

Hyde Park Town Zoning - Frequently asked questions

Do I need a Zoning Permit to build a porch, deck, or patio?

Yes, a permit is required for porches or decks that exceed 300 square feet or when adding a roof to a deck that exceeds 300 sq ft. Decks and porches 300 square feet or less do not require a zoning permit. However, exempt structures must comply with minimum setback of 75-feet to the center of public roads and private right-of-ways & 25-feet to side and rear property lines. If you are repairing or replacing an existing deck or porch without enlarging or changing the location a permit is not required. An at-grade patio does not require a permit.

Do I need a Zoning Permit to put up solar panels?

If the solar panels are net metered (connected to the grid) the installation is exempt from local zoning. If they are not net metered, you may need a permit. Please call 802-888-2300 to review.

Do I need a Zoning Permit for a swimming pool?

Yes. An in-ground swimming pool is considered a structure and requires a permit. Above-ground pools are exempt; however, both in-ground & above-ground pools must comply with minimum setback distances from other properties.

Do I need a Zoning Permit for a fence?

If your fence is 7.0 feet high or less, it does not require a permit. However, the fence must not be constructed on the property line but be set off sufficiently to allow both sides of the fence to be maintained by the fence owner. Agricultural fences for farm operations are exempt. Note: Fences constructed in the Core Forest and Wildlife Habitat Overlay have special rules (max 4.5 feet high and 16" ground opening), please call 888-2300 to review. No fence may be placed within a town right of way without an 1111 permit issued by the Selectboard. A fence more than 7.0 feet high or proposed within the Flood Hazard Overlay is subject Conditional Use review by the DRB.

Do I need a zoning permit for a shed or chicken coop?

Yes, unless your shed or coop is under 300 square feet and meets minimum setback distances, and outside the Flood Hazard Overlay, then it is exempt.

Can I add an Accessory Dwelling Unit (ADU) to my parcel?

Yes, Hyde Park allows all single-family homes to be converted to duplex units or adding a small apartment to the home. ADU's are also allowed in detached garages, if the size is no more than 30% of the homes finished floor area. All additional units require a State Wastewater permit review or amendment, and a town zoning permit.

Do I need a Zoning Permit for a home business?

Yes. Depending on your location within town and the nature of your business, you may also be required to obtain Conditional Use approval from the DRB. Small Home Occupations using less than 25% of the home's total finished floor area (FFA) are exempt if no public visits the property. One six square foot sign is also exempt for home occupations. Please call 802-888-2300 to review home business rules, i.e. those with public visits and using more than 25% of the home's FFA.

What are the driveway construction standards?

Hyde Park allows residential gravel driveways to have centerline grades of no more than 8.0% and paved driveways no more than 10.0%. All commercial drives must not exceed 8.0%. Note: If the fire department approves, there is no maximum grade for the last 200-feet of a driveway to the home's foundation.

Is a Zoning Permit needed for remodeling the inside of my single-family home?

The Town Hyde Park does not require a Zoning Permit for interior improvements within a single-family home if the existing number of bedrooms is not increased.

Are Certificate of Occupancies required?

No. However, the State of Vermont does have Energy Code Certificate requirements that must be recorded in the Town Land Records. The State of Vermont also has wastewater inspection requirements that your designer will assist you in meeting. To learn more about the Energy Code Certificates, visit the Vermont Public Service Department website:

[Residential Building Energy Standards\(External link\)](#)

[Commercial Building Energy Standards\(External link\)](#)

When does a construction project require review by the Development Review Board (DRB)?

Most commercial projects and larger home businesses will require a public hearing; however, the review process is specific to the location of the project, type of business and land development proposed. Please call 802-888-2300 for information. Projects requiring DRB review should plan on a minimum of 3 months from the date a complete application is submitted to the issuance of a final permit. Administrative permits with no public hearing, generally will take one month (from the complete application being submitted to the end of the permit appeal period).

What are the fees associated with a Zoning Permit?

The fees for a zoning permit vary depending on your project and this will be the last item requested for all applications, generally permit costs range from \$115.00 to \$400.00 with subdivision applications being higher and dependent on the number of lots proposed.

Can a Letter of Compliance be issued verifying that there are no outstanding permits or violations on a house/property be issued?

Although the issuance of a Letter of Compliance is common in some Vermont towns, the Town of Hyde Park does not partake in this practice. You are welcome to visit our office and view a property file to see if there are any outstanding violations.

Does Hyde Park approve septic plans?

Septic system permitting is handled by the State of Vermont Agency of Natural Resources. Hyde Park residents should contact the Montpelier Regional Office of the **[Wastewater Management Division\(External link\)](#)** (802-828-5034). Hyde Park did issue septic permits prior to 2007. Plans and permits may be available in a property file.

More information is on the "**[Zoning and Development Review](#)**" web page at hydeparkvt.com.