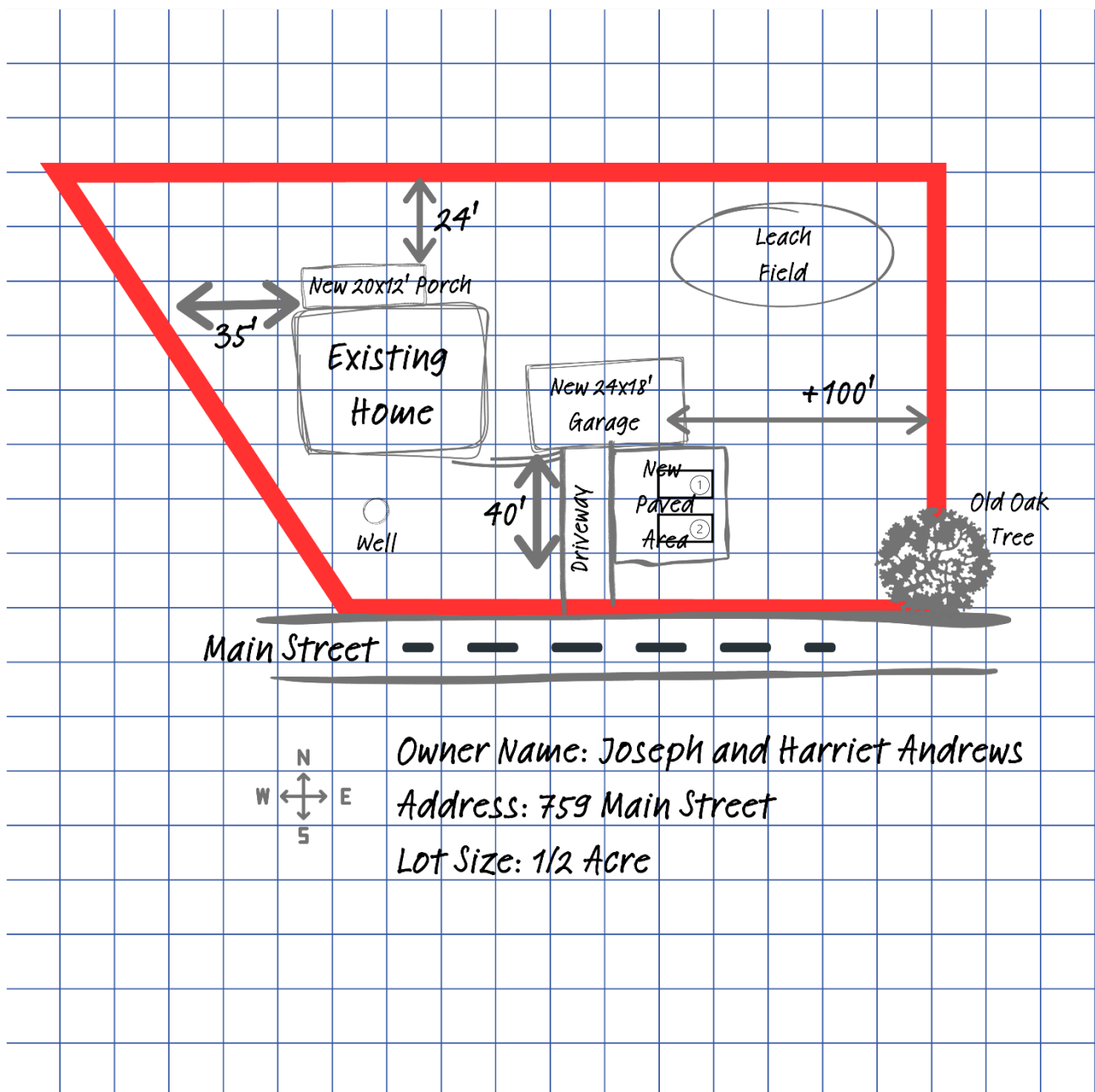


## HOW DO I DRAW A PLOT PLAN OR SITE PLAN?

- Always start with the outline of your lot.
- The Zoning Administrator can help by printing you a map, but the map's dimensions are only approximate.
- Lot dimensions can only be determined from an existing survey, a deed, or on-site measurements/iron pins.
- Be sure to measure the front setback from the road's right-of-way (typically 25' from the center of the road).
- Setbacks from any new land development, measured in feet, must be included in all directions.
- The minimum setback criteria can be found in Section 450 of Wilmington's Bylaws and vary per district.



## Common Standards of Note for ALL DISTRICTS:

- Commercial Development shall comply with Commercial Building Energy Standards. Residential Development shall comply with Vermont Residential Building Energy Standards. These can be found online.
- Existing vegetation, native species, native trees, scenic views, and river access, and other natural features shall be preserved to the extent possible and to the extent that they will enhance and promote the natural assets of the town.
- Development shall conform to the scale of the established neighborhood.
- To preserve the aesthetics and natural beauty of the area, underground utilities are encouraged where possible, particularly in areas of natural scenic beauty and in the Historic Design District.
- All exterior lighting in all districts shall be shielded and downcast.
- Where a potential safety hazard exists, provisions shall be undertaken to minimize physical hazards.
- Development shall provide for pedestrian walkways to ensure a safe and efficient means for pedestrians to navigate the town on foot or by bicycle. Special consideration shall be made for children's safety. Traffic patterns shall be reviewed for safety, ease of traffic flow, and efficiency. Access to public roadways require the approval of the Town of Wilmington (for access to town roads) or the State of Vermont (for access to state highways).
- Parking space size shall be a minimum of ten (10) feet by eighteen (18) feet. Under a new law, residential spaces shall be a minimum of nine (9) feet by eighteen (18) feet. For STR Use, please mark as "Car 1, Car 2", etc.
- For parking areas in excess of 200 square feet and within 50 feet of a road or abutting property, a minimum Buffer Area of 10 feet in depth shall be provided where reasonable and possible.
- Plan landscaping for safe snow removal and ice management. Plan for storage of snow at the edge of Lots or on parking islands which will not compromise traffic fields of vision or pedestrian walkways (5 foot wide minimum). Plan for rainwater runoff and salt melt in a fashion that will not damage vegetation or water sources.
- Pursuant to 24 V.S.A. § 4414 (13) the Zoning Administrator may issue an initial Permit conditioned upon receipt of evidence of a wastewater and potable water supply Permit, if none is provided with the submitted application.
- Pursuant to 24 V.S.A. § 4414 (13) all development shall be in conformity with the Shoreland Protection Act (applying to all development within 250 feet of a body of water  $\geq$  10 acres).
- All land development in the Flood Hazard (area) shall comply with all provisions of Article VI. All floatables in any district/in an area which has historically flooded and all Flood Fringe Areas, shall be raised above the estimated Base Flood Elevation or firmly secured so as to ensure they are not dislodged in the event of a flood. This includes but is not limited to propane, oil, and gas tanks, chemicals and toxic/hazardous materials.
- An historic Structure that may reasonably be Preserved, Rehabilitated, or Restored/Renovated by the current owner seeking application for land development, shall not demolish any historic Structure certified as a historic Structure as defined by Internal Revenue Code 26 U.S.C § 47(c) or listed on any State or Federal Register of Historic Places.

See Article VII of the Bylaws for all Standards.