



Into The Weeds

Overlay Districts

Board Approved
1-26-2015

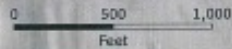
Village Designation Fairlee, Vermont



- Land Use Codes**
- Commercial
 - Civic
 - Land
 - Residential
 - Apartment
 - VD 2014 Boundary

- Other Layers**
- Water Service Area
 - ID #
 - tax parcels

- ID Business**
- 1 Silver Maple Lodge
 - 2 Leidal Pitta
 - 3 Fairlee Marine
 - 4 Harris Monument
 - 5 Perry's Laundromat
 - 6 Arnie's
 - 7 Fairlee Marine
 - 8 Foggs Lumber
 - 9 Dollar General
 - 10 Wings
 - 11 White River Savings Bank
 - 12 Fairlee Diner
 - 13 Cumberland Farms
 - 14 Mrs Chapman's Gift Shop
 - 15 Chapman's Store
 - 16 Grapevine Antiques
 - 17 Fairlee Town Hall
 - 18 Hill - Bunny Steps
 - 19 Fletcher Computer
 - 20 Fairlee Library
 - 21 Fairlee Community Church
Fairlee Railroad Station
 - 22 Greenys Antiques - Flea market
 - 23 Third Rail building
 - 24 Evans Market/Gas
 - 25 Barnyard Quilt
 - 26 Subway
 - 27 Whistle Stop Cafe
 - 28 Whippi Dip
 - 29 Lakeside
 - 30 Waters Marine
 - 31 Post Office
 - 32 Foggs Hardware & Lumber
 - 33 Bail shop
 - 34 Fairpoint
 - 35 Champlain Farms
 - 36 DD Country Supply



