

Hardwick Proposed Zoning Amendments

Town of Hardwick, Vermont

Heather Carrington, CCDS, LLC

Public Hearing - September 5, 2024

This project is funded by the Bylaw Modernization Grant Program administered by the Vermont Department of Housing and Community Development.

•PUBLIC HEARING AGENDA•

5:00 p.m. Select Board Chair to call the Public Hearing to order

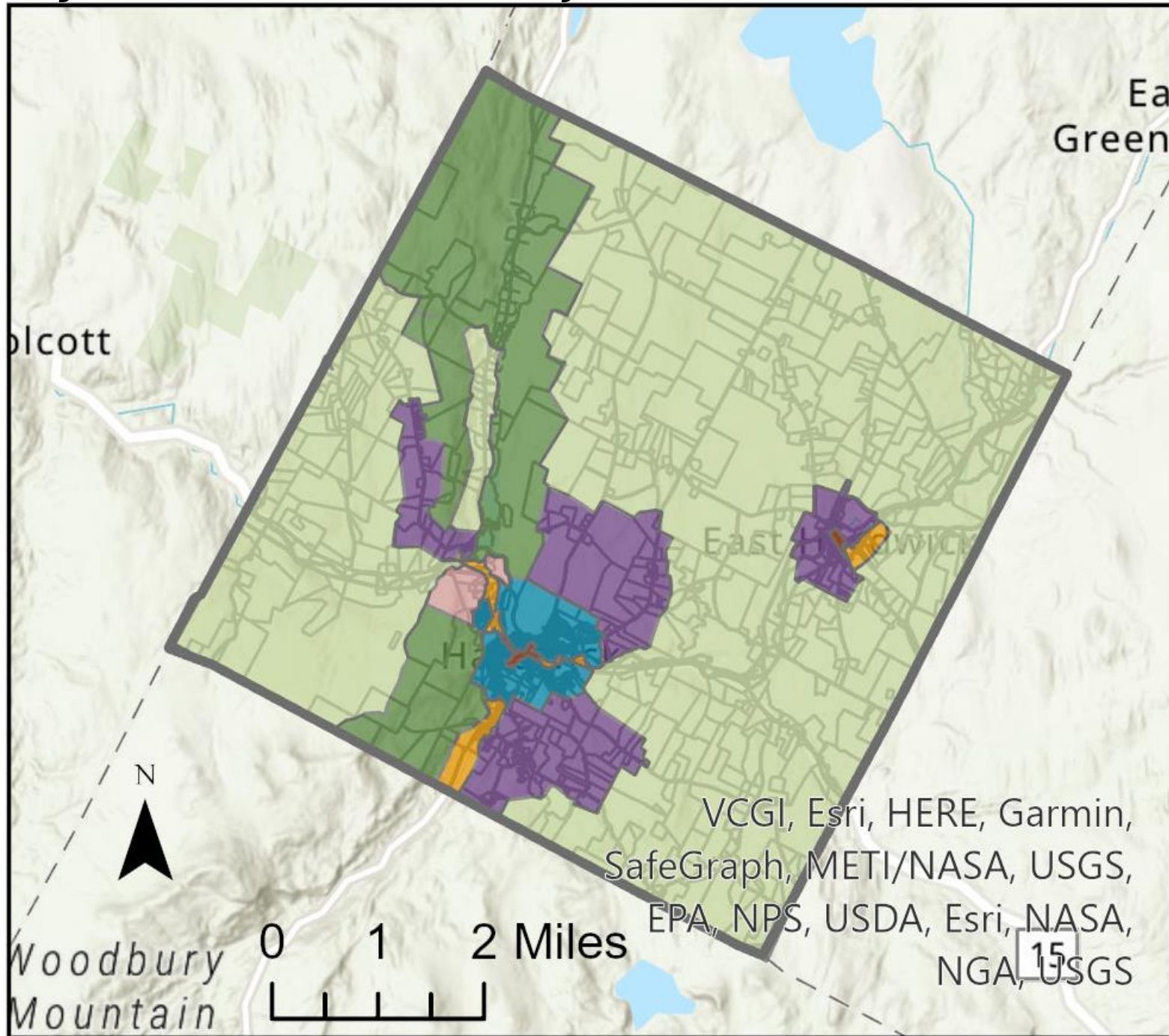
5:01 p.m. Item #1 Select Board Chair to give reason for the hearing

