

**Swanton Planning Commission**  
**PUBLIC HEARING NOTICE WITH SWANTON SELECTBOARD**  
**PROPOSED AMENDMENTS TO THE SWANTON LAND USE AND DEVELOPMENT**  
**REGULATIONS**  
**April 21, 2026, 6:00PM**  
**SWANTON TOWN OFFICE BUILDING**  
**1 Academy St. Swanton**

The Town of Swanton Planning Commission will hold a public hearing on the proposed Town and Village of Swanton Land Use and Development Regulations on April 21, 2026, at 6:00 p.m. at the Swanton Municipal Building, 1 Academy Street, Swanton, Vermont. The hearing will also be held remotely via zoom. The link to join remotely is: Meeting ID# 353 203 4083 when prompted & announce your name (charges may apply). To join the ZOOM meeting online on a computer, click on this link:

<https://us06web.zoom.us/j/3532034083?pwd=4KPJGahm9WvBymkaeBWhjBk7Y3oPel.1>

- This public notice is given pursuant to 24 V.S.A. Section 4441, 4442 and 4444. The proposed Town and Village of Swanton Land Use and Development Regulations includes the following sections – Article 1: Authority and Purpose, Article 2: Zoning Districts, Overlays and Standards, Article 3: General Regulations, Article 4: Flood Hazard and River Corridor, Article 5: Specific Use Standards, Article 6: Development Review, Article 7: Subdivision Review, Article 8: Subdivision Planning and Design Standards, Article 9: Planned Unit Developments, Article 10: Administrative and Enforcement, and Article 11: Definitions. The principal purpose of the proposed zoning bylaw amendments is to (1) revise the Planned Unit Development Regulations to include two types, cottage developments and rural planned developments in Article 9 (2) update the number of principal structures and uses allowed per lot in areas with municipal wastewater and water in Section 3.6, and (3) [ADD OTHER UPDATES]. One or more of these proposed amendments will affect every geographical area of Swanton. Additional changes listed: New Planned Unit Developments  
Cottage Development-Cottage Courts (CD)  
Rural Planned Developments (RUD)
- 2-4 Shoreland Recreation-Conditional Uses  
Remove Contractors Yard, Storage Containers & Kennels from Conditional Use  
Add Temporary Storage Containers for Construction with no permit  
Add Multifamily dwellings
- 2-6 Remove #4 & #5-reason remove from shoreland not just Maquam Shore
- 2-7 Rural District-Conditional Uses  
Add Multi Family 4 plex, Mixed Use, Professional Service, Restaurant and Retail
- 2-14 Change Neighborhood Commercial District to Transitional Commercial District
- 2-22 Southern Growth- Permitted Uses-Outdoor Recreation definition add agricultural event to the definition

- 3-7 Section 3.6 Lot, Setback & Yard Requirements (F) removed (street line)
- 5-17 Section 5.18 Roadside Stand (2) products shall include those products raised in Franklin and Grand Isle Counties to 100-mile radius of Vermont or within the State of Vermont
- 8-8 Section 8.8 Roads & Pedestrian Access (D) Road Construction Standards Road Add Road Takeover Policy updated from Selectboard
- 10-6 Section 10.4 Variances (4) remove “character of the neighborhood”
- 11-13 Definitions Recreation/Outdoor definition: Agriculture fair to definition
- Add to all Conditional Uses in all districts:  
Mixed Use, Indoor/Outdoor Recreation, Garden Center, Farmers Market, Professional Service, Snack Bar, Restaurants
- DRB Applications required to be submitted to Zoning Administrator no less than 23 days prior to DRB Meeting.
- Section 5.20 Wireless Telecommunications Facilities (c)(1) change eight (8) feet to fifteen (15’) as required.
- Add “Temporary Storage Containers” in Shoreland District (SL) for construction only be allowed for a maximum of 1-year. Are not permitted otherwise.
- Add “Snack Bar” to the definition of Restaurant.

In addition to this the Selectboard would like to discuss removing the required 200’ setbacks for recreational facilities in the R1/R5 districts.

The full text of the proposed Town of Swanton Land Use and Development Regulations Amendments may be found at the Town Clerk’s office, 1 Academy, Swanton and on the Town’s website at <https://swantonvt.gov>.