Municipality	Known Constraints	Supporting Regulation
Bolton	<ol> <li>Wetland Buffers</li> <li>Very Steep Slopes (25% or more)</li> <li>Surface Water Buffers</li> </ol>	1. BLUDR Section 3.17(C)(3) All structures and other impervious surfaces shall be set back at least 50 feet from wetlands identified on Vermont Significant Wetland Inventory (VSWI) maps or through field investigation, as measured from a delineated boundary.  2. BLUDR Section 3.16(B): All development is specifically prohibited on very steep slopes in excess of 25% except for the following which may be allowed by the Development Review Board subject to conditional use review and the requirements of Subsection (A): ski lifts and ski trails associated with an approved alpine or Nordic ski facility, hiking and rock climbing trails, development on pre-existing lots legally in existence as of the effective date of these regulations for which the Board determines that there is no portion of the lot on which the slope does not exceed 25% and, as such, that the total prohibition of development on slopes in excess of 25% would unduly preclude reasonable use of the lot.  3. BLUDR Section 3.17(B)(3) and (C)(1): All structures and impervious surfaces, except for allowed encroachments under Subsection (D) below, shall be set back at least200 feet from Goose Pond, Preston Pond and Upper Preston Pond, as measured from the annual mean high water mark.In addition, all structures and other impervious surfaces shall be set back at least 50 feet from the shorelines of all other naturally occurring lakes and ponds with a surface area greater than one (1) acre, as measured from the mean water line.
Colchester	1. Steep Slopes 20% or greater 2. Water Protection Overlay District (Wetlands and Surface Waters <u>Only</u> )	1. Setback from Slopes. The minimum setback from a slope exceeding 45 degrees (See Appendix B) shall be fifty (50) feet (Colchester Zoning, Article 2).  2. It is the purpose of this Section to provide for the protection and improvement of the surface waters and wetland within the Town of Colchester. These regulations and standards are intended to lead to the establishment and protection of natural areas along the Town's surface waters and wetlands to provide improved protection for water quality and the provision of open space areas and wildlife habitat. It is the further purpose of this Section to provide for the retention of preexisting residential neighborhoods located along surface waters and streams in a manner consistent with the resource protection goals of this Section and the Municipal Plan. For the FEH portion of this district, permitted uses are those uses which are permitted in the underlying zoning district. For wetlands and surface waters, encroachment is allowed only for very specific uses recreation, access, stormwater management, or agriculture.

Municipality	Known Constraints	Supporting Regulation
Essex	1. Steep Slopes 20 Percent or Higher	1. Town Plan Page 63: Development shall be designed to prevent the destruction of important natural resources, including wetlands, floodplains, unique geological features, primary agricultural soils, and slopes exceeding 15 percent; and Zoning Regulations 5.6.B.2: Developmentshall be prohibited on slopes of 20 percent and steeper due to the likelihood of environmental damage.
Hinesburg	1. Steep Slopes (25% or greater)	1. Hinesburg Zoning 5.26.2(1): Building sites and related development areasshall avoid primary resource areasincluding steep slopes of 25% or greater.
