



Legend

- ALLROADS
- Poultney NDA**
- Flood Risk (FEMA)**
- 0.1 PCT ANNUAL FLOOD HAZARD
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- AREA OF MINIMAL FLOOD HAZARD
- FLOODWAY
- <all other values>
- VT_Designated_Downto
- FS_VCGI_OPENDATA_Bo

0 0.13 0.25 0.5 Miles





Multi – Unit Dwellings (2,3,4+ Unit Dwellings) & Accessory Dwelling Units (ADUs)

- Do Bylaws restrict duplexes (two-unit dwelling) more than single family homes?

If yes, these must be removed.

S.100, Section 2 – Duplexes must be allowed wherever year-round single-unit dwellings are allowed. Dimensional Standards for duplexes cannot be more restrictive than for single-unit dwellings. (Effective: 7/1/2023)

- Do Bylaws have conditional uses for 3- and 4- unit dwellings in areas with municipal sewer/water services? **If yes, these must be removed.**

S.100, Section 2 – In areas with municipal sewer/water service that allow residential development, 3- and 4-unit dwellings must be allowed as permitted uses. (Effective: 7/1/2023)

- Do bylaws limit residential development density in areas with municipal sewer/water service? **If yes, is residential development density limits less than “five or more dwelling units per acer”?**

If yes again, these must be removed.

S.100, Section 2 – In areas with municipal sewer/water service that allow residential development, five or more dwelling units per acer must be allowed. (Effective: 7/1/2023)

- Are Bylaw criteria for converting ADUs more restrictive than for a single-unit dwelling without an ADU? **If yes, these must be removed.**

S.100, Section 2 – Criteria to convert space/building to ADU cannot be more restrictive than for a single-unit dwelling without an ADU (Effective: 7/1/2023).

- Do Bylaws contain dimensional standards for ADUs? **If yes, are these dimensional standards more restrictive than for single-unit dwellings?**

If yes again, these must be removed.

S.100, Section 2 – Dimensional Standards for ADUs cannot be more restrictive than for single-unit dwellings. (Effective: 7/1/2023).

- Do Bylaws consider a rented ADU a public building and thus subject to fire and safety codes? **If no, add the following text:**

S.100, Section 26 – An ADU shall be considered a public building if it is rented, and therefore subject to fire and building safety codes (Effective: 7/1/2023)



Changed Definitions

- Do bylaws include the following definitions for duplexes and multiunit dwellings?

If no, **replace current definitions with the following state definitions...**

S.100, Section 4 –

- “Duplex” means a residential building that has two dwelling units in the same building and neither unit is an accessory dwelling unit. (Effective: 7/1/2023)
- “Multiunit or multifamily dwelling” means a building that contains three or more dwelling units in the same building. (Effective: 7/1/2023)

- Do bylaws include the following “served by municipal sewer and water infrastructure” definition? **If no, replace current definition with the following state definition...**

S.100, Section 4 – (Effective: 7/1/2023)

An area “served by municipal sewer and water infrastructure” means:

(i) an area where residential connections and expansions are available to municipal water and direct and indirect discharge wastewater systems and not prohibited by:

(I) State regulations or permits; (II) identified capacity constraints; or (III) municipally adopted service and capacity agreements; or

(ii) an area established by the municipality by ordinance or bylaw where residential connections and expansions are available to municipal water and direct and indirect discharge wastewater systems and which may exclude:

(I) flood hazard or inundation areas as established by statute, river corridors or fluvial erosion areas as established by statute, shorelands, areas within a zoning district or overlay district the purpose of which is natural resource protection, and wherever year-round residential development is not allowed; (II) areas with identified service limits established by State regulations or permits, identified capacity constraints, or municipally adopted service and capacity agreements; (III) areas served by sewer and water to address an identified community-scale public health hazard or environmental hazard; (IV) areas serving a mobile home park that is not within an area planned for year-round residential growth; (V) areas serving an industrial site or park; (VI) areas where service lines are located to serve the areas described in subdivisions (III) of this section, but no connections or expansions are permitted; or (VII) areas that, through an approved Planned Unit Development under section 4417 of S.100 or Transfer of Development Rights under section 4423 of S.100, prohibit year-round residential development.



