

ARTICLE II. ZONING DISTRICTS

Section 2.1 Zoning Districts & Zoning Map

(A) For the purposes of these regulations, the Town of Bolton is divided into the following zoning districts, in accordance with the Act [§4414(1)]:

Village District	(V)
Resort Village District	(RV)
Resort Residential District	(RR)
Rural I District	(RI)
Rural II District	(RII)
Forest District	(FOR)
Conservation District	(CON)
Flood Hazard Overlay	(FHO)

(B) The location and boundaries of each zoning district are shown on the official “Town of Bolton Zoning Map,” which is incorporated as part of these regulations. Flood Hazard Overlay District boundaries are shown on National Flood Insurance Maps for the Town of Bolton, which are adopted by reference to be part of these regulations. The official zoning map and flood hazard area maps, located in the Bolton Town Office, shall be the final authority as to the current zoning status of land and waters in the town.

(C) The official zoning map shall be identified by the signatures of the Selectboard, as attested to by the Bolton Town Clerk. Changes may be made to the zoning map only in accordance with the bylaw amendment process specified in Section 1.5 and the Act. A reduced copy of the official zoning map is included in these regulations.

Section 2.2 Boundary Interpretations

(A) Where uncertainty exists as to the location of district boundaries shown on the zoning map, the following rules shall apply.

- (1) Boundaries indicated as following roads, transportation or utility rights-of-way shall be interpreted as following the centerlines of such features.
- (2) Boundaries indicated as following lot lines shall be interpreted as following delineated property boundaries.
- (3) Boundaries indicated as following rivers or streams shall be interpreted as following the channel centerlines of such features, and shall move with the river or stream channel.
- (4) Boundaries indicated as following shorelines shall be interpreted as following the mean high water level, and shall move with the shoreline.
- (5) Boundaries indicated as following contour lines shall be interpreted as following a constant, specified elevation as measured from mean sea level or other accepted reference datum.
- (6) Boundaries indicated as following a compass heading shall be interpreted as following such headings.

(7) Boundaries indicated as parallel or perpendicular to, or extensions of, the above features shall be interpreted as such on the ground.

(8) Distances not specifically indicated on the map shall be determined from the scale on the official zoning map.

(B) The abandonment or relocation of a right-of-way, or the change in a line or feature that references a district boundary line, after the effective date of these regulations, shall not affect the location of the district boundary, except as specified for streams, rivers and shorelines.

(C) In the Flood Hazard Area Overlay District, where available (i.e., in Zones A1-A30, AE and AH) base flood elevations and floodway limits provided by the National Flood Insurance Program (NFIP) in the Flood Insurance Study and accompanying maps shall be used to administer and enforce flood hazard area overlay district provisions of these regulations. In areas where base flood elevations and floodway limits have not been provided by the NFIP (i.e., Zone A) base flood elevations and floodway information available from state or federal agencies, or other accepted sources shall be obtained and reasonably used to administer and enforce flood hazard area overlay provisions.

(D) When the Zoning Administrator cannot definitely determine the location of a district boundary, the Planning Commission and/or appropriate state or federal official may be consulted prior to issuing a determination. A determination by the Zoning Administrator regarding the location of a district boundary may be appealed to the Development Review Board under Section 9.5.

(E) Where there is a dispute as to where a district boundary lies, the Development Review Board may require that the property owner verify the location through a survey by a licensed surveyor.

(F) Where a zoning district divides a lot in single ownership as of the effective date of these regulations, or as subsequently amended, the Development Review Board may allow, subject to conditional use review under Section 5.4, the extension of district standards, except for road frontage requirements, up to a distance of 100 feet into either portion of the lot. Frontage requirements for the district in which the road frontage is located shall apply.

(G) Where a lot is divided by a town boundary, the standards of these regulations shall be applied to that portion of the lot located in the Town of Bolton in the same manner as if the entire lot were located in the town.

Section 2.3 Application of District Standards

(A) The following Tables 2.1-2.8 set forth the stated purpose, allowed uses and specific standards for each zoning district.

(B) All uses and structures, unless specifically exempted from these regulations under Section 9.2, must comply with applicable standards for the district(s) in which they are located, as found in Tables 2.1-2.8. The standards for each district shall apply uniformly to each class of use or structure, unless otherwise specified in these regulations. Nonconforming uses and structures must meet the requirements of Section 3.8.

(C) Overlay district standards shall be applied concurrently with the standards for the underlying zoning district(s). Where the overlay district imposes more restrictive standards on the use of land or structures, the standards of the overlay district shall apply.

(D) Uses for each district are classified as “permitted uses” to be reviewed by the Zoning Administrator prior to the issuance of a zoning permit under Section 9.3; or “conditional uses” to be reviewed and approved by the Development Review Board in accordance with Section 5.4 prior to the issuance of a zoning permit. Both permitted and conditional uses must meet applicable zoning district requirements, and also general standards under Article III. Site plan review under Section 5.3 also may be required for specified permitted uses.