Jericho	1. Well Protection Area Overlay District 2. Natural Areas and Natural Communities 3. Primary Conservation Areas	1. Only the following uses are permitted within 200 feet surrounding the water supply wells service the Jericho Village Water District, the Foothills water supply, the Jericho East water supply, and the Underhill-Jericho Water District, the Jericho Heights water supply, and any other public water supply: Wildlife management, Passive recreation, Proper operation and maintenance of existing dams, splash boards, and other water control, supply and conservation devices, Maintenance and repair of any existing structure, Agriculture and forestry provided that fertilizers, herbicides, pesticides and other leachable materials are neither applied nor stored outdoors. (No conditional uses) [Land Use Regulations 6.6.2]  2. Natural Resources Overly District: The purpose of the Natural Resources Overlay District is: to preserve wildlife habitat such as deeryards; to conserve and protect <b>identified natural areas and natural communities</b> such as significant habitat for flora and fauna; and to preserve identified scenic resources such as ridgelines. Only wildlife management, passive recreation, selective timber cutting and agriculture not involving structures is allowed in the natural areas and natural communities. Areas delineated as "natural areas and natural communities" shall consist of areas designated by the Vermont Natural Heritage Program and indicated on the map titled "Biological Natural Areas of Chittenden County" dated January, 1991 which are hereby incorporated by reference and made a part of this section (Land Use Regulations 6.7)  3. Tiered Conservation Priorities, as shown on Map 9 of the Town Plan, depicts all the conservation priorities identified in Jericho in three tiers of priority. Primary Conservation Areas are the most sensitive places: the rare natural communities, rare species, vernal pools, riparian areas, river corridors, and wetlands. These areas occupy a small percentage of the town and should not be developed. (pg. 38)
Richmond	1. Slopes 35% or greater	1. The following areas of a lot shall be deemed incapable of supporting any Land Development:b) Slopes equal to or greater than 35% (Richmond Zoning Regulations, Section 2.5.2)

Municipality	Known Constraints	Supporting Regulation
South Burlington	1. Wetland Buffers	2. All wetland areas within the City of South Burlington, whether identified on the map entitled "Wetlands Map" as set forth in Section 3.02 of these regulations or as identified through field delineation, and a buffer area fifty (50) feet horizontal distance surrounding the boundary of any such wetland, shall be subject to the provisions of this section (1) Consistent with the purposes of this Section, encroachment into wetlands and buffer areas is generally discouraged. (2) Encroachment into Class II wetlands is permitted by the City only in conjunction with issuance of a Conditional Use Determination (CUD) by the Vermont Department of Environmental Conservation and positive findings by the DRB pursuant to the criteria in (3) below. (3) Encroachment into Class II wetland buffers, Class III wetlands and Class III wetland buffers, may be permitted by the DRB upon finding that the proposed project's overall development, erosion control, stormwater treatment system, provisions for stream buffering, and landscaping plan achieve the following standards for wetland protection:  (a) The encroachment(s) will not adversely affect the ability of the property to carry or store flood waters adequately;  (b) The encroachment(s) will not adversely affect the ability of the proposed stormwater treatment system to reduce sedimentation according to state standards;  (c) The impact of the encroachment(s) on the specific wetland functions and values identified in the field delineation and wetland report is minimized and/or offset by appropriate landscaping, stormwater treatment, stream buffering, and/or other mitigation measures.(South Burlington Land Development Regulations
		Sections 12.02: Wetland Protection Standards and Review Procedures)
Underhill	1. Land above 1,500 feet in elevation	1. All structures, with the exception of telecommunications and ancillary facilitiess are prohibited in this district over 1,500 feet in elevation above mean sea level (Included in Underhill Land Use Regulations Table 2.4, Table 2.5, Table 2.6, Table 2.7)

Municipality	Known Constraints	Supporting Regulation
Westford	1.Steep Slopes 25% or greater 2. Deer Wintering Areas 3. Ledge Outcroppings 4. Flood Hazard Overlay District 5. Water Resources Overlay	1. Development must not occur on areas containing steep slopes (Westford Land Use Development Regulations Section 3210.A) 2. Development must not disturb areas with significant natural resources (as defined in these regulations [Chapter 510]). If the property to be developed includes rare, threatened, or endangered species or significant natural communities (see Town Plan Map 3), the applicant must submit a natural resource inventory prepared by a qualified professional as part of the application, and must implement appropriate conservation designn approaches to protect the identified natural resources on the property (Westford Land Use Development Regulations Section 3210.E)  3. The excavation of more than 200 square feet of ledge outcropping is prohibited. The maximum allowed area of disturbance will be cumulatively calculated for a lot prior to subdivision and/or after the date these regulations were first adopted, February 10, 2011, whichever comes first (WLUDR Section 3210.D)  4. The following land uses and development are prohibited within this overlay district: (1) New structures; (2) Outdoor storage, sales or display areas; (3) Junkyards;  (4) Storage tanks; (5) Fill for purposes other than to elevate existing structures; (6) Grading, excavating or creating a pond; (7) Critical facilities; (8) A use that is not allowed within the underlying zoning district; and (9) All uses not listed as exempt (Section 283), permitted (Section 285) or conditional (Section 286) (WLUDR Section 284.A)  5. Very limited allowed uses, listed in WLUDR Section 273.