TRORC
Two Rivers-Ottawaquechee
REGIONAL COMMISSION

128 King Farm Rd.
Woodstock, VT 05091 802.457.3188

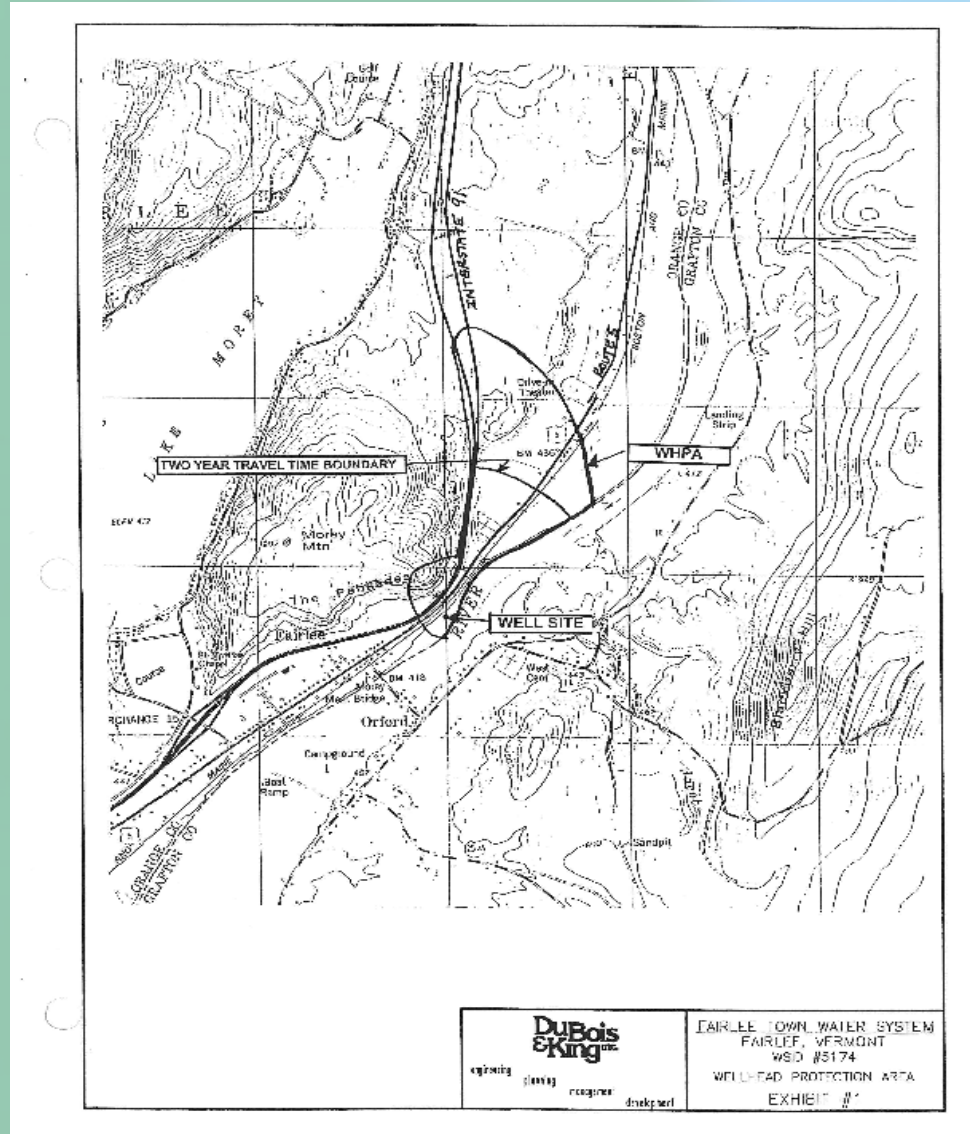
trorc.org

Village Center Overlay Area

State Designated Village Center

- As originally approved by the Downtown Development Board in 2015
- Makes Fairlee eligible for grants like the Main Street to Morey Project
- Brings State transportation money into the Village Center
- Qualifies Village Center business owners for façade tax credits

Source Protection Overlay Area



Source Protection Areas

- Centers on the well that provides the public water supply for Fairlee
- Uses with a high risk of contaminating the water supply are restricted
- Wellhead area has the greatest level of protection but areas with two years infiltration into the wellhead area protected under conditional use restrictions
- Well tested authority under 24 VSA 117 Section 4414(2)



Water Service
Overlay Area

Water System Overlay Area

- The Area served by the Fairlee Water System both year-round and seasonally
- Important to zoning due to lot size requirements, less than half an acre on the system, at least one acre if not on the system
- Enables far greater densities that make the Village possible

Zoning Districts
Adopted:
Effective:
Fairlee, Vermont
3/2022 DRAFT
1:27,600
1 inch = 2,300 feet
0 0.5
Miles

DRAFT

DRAFT

BASE DISTRICTS

- VILLAGE AREA
- INTERCHANGE AREA
- LAKESHORE RESORT AREA
- LAKESHORE AREA
- MIXED USE AREA
- RESIDENTIAL AREA
- RURAL RESOURCE AREA