TABLE 2.1 VILLAGE DISTRICT

(A) Purpose. The Village District along Route 2 in Bolton serves as the town’s historic governmental, civic and commercial center, as well as the gateway to Bolton Valley. The purpose of the Village District is to allow for the continuation of existing commercial, residential and public uses, and to encourage future development that is compatible with and promotes a compact, historic village settlement pattern. This may include higher densities of development, as supported by existing and planned infrastructure.

(B) Permitted Uses:

1. Accessory Structure/Use (to a permitted use)
2. Agriculture [see Section 9.2]
3. Bed & Breakfast [max: 4 guest rooms; see Section 4.6]
4. Day Care Facility [see Section 4.8]
5. Dwelling/Accessory [see Section 4.2]
6. Dwelling/Multi-family [max: 4 units]
7. Dwelling/Single Family
8. Dwelling/Two Family
9. Forestry [see Section 9.2]
10. Group Home [see Section 4.12]
11. Home Child Care [see Section 4.8]
12. Home Occupation [see Section 4.13]
13. Mixed Use [max: 4,000 sf, permitted uses only; see Section 4.14]
14. Office
15. Personal Service
16. Place of Worship [see Section 4.17]
17. Public Facility [see (E)(6); Section 4.17]
18. Retail Store [max: 4,000 sf]
19. Snack Bar

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Adaptive Reuse [see Section 4.3]
3. Cemetery
4. Community Center
5. Cultural Facility
6. Dwelling/Multi-family [max: 8 units]
7. Financial Institution
8. Funeral Home
9. Gas Station [see Section 4.10]
10. Health Clinic
11. Home Industry [see Section 4.13]
12. Inn [max: 24 guest rooms; see Section 4.6]
13. Light Industry [max: 20,000 sf]
14. Mixed Use [max: 20,000 sf; see (E)(4), Section 4.14]
15. Mobile Home Park [see Section 4.15]
16. Mobile Home Sales
17. Motor Vehicle Sales & Service [see Section 4.16]
18. Outdoor Market
19. Parking Facility
20. Private Club
21. Recreation/Indoor
22. Recreation/Outdoor
23. Residential Care Facility
24. Restaurant [max: 90 seats; no drive-throughs]
25. Retail Store [max: 20,000 sf; see (E)(4)]
26. School [see Section 4.17]
27. Transit Facility
28. Veterinary Clinic

(D) Dimensional Standards (unless otherwise specified for a particular use):

	Residential Uses	Other Uses
Minimum Lot Area	1 acre	1 acre
Minimum Frontage/Road	100 feet	150 feet
Minimum Setback/Front (from ROW)	15 feet	15 feet
Minimum Setback/Side	10 feet	25 feet
Minimum Setback/Rear	10 feet	25 feet
Minimum Setback/Surface Waters	See Section 3.17	See Section 3.17
Maximum Height (see Section 3.5)	35 ft.	35 ft.
Maximum Building Coverage	None	40%
Maximum Lot Coverage	None	60%
Planned Residential Development	Allowed, see (E)(7)	Not Applicable
Planned Unit Development	Allowed, see (E)(7)	Allowed, see (E)(7)

TABLE 2.1 VILLAGE DISTRICT, CONTINUED

(E) Supplemental District Standards

- (1) All allowed uses within this district must meet applicable general standards for development under Article III. Specified uses are also required to meet applicable use standards under Article IV.
- (2) All permitted uses are subject to site plan review under Section 5.3 except for agriculture, forestry, single and two family dwellings, and associated accessory structures and uses (including group homes, home child care and home occupations). Such uses must receive site plan approval from the Development Review Board prior to the issuance of a zoning permit. Conditional uses are subject to conditional use review under Section 5.4 and must receive conditional use approval from the Development Review Board prior to the issuance of a zoning permit.
- (3) All lots fronting upon Route 2 shall maintain a vegetated, landscaped area 15 feet in depth or greater running the length of the highway right-of-way, with the exception of approved accesses (curb cuts) and pedestrian walkways.
- (4) Maximum square footage [sf] limitations listed above for specified uses within this district refer to the maximum allowed gross floor area. In addition, the maximum building footprint for a mixed use or retail structure shall not exceed 10,000 square feet.
- (5) For development subject to site plan or conditional use review, the Development Review Board may limit outdoor display and storage areas to designated areas of the site, require that outdoor storage areas be located to the side or rear of the property, and be screened from Route 2 and/or adjoining properties.
- (6) Public facilities allowed within this district are limited to municipal or other government facilities open to the public and intended for general public access or use (e.g., town office, town hall, post office, public park, playground); or which otherwise serve the public (e.g., fire and ambulance stations, town garage, transfer station, municipal or community water or wastewater facility). Solid and hazardous waste management facilities, correctional facilities, and other institutional uses which are closed to the general public are specifically excluded from this district.
- (7) Planned residential and planned unit developments are allowed and encouraged within this district to promote the development of affordable housing and to support a compact, village development pattern. District dimensional standards may be modified or varied accordingly under Article VIII.