- Do bylaws include the following ADU definition. **If no, replace current definition with the following state definition...**

S.100, Section 4 - “Accessory dwelling unit” means a distinct unit that is clearly subordinate to a single-family dwelling and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation, provided there is compliance with all the following: (A) the property has sufficient wastewater capacity; and (B) the unit does not exceed 30 percent of the total habitable floor” (Effective: 7/1/2023)

- Do bylaws define 1st-generation homebuyer? **If yes, replace with the following state definition...**

S.100, Section 33 - A “first generation homebuyer” means an applicant a homebuyer who self-attests that the applicant homebuyer is an individual: (1)(A) whose parents or legal guardians: (A) do not have and during the homebuyer’s lifetime have not had any present residential ownership interest in any State; and or (B) lost ownership of a home due to foreclosure, short sale, or deed-in-lieu of foreclosure and have not owned a home since that loss; or an individual who has at any time been placed in foster care. (Effective: 7/1/2023)

- Do bylaws include the following “emergency shelters” definition? **If no, replace current definition with the following state definition...**

S.100, Section 4 - “Emergency shelter” means any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and that does not require occupants to sign leases or occupancy agreements. (Effective: 7/1/2023)

Residential Density

- Do bylaws contain multiunit residential density requirements for areas with municipal sewer/water service? **If yes, are these requirements more restrictive than for single-unit development?**

- If yes again, these must be removed.**

S.100, Section 2 - In areas with municipal sewer/water service, residential density requirements for multiunit cannot be more restrictive than those for single-unit development. (Effective: 7/1/2023)

- Do bylaws exempt affordable housing from density requirements up to 40% in areas with municipal sewer/water service? **If no, add the following exemption.**

S.100, Section 2 - “Affordable housing development may exceed density limit by 40%, which may include an additional floor in areas with municipal sewer/water service” (Effective: 7/1/2023)



Do bylaws limit residential development density in areas with municipal sewer/water service? If yes, is residential development density limits less than “five or more dwelling units per acer”?

If yes again, these must be removed and changed to, at least, five dwelling units per acer.

S.100, Section 2 – In areas with municipal sewer/water service that allow residential development, five or more dwelling units per acer must be allowed. (Effective: 7/1/2023)

Appeals, Disclosures, Decisions, Hearings,

Add the below text to ensure compliance with S.100 (Act 47). Except, fill in the line with the name of the appropriate municipal panel.

“A decision rendered by the _____ for a housing development or the housing portion of a mixed-use development shall not:

- (i) require a larger lot size than the minimum as determined in the municipal bylaws
(ii) require more parking spaces than the minimum as determined in the municipal bylaws and in section 4414 of S.100 (Act 47)
(iii) Limit the building size to less than that allowed in the municipal bylaws, including reducing the building footprint or height;
(iv) Limit the density of dwelling units to below that allowed in the municipal bylaws
(v) Otherwise disallow a development to abide by the minimum or maximum applicable municipal standards. However, a decision may require adjustments to the applicable municipal standards listed in subdivision (A) of this subdivision (7) if the panel or officer issues a written finding stating:
a. Why the modification is necessary to comply with a prerequisite State or federal permit, municipal permit, or a nondiscretionary standard in a bylaw or ordinance, including requirements related to wetlands, setbacks, and flood hazard areas and river corridors; and
b. How the identified restrictions do not result in an unequal treatment of housing or an unreasonable exclusion of housing development otherwise allowed by the bylaws.” - S.100, Section 10 (Effective: 7/1/2023)

Does the bylaw appeals section include “municipal residents” in addition to property owners and voters as parties that can appeal zoning approvals? If no, add “municipal residents” AND/OR “property owners and voters”.

S.100, Section 6 – Adds “municipal residents” to 24 VSA Section 4465. (Effective: 7/1/2023)



- Do bylaws require a property owner selling property located on a class 4 road to disclose that the municipality is not required to maintain the road. **If no, add the following excerpt.**

S.100, Section 21 – A property owner located on a class 4 road must disclose to the buyer that the municipality is not required to maintain the road. (Effective: 7/1/2023)

- Do bylaws permit for bylaw changes to go straight to Australian ballot? **If yes, this must be removed and changed to require approval by a legislative body.**

S.100, Section 13 – Bylaw changes require approval by legislative body; direct to Australian ballot no longer allowed. (Effective: 7/1/2023)

Hotels, Emergency Shelters & Character of the Area

- Do bylaws penalize or restrict hotels from participating in the state’s emergency housing programs? **If yes, these must be removed.**