5:02 p.m. Item #2 Zoning Administrator, Kristen Leahy and Heather Carrington with Carrington Community Development to talk about the proposed changes to the Town's Unified Development Bylaws (hereinafter referred to as bylaws)

5:20 p.m. Communication/Questions from the Audience

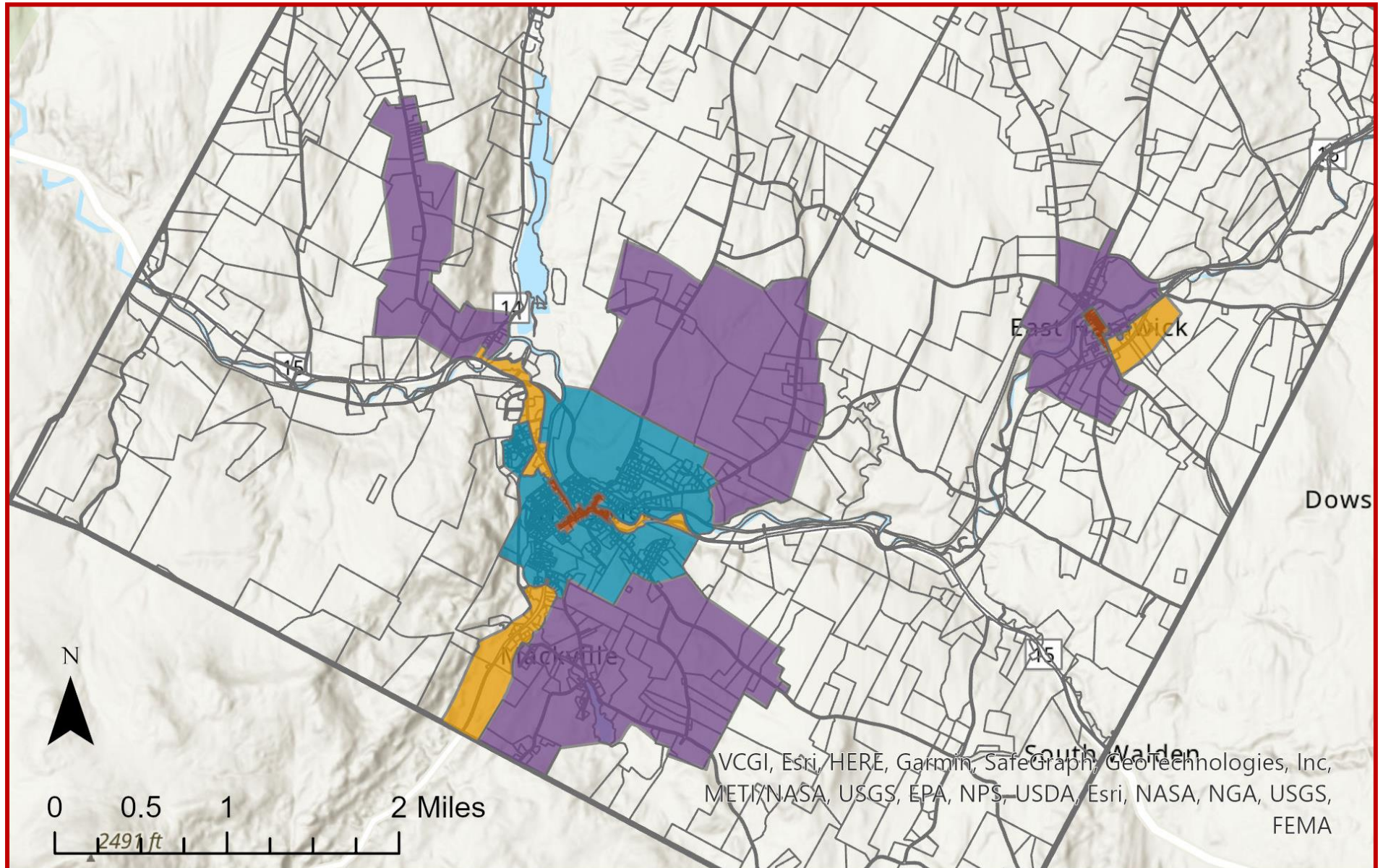
Adjourn Public Hearing

Bylaw Modernization Project Overview: Hardwick Zoning Districts



Hardwick has 7 zoning districts covering 39 square miles and one flood hazard overlay district.