TABLE 2.2 RESORT VILLAGE DISTRICT

(A) Purpose. The Resort Village District includes land comprising the Bolton Valley Resort’s village base area. The purpose of this district is to allow for coordinated, well planned, higher density development, including a mix of recreational, commercial, and multi-family residential uses within a compact village setting, in a manner that supports the development of the ski resort as a year-round destination while protecting significant natural features and environmentally sensitive areas. Development in this district should occur in accordance with a comprehensive base area plan that establishes a clear indication of the intended type and pattern of future development.

(B) Permitted Uses:

1. Accessory Structure/Use (to a permitted use)
2. Agriculture [see Section 9.2]
3. Day Care Facility [see Section 4.8]
4. Forestry [see Section 9.2]
5. Mixed Use [max: 4,000 sf; permitted uses only; see Section 4.14]
6. Office [max: 4,000 sf; only in a PUD or Mixed Use]
7. Personal Service [max: 4,000 sf]
8. Place of Worship [see Section 4.17]
9. Public Facility [see (E)(4); see Section 4.17]
10. Retail Store [max: 4,000 sf]
11. Snack Bar

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Alpine Ski Facility [only in a PUD; see (E)(6)]
3. Community Center [only in a PRD or PUD]
4. Convention Facility [only in a PUD or Mixed Use]
5. Cultural Facility
6. Dwelling/Multi-Family [only in a PUD]
7. Events Facility [only in a PUD or Mixed Use]
8. Golf Course [see Section 4.11]
9. Hotel [only in a PUD or Mixed Use; Section 4.6]
10. Inn [max: 24 guest rooms; see Section 4.6]
11. Kennel [only in a PUD or Mixed Use]
12. Mixed Use [see Section 4.14]
13. Nordic Ski Facility [see Section (E)(6)]
14. Office [> 4,000 sf; only in a PUD or Mixed Use]
15. Parking Facility
16. Private Club
17. Recreation/Indoor [only in a PUD or Mixed Use]
18. Recreation/Outdoor
19. Restaurant
20. Retail Store [> 4,000 sf; only in a PUD or Mixed Use]
21. Telecommunications Tower [see Section 4.19]

(D) Dimensional Standards (unless otherwise specified for a particular use):

Minimum Lot Area	0.5 acre
Maximum Multi-Family Density	12 dwelling units/acre
Maximum Lodging Density	24 rooms/acre
Minimum Frontage/Road	75 feet
Minimum Setback/Front (from ROW)	15 feet
Minimum Setback/Side	10 feet
Minimum Setback/Rear	10 feet
Minimum Setback/Surface Waters	See Section 3.17
Maximum Height (see Section 3.5)	50 feet
Maximum Building Coverage	50%
Maximum Lot Coverage	75%
Planned Residential Development	Not Applicable
Planned Unit Development	May be required, see (E)(5)

(E) Supplemental District Standards

- (1) All allowed uses within this district must meet applicable general standards for development under Article III. Specified uses are also required to meet applicable use standards under Article IV

TABLE 2.2 RESORT VILLAGE DISTRICT, CONTINUED

- (2) All permitted uses are subject to site plan review under Section 5.3 except for agriculture, forestry, single and two family dwellings, and associated accessory structures and uses (including group homes, home child care and home occupations). Such uses must receive site plan approval from the Development Review Board prior to the issuance of a zoning permit. Conditional uses are subject to conditional use review under Section 5.4 and must receive conditional use approval from the Development Review Board prior to the issuance of a zoning permit.
- (3) Maximum square footage [sf] limitations listed above for uses within this district refer to the maximum gross floor area.
- (4) Public facilities allowed within this district are limited to the following: post office, public parks, auxiliary public safety (fire and ambulance) and equipment storage facilities, and municipal or community water supply and wastewater facilities. Solid and hazardous waste management facilities, correctional facilities, and other institutional uses which are closed to the general public are specifically excluded from this district.
- (5) Planned residential and planned unit developments are encouraged within this district to protect significant natural resources and to support a compact, village development pattern. All major subdivisions within this district shall be subject to review as a Planned Residential or Planned Unit Development under Article VIII. Dimensional standards may be modified or varied accordingly under Article VIII. As noted above, certain specified uses may be allowed only within a planned unit development.
- (6) Alpine and Nordic ski facilities allowed within this district as conditional uses include base lodges and centers, ski lifts, ski trails, ski rental, instruction, patrol, and maintenance facilities, and associated office, ticket, and parking facilities. Restaurant, retail, indoor recreation and lodging, convention and events facilities also may be included in association with planned unit development.

