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ADD TO 10 V.S.A. § 6001

(36) “Strip development” means linear commercial development along a public highway that includes some or all of the following characteristics: broad road frontage, predominance of single-story buildings, limited reliance on shared highway access, lack of connection to any existing settlement except by highway, limited accessibility for pedestrians, and lack of coordination with surrounding land uses in terms of design, signs, lighting, and parking. **In determining whether a proposed development or subdivision constitutes strip development, the District Commission shall consider the topographic constraints in the area in which the development or subdivision is to be located.**

AMEND 10 V.S.A. § 6086(a)(9)(L)

~~(L) Rural growth areas. A permit will be granted for the development or subdivision of rural growth areas when it is demonstrated by the applicant that in addition to all other applicable criteria provision will be made in accordance with subdivisions (9)(A) “impact of growth,” (G) “private utility service,” (H) “costs of scattered development” and (J) “public utility services” of subsection (a) of this section for reasonable population densities, reasonable rates of growth, and the use of cluster planning and new community planning designed to economize on the cost of roads, utilities and land usage. Settlement patterns. To promote Vermont’s historic settlement pattern of~~

1 compact village and urban centers separated by rural countryside, a permit will
2 be granted for a development or subdivision outside an existing settlement
3 when it is demonstrated by the applicant that in addition to all other applicable
4 criteria, the development or subdivision:

5 (i) will make efficient use of land, energy, roads, utilities, and
6 other supporting infrastructure;

7 (ii) is designed in a manner consistent with the planning goals set
8 forth in 24 V.S.A. § 4302(c)(1);

9 (iii) will conform to the land use element, map, and resource
10 protection policies included in the municipal and regional plans applicable
11 to the proposed location of the development or subdivision;

12 (iv) will not establish, extend, or contribute to a pattern of strip
13 development along public highways; and

14 (v) if the development or subdivision ~~is to~~ will be located in an
15 area that already constitutes strip development, incorporates compact site
16 design and infill as defined in 24 V.S.A. § 2791; and

17 [OPTION 1:]

18 (vi) if the development or subdivision will be adjacent to an
19 area that already constitutes strip development, is designed to avoid or
20 minimize the characteristics listed in the definition of strip development
21 under subdivision 6001(36) of this title.

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[OPTION 2:]

(vi) if the development or subdivision will be adjacent to an area that already constitutes strip development, is designed to avoid or minimize any contribution to a pattern of strip development through techniques such as compact site design.