in the VZD must comply with Chapter 42 and may be subject to review by the HDAC and DRB. Applicants who wish to build a deck in the VZD must provide architectural drawings, including elevations drawn to scale and in sufficient detail to demonstrate compliance with this standard.

20.6 Driveways. A permit is required for new driveways, or for any change in a driveway's width or location. For access to town roads, this permit is obtained from the town. For access to state roads, permits must be obtained from both the town and the Vermont Agency of Transportation. For more on access to public roads, see Chapter 13 of this bylaw.

20.7 Electric Vehicle Charging Stations. An electric vehicle charging station is equipment that connects an electric or hybrid vehicle to a source of electricity.

20.7.1 Is a permit required to install EV charging stations? An administrative permit is required for any electric vehicle charging station that covers more than 120 square feet or is more than 10 feet in height. Smaller electric charging stations do not require a permit but are NOT exempt from the requirements of this bylaw. Placing an electric vehicle charging station in the setbacks would be a violation of this bylaw, subject to enforcement provided by WDB 7.4-7.6, but would not require a permit.

20.7.2 Do other requirements of this bylaw apply to EV Charging Stations? Yes. EV Charging Stations must comply with all relevant standards of this bylaw such as Chapter 24 on Outdoor Lighting.

20.7.3 In the Village. Electric vehicle charging stations in the VZD must comply with Chapter 42 and may be subject to review by the HDAC and DRB.

20.8 At-Home Childcare Business. 24 V.S.A. § 4412(5) makes at-home childcare serving six or fewer children a permitted use for single-household dwellings. An at-home childcare business that serves six or more children full-time and four or more part-time is also permitted, but a discretionary permit will be required.

20.8.1 *What is an at-home childcare business?* An at-home childcare business that meets the definition of a "family child care home or facility" as defined by 24 V.S.A §4412(5) where the owner or operator is registered or licensed for child care as required by 33 V.S.A. § 3502(a) is an "at-home childcare business" for the purposes of this bylaw.

20.9 Residential Care Homes or Group Homes. 24 V.S.A. § 4412(G) specifies that a residential care home or group home operated under state licensing or registration, and serving not more than eight persons

who have a handicap or disability as defined in 9 V.S.A. § 4501, shall be considered by right to constitute a permitted single-household residential use of property, except that no such home shall be so considered if it is located within 1,000 feet of another existing or permitted such home.

20.10 Fences. A fence is a structure that serves as an enclosure, physical or visual barrier, and/or to mark a boundary. Freestanding walls serving these purposes are fences. Living shrubs, trees, or other vegetation, including hedges, are not fences.

20.10.1 Is a permit required to erect a fence? Yes, an administrative permit is required to erect a fence. Before applying for a permit, the town strongly recommends that you talk to neighboring property owner/s.

Planting a Hedge? If you plan to plant a hedge as a property boundary, the town strongly encourages you to communicate with your neighbors before planting.

20.10.2 Are there standards for fences? An administrative permit for a proposed fence shall be approved where the Administrator finds that it complies with the following standards.

2010.2.1 Height. No fence on a residential property may exceed six (6) feet in height above grade, except as provided in WDB 20.10.2.3 and 20.10.2.4. Front yard fences are limited to 48 inches in height. See WDB 13.2.4 for additional height restrictions at intersections.

20.10.2.2 At Intersections. Fences within clear vision triangles must not obstruct drivers' vision. Solid or opaque fences must not exceed 29 inches in height above the grade of the adjoining road.

20.10.2.3 Privacy Enclosures and Kennels. Privacy enclosures (for example, around an outdoor spa) and the fencing of kennels may exceed the height limit established in WDB 20.8.2.1, above, but only within areas outside of the required setbacks for structures. The portion of the enclosure or fence that is over six (6) feet in height must not be solid. It may be a lattice or similar decorative work, screen, or wire.

20.10.2.4 Screening and Sound Barriers along Major Roads and Trails. Fences erected as screens and/or sound barriers along the right-of-way of an arterial or major collector may exceed six (6) feet in height. The Administrator shall, however, refer all such fences to the HDAC for review before acting on the application for an administrative permit. Screening and sound barriers are prohibited in the Village Zoning District (VZD).