Williston	<ol> <li>Watershed Protection buffers</li> <li>Primary Viewshed Areas</li> <li>Slopes 30% or greater</li> </ol>	1. Watershed protection buffers shall remain undeveloped, except as provided here: Development within watershed protection buffers shall be limited to utility and road crossings; trails and trail crossings, with minor related facilities like signs and benches; and runoff and erosion control measures (Williston Unified Development Bylaw 29.9.6.3).  2. Site work, structures, and/or impervious surfaces shall not encroach upon the designated Scenic Viewshed except: All lands that are included in Williston's designated growth center, and all minor improvements to residential property listed in Chapter 20. (Williston Unified Development Bylaw 27.9.4)  3. Development is prohibted (except where a variance can be justified) on slopes of 30% or more (Williston Unified Development Bylaw 29.5.1.1)

Municipality	Possible Constraints	Supporting Regulation
Bolton	1. Conservation District 2. Forest District 3. Steep Slopes (15-25%) 4. Town-Owned Land 5. Flood Hazard Overlay II	1. BLUDR Table 2.7(A): 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. Conditional Uses: Alpine Ski Facility, Primitive Campground, Nordic Ski Facility, Public Facility, Recreation/Outdoor, Telecommunications Tower.  2. BLUDR Table 2.6(A): 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  3. BLUDR Section 3.16(A): Development on steep slopes equal to or in excess of 15%, or which results in such slopes, shall be subject to conditional use review under Section 5.4 and [provisions including stormwater management, erosion control and design intended to minimize visual impacts from public vantage points].  4. Selectboard Authority  5. BLUDR Table 2.8 states that the only new construction allowed in the FHO II district is an accessory structure to an existing use
Burlington	1. Historic Districts and Historic Neighborhoods (Eligible for Listing) 2. Mixed Use, Institutional Core Campus and Enterprise Zoning Districts 3. Designated Downtown and Neighborhood Development Area 4. View Corridors 5. Official Map Features 6. Burlington Country Club property 7. City-owned parks and	1. Burlington's Standards for Historic Buildings and Sites state that new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment. (5.4.8)  2. Development Ordinance Section 4.4.1 and 4.5.2: Development [in the Downtown Mixed Use Districts and institutional Core Campus Overlay] is intended to be intense with high lot coverage and large tall buildings placed close together. Development in the Enterprise District is intended to ensure that sufficient land area is appropriately designated within the city to provide an adequate and diversified economic base that will facilitate high-density job creation and retention (4.4.3)  3. Designated Downtown and Neighborhood Development Area are intended to be the center of Burlington's economic and commercial development  4. Development Ord. section 4.4.1 states that building heights and forms shall respect the principal view corridors, defined as the rights-of-way of Pearl, Cherry, College, and Main Streets, and preserve or enhance views to the lake and mountains.  5, 6 & 7. City Council authority

Municipality	Possible Constraints	Supporting Regulation
Charlotte	1. Shoreland Setback and Buffer Area Surface Waters, Wetlands, and Buffer areas 2. Flood Hazard Areas 3. Special Natural Areas 4. Wildlife habitat 5. Conserved Land 6. Historic Districts, Site, and Structures 7. Slopes greater than 15% 8. Land in Active Agriculture 9. Water Supply Protection Areas 10. Scenic Views 11. Significant Wildlife Habitat	1-4: Zoning Regulation page 65 states Land development in Charlotte is evaluated and sited so as to avoid and / or minimize impacts to the following AHPV as identified in Charlotte's Town Plan and Land Use Regulations: flood hazard areas, Surface waters, wetlands and associated setback and buffer areas, Shoreland setback and buffer areas, special natural areas, Wildlife habitat (as identified in Charlotte Town Plan or as field delineated)  5-11: Zoning Regulation page 65 states Land development in Charlotte is evaluated and sited so as to avoid and / or minimize impacts to the following AHPV as identified in Charlotte's Town Plan and Land Use Regulations: Historic districts, sites and structures (as listed in Vermont State Historic Register); Steep slopes (equal to or in excess of 15%),Land in active agricultural use