Bylaw Modernization Project Overview: Project Area



- Central Business
- Compact Residential
- Highway Mixed-Use
- Village Neighborhood

The project area includes 4 of Hardwick's 7 zoning districts and covers approximately 6.5 square miles of Hardwick's total 39 square miles.

Vermont HOME Act (Act 047)

Enacted on June 5th, 2023, the HOME Act contains municipal zoning reforms for residential districts served by municipal water and sewer.

Specific to municipal regulations, the HOME Act:

- Limits number of parking spaces that municipalities can require per residential unit.
- Requires that multi-family buildings are allowable uses in districts where residential is an allowable use.
- Sets building and lot standards for residential units.
- Establishes emergency shelters as a protected public use and places limits on what municipal bylaws can regulate in relation to shelters.
- Allows a 40% density bonus and 1-floor building height bonus for affordable housing development.



Single-family
detached



Apartment



Townhome



Condominium



Cabin



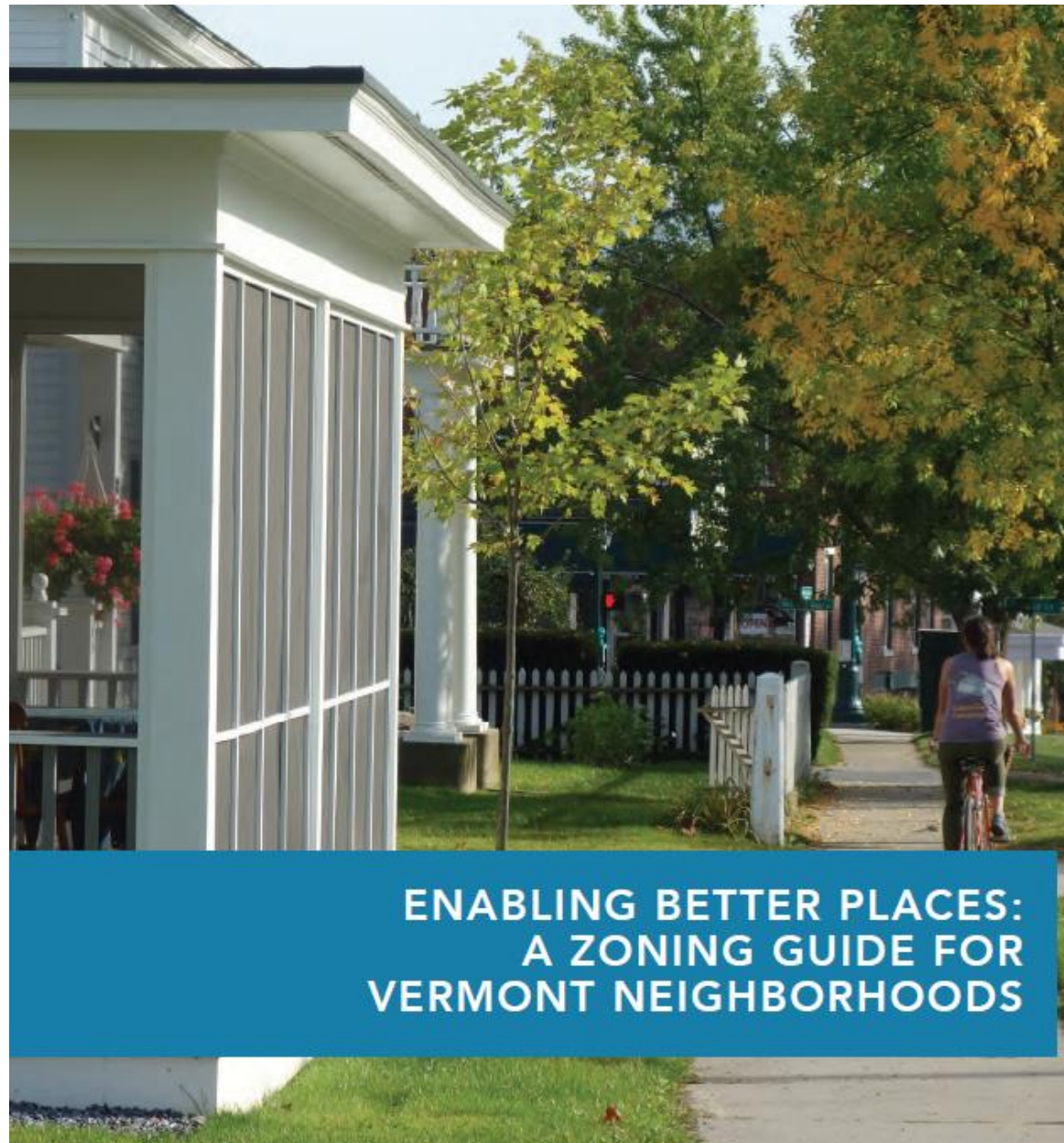
Tiny house



Mobile home

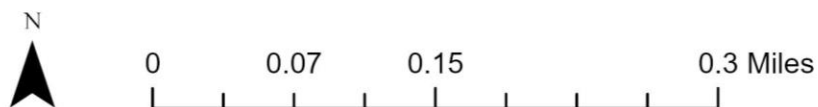
6 Key Topics for Reform

1. Dimensional Requirements
2. Parking Standards
3. Allowable Uses
4. Street Standards
5. Accessory Dwelling Units
6. Development Review Process



Full document can be accessed online at:
<https://accd.vermont.gov/content/zoning-for-great-neighborhoods>

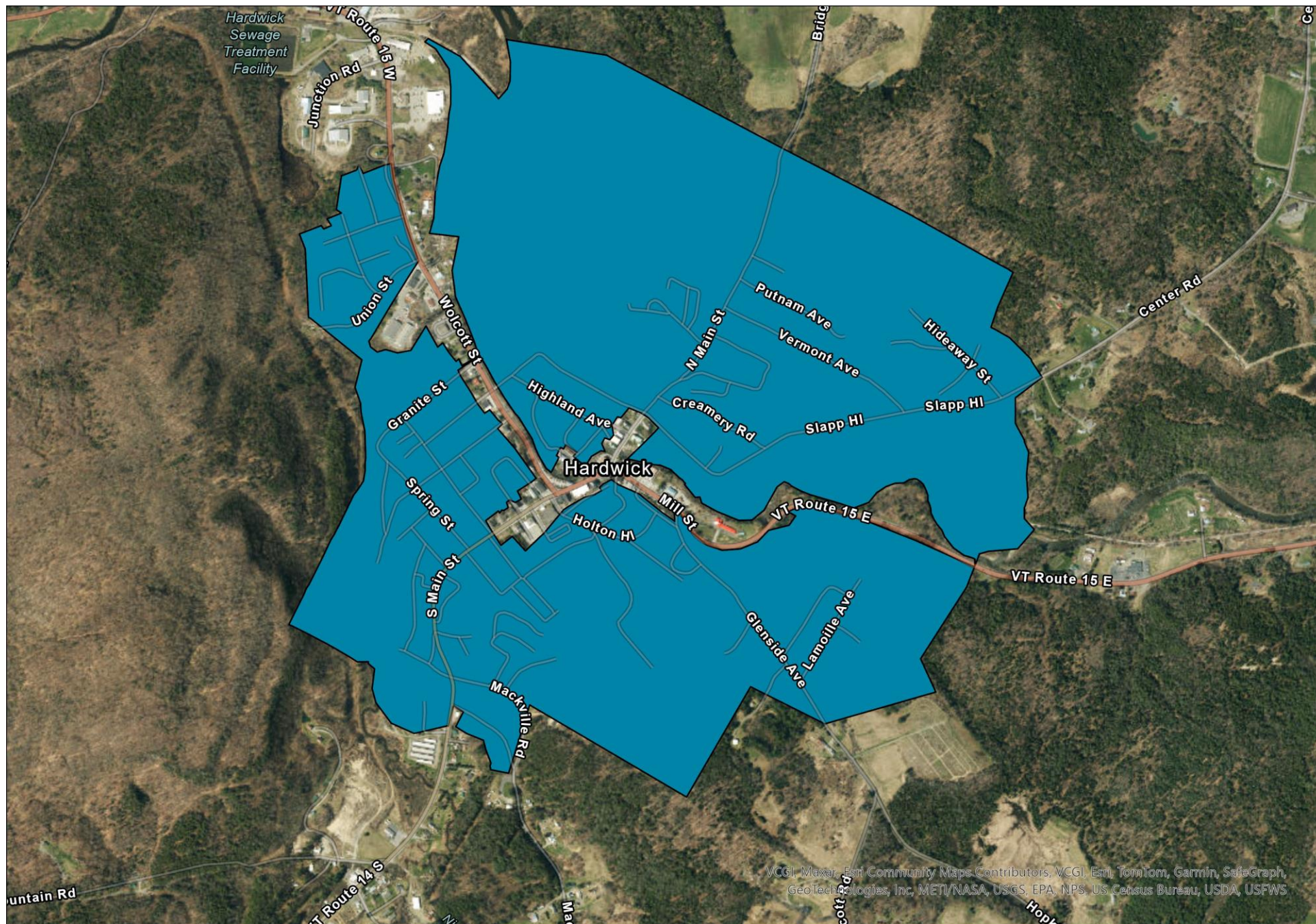
Proposed Changes: *Central Business District*