20.10.2.5 Location. No fence shall extend into a public right-of-way or an easement held or used by the town without the written permission of the DPW, who may prohibit any such fence, or permit it with conditions that provide for its easy removal and replacement at the owner's expense. The DPW's written approval must be presented with the application for an administrative permit to erect the fence.

20.10.2.6 Materials/Color. The Administrator may require the submission of material samples for any proposed fence.

- No fence shall be made of scrap metal.

- No plain galvanized or slatted chain link fencing is permitted on residential properties. Vinyl-coated black or green chain link fencing is permitted.
- The structural elements of fences must be on the inward side (the side facing the dwelling to which the fence is accessory), if the adjoining property is in, or is platted for, residential use.
- Front yard fencing on residential properties must be at least 40% open. Traditional stone walls are exempt.

20.10.2.7 In the Village. Fences in the VZD must comply with the Chapter 42. Applicants who wish to erect a fence in the VZD must provide architectural drawings, including elevations, drawn to scale and in sufficient detail to demonstrate compliance with this standard.

20.11 Kennels. A kennel is any space used to confine dogs.

20.11.1 Is a permit needed for a kennel? Yes. An administrative permit is required for a kennel for the resident's dogs. Kennels used for commercial purposes, including boarding and breeding, may be permitted as a home business. See WDB 20.4.

20.11.2 Are there standards for kennels? An administrative permit for a proposed kennel shall be approved where the Administrator finds that it complies with the standards of WDB 20.2 for accessory structures and of WDB 20.8 for fences.

20.12 Livestock. For the purposes of this chapter livestock includes horses, cattle, sheep, llamas, poultry, and other animals, other than domestic dogs and cats, kept outdoors for the personal consumption or enjoyment of the residents of a residential property. The keeping of livestock on residential properties is not always "agriculture," as it is exempted by WDB 4.2.1.2.

20.12.1 Is a permit needed to keep livestock on a residential lot? No, but the keeping of livestock on residential premises is subject to the standards adopted in WDB 20.10.2.

20.12.2 Are there standards for the keeping of livestock on residential lots? While no permit is required, the town will enforce the following standards on a complaint basis.

20.12.2.1. Minimum Lot Size. The minimum lot size for the keeping of livestock shall be one acre.

20.12.2.2 Additional Setbacks. In the Village and Residential Zoning Districts, no structure in which livestock is kept or confined shall be closer than fifty (50) feet to any property line. No bedding or feed shall be stored within seventy-five (75) feet of any property line.

20.12.2.3 Watershed Protection. No structure in which livestock is kept or confined shall be located within a watershed protection buffer established by Chapter 29 of this bylaw.

20.12.2.4 Maintenance. All premises on which livestock is kept shall be maintained so as to ensure that dust, noise, and odor generated by livestock do not have an adverse impact on adjoining properties. This includes regular the removal of manure and other wastes, dust suppression, and insect control.

20.13 Outdoor Lighting. Preventing light trespass and protecting the night sky are important town goals. See Objective 4.6 of the *Comprehensive Plan*.

International Dark-Sky Association. For information about light pollution, light trespass, and appropriate lighting choices, visit: <http://www.darksky.org/>

20.13.1 What is outdoor lighting? Outdoor lighting includes any outdoor illuminating device lamp, light, reflective surface, luminous tube, or similar device, permanently installed or portable, used for illumination, decoration, or advertisement. On residential properties, such devices include, but are not limited to path, pool, porch, and yard lights.

20.13.2 Do I have to get a permit to install an outdoor light fixture at my house? No permit is required for outdoor lighting at one- or two-household dwellings that meets the standard that is set by WDB 24.2.3.2 and repeated in WDB 20.11.3. A permit is required for any other outdoor lighting.

20.13.3 Are there standards for outdoor lighting? As provided by WDB 24.2.3.2, no permit is required for outdoor lights that are installed at one- or two-household dwellings and that are rated at 1,200 initial lumens or less per lamp, as long as the maximum lumen output per residential unit set by Table 24.A (5,500 initial lumens) is not exceeded.

20.13.4 Are floodlights permitted? Floodlights rated less than 1,200 initial lumens are permitted by WDB 20.11.3; however, floodlights or spot lamps must be aimed no higher than 45° above straight down (half way between straight down and straight to the side) and floodlight lamps must not be directly visible from adjacent parcels or public ways.

