

# Town of Clarendon, VT

## NOTICE OF PLANNING COMMISSION PUBLIC HEARING

Place: **Clarendon Town Hall**

Date: 5/18/2026

Time: 6:00 p.m.

- 1) The purpose of the hearing is to amend the Town of Clarendon's Zoning bylaws to incorporate new Flood Hazard Overlay District Regulations and make minor updates.
- 2) The geographic area affected is all areas in the Town of Clarendon.
- 3) Town of Clarendon draft amended Zoning Regulations – Table of Contents:
  1. Article I – Enactment, Objectives, and Purpose
  2. Article II - Establishment of Land Use Districts and Map
  3. Article III – Table of Uses
  4. Article IV – Dimensional Requirements
  5. Article V – Uses Permitted Subject to Conditions
  6. Article VI: Site Plan
  7. Article VII: Nonconformities
  8. Article VIII – General Regulations
  9. Article IX: Waivers
  10. Article X – Definitions – Accessory Dwelling Unit
  11. Attachment A – Clarendon Zoning Maps
  12. Attachment B – Clarendon Special Flood Hazard Area Regulations
- 4) The full text of the proposed amendment to the Town of Clarendon Zoning Regulations can be reviewed at Clarendon Town Hall and at [clarendonvt.gov](http://clarendonvt.gov)

# **Planning Commission Reporting Form for Municipal Bylaw Amendments**

## **Town of Clarendon, VT - Zoning Bylaws Update**

**Date of Update: 5/4/2026**

This report is in accordance with 24 V.S.A. §4441(c) and has been prepared and updated by the Town of Clarendon Planning Commission. The report includes a brief explanation of the proposed zoning amendment, a statement of purpose, and findings regarding the proposal's compliance with statutory requirements.

### **Brief Explanation of the Proposed Amendment and Statement of Purpose**

The proposed bylaw is an amendment to the existing Zoning Regulations to regulate mapped River Corridors and incorporate new Special Flood Hazard Area language that aligns with the State of Vermont's Model Flood Hazard Bylaws. The purpose is to protect the health, safety, and welfare of the public, minimize and prevent the loss of life and property, and make the Town of Clarendon, its citizens, and businesses eligible for federal flood insurance, federal disaster recovery funds, and hazard mitigation funds, as may be available.

Minor changes to sections 103, 104, 105, 202 A, 202 C, 305, 401, 402, 504 F, 506, 805, 806, 807, 808, 819, 820, 823 were made to allow more uses of properties in certain zones and make required updates.

### **Conformance with Municipal Plan Goals and Policies**

The municipal plan has a policy of "Allow appropriate development that fits the size, layout, and character of the community".

### **Conformance with Municipal Plan's Proposed Future Land Uses and Densities**

The proposed bylaw retains the existing compatibility with the proposed future land uses and densities of the municipal plan. None of the density requirements of the underlying zones are changing, as the Flood Hazard Area and River Corridor Areas are Overlay Districts.

### **Any Specific Proposals for Any Planned Community Facilities**

No specific proposals.