

Article 1. Authority & Purpose

Section 1.4 Effective Date

(A) In accordance with the Act, these regulations and any amendments thereto shall take effect 21 days after the date of their adoption by the Town of Bennington.

(B) The zoning regulations, zoning map, subdivision regulations for the Town of Bennington in effect prior to the adoption of these regulations are hereby repealed as of the effective date of these regulations.

Section 1.5 Amendment

(A) These regulations, including the boundaries of zoning districts established herein, may be amended from time to time, following public hearing, in accordance with requirements and procedures established in the Act.

Section 1.6 Severability

The provisions of these regulations are severable. If any section or provision of these regulations or the application thereof is found to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the validity or application of the remaining provisions of these regulations.

TABLE 1.1 MUNICIPAL PERMITS & APPROVALS			
Permit/Approval	Required for	Issued by	See
Land Development			
Zoning Permit	All land development, as defined in Article 2, including conversions and changes of use, unless specifically exempted from these regulations under Section 10.2	Administrative Officer	Section 10.3
Design Approval	All development within the Historic Central Bennington Design Review District and Planned Commercial District, as established in Article 3.	Development Review Board	Tables 3.8 and 3.19
Development Review Board Approval	All uses classified as requiring Board approval within a specific zoning district(s), all uses within the flood hazard area overlay district, or as otherwise specified in these regulations	Development Review Board	Article 6; Table 3.17
Planned Unit or Planned Residential Development (PUD, PRD) Approval	Subdivisions of land which incorporate modifications to the provisions of these regulations as specified for PUDs and PRDs– to be approved simultaneously with approval of a subdivision plan	Development Review Board	Article 9
Access/Frontage Approval	Development without frontage on a maintained public road or public waters	Development Review Board	Section 4.3
Variance Approval	Requests on appeal for a variance from the provisions of these regulations	Development Review Board	Section 10.6
Certificate of Completion	Use of a dwelling, structure or site constructed or developed after the effective date of these regulations for which a zoning permit has been issued	Administrative Officer	Section 10.4

TABLE 1.1 MUNICIPAL PERMITS & APPROVALS (CONTINUED)

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Permit/Approval	Required for	Issued by	See
Subdivision of Land			
Subdivision Approval	All subdivisions of land, as defined in Article 2, including boundary or lot line adjustments	Development Review Board	Article 7 & 8
Sketch Plan Approval	All applications for subdivision approval	Development Review Board	Section 7.3
Preliminary Plan Approval	All applications for major subdivisions [the creation of five or more lots]	Development Review Board	Section 7.4
Final Plan/Plat Approval	All applications for the subdivision of land	Development Review Board	Section 7.5
Plat Recording	All approved subdivisions of land, including boundary or lot line adjustments	Development Review Board	Section 7.6
Certificate of Subdivision Compliance	Improvements required by the Planning Commission in association with subdivision approval, prior to further land development	Administrative Officer	Section 10.4
Other Municipal Approvals			
Access (Curb-cut) Approval	All development requiring access onto municipal highways; road design, upgrades, acceptance	Highway Superintendent	Town Policy
Sign Permit (in addition to zoning approvals)	Construction or alteration of any sign	Administrative Officer	Sign Ordinance
Municipal water or wastewater allocation or connection	Municipal wastewater treatment system and Municipal Water system connections	Water/Sewer Superintendent	Town Policy
Septic System	Any installation or repair of a septic system	Building Inspector	Building Code
Building Permit	Any and all construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or structure (inc. decks, pools, sheds) and any change of use of an building or structure	Building Inspector	Building Code
Demolition Permit (in addition to zoning approvals)	Any demolition or relocation of a building	Building Inspector	Building Code