

## Zoning Review of 2026-004

Zoning Review – Application #2026-004

Landowner: JKO Properties, LLC

Applicant: Same

Location: 454 Route 15 West, Hardwick VT (a/k/a Corner Store)

Zoning District: Highway Mixed Use

Overlay Districts: Flood Hazard Area Overlay & River Corridor Overlay

Prepared by the Hardwick Zoning Administrator

DRB Meeting: March 18, 2026 – 7:00 PM (Hybrid)

The applicant has submitted a Conditional Use application to construct a 10' x 12' addition to the existing retail structure located at 454 Route 15 West.

The property is in the Highway Mixed Use District and is also within the Flood Hazard Area Overlay and River Corridor Overlay. The proposed addition will expand the interior retail space of the existing structure.

Retail Sales is listed as a Conditional Use in the Highway Mixed Use District (Table 2.3) of the Hardwick Unified Development Bylaws.

The proposed development will expand the existing retail space within the building. Based on the application materials submitted, the dimensional standards of the district appear to be met. Minimum setbacks from the roads have been met on VT Route 15 West (146 feet) and VT Route 14 North (58 feet). The side and rear setbacks also meet the required minimum of 20 feet for the district.

The Flood Hazard Area Overlay (Table 2.8) lists non-substantial improvements to existing structures as a permitted use outside of the Floodway. The project has been submitted to the Floodplain Manager's office (February 25, 2026) and comments are expected prior to the March 18 DRB meeting.

### Section 3.7 – Height Requirements

The proposed structure is one story and is below the maximum height allowed.

### Section 3.11 – Performance Standards

The proposed project will need to be reviewed under the applicable performance standards.

### Section 3.12 – Protection of Water Resources – Surface Waters

The development is located near the Lamoille River. Based on the application materials, the proposed addition appears to be located outside of the 75-foot stream setback established by this section.

### Section 3.13 – Parking and Loading Requirements

Off-street parking is required when a use is established or expanded. Because the project expands an existing retail use, parking requirements should be reviewed as part of the DRB's consideration.

### Section 3.15 – Steep Slopes and Erosion Control

The site does not have a slope gradient of 25% or greater and this section does not appear to apply.

## **DRB Review**

The Development Review Board will need to review the project under the Conditional Use Review criteria (Section 5.2). See the application materials for the full list of criteria.

In addition, Highway Mixed Use District Standards (Section 5.2 G(3)) will need to be considered.

These include:

A) Within and contiguous to parking areas, landscaping shall emphasize the use of shade trees to provide a tree canopy, provide separation between parking spaces to avoid large expanses of parking and minimize the visibility of parking areas from off-site. Suitable locations for shade trees include along walkways, in center islands, in between parking spaces and clustered in appropriate locations.

B) A landscaped strip of at least twenty (20) feet shall be provided parallel to the road. This strip may be crossed by driveways and sidewalks. The form, location, and composition of the landscaped strip must be shown on the site plan and approved by the Development Review Board.

The DRB will also need to review the project under the Flood Hazard Review provisions (Section 5.3). See pages 59–64 of the Hardwick Unified Development Bylaws.

## **Questions for DRB Consideration**

- Does the proposed 10' x 12' addition change the intensity of the retail use in a way that affects parking demand under Section 3.13?
- Does the site plan demonstrate compliance with the Highway Mixed Use landscaping requirements under Section 5.2(G)(3), including the required landscaped strip along the road?
- Based on the Floodplain Manager's review, does the project qualify as a non-substantial improvement under the Flood Hazard Area Overlay provisions?
- Are there any additional site plan considerations, such as circulation, parking layout, or landscaping, that the Board wishes to address as part of Conditional Use Review?

## **Bylaw Sections Referenced**

Table 2.3 – Highway Mixed Use District  
Table 2.8 – Flood Hazard Area Overlay District  
Section 3.11 – Performance Standards  
Section 3.12 – Protection of Water Resources  
Section 3.13 – Parking and Loading Requirements  
Section 5.2 – Conditional Use Review  
Section 5.2(G)(3) – Highway Mixed Use District Standards  
Section 5.3 – Flood Hazard Review