S.100, Section 2 - Hotels may participate in the state’s emergency housing program without penalization or restriction by local zoning. (Effective: 7/1/2023)

- Do bylaws allow for 10-person “character of the area” appeals? **If yes, these must be removed.**

S.100, Section 6 - For affordable housing development, prohibits 10 person “character of the area” appeals. (Effective: 7/1/2023)

- Do bylaws restrict emergency shelter operations, including hours of operation? **If yes, these must be removed.**

S.100, Section 3 – Emergency Shelters must be allowed and cannot be restricted by hours of operation or otherwise in a way that would affect functional operation. (Effective: 9/1/2023)

Parking

- Do bylaws require more than one parking spot per dwelling unit in areas served by municipal sewer and water? **If yes, these must be changed to one parking spot per dwelling unit or less.**

S.100, Section 1 – Cannot require more than one parking space per dwelling unit in areas served by municipal sewer and water. (Effective: 12/1/2024)



- Do bylaws require more than 1.5 parking spaces per dwelling unit for multiunit development outside of sewer/water service areas? **If yes**, these must be **changed to 1.5 parking spots per dwelling unit** or less.

S.100, Section 1 – Cannot require more than 1.5 parking spaces per dwelling unit for multiunit development outside of municipal sewer and water (Effective: 12/1/2024)

Act 250

- Add the following provisions to ensure compliance with Act 250 changes.**
 - *S.100, Section 16 - Until July 1, 2026, a developer may construct up to 25 dwelling units within a 5 mile radius or within a designated area within 5 years without triggering Act 250 review. Construction of 4 units or fewer within an existing structure shall only count as 1 unit toward the 25. (Effective: 7/1/2023)*
 - *To qualify for the exemption, the developer must request a jurisdictional opinion before June 30, 2026, and construction must be complete by June 30, 2029.*
 - *S.100, Section 16 - Until July 1, 2026, construction of a priority housing project within a designated downtown, NDA, or growth center will not trigger Act 250 review. (Effective: 7/1/2023)*
 - *To qualify for the exemption, the developer must request a jurisdictional opinion before June 30, 2026, and construction must be complete by June 30, 2029*
 - *S.100, Section 49 - Until January 1, 2026, rebuilding of electrical distribution lines shall be exempt from Act 250 review. (Effective: 7/1/2023)*

Appealing Conditional Use in State Designated Area

- Do bylaws include appeals to conditional use approvals for residential development in state designated areas?
 - If yes**, these must be **removed**.

S.100, Section 9 – For residential development, prohibits appeals of conditional use approvals in state designated areas (village centers, downtowns, growth centers, NDAs). (Effective: 7/1/2023)

Optional: Things you “may” do...

S.100, Section 7 & 8 – Minor subdivisions may be approved administratively without a public hearing. (Effective: 7/1/2023)

