

**TOWN OF FERRISBURGH
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

The Ferrisburgh Planning Commission will hold a Public Hearing on Wednesday March 18 at 6:45 pm to hear public comment on proposed changes to the Land Use Regulations, pursuant to 24 VSA 4441. This is a hybrid meeting, held in-person at the Ferrisburgh Town Offices, 3279 Route 7, and remotely using the Zoom link below.

SUMMARY

The proposed changes bring our regulations in line with state statutes, state regulations, and our Town Plan. Changes include:

Article 2. Definitions: Minor edits, and the addition of two new definitions

Article 3. Zoning Districts and Zoning Map: Adds reference to the Town Plan

Article 4. Zoning Districts:

a) Zoning District Boundary line Changes: NONE

b) Mixed Use District: Eliminate the *Industrial* and the *Highway Mixed Use Districts*, and combine them into one District called *Mixed Use* to allow increased flexibility in land uses.

c) Shoreland District- Will be re-named *Lake Champlain District*; All land uses Conditional

d) Conservation District: Change to Conditional Uses only.

e) Dimensional Standards: Eliminate "Primary Uses" language

Article 4 LOT COVERAGE : Proposal to increase lot coverage, and decrease some setbacks in RR-2, Mixed Use, and Town Center Districts.

Section 5.30 Outdoor Lighting: updated language

Article 9. Subdivision: Update to State Statutes.

7. Section 10.4 Exemptions: Minor changes

8. Article 12 Flood Hazard and River Corridor Regulation: Updated to State template.

A copy of the Draft Land Use Regulations can be found on the Town Website or in paper format at the Town Offices.

Town of Ferrisburgh is inviting you to a scheduled Zoom meeting.

Topic: Land Use Regulations Meeting

Time: Mar 18, 2026 06:45 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86278442293?pwd=YUHRxJoAtNxneJSPINVCOV4RC2zvVR.1>

Meeting ID: 862 7844 2293

Passcode: 05456