
ARTICLE 1. AUTHORITY & PURPOSE

Section 1.1 Enactment

In accordance with the Vermont Planning and Development Act [24 V.S.A. Chapter 117 – hereinafter referred to as the “Act”], there are hereby established zoning and subdivision regulations for the Town of Middlesex, Vermont. These regulations shall be known and cited as the “**Middlesex Land Use & Development Regulations.**”

Section 1.2 Purpose

The purposes of these regulations are to:

- encourage the appropriate and efficient use of all lands in the Town of Middlesex in a manner which promotes and protects public health, safety and the general welfare of the community;
- facilitate the adequate and efficient provision of public facilities and services;
- implement the *Middlesex Town Plan* as most recently amended;

Section 1.3 Application & Interpretation

(A) The application of these regulations is subject to all provisions of the Act. No land development or land subdivision shall commence within the Town of Middlesex except in conformance with the requirements of these regulations. .

(B) All uses or structures lawfully in existence as of the effective date of these regulations are allowed to continue indefinitely. They are “grandfathered” under these regulations. Material changes, alterations or expansions to pre-existing structures or uses shall be subject to all applicable requirements of these regulations.

(C) These regulations are not intended to repeal, annul or in any way to impair any permit previously adopted or issued.

Section 1.4 Adoption & Effective Date

(A) In accordance with the Act [§4442(c)], these regulations shall take effect on the date of their adoption by the Town of Middlesex. Upon their adoption, the zoning regulations previously in effect (“*Middlesex Zoning Regulations,*” adopted March 3, 1987) are deemed repealed.

(B) These regulations may be amended or repealed in accordance with the requirements and procedures established in the Act [§§4441, 4442].

Section 1.5 Severability

The provisions of these regulations are severable. The invalidity of any provision or application of these regulations shall not invalidate any other part.