



House Committee on Natural Resources and Energy H.823 Designation Benefits Bill [Draft No.1.6]

February 26, 2014

VPA Suggested Edits (Summary)

Section 2, Page 14, Lines 7-18

9(L) Settlement Patterns. To promote Vermont's historic settlement pattern of compact village and urban centers separated by rural countryside, a permit will be granted for a development or subdivision outside of an existing settlement when it is demonstrated by the applicant that, in addition to **meeting** all other applicable criteria, the development or subdivision:

conforms to the land use element, map and resource protection policies included in the municipal or regional plan as applicable to the proposed location of the development or subdivision;

will make efficient use of land, energy, roads, utilities and other supporting infrastructure; and

~~is designed in a manner consistent with the planning goals set forth in 24 V.S.A. § 4302(C)(1);~~

will not establish, extend, or contribute to a pattern of strip development along public highways; and, if the development or subdivision is to be located in an area that already constitutes strip development, incorporates compact site design and infill as defined in 24 V.S.A. § 2791.

Section 14, Pages 30-31, Lines 20-21, 1-4

If statutory definitions are necessary, VPA suggests substituting the following common zoning definitions, which are more consistent with housing terms used throughout 24 V.S.A. Chapter 117, and as defined and applied under municipal zoning regulations.

Dwelling Unit: A building, structure or portion thereof designed or intended for occupancy as a separate, permanent living quarter, to include one or more rooms and cooking, sleeping and sanitary facilities for the exclusive use of a single household.

Multunit or Multifamily Dwelling: A building containing three or more dwelling units.