



Lakeshore Districts

Over the last two decades, a significant amount of planning for the Malletts Bay area has occurred and extensive public input has been received. Out of these discussions, the following priorities for the Bay are those expressed most often by Colchester residents:

- Improved water resources
- Improved recreational, cultural, and educational opportunities for all ages
- Welcoming, small scale, yet vibrant infill and redevelopment
- A safe and efficient transportation system for all users, and
- A four season destination for both residents and tourists

The Planning Commission and staff heard these priorities and in response, two new districts were proposed: Lakeshore One and Lakeshore Two. These regulations were designed to achieve two main goals: 1) encourage certain types of land uses in the Bay that are consistent with the community's vision, and 2) ensure that development taking place within the Bay is done in an environmentally responsible way.

Lakeshore 1 Zoning District. This district includes the properties on the Lake Champlain side of Lakeshore Drive from Lilac Street east to just before South Bay Circle. The allowable land uses in this zoning district have been designed to recognize that the lakefront shoreline is environmentally sensitive and public access to the Lake for recreation purposes to be encouraged.

Lakeshore 2 Zoning District. This district includes the properties adjacent to the Lakeshore Drive from Prim Road to the intersection with Blakely Road, and extending 1,500 feet down both Blakely Road and East Lakeshore Drive. This zoning district recognizes and encourages a variety of businesses, residences, restaurants, and recreation options are critical to creating a vibrant economy and sense of place in the Bay.

Both districts will have permitted and conditional uses as shown on the table below.

Site Design. The regulations address site design and storm water runoff. New buildings would need to be located near the street and connected to the roadway with a sidewalk to be pedestrian friendly. Parking areas would have to be located to the side of buildings and storage areas screened from both the lake and the street to enhance views.



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Low Impact Development. Development changes the way rain water is absorbed into the earth. When a new building and driveway or parking area are built, rain water can no longer use these areas to enter into the ground. Usually this issue is addressed through installing roadside ditches if the new paved area is a road, or installing drains that lead to pipes which bring rain water away from a new parking lot. With limited area in the Bay, this storm water runoff can go directly into the Lake.

In response to concerns about stormwater runoff and water quality in the Bay, the lot coverage for all properties in the proposed zones will be 40%, with an opportunity to increase that by employing Low Impact Development strategies. Low Impact Development is a way to handle this rainwater issue by using diversion strategies that mimic the way the natural landscape receives and absorbs rain water. The proposed zoning for the lakeshore districts would require use of Low Impact Development strategies, also called Green Infrastructure practices, so that the first inch of rainfall resulting from new impervious surfaces like decks, driveways, parking areas, and buildings, will be treated on site and not be allowed to run off onto other properties or roadways.

The Vermont League of Cities and Towns offers simple guidance and planning tools that property owners will be able to use to help select, design and size the most appropriate Low Impact Development or Green Infrastructure strategies for their land so that stormwater generated from any new impermeable surfaces will be adequately treated.

For more information, please visit: <https://www.vlct.org/resource/green-stormwater-infrastructure-toolkit>

Dimensional Standards for the Lakeshore Districts.

	LAKESHORE 1	LAKESHORE 2
Lot Size	30,000 sf min	10,000 sf min
Road Frontage	120 ft min	100 ft min
Front Yard Setback	15 ft min	20 ft min (primary) / 15 ft min (accessory)
Side Yard Setback	15 ft min	15 ft min
Rear Yard Setback	15 ft min	15 ft min



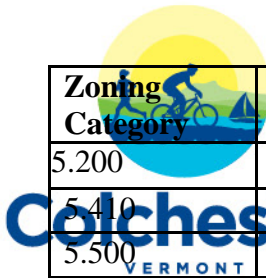
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Zoning Category	Type of Land Use	LS 1 Uses	LS 2 Uses
1.100	Single Family Dwelling	Conditional	Permitted
1.200	Two-Family Dwelling (Duplex)	Conditional	Permitted
1.300	Multi-Family Residence	Conditional	Conditional
1.520	Bed & Breakfast	Conditional	Permitted
1.530	Hotel/Motel		Conditional
1.550	Inn	Conditional	Permitted
1.710	Home Occupation	Conditional	Permitted
1.720	Home Business	Conditional	Conditional
1.800	Planned Residential Development	Conditional	Permitted
2.131	Retail Sales less than 10,000 sf (no drive-up)		Permitted
2.141	Retail Food less than 5,000 sf		Permitted
2.310	Marine Sales without service/repair		Permitted
2.320	Marine Sales with service/repair		Conditional
2.640	Marine Rentals	Permitted	Permitted
3.110	General Office		Permitted
3.120	Research Facility		Conditional
3.131	Medical Office less than 10,000 sf		Conditional
3.220	Financial Institution		Conditional
3.232	Bank without drive-up windows		Permitted
3.240	Personal or Business Service		Permitted
3.250	Artist Production Studio	Conditional	Permitted
3.281	Laundromat, mostly walk-in/self-serve		Conditional
3.291	Veterinary Clinic		Conditional
3.293	Animal Services - Grooming Facility		Conditional
4.131	Equipment Repair - small equipment		Conditional
4.140	Manufacturing with related uses		Permitted
5.110	Elementary/secondary schools		Conditional

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Zoning Category	Type of Land Use	LS 1 Uses	LS 2 Uses
5.200	Religious Uses		Permitted
5.410	Cultural Facilities		Permitted
5.500	Social Clubs	Conditional	Permitted
6.110	Athletic Facility	Permitted	Permitted
6.121	Movie Theaters with less than 300 seats		Conditional
6.131	Theater/Music hall less than 300 seats		Conditional
6.150	Event Facility	Conditional	Permitted
6.200	Recreation Facilities (Private & Public)	Permitted	Permitted
6.250	Open Air Markets	Permitted	Permitted



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Zoning Category	Type of Land Use	LS 1 Uses	LS 2 Uses
6.271	Marinas and Yacht Clubs	Permitted	
7.600	Home-based Daycare (up to 6 children)	Conditional	Permitted
7.700	Intermediate Daycare facilities		Permitted
7.800	Large Daycare Facilities		Conditional
8.111	Restaurant, Outdoor Seating	Conditional	Permitted
8.112	Restaurant Without Outdoor Seating	Conditional	Conditional
8.121	Short Order Restaurant, no drive-up		Conditional
8.200	Bars	Conditional	Conditional
8.300	Night Clubs	Conditional	Conditional
8.400	Mobile Food Units		Conditional
9.100	Parking Garage/Lot		Conditional
9.250	Auto, Marine, Equipment Outside Storage		Conditional
9.260	Marine Storage, Inside	Conditional	Conditional
11.100	Cemetery		Conditional
11.520	Community Center	Permitted	Permitted
11.910	Essential Neighborhood Facility	Conditional	Conditional
11.920	Essential Community Facility	Conditional	Conditional
13.000	Temporary Structures for Construction	Permitted	Permitted
14.000	Planned Unit Development	Permitted	Permitted