

# TOWN OF BRIDPORT

## PUBLIC HEARING NOTICE

The Town of Bridport Selectboard will hold a public hearing at the Bridport Town Office, 82 Crown Point Road, Bridport, VT, on Monday, July 14, 2025, at 6:05 p.m. on the following: TOWN OF BRIDPORT PROPOSED INTERIM ZONING BYLAWS ON CHANGES REGARDING STRUCTURES.

### ARTICLE A: BACKGROUND AND EFFECT

#### Subsection A-1: Background and Purpose

The Town's Planning Commission is studying making changes to the Town's Zoning Regulations. These changes include certain ones regarding structures. The Bridport Selectboard has determined that revisions to the Bridport Zoning Regulations are required on an interim basis for certain changes regarding structures.

#### Section A-2: Authority

The Selectboard is authorized to enact these interim Zoning Bylaws pursuant to 24 V.S.A. § 4415, which allows for the enactment of interim bylaws after public hearing upon public notice, and pursuant to Sections 4411, 4414 and other provisions of 24 V.S.A. Chapter 117 generally.

#### Section A-3: Effect on Existing Zoning Regulations

These Interim Zoning Bylaws are intended to supplement and not to replace the existing Bridport Zoning Regulations. The existing Zoning Regulations will remain in full force and effect, except to the extent modified by these Interim Zoning Bylaws. Pursuant to the Selectboard's creation of a Development Review Board on March 10, 2025, it is recognized that the Development Review Board became the appropriate Municipal Panel for applicable review functions formerly performed by the Zoning Board of Adjustment and Planning Commission under the existing Zoning Regulations. It is also recognized that the existing Zoning Regulations are subject to any applicable modification because of Vermont Act 181 enacted in 2024.

#### Section A-4: Effective Date and Duration

These Interim Zoning Bylaws shall become effective as of the date of adoption by the Selectboard and shall remain in effect for a period of two (2) years, unless extended, repealed, or amended in accordance with law. Upon the expiration or repeal of these Interim Zoning Bylaws, those provisions of the existing Zoning Regulations which were superseded hereby shall be reinstated and shall once again be in full force and effect, unless repealed or amended in accordance with law.

### ARTICLE B: CHANGED REGULATIONS REGARDING STRUCTURES

- For the duration of these Interim Zoning Bylaws, as defined in Section A-4 above, in Section 130 on Definitions of ARTICLE I of the Bridport Zoning Regulations, the following definitions are either changed or added to be as follows:

**Accessory Use or Building:** A use or building customarily incidental and subordinate to the principal use or building and located on the same lot. An unregistered trailer or shipping container used for storage or other accessory use shall be considered a structure subject to all of the terms and conditions of these regulations.

**Fence:** A structure used primarily for enclosure or screening, not exceeding 8 feet in height and not impeding a right of way. Fences having finished and unfinished sides will have the finished side facing the abuttor's property.

**Seasonal Dwelling:** A dwelling which is occupied no more than 180 days during any one-year period, including campers, tents and yurts unless a wastewater permit has been issued by the State. Additionally, the conversion of a seasonal dwelling to a residential dwelling or accessory dwelling unit requires a zoning permit. Seasonal dwelling must follow the setback requirements for the district zone it is located in.

**Structure:** An assembly of materials for occupancy or use, including but not limited to, a building, mobile home or trailer, sign, wall, fence or ground based solar panels.

- For the duration of these Interim Zoning Bylaws, as defined in Section A-4 above, in Section 301 on Exemptions & Exceptions 24 V.S.A. § 4413 of ARTICLE III of the Bridport Zoning Regulations, which Section in part says: "The following uses shall be exempt from these regulations to the extent provided below:"; the 8th such use is changed to read as follows:

8. Doghouses, sheds, tree houses, or similar accessory structures having less than or equal to 120 square feet in floor area and less than or equal to ten feet in height, may be located within a yard, a minimum of 10 feet from any property line but not obstructing a right of way. Existing Small Lots may be exempt from the 10 foot from property line rule after approval by the Administrative Officer. The approval document will be recorded in the Town zoning records.