Bylaw Category	Effective Date	New Act 47 (HOME Act) Standard	Act 47 Section	24 VSA Section
Duplexes	7/1/2023	Duplexes must be allowed wherever year-round single-unit dwellings are allowed.	2	4412
Duplexes	7/1/2023	Dimensional standards for duplexes cannot be more restrictive than for single-unit dwellings.	2	4412
Duplexes	7/1/2023	Defined to mean two-unit dwelling with shared wall or floor/ceiling.	4	4303
Multiunit Dwelling	7/1/2023	Defined to mean three or more dwelling units in the same building.	4	4303
3- and 4-unit Dwelling	7/1/2023	In areas with municipal sewer/water service that allow residential development, 3- and 4-unit dwellings must be allowed as permitted uses.	2	4412
Accessory Dwelling Unit (ADU)	7/1/2023	Dimensional standards for ADUs cannot be more restrictive than for single-unit dwellings.	2	4412
ADU	7/1/2023	Criteria to convert existing space/building to ADU cannot be more restrictive than for a single-unit dwelling without an ADU.	2	4412
ADU	7/1/2023	Accessory Dwelling Unit is defined.	4	4303
Residential Density	7/1/2023	In areas with municipal sewer/water service that allow residential development, five or more dwelling units per acre must be allowed.	2	4412
Multiunit Residential Density	7/1/2023	In areas with municipal sewer/water service, residential density requirements for multiunit cannot be more restrictive than those for single-unit development.	2	4412
Housing Development	7/1/2023	Cannot require restrictive modifications to residential development projects beyond what is required by established dimensional and density standards.	10	4464
Hotels as Housing	7/1/2023	Hotels may participate in the state's emergency housing program without penalization or restriction by local zoning.	2	4412
Affordable Housing	7/1/2023	Affordable housing development may exceed density limit by 40%, which may include an additional floor in areas with municipal sewer/water service.	2	4412
Sewer/Water Service Areas	7/1/2023	Area served by municipal sewer/water infrastructure means an area where residential connections are available and not prohibited by other factors.	4	4303
Subdivisions	7/1/2023	Minor subdivisions may be approved administratively without a public hearing.	7/8	4463/ 4418
Appeals	7/1/2023	Municipal residents may petition to appeal zoning approvals (in addition to property owners or voters).	6	4465
Appeals on Affordable Housing	7/1/2023	For affordable housing development, prohibits 10-person "character of the area" appeals.	6	4465
Residential Development Appeals	7/1/2023	For residential development, prohibits appeals of conditional use approvals in state designated areas (village centers, downtowns, growth centers, NDAs)	9	4471
Bylaw Adoption	7/1/2023	Bylaws change requires approval by legislative body; direct to Australian ballot no longer allowed.	13	4442
Emergency Shelters	7/1/2023	Emergency shelter defined to mean temporary shelter for homeless.	4	4303
Emergency Shelters	9/1/2023	Emergency shelters must be allowed and cannot be restricted by hours of operation or otherwise in a way that would affect functional operation.	3	4413
Residential Parking with Sewer/Water	12/1/2024	Cannot require more than one parking space per dwelling unit in areas served by municipal sewer/water.	1	4414
Residential Parking Requirements	12/1/2024	Cannot require more than 1.5 parking spaces per dwelling unit for multiunit development outside of sewer/water service areas (may round up).	1	4414
Property Law Category	Effective Date	New Act 47 (HOME Act) Standard	Act 47 Section	27 VSA Section
Covenants & Deed Restrictions	7/1/2023	Cannot establish minimum dwelling unit size or require more than one parking space per dwelling unit in areas served by municipal sewer/water.	20	545
Covenants & Deed Restrictions	7/1/2023	Cannot require more than 1.5 parking spaces per dwelling unit for multiunit residential development in areas outside of municipal sewer/water service.	20	545
Class 4 Roads	7/1/2023	A property owner selling property located on a class 4 road must disclose to the buyer that the municipality is not required to maintain the road.	21	617

Planning Element	Effective Date	New Act 47 (HOME Act) Standard	Act 47 Section	24 VSA Section
Regional Plan	7/1/2023	The housing element of a regional plan must provide regional and municipalized housing data, targets, needs, and assessment.	11	4348a
Municipal Plan	7/1/2023	The housing element of a municipal plan must include a recommended program for public and private actions as identified in the regional plan. The program should look at year-round and seasonal dwellings and address the needs of people with low and moderate income.	12	4382
Bylaw Modernization & Municipal Planning Grants	12/31/2023	Allows the Department of Housing & Community Development (DHCD) to use 20% of Municipal Planning Grant (MPG) funding for assistance to municipalities in meeting Neighborhood Development Area (NDA) requirements. Also extends the Bylaw Modernization Grant (BMG) program.	14	4306/ 4307