OVERLAY DISTRICTS

- LAKE MOREY WATERSHED AREA
- FLOOD HAZARD AREA
- WATER SERVICE AREA
- SOURCE PROTECTION AREA
- VILLAGE AREA

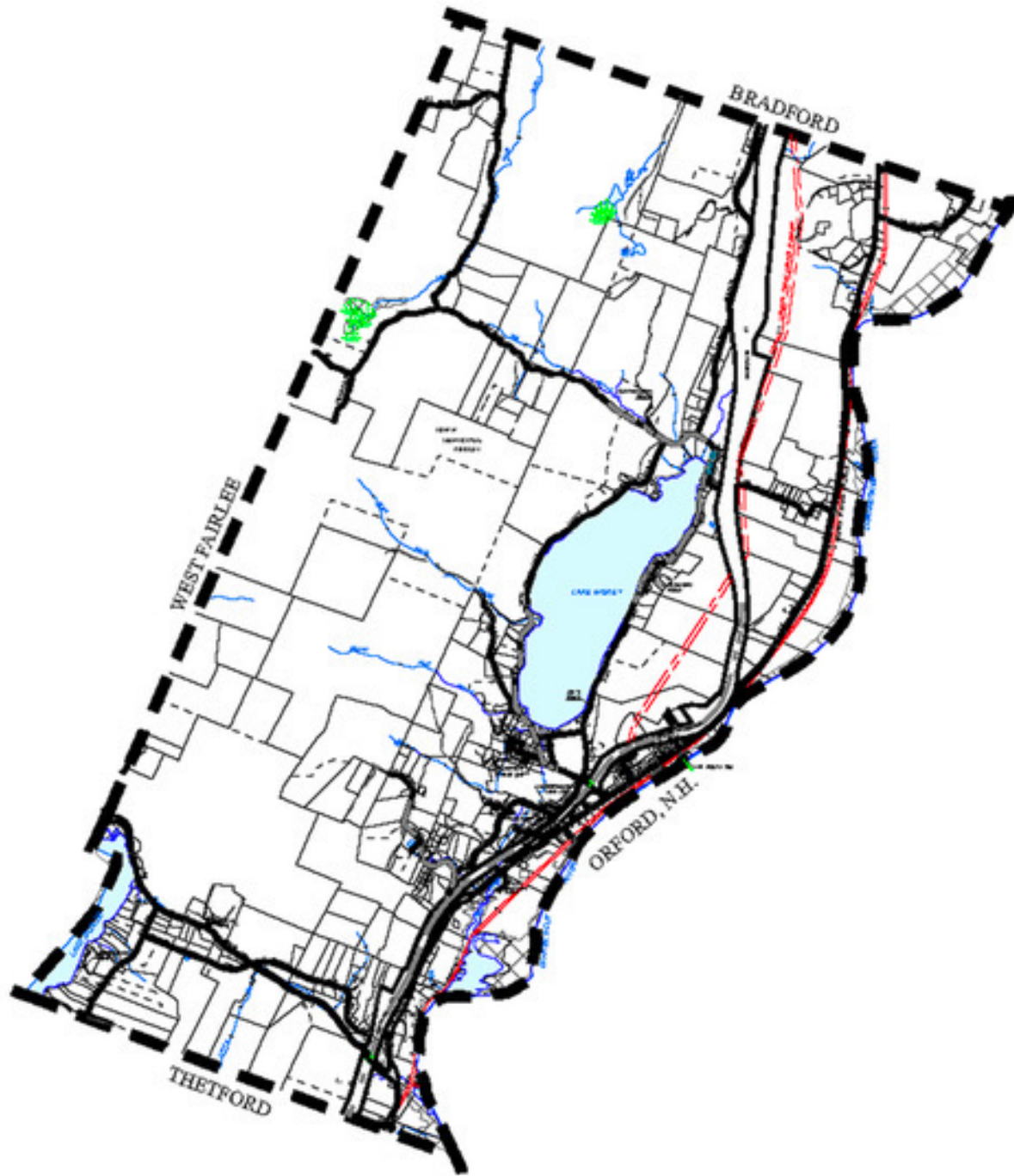
TAX PARCEL BOUNDARIES
CONSERVED LANDS

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Lake Morey Watershed Area

Lake Morey Watershed Area

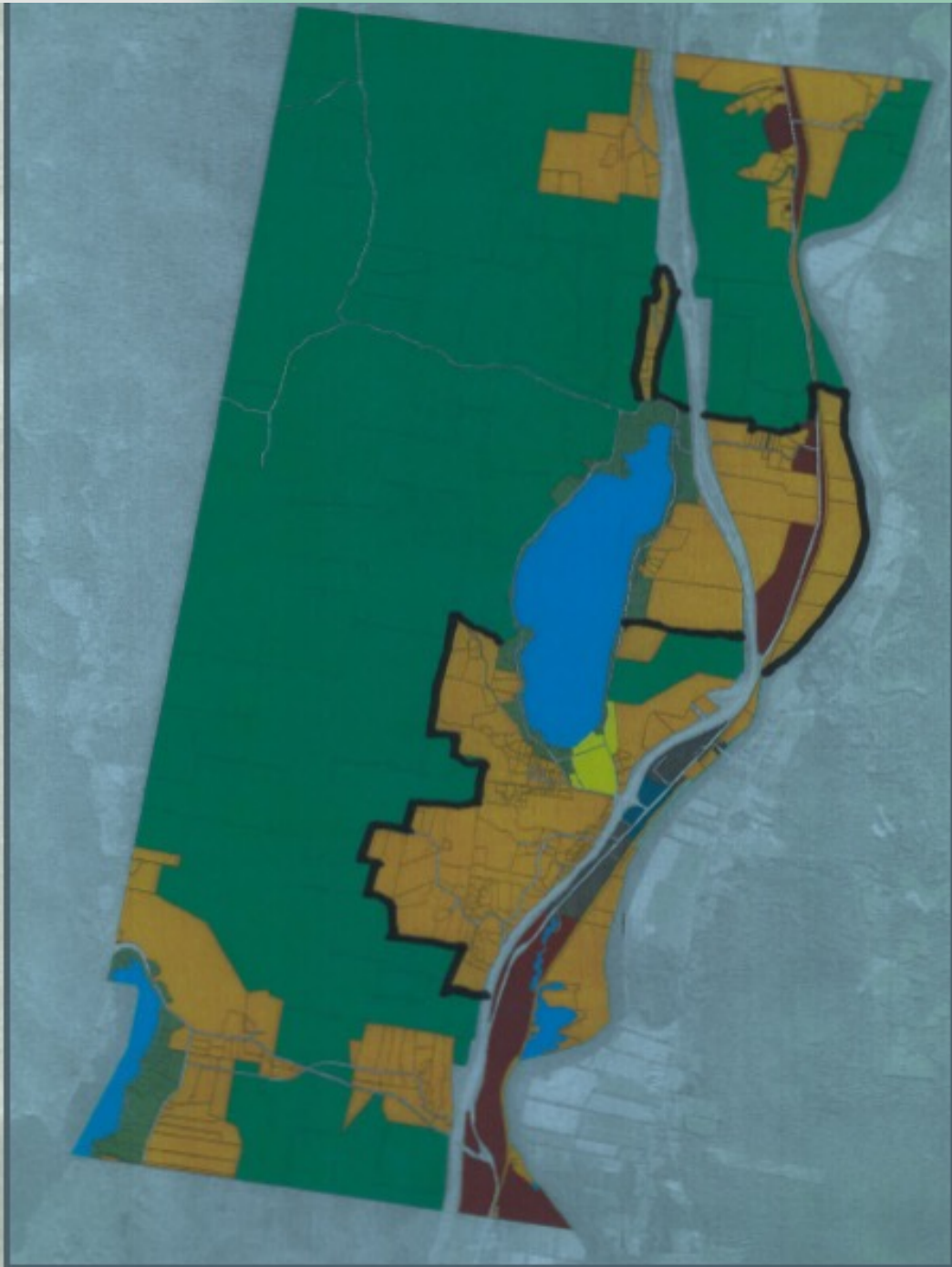
- Area mapped to identify areas that have an impact on the lake either through contamination or sedimentation
- While the current moratorium only applies to the Lake Area this area may have special regulations and provisions applied to it as the studies make the sources of our water quality issues clear
- Current only defines an area of special interest, no actual regulations are actually associated with the overlay



Flood Hazard Area

Flood Hazard Area

- These are areas mapped by FEMA as susceptible to flooding and the damage that flooding causes
- Regulations are adopted from the model code verbatim to insure the community qualified for the Federal Flood Insurance Program
- The regulations are sufficiently developed that Article VII is devoted to them in its entirety



Receiving Area

Receiving Area

- Designated to allow lots with onsite septic and water to be subdivided down to one acre with the transfer of subdivision rights
- Purpose is to keep denser development adjacent to the Village
- Will possibly qualify with ACCD as designated growth areas for the development of single-family homes

Questions?

- Please feel free to call me with your questions at 333-4363 X3
- We will have a session on retail cannabis for the August Session and how we would regulate if it were approved by the voters



Cannabis Buffer.mxd