

Hardwick Unified Development Bylaws – Major 2025 Additions

(Proposed Amendments since September 5, 2024 Adoption)

1. New Zoning Districts Added

A. Village Center (VC) District (East Hardwick)

- **Purpose:**

- o Establishes East Hardwick’s Village Center District to support small-scale mixed-use development in a pedestrian-friendly setting.
- o Strengthens alignment with East Hardwick’s State Designation.

- **Dimensional Standards & Use Classifications:**

- o Introduces new front, side, and rear setbacks.
- o Defines minimum lot size, height limits, and density standards.
- o Incorporates VC across the document, ensuring consistent integration into:
 - Parking standards
 - Sign regulations
 - Adaptive reuse provisions
 - District standards tables

- **Policy Goal:** Encourage compact, walkable, mixed-use development supporting housing and small businesses.

B. River Corridor Overlay (RCO)

- New overlay district, separate from the Flood Hazard Overlay (FHO).
- Implements Section 5.4: River Corridor Protection, adopting state model bylaw standards.

- **Key Features:**

- o **Restrictions:** Limits grading, filling, and new structures near unstable banks.
- o **Restoration:** Encourages riverbank restoration and riparian planting projects.
- o **Exemptions:** Clearly defines exemptions for:
 - Trails
 - Open space
 - Stormwater infrastructure maintenance
- o **Permitting Linkages:** Requires ANR Regional Floodplain Manager confirmation for many RCO activities.

2. Expanded Article and Section Structure

- The table of contents has been restructured for clarity and accessibility.

3. Terminology Modernization

- Updates residential classifications for consistency and clarity:
 - o “Single Family Dwelling” → Dwelling/Single Unit

- o “Two Family Dwelling” → Dwelling/Two Unit
- o “Multi-Family Dwelling” → Dwelling/Multi-Unit

- Terminology updates applied consistently across:
 - Zoning tables
 - Definitions
 - Review procedures
-

4. Regulatory Removals and State Alignment

A. Elimination of Local Act 250 Review (Section 5.5)

- Section 5.5 deleted:
 - o No longer required for properties within Designated Downtowns / Village Centers.
 - o Reflects upcoming state-level Act 250 process revisions.

B. Flood Hazard Overlay (FHO) Updates

- Purpose updated to match state model language.
 - **Prohibited Uses Expanded:**
 - o Private family cemeteries now explicitly prohibited in designated flood hazard zones.
-

5. Administrative & Procedural Updates

- **Article 8 (Definitions):**
 - o Expanded to reduce ambiguity.
 - o Includes clearer language for ADUs, mixed-use projects, cemeteries, and restoration activities.
-

6. Notable Additions

- **Private Family Cemeteries:**
 - o Newly recognized in Section 4.19 as a permitted use in several districts, subject to location-specific review.
 - **Transfer Stations & Contractor Yards:**
 - o Clarified as conditional uses in Highway Mixed-Use Districts.
 - **Hotels & Motels → Affordable Housing:**
 - o Incorporates new state statute allowing hotels/motels to convert to permanently affordable housing under “Protected Public Uses.”
-

7. Technical & Editorial Adjustments

- Corrected spelling inconsistencies.
- Removed redundant definitions.