

ARTICLE 1. PURPOSE & AUTHORITY

Section 1.1 Enactment

In accordance with Vermont Planning and Development Act, 24 V.S.A. Chapter 117 (the Act), there are established zoning and subdivision regulations for the Town of Middlesex, Vermont, (the Town). These regulations shall be known and cited as the “Middlesex Land Use & Development Regulations.” Also, to effect the purpose of 10 V.S. A. Chapter 32, and in accordance with 24 V.S.A. § 4424, there is established regulation of areas of special flood hazard in the Town.

Section 1.2 Purpose

These regulations are adopted to incorporate and implement the Town Plan as most recently amended; and to integrate all administrative and regulatory provisions for the Town’s zoning and subdivision regulations into a single set of land use regulations. Consistent with the Town Plan, the purpose of these regulations are:

- to provide for reasonable orderly community growth and development;
- to encourage the appropriate and efficient use of all lands in the Town in a manner which promotes and protects public health, safety and the general welfare of the community;
- to implement and encourage responsible use and careful stewardship of natural resources, rural character, and cultural heritage;
- to maintain, preserve, and enhance natural features and environmental quality for the benefit of future generations;
- to support businesses and industries that are compatible with and complementary to the Town’s rural character and high quality of life;
- to promote the development of a wide variety of housing types to meet the needs of residents;
- to guide development in a manner that preserves important community resources while encouraging a range of land uses in appropriate locations; and
- to balance the protection of individual property rights of landowners with the other purposes listed above.

Section 1.3 Application & Interpretation

- (A) The application of these regulations is subject to all provisions of the Act.
- (B) No land development or land subdivision shall commence within the Town except in compliance with these regulations.
- (C) Subdivisions of land, uses, or structures lawfully in existence as of the effective date of these regulations are allowed to continue; they are “grandfathered” under these regulations. However, material changes, alterations or expansions to pre-existing structures or uses shall be subject to these regulations;
- (D) These regulations shall not repeal, annul or limit any permit previously issued.

Section 1.4 Adoption & Effective Date

- (A) These regulations shall take effect on the date of their adoption by the Town. Upon their adoption, “*Middlesex Zoning Regulations,*” adopted March 1, 2011 are no longer in effect.
- (B) These regulations may be amended or repealed in accordance with the Act [§§4441, 4442].

Section 1.5 Severability

The invalidity of any provision or application of these regulations shall not invalidate any other part.