

## HARDWICK BYLAW COMPARISON WITH ZONING FOR GREAT NEIGHBORHOODS RECOMMENDATIONS

### Development Review Process

	Hardwick	Z4GN	Notes
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*"The development review process can raise housing costs by increasing permitting costs, extending the time it takes to construct a building, and creating uncertainty over whether a successful outcome is even likely. This lowers the total number of housing units that can be produced and discourages smaller and less experienced developers and potential landlords from providing more housing. Most municipalities can find*

Reduce Requirements for Conditional-Use Approval and Site Plan Review	Y	Y	The work the planning commission has done in expanding allowable uses for each district will amend the bylaws to align with this recommendation. More by-right allowable uses as required by the HOME Act will assist with this. Reducing non-conforming lots and structures also removes the need for DRB review of many parcels.
Simplify Application Requirements for Small-Scale Development	N	Y	The number of conditional uses has been reduced as appropriate to district, should we implement a simplified small-scale development application under specific circumstances?
Consider Limited Deviations from Certain Standards	Y	Y	There is a variance process, and the ZA has the ability to allow for limited deviations from some standards.
Avoid Overly Complicated PUD Approval Process	Y	Y	PUD process does not appear to be overly complicated. Conditional use review is an option for PUDs that do not require subdivision.
Where Practical Use Administrative Approval Process	N	Y	By-right uses and changes reducing non-conforming properties will allow this for most housing development, the planning commission may wish to explore form-based code with administrative approval for some districts in the future.

**Additional Issues to Address**

Section 3.6 (A) Existing Small Lots - minimum of 1/8 acre required for development - this is a 5,445 sf requirement while several districts are being amended to minimum lot size of 5,000 sf. This should be adjusted to align.
Section 3.7 (A) Building Height - add bonus story for affordable housing exemption.
Section 4.13 (A) (3) The bylaw requires 6,000 sf of lot area per mobile home, while the minimum lot size for parcels in several districts is 5,000 sf. This would violate fair housing regulations and should be amended to align with changes.
Section 4.13 (A) (4) 25' landscape buffer around entire perimeter of mobile home park is a higher standard required for a single and specific type of housing - fair housing violation?
Section 4.13 (A) (8) "A minimum of 100 square feet of indoor storage space (e.g., storage shed, or a central storage building) shall be provided for each mobile home located within the park." Higher standard required for a single specific type of housing - fair housing violation?
Section 4. 15 Protected Public Uses - add Temporary Shelter language aligned with HOME Act.