20.13.5 What about holiday lighting? Temporary, seasonal holiday lighting is not subject to review or compliance with this bylaw, if (and only if) the following conditions are met:

20.13.5.1 Seasonal holiday lighting must not create a hazardous distraction passing cyclists or drivers

20.13.5.2 Seasonal holiday lighting may be displayed for no more than 60 days surrounding the event those lights celebrate.

20.14 Outdoor Storage

20.14.1 Is outdoor storage permitted on residential premises? Yes. There are different standards for outdoor storage in different zoning districts.

20.14.1.1 In the ARZD. Outdoor storage is permitted and must meet the required setbacks in side and rear yards, but note that Appendix G sets a stricter standard for outdoor storage associated with home businesses. Note also that this does not include the outdoor storage of recyclables or solid waste, including compost, the storage of which must be effectively screened from neighboring properties and public ways.

20.14.1.2 In Other Zoning Districts. Outdoor storage is permitted within the required setbacks in side and rear when it is effectively screened from neighboring properties. but note that Appendix E sets a stricter standard for outdoor storage associated with home businesses.

20.14.1.3 During Construction. The temporary storage of construction equipment and materials is permitted by WDB 17.14.

20.14.2 What constitutes ‘effective screening?’ Effective screening of outdoor storage may be provided by buildings; by a fence or wall that complies with WDB 20.8; or by landscaping, including dense hedges or similar planting, or on larger properties by a forested or wooded buffer that complies with the requirements of Chapter 23 for a Type I buffer. Small (less than one cubic yard) compost piles will be considered to be effectively screened if they are confined within a composting barrel or bin.

20.14.3 May I stack firewood outside without providing screening? Yes, an exception to the standards of WDB 20.12.1 is allowed for firewood. Firewood may be stacked on residential premises without screening if it is confined to the side or rear yard and within the required setbacks. Firewood may be stacked within the setback with the permission of the neighboring landowner.

20.15 Pools. A pool is any structure intended for swimming or recreational bathing that contains water over 24 inches deep. This includes in-ground, above-ground, and at-grade swimming pools.

20.15.1 Is a permit required for a pool? Yes. An administrative permit is required to install a pool.

Pool and Spa Safety. The Consumer Products Safety Commission offers information on pool and spa safety at: <http://www.cpsc.gov/cpscpub/pubs/chdrown.html>.

20.15.1.1 Barrier. Outdoor pools, whether in-ground, above-ground, or at grade, in which water can be more than two (2) feet in depth must be completely surrounded by a fence or barrier at least 48 inches in height above the finished ground level measured on the side of the barrier away from the pool. American Society for Testing and Materials certified automatic pool safety covers can be provided in lieu of a fence or barrier. mechanism

- The wall of an above-ground pool may form the required barrier provided that access to the pool, whether from a deck or via a ladder is gated in compliance with this standard.
- Gates and doors in such barriers shall always be closed. Release mechanisms shall be located on the pool side of the gate.
- Self-closing and self-latching gates shall be maintained so that the gate will positively close and latch when released from an open position of six (6) inches from the gatepost.

20.16. Portable Structures. Portable structures enclose space, but are designed to be easily moved. They do not have footings or a foundation. Common examples include “pop-up” carports or canopies and play structures that are not tied to footings or some other foundation.

20.16.1 Is a Permit Required for a Portable Structure? No permit is required for portable structures, but they must comply with the standards of WDB 20.14.2, below.

20.16.2 Are there Standards for Portable Structures? While no permit is required, the following standards will be enforced on a complaint basis.

20.16.2.1 Dimensional Standards. Portable structures are subject to same dimensional standards as other structures.

20.16.2.2 Portable Toilets. Portable toilets are permitted on residential properties only during construction/remodeling projects. They must be removed upon completion of the work.

20.17. Recreational Vehicles as Living Quarters. A recreational vehicle is a motor home or a trailer coach, as defined by state law.

20.17.1 Is a permit required to park an RV on my property? No. Recreational vehicles may be stored on residential premises without a permit, but see WDB 20.15.2, below.

20.17.2 Is there a limitation on the use of RV's parked on residential properties? Yes. A recreational vehicle may be used as guest quarters on a residential property for no more than 17 consecutive days, and for no more than 28 days cumulatively during a calendar year. Recreational vehicles may be used as temporary living quarters for the resident household during the construction or remodeling of a dwelling. This use must cease when a certificate of compliance is issued or the work is completed.