Act 250 Provision	Effective Date	New Act 47 (HOME Act) Standard	Act 47 Section	10 VSA Section
25/5/5 Rule	7/1/2023	Until July 1, 2026, a developer may construct up to 25 dwelling units within a 5 mile radius or within a designated area (downtown, village center, growth center, NDA), within 5 years without triggering Act 250 review. Construction of 4 units or fewer within an existing structure shall only count as 1 unit toward the 25.	16	6001
Priority Housing Project	7/1/2023	Until July 1, 2026, construction of a priority housing project within a designated downtown, NDA, or growth center will not trigger Act 250 review.	16	6001
Jurisdictional Opinion	7/1/2023	To qualify for the exemption, the developer must request a jurisdictional opinion before June 30, 2026, and construction must be complete by June 30, 2029.	16	6001
Master Plan Permits	7/1/2023	A municipality may apply for an Act 250 master plan permit for areas within a designated downtown or NDA. Subsequent development shall be considered a permit amendment. Amendments for development within an NDA shall only be made for housing.	17	6086b
Maximum Fee	7/1/2023	Clarification that the maximum fee for an Act 250 permit application shall be \$165,000.	18	6083a
Electrical Distribution Lines	7/1/2023	Until January 1, 2026, rebuilding of electrical distribution lines shall be exempt from Act 250 review.	49	6081y
Misc. Provision	Effective Date	New Act 47 (HOME Act) Standard	Act 47 Section	VSA Citation
ADU	7/1/2023	Establishes that an ADU shall be considered a public building if it is a rented, and therefore subject to fire and building safety codes.	26	20/2730
Increased Penalty	7/1/2023	Increases the criminal penalty from \$1000 to \$10,000 per violation of public accommodation and discrimination laws in the rental and sale of real estate.	27	9/4507
1st-generation Homebuyer	7/1/2023	The definition of 1st-generation homebuyer expanded to those who lost ownership due to foreclosure and have not owned a home since.	33	32/5930
Rental Housing Improvement Program	7/1/2023	The VHIP program was expanded to include accessibility improvements and existing occupied units and include provision of temporary relocation of residents to perform rehabilitation. Landlords must comply with affordability requirements and cannot offer the unit and an STR.	40	10/699
Lead Inspection	6/10/2023	Exempts owners of rental housing who perform lead abatement work themselves from the requirement to provide proof of liability insurance of at least \$300,000.	46	18/1764

Study Topic	Due Date	Description	Responsibility	Act 47 Section	VSA Title
Regional Planning Report	12/15/2023	VAPDA must report on statutory recommendations to better implement municipal, regional, and state plans, policies and investments by focusing on future land use maps and policies. New public engagement promoting equity and participation by impacted communities must	Vermont Association of Planning & Development Agencies (VAPDA)	15	NA
Housing Navigators	7/1/2023	Housing resource navigators will be hired to work with municipalities, housing organizations, and private developers to identify housing opportunities, match funding resources to projects, and provide project management support.	VAPDA	15a	NA
Act 250 Delegation	12/31/2023	Develop proposed framework for delegating administration of Act 250 permits to municipalities. RPC to hold public hearing on the framework.	VAPDA, Natural Resources Board (NRB), RPC	18a	10
NRB Report to House	12/31/2023	Added to the already required report to assess the affects of increasing the jurisdictional threshold for housing development to 25 units on affordability and environmental impacts.	NRB	19	10
Designated Area Report	12/31/2023	Deadline for report on state designation programs to general assembly extended to December.	DHCD, Consultant	19a	24
Utility Permit Exemption Report	1/15/2026	The utility shall report annually to the legislature on location of exempted projects and number of customers affected among other details.	Distribution Utility	19c	10
Energy Code Compliance	12/1/2023	Form recommendations to increase awareness of and compliance with Vermont's building energy standards.	Interagency Committee, Consultant	23	3
Rural Recovery & Development	12/15/2023	Form recommendations on strengthening coordination between agencies and stakeholders involved in rural development.	Rural Recovery Coordination Council	24	NA
Water & Wastewater Permits	7/1/2025	Assess opportunities for reducing administrative burden and costs incurred by municipalities and permit applicants to include identifying duplicative processes and requirements.	Agency of Natural Resources (ANR)	25	NA
Utility Disconnection	1/1/2024	PUC to revise utility service disconnection rules, including providing notice to the landowner, and submit to the legislature in the form of draft legislation. The proposed rules must assess utility disconnection not currently subject to PUC jurisdiction such as water and sewer	Public Utility Commission (PUC)	25a	NA
Fire Safety	1/15/2024	Report with recommendations to the general assembly on residential fire safety provisions that would facilitate housing development in the state.	Division of Fire Safety	29	NA
Mobile Homes	1/15/2023	A task force is established to assess the status of mobile homes/parks and residents of them, including numbers, condition, infrastructure needs, statutory treatment, energy efficiency, ownership structures and report to the legislature its findings with any recommendations for	Mobile Home Task Force	32	NA