Colchester	1. Shoreland Setback and buffer area 2. Shore Land Overlay District* 3. Water Protection Overlay District (EXCEPT for wetlands and surface waters)*	1. Zoning Regulation To preserve the natural growth and cover of the shorelines, to preserve water quality, to prevent pollution, to regulate development and appearance of the shorelines, to prevent erosion, to prevent nuisance, and to preserve the property rights of the shoreline property owners. Permitted uses are those uses which are permitted in the underlying zoning district.  3. It is the purpose of this Section to provide for the protection and improvement of the surface waters and wetland within the Town of Colchester. These regulations and standards are intended to lead to the establishment and protection of natural areas along the Town's surface waters and wetlands to provide improved protection for water quality and the provision of open space areas and wildlife habitat. It is the further purpose of this Section to provide for the retention of preexisting residential neighborhoods located along surface waters and streams in a manner consistent with the resource protection goals of this Section and the Municipal Plan. For the FEH portion of this district, permitted uses are those uses which are permitted in the underlying zoning district.

Municipality	Possible Constraints	Supporting Regulation
Essex	1. Scenic Resources Protection Overlay District 2. Resource Protection District Industrial 3. Steep Slopes 15-20% 4. Core Habitat 5. Habitat Blocks	1. Essex Zoning Table 2.20.A: The purpose of this overlay district is to avert or minimize the adverse impacts of development on identified scenic resources, viewsheds and roadscape corridors in the Town of Essex through appropriate site planning and design practices. The standards are intended to provide flexibility so that proposed development can be designed to fit the particular characteristics of the site on which it is located.  2. Essex Zoning Table 2.14: The objective of the RPD-I and the related O1 District parcel is to protect such natural attributes for public enjoyment, and, to carry out development activities in harmony with the natural surroundings. Of the 751.7 acres in this district, 60 percent has been formally designated for recreation/conservation use (including all of the related O1 District acreage) and the remaining 40 percent for permitted uses as set forth in (B) below that satisfy all other district requirements.  3.Zoning Regulations 5.6.B.2: Development is discouraged on slopes of 15 percent or steeper due to the likelihood of erosion and stormwater runoff problems.  4 and 5. Town Plan Policy 3(S).4 (p. 63): "Critical wildlife habitat, including but not limited to deer wintering areas, rare and/or endangered species habitat, local fisheries, and identified travel corridors, shall be protected from inappropriate development and land management activities."  Town Plan p. 63: "By recognizing its natural features – topography, slopes, geology, soils, water resources, agricultural and forest lands – a town can protect those resources and ensure a high quality of life for its residents."  Town Plan p. 72, Forest Lands: "Essex's forests provide large habitat blocks for animals and offer economic potential through timber harvests. Forest trails open to hiking, mountain biking, horseback riding, cross-country skiing and snowmobiling improve quality of life and can support a recreation-based sector of the economy. Nearly 13,000 acres in Essex stretch north from the northeastern and northwestern
Hinesburg	<ol> <li>Moderately Steep Slopes (15-25%)</li> <li>Core Wildlife Habitat</li> <li>Village Growth Area</li> <li>Industrial zoning districts</li> </ol>	1 and 2. Hinesburg Zoning 5.26.2(1): Building sites and related development areasshall minimize impact on secondary resource areasincluding slopes between 15-25% and core wildlife habitat.  3. Hinesburg Zoning, Section 3.1: Village Growth Area Purpose. Development densities should be maximized to the extent practical in order to better realize Hinesburg's overall "smart growth" strategy.  4. Hinesburg Zoning, Sections 3.11-3.14: Industrial Districts 1-4 are intended for industrial uses