20.18 Remodeling. For the purposes of this chapter, remodeling is a change in the interior or exterior of an existing dwelling that does not change its exterior dimensions.

20.18.1 Is a permit required for remodeling? Possibly.

20.18.1.1 Adding Rooms. A permit is required for remodels that create or eliminate a room. Addition of a bedroom requires an allocation of sewage treatment plant capacity, approved by the DPW.

20.18.1.2 Other Interior Changes. New wall coverings, tile, carpet, counters, light fixtures, plumbing fixtures, trim, and similar interior changes do not require a permit.

20.18.1.3 Exterior Changes. Changes in roofing, siding, trim, windows and other architectural features and materials require a permit if your home is located in the VZD.. Outside the VZD, exterior changes require a permit only if they change the exterior dimensions of the home or an accessory building.

20.18.2 Are there standards for remodeling? An administrative permit for a proposed remodel shall be approved where *the* Administrator finds that it complies with the following standards.

20.18.2.1 Adding Rooms. Williston does not enforce a building code. Interior changes that add rooms are tracked solely to monitor the creation of additional bedrooms.

20.18.2.2 Adding Bedrooms. The addition of a bedroom requires additional wastewater treatment capacity, either as part of an existing or new allocation of sewage treatment plant capacity, or as part of the existing or proposed capacity of an on-site wastewater treatment system.

- Where the proposed bedroom/s would be served by the town sewerage system, the applicant must submit an allocation form approved by the DPW.

- Where the proposed bedroom/s would be served by an on-site wastewater treatment system the applicant must submit: i) approved final plans showing that an existing system has sufficient capacity, ii) plans for a new system prepared by a licensed designer, or iii) a licensed designer’s certification, based on a field investigation, that an existing system for which approved final plans are not available, has sufficient capacity.

20.18.2.3 In the Village. A permit is required for exterior remodels in the VZD where they must comply with the *Williston Village Historic District Design Review Guide* and may be subject to review by the HDAC and DRB.

20.19 Repair and Maintenance

20.19.1 What is repair and maintenance? Repair and maintenance involves no clearing, grading, excavation, or fill; no change in the exterior dimensions of a structure, deck, dwelling, fence, patio, or pool.

20.19.2 Is a permit needed for repair and maintenance? Not if it is truly repair and maintenance. For example, patching your roof with new flashing or shingles of the same type and color is repair.

20.20 Residential Care and Group Homes. 24 V.S.A. § 4412(1)(G) provides that a residential care home or group home operated under state licensing or registration and serving not more than eight persons who have a handicap or disability as defined by 9 V.S.A. § 4501, shall be treated as a single-household dwelling, except where it is within 1,000 feet of another such home.

20.21 Sale of Household Goods

20.21.1 May I have a vehicle for sale on my residential property? Yes. A “for sale” sign may be placed in the window of one currently registered, noncommercial vehicle that is parked on and owned by the owner or current occupant of a residential property.

20.21.2 May I have a “garage sale?” Yes. The occasional sale of household goods is permitted, without a permit, but subject to the following standards.

25.21.2.1 Frequency. Household goods may be offered for sale no more than twice a year.

25.21.2.2 Duration. Household goods may be offered for sale for no more than 72 hours.

25.21.2.3 Signs. The sign permitted by WDB 20.20 may be used to advertise the occasional sale of household goods. In addition, two directional signs of no more than three (3) square feet may be posted.

25.21.2.4 Parking. The owner is liable for any traffic hazard created by the sale of household goods. Before holding such a sale you should be sure that there is ample, safe parking available. Sales that create a traffic hazard are violations of this bylaw, subject to enforcement as provided by WDB 7.4-7.6.

20.22 Signs

20.22.1 *Must I have building numbers for my home?* Yes. The posting of building numbers is required by Williston’s *Road Name and Road Location Numbering Ordinance*, which is attached to this bylaw as Appendix D. Building number signs may also display the name of the resident household and have a decorative framework or border. They are limited to three (3) SF.

20.22.2 *May other signs be placed or posted on residential properties?* Besides political signs, which are subject to the same standards everywhere in Williston, residential properties are limited to one sign with an area of no more than four (4) SF. That sign may be used for any noncommercial message, including, but not limited to, “for sale” or “for rent,” to advertise the sale of household goods, or to identify a home business.