TABLE 2.3 RESORT RESIDENTIAL DISTRICT

(A) Purpose. The Resort Residential District encompasses areas adjoining the Resort Village District and serves as the gateway to the Bolton Valley Resort. The purpose of this district is to allow for moderate densities of coordinated, well-planned recreational, lodging and residential development in the immediate vicinity of the resort village, in an area that is served by centralized infrastructure and utilities, in a manner that reinforces the function of Bolton Valley as a compact resort village and protects significant natural features and environmentally sensitive areas. Development in this district should occur in accordance with a comprehensive development plan that establishes a clear indication of the intended type and pattern of future development.

(B) Permitted Uses:

1. Accessory Structure/Use (to a permitted use)
2. Agriculture [see Section 9.2]
3. Bed & Breakfast [max: 4 guest rooms; see Section 4.6]
4. Day Care Facility [see Section 4.8]
5. Dwelling/Accessory [see Section 4.2]
6. Dwelling/Single Family
7. Dwelling/Two Family
8. Forestry [see Section 9.2]
9. Group Home [see Section 4.12]
10. Home Child Care [see Section 4.8]
11. Home Occupation [see Section 4.13]
12. Place of Worship [see Section 4.17]
13. Public Facility [see (E)(4); see Section 4.17]

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Alpine Ski Facility [only in a PUD; see (E)(6)]
3. Community Center
4. Cultural Facility
5. Dwelling/Multi-Family [only in a PUD]
6. Events Facility [only in a PUD or Mixed Use]
7. Golf Course [see Section 4.11]
8. Hotel [only in a PUD or Mixed Use; Section 4.6]
9. Inn [max: 24 guest rooms; see Section 4.6]
10. Kennel [only in a PUD or Mixed Use]
11. Mixed Use [see Section 4.14]
12. Nordic Ski Facility [see Section (E)(6)]
13. Office [only in a PUD or Mixed Use]
14. Parking Facility
15. Private Club
16. Recreation/Indoor [only in a PUD or Mixed Use]
17. Recreation/Outdoor
18. Restaurant
19. Retail Store [only in a PUD or Mixed Use]
20. Telecommunications Tower [see Section 4.19]

(D) Dimensional Standards (unless otherwise specified for a particular use):

Minimum Lot Area	2.0 acres
Maximum Multi-Family Density	3 dwelling units/acre
Maximum Lodging Density	12 rooms/acre
Minimum Frontage/Road	100 feet
Minimum Setback/Front (from ROW)	15 feet
Minimum Setback/Side	25 feet
Minimum Setback/Rear	25 feet
Minimum Setback/Surface Waters	See Section 3.17
Maximum Height (see Section 3.5)	35 feet
Maximum Building Coverage	40%
Maximum Lot Coverage	65%
Planned Residential Development	May be required, see (E)(5)
Planned Unit Development	May be required, see (E)(5)

(E) Supplemental District Standards

- (1) All allowed uses within this district must meet applicable general standards for development under Article III. Specified uses are also required to meet applicable use standards under Article IV.

TABLE 2.3 RESORT RESIDENTIAL DISTRICT, CONTINUED

- (2) All permitted uses are subject to site plan review under Section 5.3 except for agriculture, forestry, single and two family dwellings, and associated accessory structures and uses (including group homes, home child care and home occupations). Such uses must receive site plan approval from the Development Review Board prior to the issuance of a zoning permit. Conditional uses are subject to conditional use review under Section 5.4 and must receive conditional use approval from the Development Review Board prior to the issuance of a zoning permit.
- (3) Maximum square footage [sf] limitations listed above for uses within this district refer to the maximum gross floor area.
- (4) Public facilities allowed within this district are limited to the following: post office, public parks, auxiliary public safety (fire and ambulance) and equipment storage facilities, and municipal or community water supply and wastewater facilities. Solid and hazardous waste management facilities, correctional facilities, and other institutional uses which are closed to the general public are specifically excluded from this district.
- (5) Planned residential and planned unit developments are encouraged within this district to protect significant natural resources and to support a compact, village development pattern. All major subdivisions within this district shall be subject to review as a Planned Residential or Planned Unit Development under Article VIII. Dimensional standards may be modified or varied accordingly under Article VIII. As noted above, certain specified uses may be allowed only within a planned unit development.
- (6) Alpine and Nordic ski facilities allowed within this district as conditional uses include base lodges and centers, ski lifts, ski trails, ski rental, instruction, patrol, and maintenance facilities, and associated office, ticket, and parking facilities. Restaurant, retail, indoor recreation and lodging facilities also may be included in association with planned unit development.

TABLE 2.4 RURAL I DISTRICT

(A) Purpose. The Rural I District includes areas with access to public roads, including Bolton’s traditional neighborhood areas, which are generally suitable for residential development and existing in-holdings on the Duxbury Road located within the Conservation District. The purpose of this district is to allow for traditional uses such as forestry and agriculture, moderate densities of residential development in appropriate locations, and limited commercial development along Route 2, in a manner that maintains the town’s rural character.