Program	Effective Date	Description	Recipients	Act 47 Section
Home-sharing	7/1/2023	The legislature will appropriate funds to expand home-sharing opportunities.	DHCD	31
Mobile Homes	7/1/2023	The legislature will appropriate funds for home improvement, housing transition, park infrastructure, and legal and technical assistance to residents and owners of mobile homes/parks.	DHCD	32
Middle-income Homeownership	7/1/2023	The VHFA shall establish a program to provide subsidies for the development of owner-occupied housing for purchase by households with annual income not exceeding 150% of area median income. The legislature shall fund the program in FY24.	VHFA, DHCD	35-37
Rental Housing Loan Program	7/1/2023	The VFHA shall establish and administer a program to provide subsidized loans for rental housing development serving middle-income households (those with up to 150% AMI).	VHFA, DHCD	38-39
VHIP	7/1/2023	The legislature shall fund the Vermont Rental Housing Improvement Program in FY24.	DHCD	41
VHCB	7/1/2023	The legislature will increase funding for affordable mixed-income housing, improvements to mobile homes/parks, recovery residencies, refugee/farm worker housing, and shelter for those experiencing homelessness.	VHCB	42
Rental Housing Stabilization	7/1/2023	The Champlain Valley Office of Economic Opportunity will create and administer a program to assist landlords and tenants in preserving tenancy and avoiding eviction. Legislature will fund FY24.	CVOEO, DCF	43
Tenant Representation	7/1/2023	Vermont Legal Aid will create and administer a pilot program to represent residential tenants facing eviction in Lamoille and Windsor Counties. A final report will be submitted by July 30, 2025.	AHS, VLA	44
Rent Arrears Assistance	7/1/2023	The Vermont State Housing Authority will create and administer a residential rent arrears assistance program to prevent eviction in cases involving nonpayment of rent.	VSHA	45

DHCD = Department of Housing and Community Development

VHFA = Vermont Housing Finance Agency

VHIP = Vermont Rental Housing Improvement Program

VHCB = Vermont Housing and Conservation Board

CVOEO = Champlain Valley Office of Economic Opportunity

DCF = Department of Children and Families

AHS = Agency of Human Services

VLT = Vermont Legal Aid

VSHA = Vermont State Housing Authority

Potential bylaw changes & required bylaw changes to comply w/S.100 (HOME Act)

S.100 required changes are bolded to help differ between optional changes

- ARTICLE: TABLE OF USES
 - Two-Family must be allowed on LS OR one-family cannot be allowed on LS
 - **S.100 “Duplexes must be allowed wherever year-round single-unit dwellings are allowed”**
 - Multi-family units in UD, VR, and CC zones must be changed from conditional use to permitted use
 - **S.100: “In areas with municipal sewer/water service that allow residential development, 3- and 4- unit dwellings must be allowed as permitted uses.”**
 - Change all Multi-Family “Cs” to “Ps”
 - This would reduce the barriers to getting a building permit but also would reduce local regulatory authority
 - Add Two-Family “P” or “C” on LS. Multi-Family “P” or “C”.
 - Would this go against the purpose of LS district?
 - Could this be mitigated if reviewed by DRB?
- SECTION 410: Elderly Housing Complex
 - **The S.100 provisions are applicable to all dwelling units.** But there is no exemption for Elderly Housing Complex.
 - Section 410C (1C) Minimum & Maximum Gross Floor Area per Dwelling Unit
 - **S.100: You cannot regulate minimum dwelling unit size for units served by municipal sewer water**
- SECTION 414; Mobile Home Parks
 - Lower 2.5 acer per individual mobile home lot
 - Denser mobile home park bring greater sense of community / more housing
 - Increase or remove maximum amount of mobile home lots within each mobile home park
 - Reduce minimum off street parking spaces to 1.
- SECTION 416: MULTI-FAMILY Zoning
 - A. “When served by a municipally operated water and sewage disposal system, the minimum lot size shall be five thousand (5,000) square feet per dwelling unit.”
 - I’m not 100% but I think this has to be removed, violates S.100.
 - **S.100: “In areas with municipal sewer/water service, residential density requirements for multiunit cannot be more restrictive than those for single-unit development.”**
- SECTION 501: TABLE – LOT SIZES, SETBACKS, AND YARDS. Specific to UD and VR Districts.
 - Eliminate Minimum Lot Size requirements OR Lower minimum lot size requirements to match existing lot sizes (if not matching already)
 - Maximum Lot Sizes – this could be a way to ensure that these districts remain compact.
 - Increase Maximum Building Height – Further maximize space. May come at scenic cost.

