

# Public Hearing Notice

for the

## Proctor VT Planning Commission on the Re-Adoption of the Zoning Regulations

Thursday February 2, 2017

6:30 pm

Proctor Free Library

4 Main St, Proctor VT

The Town of Proctor Planning Commission worked with the Rutland Regional Planning Commission through a Municipal Planning Grant to comprehensively update the zoning regulations. The regulations were updated to better conform: to Vermont State Statute (*24 VSA Chapter 117*), to the Proctor Town Plan, which was comprehensively updated in 2015, and to the 2013 Proctor Prosperity Plan. The zoning regulations ensure that commercial and industrial uses will be contained to the commercial and industrial districts, so that the village area and the Vermont Marble Museum may be utilized for those uses and to maintain the rural character of the town. The new Ag-commercial district allows only the commercial uses that are already present or that are compatible with the uses present in that district. Therefore, the creation of the Ag-commercial district will not change the composition or density of the town, and will not adversely affect the ability of the village/commercial/industrial areas to attract tenants and businesses.

### **List of Major Changes to the Proctor Zoning Regulations**

1. The Zoning Districts changed – a district called ‘Ag-Commercial’ was added. This district runs along South Street and allows agricultural, residential, and some commercial uses.
2. Language on River Corridor protection was added to the Flood Hazard Regulations
3. Language on Fence regulations and temporary structures was updated
4. Language on Energy/Solar Siting was added
5. Definitions were updated