

# ARTICLE 1. AUTHORITY & PURPOSE

---

## Section 1.1 Enactment

(A) Unified Development Bylaws (UDB) for the Town of Hardwick are hereby established in accordance with the Act. The following text and maps which constitute these regulations shall be known and cited as the “**Town of Hardwick Unified Development Bylaws.**”

## Section 1.2 Purpose

(A) The purposes of the Unified Development Bylaws are to:

- encourage the appropriate and efficient use of all lands in the Town of Hardwick 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 *Hardwick Town Plan* as most recently amended;
- integrate all administrative and regulatory provisions of zoning and subdivision regulations as authorized by the Act [§4401 and §4401] into a single UDB;
- further the goals and purposes established in the Act [§4302]; and
- protect the individual property rights of landowners to the extent consistent with the other purposes of these Bylaws as stated above.

## Section 1.3 Application & Interpretation

(A) The application of these Bylaws is subject to all provisions of the Act. No land development or land subdivision shall commence within the Town of Hardwick except in conformance with the requirements of these Bylaws. Any land development or land subdivision not specifically authorized under these Bylaws, or otherwise exempted under Section 6.1 and/or Section 7.2, is prohibited.

(B) All uses or structures lawfully in existence as of the effective date of these Bylaws are allowed to continue indefinitely. Changes, alterations or expansions to pre-existing structures or uses shall be subject to all applicable requirements of these Bylaws, including provisions applying to nonconforming uses and/or nonconforming structures under Section 3.9.

(C) These Bylaws is not intended to repeal, annul or in any way to impair any permit previously adopted or issued. Where these Bylaws impose a greater restriction upon the use of a structure or land than is required by any other statute, ordinance, rule, regulation, permit, easement, or agreement, the provisions of these Bylaws shall control.

(D) In the event of changes to the Act which nullify or supersede a specific provision of these bylaws, the requirements of the Act, as most recently amended, shall control.

**Land Development:** The division of a parcel into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure, or of any mining, excavation or landfill, and any change in the use of any building or other structure, or land, or extension of use [§4303(10)].

**Land Subdivision:** The division of a parcel into two or more parcels, for the purposes of immediate or future sale, conveyance, or development. The term “subdivision” includes resubdivisions, amended subdivisions, lot line (boundary) adjustments, and the division of land held in common among several owners.

**Section 1.4 Adoption & Effective Date**

(A) In accordance with the Act [§4442], these Bylaws shall take effect 21 days after the date of its adoption by the Hardwick Selectboard. Upon the effective date of these Bylaws, the zoning Bylaws previously in effect ("*Hardwick Zoning and Subdivision Bylaws*," effective October 30, 2003) are deemed repealed.

(B) These Bylaws 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 Bylaws are severable. The invalidity of any provision or application of these Bylaws shall not invalidate any other part.