

Shoreline Zoning District

Location & Delineation:

The district is on the northern side of town, coincident with the area around Lake Iroquois, Sunset Lake, and the stream that connects these two lakes. The district is currently defined in the Zoning Regulations as the area between the lakes and a line 600' from the mean high-water mark. Total district size is 502 acres, which includes the area of the lakes themselves.

Purpose:

Town Plan (sections 3.1, 4.3, 5.4) – The Town Plan says precious little about the community's vision for land use in the Shoreline district. This needs to be remedied, given that over the last 10 years of regulation revisions, the Planning Commission has sought to limit new development in this district – i.e., uses considered in other rural districts have not been considered here. The district gets a brief description in section 3.1, but is then excluded from the detailed land use discussion that follows for the village growth area, commercial/industrial areas, and the rural regions. The lakes that define the district are treated in a bit more depth in the natural resources section of the plan, where surface water resources are discussed (section 4.3). It is here that the water resource is described along with the impacts to this resource from the surrounding development pattern.

Zoning Regulations (section 3.15) - The current two sentence purpose statement in Zoning Regulations needs to be revised to recognize the importance of the lakes beyond simply being a location for surrounding camps. The purpose statement should mention the ecological, recreational, water quality, and aesthetic value and uses of the lakes and the surrounding land.

Development Profile:

Total Parcels (excluding roads and lakes) – 208

Developed or developable parcels (excluding roads, lakes, conserved) - 205

Parcels with existing residential development (house or camp) – 181

Parcels with further subdivision potential -

*Note – accessory apartments are possible without subdivision

Total dwelling units – 234

*Note – greater than parcel number largely due to Sunset Villa Mobile Home Park (approx. 54 mobile homes on a single parcel)

Total year-round dwelling units – unknown

Total seasonal/camp dwelling units - unknown

Lake Profile:

Lake Iroquois

Surface area – approximately 240 acres - roughly half in Hinesburg and half in Williston

Direct watershed area – 1433 acres (lake area plus the area that drains directly to the lake)

Overall watershed area - 2230 acres (direct watershed plus area to the north that drains to streams that discharge into the lake)

Maximum depth – 37'

Average depth – unsure

History/Origin – a small natural lake that was expanded (likely in the mid 1800's) via a controlled dam.

Sunset Lake

Surface area – approximately 60 acres

Direct watershed area - 1254 acres (lake area plus the area that drains directly to the lake)

Overall watershed area - 3484 acres (direct watershed plus the Lake Iroquois watershed area that drains into Sunset Lake)

Maximum depth – unsure

Average depth – unsure

History/Origin – a human-made lake created in 1867 via a controlled dam near Iroquois Manufacturing.