

H. 823, How Will Criterion 9(L) Work?

Department of Housing and Community Development (DHCD)
Noelle MacKay, Commissioner 802.828.5216

H. 823 Definitions

Existing Settlement

(A) “Existing settlement” means an area that constitutes one of the following:

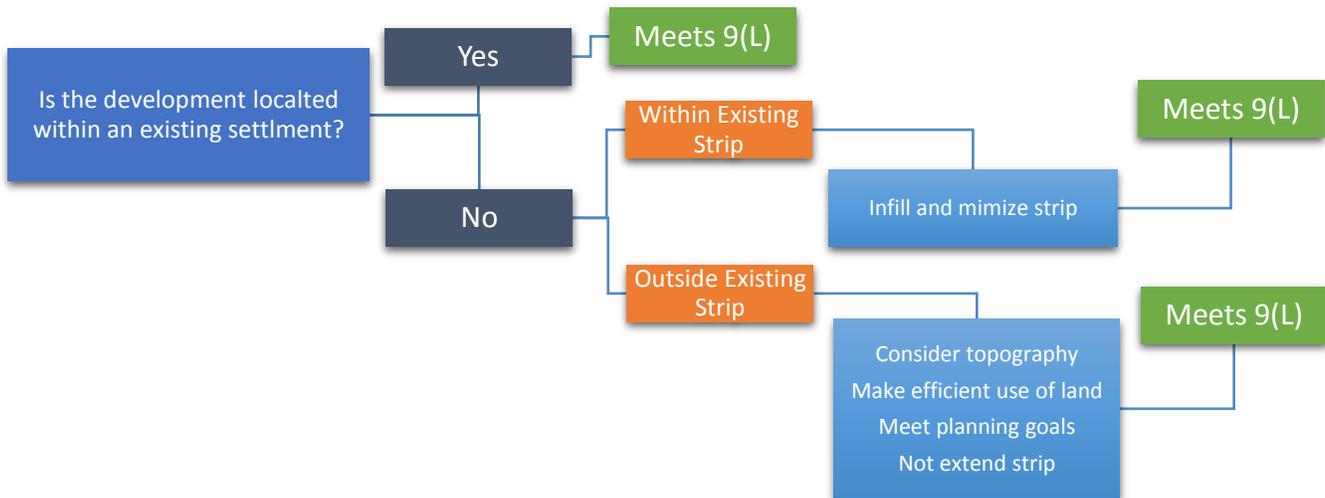
(i) a designated center; or

(ii) an existing community center that is compact in form and size; that contains a mixture of uses that include a substantial residential component and that are within walking distance of each other; that has significantly higher densities than densities that occur outside the center; and that is typically served by municipal infrastructure such as water, wastewater, sidewalks, paths, transit, parking areas, and public parks or greens.

Strip Development (proposed revision)

“Strip development” means linear commercial development along a public highway that includes three or more 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 **or surrounding land uses** except by highway, **and** 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.

9 (L) Decision Tree



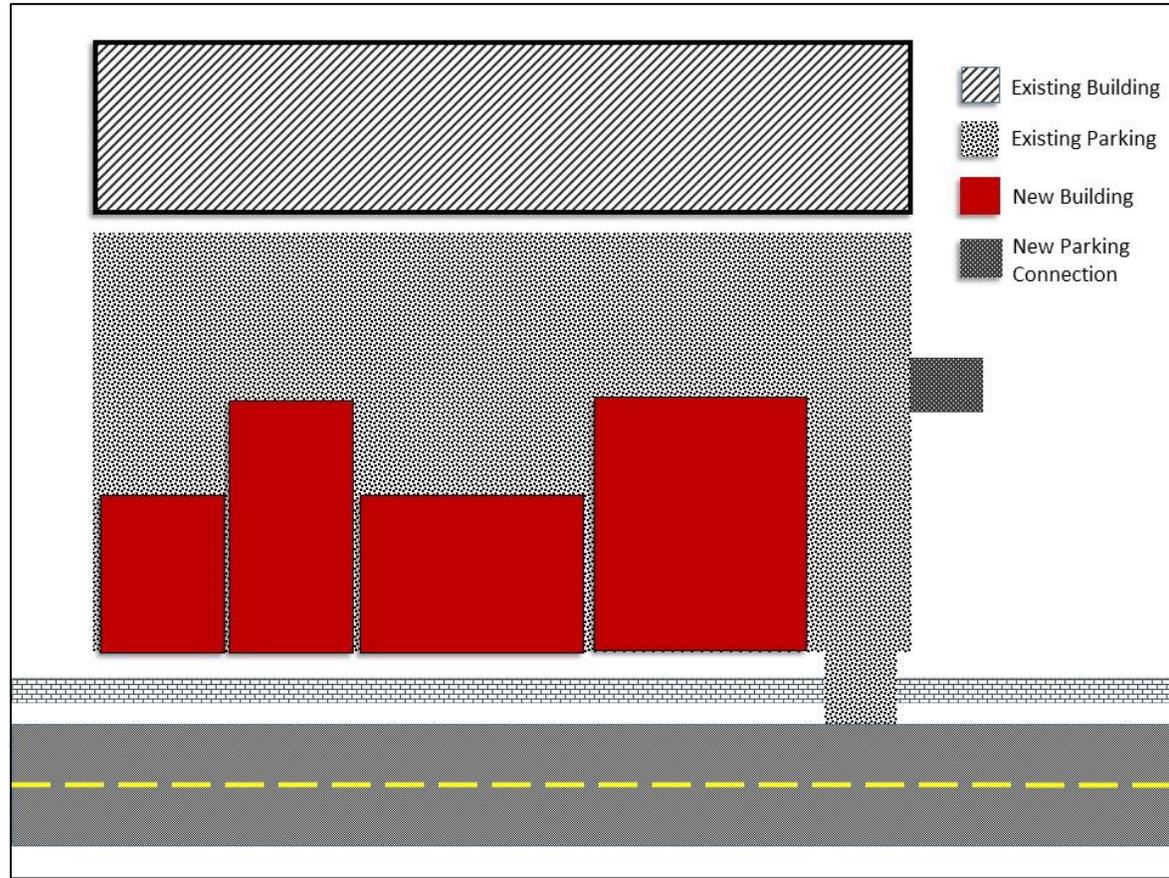
Example of "strip development" and 9(L) new development



Sample 9(L) Site Plan 1 Infill



Sample 9(L) Site Plan 2 Infill



Sample 9(L) Site Plan 3 Infill

