

2.5.2 Non-Developable Portions of Lots - Each Lot within districts that allow for greater than a minimum lot size of 10,000 square feet must contain at least one contiguous 10,000 square foot area of land that is capable of supporting Land Development, excluding land on the lot that is subject to a permanent conservation easement held by a qualified organization in accordance with 10 VSA §6301a(2). The following areas of a lot shall be deemed incapable of supporting any Land Development:

- a) Wetlands, streams, rivers, ponds, or lakes;
- b) Slopes equal to or greater than thirty-five percent - 35%;
- c) Publicly owned land or publicly owned or controlled Road or Highway right of ways;
- d) Privately owned vehicular or utility easements or rights of way;
- e) Those portions of a lot for which development rights have been transferred to another party; and,
- f) Any land within the flood hazard overlay district for uses not authorized within the flood hazard overlay district (Section 6.8).