(B) Permitted Uses:

1. Accessory Structure/Use (to a permitted use)
2. Agriculture [see Section 9.2]
3. Bed & Breakfast [max: 4 guest rooms; see Section 4.6]
4. Dwelling/Accessory [see Section 4.2]
5. Dwelling/Single-family
6. Dwelling/Two-family
7. Forestry [see Section 9.2]
8. Group Home [see Section 4.12]
9. Home Child Care [see Section 4.8]
10. Home Occupation [see Section 4.13]
11. Recreation/Outdoor
12. Wildlife Management Area
13. Snack Bar

Allowed only on lots with frontage on Route 2:

14. Place of Worship [see Section 4.17]

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Adaptive Reuse [see Section 4.3]
3. Campground [see Section 4.5]
4. Cemetery
5. Community Center
6. Contractor’s Yard [see Section 4.7]
7. Dwelling/Multi-family [max: 4 units]
8. Day Care Facility [see Section 4.8]
9. Extraction & Quarrying [see Section 4.9]
10. Golf Course [see Section 4.11]
11. Home Industry [see Section 4.13]
12. Inn [max: 24 guest rooms; see Section 4.6]
13. Kennel
14. Neighborhood Store [max: 2,500 sf]
15. Public Facility [see (E)(5); Section 4.17]
16. Recreation/Outdoor
17. Salvage Yard [see Section 4.18]
18. Sawmill
19. Veterinary Clinic

Allowed only on lots with frontage on Route 2:

20. Garden Center
21. Light Industry [max: 20,000 sf]
22. Mixed Use [see Section 4.14]
23. Mobile Home Park [see Section 4.15]
24. Motor Vehicle Sales & Service [Section 4.16]
25. Residential Care Facility
26. School [see Section 4.17]
27. Transit Facility

(D) Dimensional Standards (unless otherwise specified for a particular use):

Minimum Lot Area	2 acres
Minimum Frontage	200 feet
Minimum Setback/Front (from ROW)	35 feet
Minimum Setback/Side	35 feet
Minimum Setback/Rear	35 feet
Minimum Setback/Surface Waters	See Section 3.17
Maximum Height (see Section 3.5)	35 ft.
Maximum Building Coverage	30%
Maximum Lot Coverage	50%
Planned Residential Development	Allowed, see (E)(6)
Planned Unit Development	Allowed, see (E)(6)

TABLE 2.3 RURAL I DISTRICT, CONTINUED

(E) Supplemental District Standards

- (1) All allowed uses within this district must meet applicable general standards for development under Article III. Specified uses are also required to meet applicable use standards under Article IV.
- (2) All permitted uses are subject to site plan review under Section 5.3 except for agriculture, forestry, single and two family dwellings, and associated accessory structures and uses (including group homes, home child care and home occupations). Such uses must receive site plan approval from the Development Review Board prior to the issuance of a zoning permit. Conditional uses are subject to conditional use review under Section 5.4 and must receive conditional use approval from the Development Review Board prior to the issuance of a zoning permit.
- (3) All lots fronting upon Route 2 shall maintain a vegetated, landscaped area 15 feet in depth or greater running the length of the highway right-of-way, with the exception of approved driveways (curb cuts) and pedestrian walks.
- (4) Maximum square footage [sf] limitations listed above for specified uses within this district refer to the maximum total gross floor area.
- (5) Public facilities allowed within this district are limited to municipal or other government facilities that serve the public, but are not intended for general public access or use (e.g., fire and ambulance stations, town garage, transfer station, public water or wastewater facility), and public parks. Solid and hazardous waste management facilities, and other institutional uses not open to the general public may also be allowed subject to conditional use review.
- (6) Planned residential and planned unit development is allowed and encouraged within this district to protect significant natural resources, to promote the development of affordable housing in appropriate locations, and to preserve open space. Dimensional standards may be modified or varied accordingly under Article VIII.

TABLE 2.5 RURAL II DISTRICT

(A) Purpose. This district includes upland areas with access and/or development constraints. The purpose of this district is to allow for limited, compatible, lower densities of development that maintain Bolton’s rural character, and protect significant natural resources, while discouraging subdivision and development in areas with limited access to public roads and facilities.

(B) Permitted Uses:

1. Accessory Structure/Use (to a permitted use)
2. Agriculture [see Section 9.2]
3. Bed & Breakfast [max: 4 guest rooms; see Section 4.6]
4. Camp
5. Campground [primitive only; see Section 4.5]
6. Dwelling/Accessory [see Section 4.2]
7. Dwelling/Single Family
8. Dwelling/Two Family
9. Forestry [see Section 9.2]
10. Group Home [see Section 4.12]
11. Home Child Care [see Section 4.8]
12. Home Occupation [see Section 4.13]
13. Wildlife Management Area