Municipality	Possible Constraints	Supporting Regulation
Jericho	Secondary Conservation     Areas     Village Centers	1. Tiered Conservation Priorities, as shown on Map 9 of the Town Plan, depicts all the conservation priorities identified in Jericho in three tiers of priority. Secondary Conservation Areas are also very sensitive but some activities can occur within them without compromising their integrity. These include wildlife road crossings, a larger area surrounding vernal pools, significant (but not rare) natural communities, and ledge and cliff habitat that may be important for wildlife. In general, these places should be evaluated carefully when development is proposed within them for potential conflicts with the natural resource values. (Town Plan Pg. 38)  2. The purpose of the Village Center District is to encourage the concentration of people and community-focused activities in traditional centers (Land Use Regulations 3.2.7)
Milton	1. Town Forest and Municipal Natural and Rec Areas with Management Plans 2. Habitat Blocks 8-10 3. Encumbered Open Space	1. Selectboard Authority 2. Town Plan Goal 8.1: Continue protection of existing natural resources identified in this chapter. [Including critical habitat] 3. OPEN SPACE Requirements for developments with ten (10) or more multi-family residential units. The proposal shall provide for the preservation and maintenance of OPEN SPACE which is designed to be an integral part of the whole development. The size, shape and locations of OPEN SPACE shall be approved by the Development Review Board. The OPEN SPACE shall be protected by appropriate legal devices to ensure the continued USE of such lands for the purpose of AGRICULTURE, FORESTRY, recreation or conservation. Such mechanisms include dedication of development rights, conservation easements, homeowners associations, restrictive covenants, conveyance to land trusts, or other appropriate grants or restrictions approved by the Development Review Board. Permitted future USES and maintenance of the OPEN SPACE shall be specifically identified as part of the approval of development with ten (10) or more multifamily units. (Milton Land Use Regulations Section 804.6)
Shelburne	Significant View Areas     Archeologically Sensitive     Areas     Aleashore Overlay District	<ol> <li>Direct development in a manner to minimize undue adverse impacts on the Town's scenic beauty, open lands, shorelines, and ridgelines with particular attention paid to roadside views or views from Lake Champlain. Identification of such resources can be aided by the maps listed in Objective 1 (Town Plan pg. 30)</li> <li>Would be based on review by the Department of Historic Preservation and mapping completed by town that is not publically accessible.</li> <li>The purpose of this district is to preserve vegetation and natural cover of the shore adjacent to Lake Champlain in order to preserve views both from and of the lake, the preservation of water quality and prevention of pollution, the recognition of the extreme vulnerability of lakeshore properties to erosion and other nuisances, and the avoidance of problems resulting from over intensive exploitation of the lakeshore. Uses are permitted according to underlying district (Shelburne Zoning Regulations Article XVII: Lakeshore Overlay District)</li> </ol>

Municipality	Possible Constraints	Supporting Regulation
South Burlington		1 & 2. The 2016 Comprehensive Plan includes a section on energy siting (page 3-41) states "South Burlington recognizes that there may at times be competing goals. While the City supports the harnessing of renewable energy, particularly in the case of solar arrays, it must consider the impacts of such structures on open spaces and wildlife corridors. As such, this plan shall strive to provide guidance as to where the siting of renewable energy facilities should be avoided in favor of certain conservation areas:  • All Primary Conservation Areas identified per the map included in the 2014 South Burlington Open Spaces Report (SPA-Zone I is indicated on the Primary Conservation Areas map)  • Uncommon Species and Habitat Blocks identified per the Secondary Conservation Maps included in the 2014 South Burlington Open Spaces Report."  