

CITY OF SOUTH BURLINGTON
ZONING BYLAW STATEMENT AND CERTIFICATION

I. Applicable Zoning Bylaws, Regulations and Ordinances

The following zoning bylaws, regulations and ordinances have been duly adopted by the City of South Burlington and govern the use and development of real property within the area affected by those bylaws, regulations and ordinances.

(1) The City of South Burlington has zoning regulations, duly adopted on June 7, 1947, as amended from time to time, providing generally that no land development may be commenced within the area affected by such regulations without a permit therefore issued by the administrative officer.

(2) The City of South Burlington has subdivision regulations, effective September 23, 1963, as amended from time to time, requiring generally local subdivision approval to divide any parcel or area of land, for the purpose of conveyance, transfer, improvement, or sale, into two (2) or more lots, plots or parcels. Further, the City of South Burlington requires, among other things, that all plats be approved and recorded in conformance with 24 V.S.A. §§4414, 4416, and applicable local regulations.

(3) The City of South Burlington requires a certificate of occupancy to use or occupy or permit the use or occupancy of any land or structure, or part thereof, created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure after March 23, 1968, within the area affected by such zoning regulations, said requirement having been incorporated into the zoning bylaws on February 28, 1974. However, certificates of occupancy are not required for single family or two-family dwellings.

(4) The City of South Burlington has a sign ordinance, duly adopted on June 25, 1993, as amended from time to time, requiring a permit, issued in accordance with the applicable provisions of the sign ordinance, to erect, alter or relocate any sign within the City.

(5) The City of South Burlington has an impact fee ordinance, duly adopted on July 9, 1995, as amended from time to time, requiring the payment of impact fees for land development, as defined in the impact fee ordinance, related to road improvements, recreation, education, and fire protection.

(6) The City of South Burlington has a sewer regulation ordinance, duly adopted in November 1969, as amended from time to time, prohibiting any unauthorized person from uncovering, making any connections with or openings into, using, altering, or disturbing any public sewer or appurtenance thereof without first obtaining a written permit.



southburlington
PLANNING & ZONING

#CC- _____ - _____
(office use only)

II. Enforcement Action/Complaints/Compliance

I, _____, _____ Administrative Officer
(office use only)

for City of South Burlington, am not aware of any pending zoning enforcement actions commenced by City of South Burlington against

(name on deed)

or any ongoing investigation related to said property owner or the property located at

_____ as of
(property street address)

(today's date)

_____ Administrative Officer

Date

Nothing herein shall relieve the buyer of real estate and his representatives and agents of responsibility for making a thorough review of municipal records and independently determining whether there are any encumbrances on the subject property arising out of or related to acquisition of all necessary and required zoning and other municipal approvals or with the laws of the State of Vermont.

Nothing herein shall preclude or prejudice City of South Burlington from taking any and all enforcement actions it deems appropriate against either the seller or buyer of real estate for a violation of the zoning bylaws, other municipal ordinances, by-laws or regulations, or laws of the State of Vermont the enforcement of which are entrusted to City of South Burlington.