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Adaptive Reuse [see Section 4.3]
3. Alpine Ski Facility [see (E)(3)]
4. Cemetery
5. Community Center
6. Contractor’s Yard
7. Extraction & Quarrying [see Section 4.9]
8. Golf Course [see Section 4.11]
9. Home Industry [see Section 4.13]
10. Kennel
11. Nature Center
12. Nordic Ski Facility [see (E)(3)]
13. Public Facility [see (E)(4); Section 4.17]
14. Recreation/Outdoor
15. Salvage Yard
16. Sawmill

Allowed only on lots with frontage on the Bolton Valley Access Road:

17. Inn [max: 24 rooms; see Section 4.6]
18. Mixed Use [see Section 4.14]
19. Retail Store [max: 2,500 sf]
20. Restaurant

(D) Dimensional Standards (unless otherwise specified for a particular use):

Minimum Lot Area	10 acres
Minimum Frontage/ Road	300 feet
Minimum Setback/Front (from ROW)	35 feet
Minimum Setback/Side	50 feet
Minimum Setback/Rear	50 feet
Minimum Setback/Surface Waters	See Section 3.17
Maximum Height (see Section 3.5)	35 feet
Planned Residential Development	Allowed, see (E)(5)
Planned Unit Development	Not Allowed

(E) Supplemental District Standards

- (1) All allowed uses within this district must meet applicable general standards for development under Article III. Specified uses are also required to meet applicable use standards under Article IV.
- (2) All permitted uses are subject to site plan review under Section 5.3 except for agriculture, forestry, single and two family dwellings, and associated accessory structures and uses (including group homes, home child care and home occupations). Such uses must receive site plan approval from the Development Review Board prior to the issuance of a zoning permit. Conditional uses are subject to conditional use review under Section 5.4 and must receive conditional use approval from the Development Review Board prior to the issuance of a zoning permit.

TABLE 2.5 RURAL II DISTRICT, CONTINUED

- (3) Alpine and Nordic ski facilities allowed within this district as conditional uses are limited to ski lifts, parking areas, ancillary storage and maintenance facilities, trails and warming huts.
- (4) Public facilities allowed within this district are limited to municipal or other government facilities that serve the public, but are not intended for general public access or use (e.g., fire and ambulance stations, town garage, transfer station, public water or wastewater facility), and public parks. Solid and hazardous waste management facilities, and other institutional uses not open to the general public may also be allowed subject to conditional use review.
- (5) Planned residential development is allowed and encouraged within this district to protect significant natural resources and to preserve open space. Dimensional standards may be modified or varied accordingly under Article VIII. Planned unit development is specifically prohibited within this district.

TABLE 2.6 FOREST DISTRICT

(A) Purpose. The Forest District includes all land above 1,500 feet in elevation, except for such land within the Resort Village, Resort Residential and Conservation Districts. The Forest District includes significant headwater, aquifer recharge and designated source protection areas, unique and fragile natural areas, critical wildlife habitat, and mountainsides and ridges characterized by shallow soils and steep slopes. The purpose of this district is to protect Bolton’s more remote and inaccessible forested upland areas from fragmentation, development, and undue environmental disturbance, while allowing for the continuation of traditional uses such as forestry, outdoor recreation and compatible low density residential development.

(B) Permitted Uses:

1. Accessory Structure [to a permitted use]*
2. Agriculture [see Section 9.2]
3. Camp* [see (E)(5)]
4. Campground [primitive only; see Section 4.5; (E)(8)]
5. Forestry [see Section 9.2]
6. Dwelling/Accessory* [see (E)(5)]
7. Dwelling/Single Family* [see E(5)]
8. Group Home* [see Section 4.12]
9. Home Child Care [see Section 4.8]
10. Home Occupation [see Section 4.13]
11. Wildlife Management Area

(C) Conditional Uses:

1. Accessory Structure/Use [to a conditional use]*
2. Alpine Ski Facility [see (E)(3)]
3. Extraction & Quarrying [see Section 4.9]
4. Home Industry [see Section 4.13]
5. Nature Center*
6. Nordic Ski Facility [see (E)(3)]
7. Public Facility [see (E)(4); Section 4.17]
8. Recreation/Outdoor
9. Telecommunications Tower [see (E)(9); Section 4.19]

***only within an approved building envelope [see (E)(5)]**

(D) Dimensional Standards (unless otherwise specified for a particular use):

Minimum Lot Size	25 acres
Minimum Lot Width [see (E)(10)]	1000 feet
Minimum Setback/Surface Waters	See Section 3.17
Maximum Height (see Section 3.5)	35 feet
Maximum Building Envelope/Residential	1 acre
Maximum Building Coverage/Nonresidential [see (E)(9)]	4,000 sf
Planned Residential Development	Required, see (E)(11)
Planned Unit Development	Not Allowed

(E) Supplemental District Standards

- (1) All allowed uses within this district must meet applicable general standards for development under Article III. Specified uses are also required to meet applicable use standards under Article IV.
- (2) All permitted uses are subject to site plan review under Section 5.3 except for agriculture, forestry, camps, single family dwellings, and associated accessory structures and uses (including accessory dwellings, group homes, home child care and home occupations). Such uses must receive site plan approval from the Development Review Board prior to the issuance of a zoning permit. Conditional uses are subject to conditional use review under Section 5.4 and must receive conditional use approval from the Development Review Board prior to the issuance of a zoning permit.
- (3) Alpine and Nordic ski facilities allowed in this district as conditional uses are limited to ski lifts, trails, warming huts and ancillary storage and maintenance facilities.
- (4) Allowed public facilities in this district are limited to federal, state or municipal parks, forests, wildlife management, and outdoor recreation areas, and associated facilities.