3. The presence of important ecological resources, as well as steep slopes, shallow soils, and extensive bedrock outcroppings should be incorporated into all types of planning for development and conservation (Town Plan, 2-105).  4. Any lot that lies entirely within a SEQ-NRP sub-district is subject to the following supplemental regulations: (1) Such lot shall be conveyed to the City of South Burlington as dedicated open space or to a qualified land trust and shall not be developed with a residence, or (2) Such lot may be developed with a residence or residences pursuant to a conservation plan approved by the Development Review Board. See 9.12(B) below.  (3) Such lot may be developed with uses other than residences, as listed in Table C-1, subject to the Development Review Board's approval of a conservation plan that balances development or land utilization and conservation. Such lot may also include the following additional development/activities: (a) Driveways, roads, underground utility services, or other appurtenant improvements to serve approved development or uses. Utility service components, such as transformers and amplifiers, may be installed at ground level where such accords w

Municipality	Possible Constraints	Supporting Regulation
Underhill	1. Steep slopes (15-25%) 2. Mt. Mansfield Scenic Preservation District 3. Wetlands and associated buffers 4. Surface Waters and buffers 5. Steep Slopes (>25%)	1. The purpose of this section is to regulate land subdivision and development to minimize site disturbance and construction on steep slopes (15% to 25%), and to avoid site disturbance on very steep slopes (> 25%) (Underhill Land Use Regulations Section 3.18)  2. Mt. Mansfield Scenic Preservation and Soil and Water Conservation Districts. Site layout and design, to the extent physically feasible, shall avoid adverse impacts to natural and scenic resources and environmentally sensitive areas within these districts, including those resources listed under Subsection B.1. The applicant should consider, and the DRB may require one or more mitigation measures listed under Subsection B.1 as necessary to minimize adverse impacts to identified resources in the vicinity of the proposed development. (Underhill Land Use Regulations Section 5.3.B.2.c).  3. & 4. All structures and impervious surfaces, except for allowed encroachments under Subsection E below, shall be set back at least: 1.100 feet from the Beaver Brook, Settlement Brook, Crane Brook, the Creek, Roaring Brook, Seymour River, Harvey Brook, Stevensville Brook, Mill Brook, Clay Brook, and Brown's River, as measured horizontally from the top of the bank, or 50 feet if measured from top of slope. 2. 100 feet from all Class I wetlands and 50 feet from Class II wetlands as measured horizontally from a delineated wetland boundary identified initially from Vermont Significant Wetland Inventory (VSWI) maps, and through site documentation if required by the Zoning Administrator or the Development Review Board. 3. In addition, all structures and other impervious surfaces shall be set back at least 25 feet from: a. other naturally occurring streams and rivers (as measured horizontally from the top of the bank, or channel centerline where no bank is discernable), as identified on USGS topographic maps, Vermont Base Mapping Program orthophotos, or through site investigation; b. Class III wetlands identified from Vermont Significant Wetland Inventory (VSWI) maps or through s
Williston		1. 27.4.4 Avoid Undue Adverse Impact. Alternative site designs may be required, alternative locations for the development may be required, and the minimum amount of land required to be set aside as open space may be increased, if necessary to avoid undue adverse impacts to Conservation Areas. (Williston Unified Development Bylaw 27.4.4) There are seven distinct Conservation Areas in Williston: 1)significant wildlife habitat areas; 2) areas containing uncommon, rare, threatened, or endangered species; 3) unique natural communities; 4) farmlands of local importance, 5) scenic viewsheds, 6) special flood hazard areas (see WDB Chapter 28), and 7) streams, wetlands, lakes, and ponds (see WDB Chapter 29) (Williston Unified Development Bylaw 27.1.1)  2. Development should be directed away from slopes. This bylaw calls for reduced densities on slopes over 15% (see Chapter 19 and the various zoning districts). (Williston Unified Development Bylaw 29.5.1.1)