Proposed Changes: *Central Business District*

- To make single-family, two-family, and multi-family dwellings allowable uses
- To reduce the minimum frontage in the Central Business zoning district from 50 feet to 25 feet
- To reduce the minimum parking requirement to 1 space per dwelling unit for all dwelling types

Proposed Changes: *Village Neighborhood District*



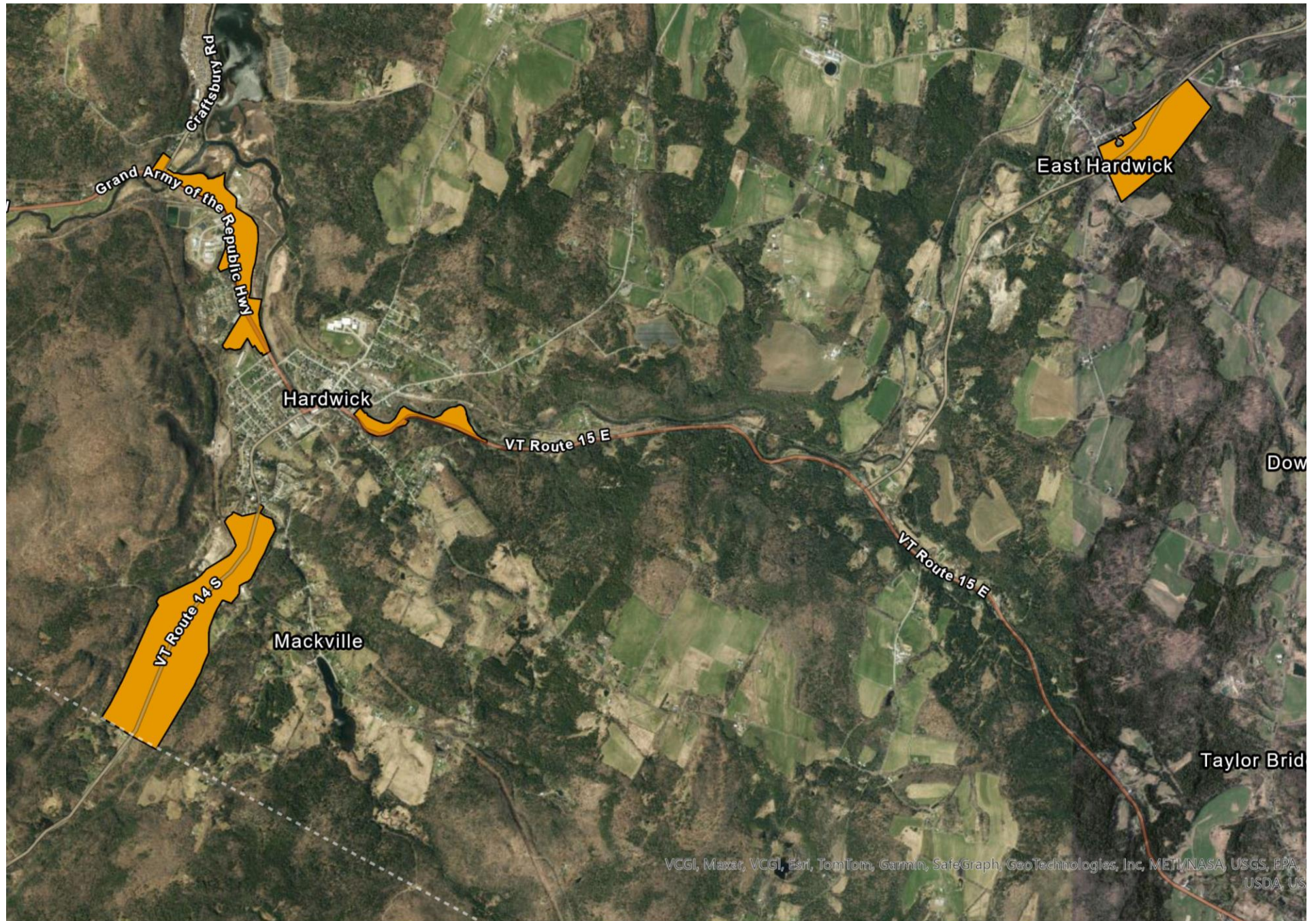
0 0.2 0.4 0.8 Miles

VCGL, Maxar, Esri Community Maps Contributors, VCGL, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Proposed Changes: *Village Neighborhood District*

- To make multi-family dwellings an allowable use
- To reduce the allowable minimum lot size to 5,000 sf from 7,500 sf
- To reduce the allowable minimum lot frontage to 50 feet from 70 feet
- To reduce the allowable minimum lot area per unit to 1,000 sf from 3,500 sf for Class 1 parcels
- To reduce the allowable minimum lot area per unit to 3,500 sf from 7,500 sf for Class 2 and Class 3 parcels
- To reduce the minimum parking requirement to 1 space per dwelling unit for all dwelling types