TABLE 2.5 FOREST DISTRICT, CONTINUED

- (5) A structure within this district must be located within a designated building envelope approved by the Development Review Board either under subdivision review (Article VII), or for lots subdivided prior to the effective date of these regulations, under conditional use review (Section 5.4). In addition, no building envelope or structure in this district, excluding a ski lift facility or telecommunications tower, shall be sited on exposed ridgelines that are visible from public vantage points, including public roads.
- (6) For development in this district that is subject to conditional use review under Section 5.4, the Development Review Board may:
 - (a) limit the extent of site clearing and disturbance, including the removal of existing vegetation;
 - (b) require screening or reforestation as necessary to minimize the environmental or visual impacts of development; and/or
 - (c) require the submission of environmental or visual impact assessments, lighting plans, forest, wildlife habitat, erosion control and/or stormwater management plans for board review and approval.
- (7) To the extent feasible, in addition to the requirements of Section 3.2, access roads and driveways in this district shall be designed and located to:
 - (a) share existing rights-of-way and/or follow existing linear features (e.g., tree or fence lines)
 - (b) minimize their visibility as viewed from public vantage points, including roads,
 - (c) minimize the extent and number of stream crossings, and
 - (d) avoid the fragmentation of wetlands, significant wildlife habitat, natural areas and timber stands.
- (8) Campgrounds within this district are limited to designated tenting areas and tent sites. No facilities or structures other than tent or yurt platforms, a central lean-to, composting-type toilets or saunas are allowed (see Section 4.5).
- (9) Telecommunications facilities allowed in this district are limited to telecommunications towers and small scale facilities that meet the requirements of Section 4.19.
- (10) There is no road frontage requirement for this district; lot width shall be calculated as defined under Section 10.2. Building coverage within this district is defined as the total (combined) footprint area(s) of all structures on a lot.
- (11) Planned residential development under Article VIII is required for all major subdivisions of land within this district intended for residential development to protect environmentally sensitive high elevation areas and significant natural resources, to limit the fragmentation of large tracts of undeveloped forest land and critical wildlife habitat, to preserve open space, and to reduce the overall density of development. Dimensional standards may be modified or varied accordingly under Article VIII. Planned unit development is specifically prohibited within this district.

TABLE 2.7 CONSERVATION DISTRICT

(A) Purpose. The Conservation District includes all land above 2,500 feet in elevation, the town’s permanently conserved lands, including town and state owned parks, forests and conservation land, and existing private in-holdings on Honey Hollow Road. The purpose of the Conservation District is to protect Bolton’s generally remote and inaccessible mountainous areas—which include significant headwaters and aquifer recharge areas, unique and fragile natural areas, critical wildlife habitat, and mountainsides and ridges characterized by shallow soils and steep slopes – from fragmentation, development, and undue environmental disturbance, while allowing for the continuation of traditional uses such as forestry and outdoor recreation.

(B) Permitted Uses:

1. Accessory Structure/Use* [to an allowed use]
2. Agriculture [see Section 9.2]
3. Forestry [see Section 9.2]
4. Wildlife Management Area

Allowed only on lots with frontage on Honey Hollow Road

5. Camp* [see (E)(4)]

(C) Conditional Uses:

1. Alpine Ski Facility [see (E)(2)]
2. Campground [primitive only; see (E)(7); Section 4.5]
3. Nordic Ski Facility [see (E)(2)]
4. Public Facility [see (E)(3); Section 4.17]
5. Recreation/Outdoor
6. Telecommunications Tower [see (E)(8); Section 4.19]

Allowed only on lots with frontage on Honey Hollow Road

7. Nature Center* [see (E)(4)]

***only within an approved building envelope [see (E)(4)]**

(E) Dimensional Standards (unless otherwise specified for a particular use):

Minimum Lot Size	25 acres
Minimum Lot Frontage (on Honey Hollow Road)	500 ft.
Maximum Height [see Section 3.5]	35 feet
Minimum Setback/Surface Waters	See Section 3.17
Maximum Building Envelope	1 acre
Maximum Building Coverage [see (E)(9)]	2,000 sq. ft.
Planned Residential Development	Not allowed
Planned Unit Development	Not allowed

(E) Supplemental District Standards

- (1) All allowed uses within this district must meet applicable general standards for development under Article III. Specified uses are also required to meet applicable use standards under Article IV.
- (2) Alpine and Nordic ski facilities in this district are limited to ski lifts, trails and warming huts.
- (3) Public facilities in this district are limited to federal, state or municipal parks, forests and outdoor recreation areas, and associated facilities.
- (4) A structure within this district must be located within a designated building envelope approved by the Development Review Board under subdivision review, or for lots subdivided prior to the effective date of these regulations, under conditional use review. In addition, any structure(s) in this district, excluding a ski lift or telecommunications facility, shall not:
 - (a) have a total footprint area greater than 2,000 square feet,
 - (b) be connected to or served by off-site utilities,
 - (c) be sited on exposed ridgelines, or with the exception of seasonal camps or nature centers, be visible from public vantage points, including public roads.

