

<b>Planning Commission Directed Amendments to Hardwick Unified Development Bylaws</b>	
<b>Central Business District</b>	
1	To move Single Family Dwelling, Two Family Dwelling and Multi-Family Dwelling from Conditional Use to Allowable Use in the Central Business zoning district in the draft version of the Bylaw Modernization Update.
2	To reduce the minimum frontage in the Central Business zoning district from 50 feet to 25 feet in the draft version of the Bylaw Modernization Update.
<b>Village Neighborhood District</b>	
3	To move Multi-Family Dwelling from Conditional Use to Allowable Use in the Village Neighborhood (Class 1, 2, & 3) in the draft version of the Bylaw Modernization Update.
4	To reduce the Minimum Lot Area per unit in the Village Neighborhood - Class 1 zoning district from 1 per 3,500 square feet to 1 per 1,000 square feet. Note: this was left off the public warning list of changes for the November meeting.
5	To reduce the Minimum Lot Area per unit in the Village Neighborhood – Class 2 & Class 3 zoning districts from 1 per 7,500 square feet to 1 per 3,500 square feet in the draft version of the Bylaw Modernization Update.
6	To reduce the Minimum Lot size in the Village Neighborhood (Class 1, 2, & 3) zoning district from 7,500 square feet to 5,000 square feet in the draft version of the Bylaw Modernization Update.
7	To reduce the minimum frontage in the Village Neighborhood zoning district from 70 feet to 50 feet in the draft version of the Bylaw Modernization Update.
<b>Highway Mixed-Use District</b>	
8	To move Multi-Family Dwelling from Conditional Use to Allowable Use in the Highway Mixed Use zoning district (Class 1, 2, & 3) in the draft version of the Bylaw Modernization Update.
9	To reduce the Minimum lot area per unit in the Highway Mixed Use – Class 1 zoning district from 1 per 5,000 square feet to 1 per 1,250 square feet in the draft version of the Bylaw Modernization Update.
10	To reduce the Minimum Lot size in the Highway Mixed Use (Class 1, 2, 3) zoning district from 20,000 square feet to 5,000 square feet in the draft version of the Bylaw Modernization Update.
11	To reduce the minimum frontage in the Highway Mixed Use zoning district from 100 feet to 65 feet in the draft version of the Bylaw Modernization Update.
<b>Compact Residential District</b>	
12	To move Multi-Family Dwelling from Conditional Use to Allowable Use in the Compact Residential zoning district (Class 1, 2, & 3) in the draft version of the Bylaw Modernization Update.
13	To reduce the Minimum Lot size in the Compact Residential – Class 1 zoning district from 10,000 square feet to 5,000 square feet in the draft version of the Bylaw Modernization Update.
14	To reduce the Minimum Lot size in the Compact Residential – Class 2 zoning district from 20,000 square feet to 10,000 square feet in the draft version of the Bylaw Modernization Update.
15	To reduce the minimum frontage in the Compact Residential – Class 1, Class 2, and Class 3 zoning district to 50 feet in the draft version of the Bylaw Modernization Update.

<b>Miscellaneous Changes</b>	
16	To set the parking per residential unit rate for all residential units, regardless of parcel class, in the Town of Hardwick at 1 space per dwelling unit in the draft version of the Bylaw Modernization Update.
17	To reduce the existing small lot minimum lot size required for development to 5,000 sf to align with the previously proposed minimum lot size changes.
18	To add an exemption to the maximum building height standard to allow for a bonus story for Affordable housing.
19	To reduce the Minimum lot area per mobile home in a mobile home park from 6,000 sf to 5,000 sf to align with the requirements for other housing types.
20	To remove the requirement that mobile home parks have a 25-foot landscape buffer around the entire perimeter of a mobile home park. This change eliminates the higher standard being required for mobile home parks as opposed to other housing types.
21	To remove the requirement that mobile home parks have a minimum of 100 sf of indoor storage for each mobile home in the park. This is a higher standard than required of other housing types and should be removed from the bylaws.
22	To add Emergency Shelters to the Protected Public Uses included in the bylaw.
<b>Discussion Items:</b>	
23	Each site shall be landscaped with two or more trees of a native species, which are at least two inches in diameter at chest height for deciduous trees, or at least eight feet in height for coniferous trees. (This change was not discussed by Planning Commission – however, it represents mobile homes being held to a higher standard than other home types. PC action will be required.)
24	Two-Family Dwelling vs. Duplex
25	Road stubs to boundary line language? "Development regulations can require new streets to connect to existing streets, or that stubs be constructed to the parcel boundary to allow future connections. Vehicular connectivity is highly desirable, but where impossible, it is still critically important to provide pedestrian or bicycle paths to adjacent neighborhood services and employment where feasible."
26	Hardwick definition of "Served by water and sewer".