Proposed Changes: *Highway Mixed-Use District*

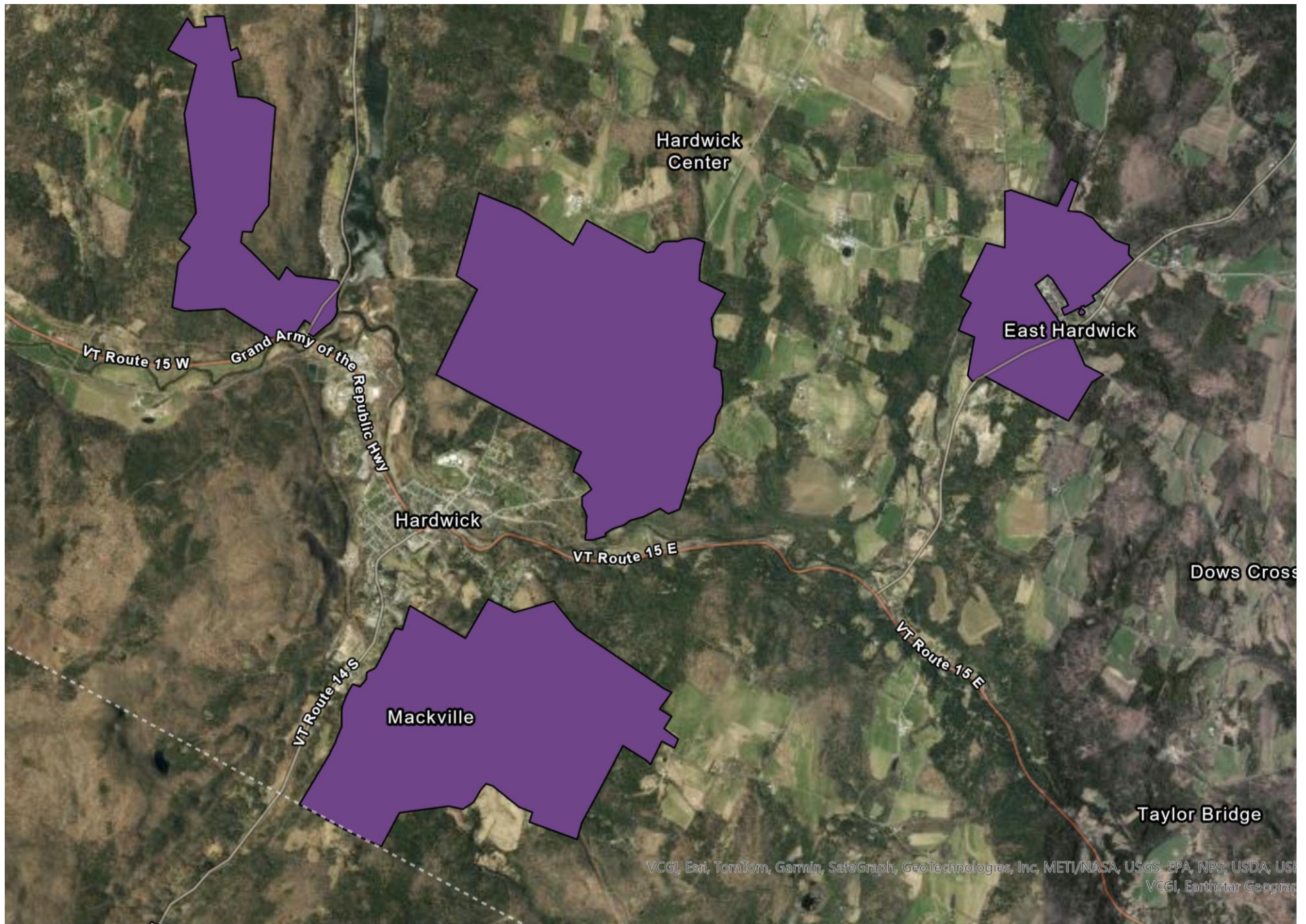


0 0.5 1 2 Miles

Proposed Changes: *Highway Mixed-Use District*

- To make multi-family dwellings an allowable use
- To reduce allowable minimum lot size to 5,000 sf from 20,000 sf
- To reduce allowable minimum lot frontage to 65 feet from 100 feet.
- To reduce allowable minimum lot area per unit to 1,250 sf from 5,000 sf for Class 1 parcels
- To reduce the minimum parking requirement to 1 space per dwelling unit for all dwelling types

Proposed Changes: *Compact Residential District*



0 0.5 1 2 Miles

Proposed Changes: *Compact Residential District*

- To make multi-family dwellings an allowable use
- To reduce allowable minimum lot frontage to 50 feet from 70 feet for Class 1 parcels
- To reduce allowable minimum lot frontage to 50 feet from 100 feet for Class 2 parcels
- To reduce allowable minimum lot frontage to 50 feet from 150 feet for Class 3 parcels
- To reduce allowable minimum lot area per unit to 5,000 sf from 10,000 sf for Class 1 parcels
- To reduce allowable minimum lot area per unit to 10,000 sf from 20,000 sf for Class 2 parcels
- To reduce the minimum parking requirement to 1 space per dwelling unit for all dwelling types