TABLE 2.7 CONSERVATION DISTRICT, CONTINUED

- (5) For development in this district that is subject to conditional use review under Section 5.4, the Development Review Board may:
 - (a) limit the extent of site clearing and disturbance, including the removal of existing vegetation;
 - (b) require screening or reforestation as necessary to minimize the environmental or visual impacts of development; and/or
 - (c) require the submission of environmental or visual impact assessments, lighting plans, and forest, wildlife habitat, erosion control and/or stormwater management plans for board review and approval.
- (6) To the extent feasible, in addition to the requirements of Section 3.2, access roads and driveways in this district shall be designed and located to:
 - (a) share existing rights-of-way and/or follow existing linear features (e.g., tree or fence lines)
 - (b) minimize their visibility as viewed from public vantage points, including roads,
 - (c) minimize the extent and number of stream crossings, and
 - (d) avoid the fragmentation of wetlands, significant wildlife habitat, natural areas and timber stands.
- (7) Campgrounds within this district are limited to designated tenting areas and tent sites. No facilities or structures other than tent or yurt platforms, a central lean-to, composting-type toilets or saunas are allowed (see Section 4.5).
- (8) Telecommunications facilities allowed in this district are limited to telecommunications towers and small scale facilities that meet the requirements of Section 4.19.
- (9) Within this district, minimum lot frontage requirements apply only to lots fronting Honey Hollow Road. Building coverage within this district is defined as the total (combined) footprint area(s) of all structures on a lot.
- (10) Planned residential and planned unit developments are specifically prohibited within this district.

TABLE 2.8 FLOOD HAZARD AREA OVERLAY DISTRICT

(A) Purpose. The purpose of the Flood Hazard Area Overlay District is to (1) protect public health, safety, and welfare by preventing or minimizing hazards to life and property due to flooding, and (2) to ensure that private property owners within designated flood hazard areas are eligible for flood insurance under the National Flood Insurance Program (NFIP).

(B) Permitted Uses:

1. Agriculture
2. Home Child Care* [see Section 4.8]
3. Forestry
4. Home Occupation* [see Section 4.13]
5. Group Home*

* within an existing single family dwelling.

(C) Conditional Uses:

Village I District:

All other uses allowed within the underlying zoning district, except for contractor's yards, salvage yards, and solid and hazardous waste management facilities, which are specifically prohibited in this district.

All Other Districts:

Accessory structures, additions, uses and/or substantial improvements to existing structures

(D) Dimensional Standards (unless otherwise specified for a particular use):

As required for the underlying zoning district.

(E) Supplemental District Standards

- (1) Where the standards of this overlay district differ from underlying district standards, the more restrictive shall apply.
- (2) Uses permitted within the Flood Hazard Area Overlay include agriculture and forestry, undeveloped open space, and those uses generally allowed within existing single family dwellings which do not require structural alterations (i.e., home child care and home occupations). All other uses and structures including, but not limited to, new or expanded single family dwellings, additions and accessory structures, are subject to review under Sections 5.4 and 5.5, as well as all other applicable municipal and state regulations. A "permitted" use in the underlying zoning district will be reviewed only in accordance with the standards set forth in Section 5.5, and not other conditional use standards under Section 5.4.
- (3) Mandatory state [§4412] and federal [44 CFR 60.3 and 60.6] requirements for continued eligibility in the National Flood Insurance Program including, but not limited to, associated structural standards, definitions, administrative and variance requirements, are hereby adopted by reference and shall be applied to all development in this district. Accordingly:
 - (a) Applications for development within the Flood Hazard Area Overlay District must include information required under Section 5.5(D), and are subject to state and federal agency referral requirements under Section 5.5(E).
 - (b) Development in the Flood Hazard Area Overlay District shall be subject to flood hazard area review standards under Section 5.5(F), in addition to applicable requirements of the underlying zoning district and these regulations.
 - (c) Requests for variances for development within the Flood Hazard Area Overlay District must meet the requirements of Section 9.6(C), in addition to variance requirements under Section 9.6(A).
 - (d) Permits, certifications and variance actions for development within the Flood Hazard Area Overlay District shall be recorded by the Zoning Administrator in accordance with Section 9.9(F)(2).