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City Clerk/Treasurer ..... 334·2112
334·3892
Public Works ..... 334·2124
Zoning Adm./Assessor ... 334·6992
Recreation/Parks ..... 334·6345
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City of Newport
222 Main Street
Newport, Vermont 05855

CITY OF NEWPORT
NOTICE OF PUBLIC HEARING

Notice is hereby given to the residents of the City of Newport, VT that the Newport City Planning Commission will hold a public hearing in the Council Room of the Municipal Building on Tuesday December 4, 2018at 7:00 p.m. This hearing will be held for public review of and comment on the revised zoning bylaw pursuant to Title 24 VSA, Chapter 117.

The purpose of the proposed zoning bylaw revision is to provide for the future growth and development of the City of Newport. The proposed revisions to the zoning bylaw, if adopted, will affect all lands within the City of Newport as described with each proposed revision.

Proposed Zoning Bylaw Amendments

1. Change the Zoning at Lakemont Industrial Park from Light Industrial to Public Health/Office District. The change is primarily motivated at this time to accommodate a proposed Senior Citizen Assisted Living Facility that would be located at that facility. The location between the Public Health Zone on the west and south and General Residential zone on the north and east makes an ideal location for the Assisted Living Facility and other health care providers, such as the physical therapy facility that is already there. This affects all owners of property in the Lakemont Industrial Park.

2. FEMA required an update to bring Newport's Zoning Bylaw up to date and consistent with the National Flood Insurance Program (NFIP) existing standards. The update will qualify City residence in the flood zones for lower flood insurance rates.

3. Residential Short-Term Room Rental Business shall be treated as a Home Occupation and be required to obtain a Zoning Permit to rent spare rooms to transient tenants. They will be permitted as a Home Occupation and required to meet the requirements for a home occupation including adequate parking. This will affect all residential properties within the City.

4. Eliminate 5th Paragraph of section 705.02 Certificate of Occupancy. The fifth paragraph requires the new owner of an existing property obtain a Certificate of Occupancy prior to occupying the building. Attorneys have raised several legal issues with this requirement. Upon review the decision was made to eliminate it. It affects all properties within the City.

Copies of the proposed zoning bylaw revision may be obtained from the office of the Zoning Administrator. Dated in Newport City, Vermont November 16, 2018

Newport City Planning Commission