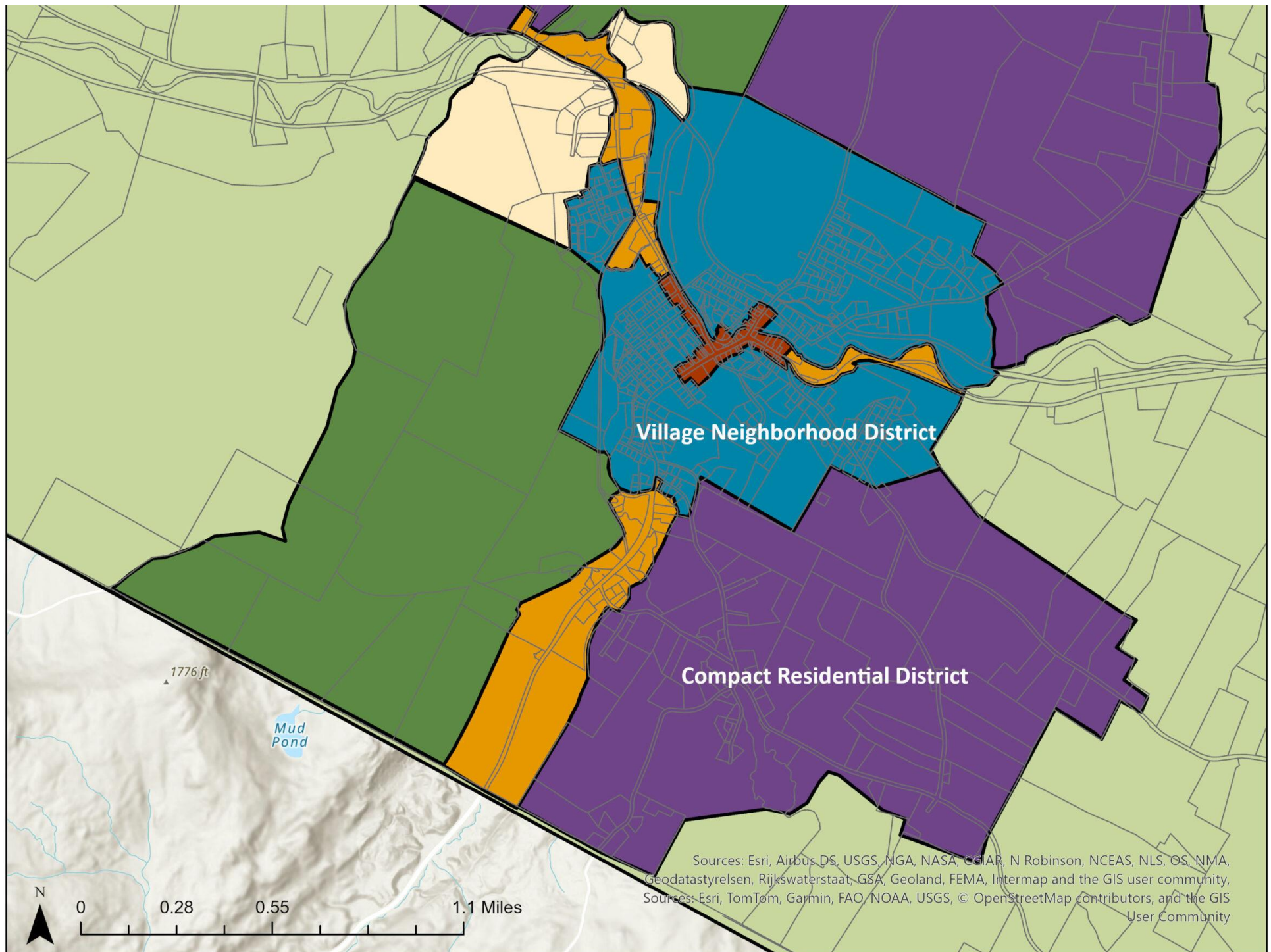
Proposed Bylaw Amendments: *Additional Changes*

- To add an exemption to the maximum building height standard to allow for a bonus story for Affordable housing. This change would align with the new State regulations (Act 047 – HOME Act).
- 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.
- 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.

Proposed Bylaw Amendments: *Additional Changes*

- 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.
- To add Temporary Shelters to the Protected Public Uses included in the bylaw. This change would align with the new State regulations (Act 047 – HOME Act).

Current Zoning District Boundaries



Proposed Zoning District Boundaries – Boundary Adjustment