- All Setbacks could have (or Avg*) like front setbacks. Allowing for smaller setbacks if they fit nearby community character.
- SECTION 502: Other Restrictions
 - “For All Zoning Districts - Setback of structures and driveways to a stream bank must be a 50 ft. minimum”
 - Is this the right distance? Maybe thinking about recent flood events
- SECTION 603: Parking Space Minimum Requirements
 - Residential – one parking space minimum instead of 1 and ½
 - **S.100: “In residential districts served by sewer and water, a municipality cannot require more than one parking space per dwelling unit.”**
- Section 805: DEVELOPMENT STANDARDS
 - 2. Residential Development
 - “New construction and existing buildings to be substantially improved that are located in Zone Zone A, Zones A1-30, AE, and AH shall have the lowest floor, including basement, elevated to or above the base flood elevation.”
 - How old are the base flood maps this is based on? If FEMA flood insurance maps, these are likely out-of-date.
 - I would revise this so that the lowest floor is higher than the base flood elevation.
 - You might want to consider this for other types of development in section 805. Not just residential development.
 - This does limit locations for residential development but also limits future risk.
- SECTION 1104: Density
 - Add the following to ensure compliance under **S.100**
 - In areas with municipal sewer/water service, five dwelling units per acer are allowed.
 - **S.100: “In areas with municipal sewer/water service that allow residential development, five or more dwelling units per acer must be allowed.”**
 - Add the following to ensure compliance with **S.100**:
 - Affordable housing development may exceed density limit by 40%, which may include an additional floor in areas with municipal sewer/water service.
- SECTION 1106: HOMESITE SIZE AND LIMITS OF DISTURBANCE
 - Increase maximum homesite size to higher percent of lot OR Set this size relative to surrounding averages.
- SECTION 1107: SPACING OF HOMESITES
 - Minimum distance to lot line – five feet
 - Lower this?
- SECTION 1506: ACCESSORY DWELLING UNITS
 - Need to update this (in addition to “definitions) to reflect the state’s S.100 definition for Accessory Dwelling Units. Specifically changing “40 percent” to “30 percent”.
 - **You must add an additional condition of permitted use (S.100)**
 - “ADU shall be considered a public building if it is rented, and therefore subject to fire and building safety codes”

- SECTION 1713: LOCAL ACT 250 REVIEW
 - **Add below section to comply with S.100**
 - The board will be in compliance with the following temporary state revisions to Act 250 under **S.100**:
 - Until July 1, 2026, a developer may construct up to 25 dwelling units within a 5 mile radius or within a designated area without triggering Act 250 review. Construction of 4 units or fewer within an existing structure shall only count as 1 unit toward the 25.
 - To qualify for the exemption, the developer must request a jurisdictional opinion before June 30, 2026, and construction must be complete by June 30, 2029.
 - Until July 1, 2026, construction of a priority housing project within a designated downtown, NDA, or growth center will not trigger Act 250 review.
 - To qualify for the exemption, the developer must request a jurisdictional opinion before June 30, 2026, and construction must be complete by June 30, 2029.
 - Until January 1, 2026, rebuilding of electrical distribution lines shall be exempt from Act 250 review.
- SECTION 1715: Appeals from Decisions of the Board
 - **Add section to comply with S.100**
 - **S.100**: For residential development, prohibits appeals of conditional use approvals in downtowns and village centers.
- ARTICLE: DEFINITIONS
 - **You have to add or update the following definitions to ensure compliance w/S.100**:
 - Duplex, Multiunit or multifamily dwelling, Accessory Dwelling Unit, and Emergency Shelter
 - **Use language from the S.100 Bylaw Compliance Checklist**
 - Optional: You could add & copy the S.100 definition for “1st generation homebuyer” but this term does not appear in bylaws
- ARTICLE IX: DEVELOPMENT REVIEW BOARD
 - Add additional section to ensure compliance with **S.100**
 - **The language can be found on the checklist under “Appeals, Disclosures, Decisions, Hearings”; it is the first bullet point.**
 - If you think there is a section in this article that this can go in, put it there.
 - SECTION 1714: APPEALS TO THE BOARD APPLICATION
 - To “C”, #4, add “municipal residents” after the word “voters” to comply w/**S.100**
- ARTICLE XV: GENERAL REGULATIONS
 - Add a section that includes the following language to comply w/**S.100**
 - A property owner located on a class 4 road must disclose to the buyer that the municipality is not required to maintain the road.