

Wetland Regulations Summary

City/Town	Class II Wetland Buffer	Development Allowed Within Buffer	Notes
State of Vermont	50 ft	Yes	General Permit and NOI required
Richmond	50 ft	No	No building, roadway, or septic system. No draining, dredging, filling, or alteration of water flow
Burlington	100 ft	Yes	100 ft wetland conservation zone. Construction of buildings, roads, parking areas may be permitted as regulated uses within a wetland or it's buffer zone
South Burlington	50 ft	Yes	Encroachment into wetland buffers may be permitted if the encroachment will not adversely affect flood storage, functioning of the stormwater management system, impact is minimized by appropriate landscaping, stormwater treatment, etc.
Montpelier	N/A	Yes	Maintain naturally vegetated areas, minimize disturbance and clearing within wetland buffers, minimize earthwork, minimize impervious surfaces
Essex	50 ft	No, Yes with variance	Variance may be granted to allow development within the buffer area if strict adherence to the regulations would preclude all reasonable uses of the property
Colchester	50 ft	Yes	Requires DRB approval, encroachment in to buffer may be permitted if the encroachment will not adversely affect flood storage, functioning of the stormwater management system. Impact is minimized and/or offset by appropriate landscaping, stormwater treatment, etc.
Shelburne	N/A	Yes	Per VTDEC Regulations
Waterbury	N/A	Yes	Per VTDEC Regulations
Winnoski	N/A	Yes	Per VTDEC Regulations