

Zoning Bylaw Changes – proposed – for discussion.... Meeting – 4/8/2025 – 1st discussion of additional

- Village Center zoning district - see attached.
- Add Contractor Yards and Transfer Stations to the Highway Mixed Use zoning district
- Change Single Family Dwelling to Single Unit Dwelling
- Change Two Family Dwelling to Two Unit Dwelling
- Change Multi-Family Dwelling to Multi-Unit Dwelling
- Adjust Definition of Dwelling unit: Dwelling unit means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Currently, Dwelling Unit: A space consisting of one or more rooms designed, occupied or intended for occupancy as a separate living quarters, with cooking, sleeping, and sanitary facilities provided within that space for the exclusive use of a single family or individual maintaining a household. See language in 24 V.S.A. 4412 (courtesy of Act 181)

- Section 4.13 Mobile Home Park

A(2) The parcel of land for a mobile home park shall have a minimum area of no less than five acres, or the minimum lot area for the district in which it is located, whichever is greater.

A mobile home park is 3 or more mobile homes. State statute requires that no bylaw shall have the effect of excluding mobile home parks, as defined in 10 VSA Chapter 153, from the municipality. Section A2 effectively does this.

- Section 4.15 Protected Public Uses – by statute needs to include:

“Hotels and motels converted to permanently affordable housing developments.” What districts? Emergency shelters is CB, VN, HMU, CR

Fix School section – should say Agency of Education instead of “Vermont Department of Education.”

ACT 181 MUNICIPAL PRE-EMPTIONS









	 On Farm Businesses	 Planning	 Multi- Family Units	 Hotel Conversion	 Parking	 More Parking	 AMP Timeline	 Appeals
Amended Statute	24 V.S.A. § 4412(11)	24 V.S.A. § 4348	24 V.S.A. § 4412	24 V.S.A. § 4413	24 V.S.A. § 4428	24 V.S.A. §4414 (Act 47 of 2023)	24 V.S.A. § 4464	24 V.S.A. § 4465
What does it do?	Expands the definition of accessory on-farm businesses removing the requirement that 50 percent of the annual sales are produced on the specific farm.	Removes municipalities' ability to veto a regional plan.	Municipalities may not require more land for duplexes Quadplexes allowed on the same size lot as single-unit dwellings Prohibits density and minimum lot size restrictions for multiunit dwellings Density bonuses rounded up Prohibits restrictions on unrelated occupants in the same unit	Adds "hotels and motels converted to permanently affordable housing developments" to list of uses with restricted municipal zoning authority.	Sets maximum parking spot size limit to 9 feet by 18 feet, with exceptions Requires nonconforming parking spaces to count towards requirements when new residential units are being added to an existing unit Allows municipalities to count adjacent parking for residential parking requirements	Parking minimums shall be rounded up when calculating minimum spaces in areas served by water and sewer.	Sets a new 120-day requirement for an appropriate municipal panel's hearing to be warned and noticed after receiving a complete application.	Raise the threshold of appeal from any 10 people to any 20 people.

TABLE 2.9 VILLAGE CENTER DISTRICT (VC)

(A) Purpose. The purpose of the Village Center District is to support a central mixed use area in East Hardwick. The Village Center District is intended to provide a place of civic pride and a focal point for development in the community. The Village Center District enables a variety of housing opportunities with a mix of small-scale commercial in a pedestrian-friendly setting.

(B) Permitted Uses:

1. Accessory Dwelling [see Section 4.2]
2. Accessory Structure/Use (to a permitted use)
3. Accessory Structure less than or equal to 500 sq. ft. (to a conditional use)
4. Agriculture
5. Dwelling/Single Family
6. Dwelling/Two Family
7. Dwelling/Multi-Family
8. Forestry
9. Group Home [see Section 4.7]
10. Home Child Care [see Section 4.6]
11. Home Occupation [see Section 4.9]

(C) Conditional Uses:

1. Accessory Structure more than 500 sq. ft. (to a conditional use)
2. Adaptive Reuse [see Section 4.3]
3. Agricultural and Forest Processing [See Section 4.11]
4. Bank/Financial Institution
5. Bed & Breakfast
6. Community Center
7. Cultural Facility
8. Day Care Center [see Section 4.6]
9. Funeral Home
10. Greenhouse/Nursery
11. Health Clinic
12. Home Industry [see Section 4.9]
13. Hotel/Motel
14. Mixed Use [see Section 4.12]
15. Office
16. Residential Care Facility
17. Personal Service
18. Place of Worship
19. Private Club
20. Public Facility [see Section 4.15]
21. Recreation [Indoor]
22. Recreation [Outdoor]
23. Restaurant
24. Retail Sales
25. School
26. Telecommunications Facility [see Section 4.17]
27. Veterinary Clinic
28. Warehouse/Storage

(D) Dimensional Standards (unless otherwise specified for a particular use):

Minimum Lot Size	5,000 square feet
Minimum Frontage	25 feet
Minimum Setback/Front (Starting 25 feet from the road centerline)	0 feet
Minimum Setback/Side	10 feet
Minimum Setback/Side with signed agreement with neighboring property owner and provision of fire-walls.	0 feet
Minimum Setback/Rear	10 feet
Minimum Setback/Side and Rear for Accessory Structure	5 feet
Maximum Height	35 feet



Town of Hardwick, VT

1 inch = 538 Feet



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