

BOLTON LAND USE & DEVELOPMENT REGULATIONS

Effective Date: January 26, 2005

Article I. Authority & Purpose Page 1

Section 1.1	Enactment	1
Section 1.2	Purpose	1
Section 1.3	Application & Interpretation	1
Section 1.4	Effective Date	2
Section 1.5	Amendment	2
Section 1.6	Severability	2
Table 1.1	Municipal Permits & Approvals	3

Article II. Zoning Districts Page 4

Section 2.1	Zoning Districts & Zoning Map	4
Section 2.2	Boundary Interpretations	4
Section 2.3	Application of District Standards	5
Table 2.1	Village District	7
Table 2.2	Resort Village District	9
Table 2.3	Resort Residential District	11
Table 2.4	Rural I District	13
Table 2.5	Rural II District	15
Table 2.6	Forest District	17
Table 2.7	Conservation District	19
Table 2.8	Flood Hazard Overlay District	21

Article III. General Regulations Page 22

Section 3.1	Abandoned & Damaged Structures	22
Section 3.2	Access & Driveways	22
Section 3.3	Conversion or Change of Use	24
Section 3.4	Equal Treatment of Housing	25
Section 3.5	Height Requirements	25
Section 3.6	Lot, Yard & Setback Requirements	26
Section 3.7	Nonconforming Lots	27
Section 3.8	Nonconforming Uses & Structures	27
Section 3.9	Outdoor Lighting	28
Section 3.10	Outdoor Storage	29
Section 3.11	Parking, Loading & Service Areas	30
Table 3.1	Minimum Off-Street Parking Requirements	31
Section 3.12	Performance Standards	32
Section 3.13	Ponds [Constructed]	33
Section 3.14	Sign Requirements	34
Table 3.2	Exempted & Prohibited Signs	36
Section 3.15	Source Protection Areas	38
Section 3.16	Steep Slopes	39
Section 3.17	Surface Waters & Wetlands	39
Section 3.18	Water Supply & Wastewater Systems	41

Article IV. Specific Use Standards**Page 43**

Section 4.1	Applicability	43
Section 4.2	Accessory Dwelling	43
Section 4.3	Adaptive Reuse of Historic Structures	43
Section 4.4	Camper	44
Section 4.5	Campground.....	45
Table 4.1	Campground Road Standards	45
Section 4.6	Commercial Lodging	46
Table 4.2	Summary of Lodging Facility Requirements	46
Section 4.7	Contractor's Yard	46
Section 4.8	Day Care Facility [including Home Child Care].....	47
Section 4.9	Extraction & Quarrying	47
Section 4.10	Gas Station	48
Section 4.11	Golf Course	49
Section 4.12	Group Home	51
Section 4.13	Home Business [Home Occupation, Home Industry]	51
Table 4.3	Home Occupation & Home Industry Standards	52
Section 4.14	Mixed Use	53
Section 4.15	Mobile Home Park	53
Section 4.16	Motor Vehicle Sales & Service	55
Section 4.17	Public Facility or Utility	56
Table 4.4	Public Facilities.....	56
Section 4.18	Salvage Yard	57
Section 4.19	Telecommunications Facility.....	58
Section 4.20	Temporary Structure or Use	64

Article V. Development Review**Page 65**

Section 5.1	Applicability	65
Section 5.2	Application Requirements	65
Table 5.1	Development Review Application Materials	66
Section 5.3	Site Plan review	67
Section 5.4	Conditional Use Review	70
Section 5.5	Flood Hazard Review	72

Article VI. Subdivision Review Procedures**Page 75**

Section 6.1	Applicability	75
Table 6.1	Subdivision Review at a Glance	76
Section 6.2	Waiver Authority	77
Table 6.2	Subdivision Application Requirements	78
Section 6.3	Sketch Plan Review [all subdivisions].....	77
Section 6.4	Preliminary Subdivision Review [major subdivisions]	80
Section 6.5	Final Subdivision Review [all subdivisions]	81
Section 6.6	Plat Recording Requirements.....	82
Section 6.7	Revisions to an Approved Subdivision	83

Article VII. Subdivision Review Standards **Page 84**

Section 7.1 Application of Subdivision Standards	84
Section 7.2 General Standards	84
Section 7.3 Protection of Natural & Cultural Resources	86
Section 7.4 Open Space & Common Land	89
Section 7.5 Stormwater Management & Erosion Control	90
Section 7.6 Transportation Facilities & Infrastructure	90
Table 7.1 Travel Lane and Shoulder Widths for Rural Roads.....	92
Section 7.7 Facilities & Utilities	93
Section 7.8 Legal Requirements	94

Article VIII. Planned Development [PRDs, PUDs] **Page 96**

Section 8.1 Purpose	96
Section 8.2 Applicability	96
Section 8.3 Application Requirements	96
Section 8.4 Review Process	97
Section 8.5 Review Standards	98

Article IX. Administration & Enforcement **Page 100**

Section 9.1 Permits & Approvals	100
Section 9.2 Exemptions	101
Section 9.3 Zoning Permit	102
Section 9.4 Certificates of Occupancy & Compliance	104
Section 9.5 Appeals	105
Section 9.6 Variances	106
Section 9.7 Violations & Enforcement	107
Section 9.8 Administrative Requirements & Procedures	108

Article X. Definitions **Page 113**

Section 10.1 Terms & Usage	113
Section 10.2 Definitions	113

Zoning Map [Reproduction – Official Zoning Map is in the Town Office]