

1 H.524

2 Introduced by Representative McCormack of Burlington

3 Referred to Committee on

4 Date:

5 Subject: Conservation and development; land use; municipal zoning

6 Statement of purpose of bill as introduced: This bill proposes to eliminate the
7 ability of towns to adopt certain zoning provisions, including setbacks, parking
8 requirements, large lot requirements, and single-family zoning.

9 An act relating to preventing sprawl through municipal zoning

10 It is hereby enacted by the General Assembly of the State of Vermont:

11 Sec. 1. 24 V.S.A. § 4412 is amended to read:

12 § 4412. REQUIRED PROVISIONS AND PROHIBITED EFFECTS

13 Notwithstanding any existing bylaw, the following land development
14 provisions shall apply in every municipality:

15 (1) Equal treatment of housing and required provisions for affordable
16 housing.

17 * * *

18 ~~(D) Bylaws shall designate appropriate districts and reasonable~~
19 ~~regulations for multiunit or multifamily dwellings. No bylaw shall have the~~
20 ~~effect of excluding these multiunit or multifamily dwellings from the~~

1 ~~municipality~~ In any district that allows residential development, no bylaw shall
2 have the effect of prohibiting multiunit or multifamily dwellings.

3 * * *

4 (12) Large lot requirements. No bylaw shall have the effect of requiring
5 a minimum lot size of five acres or more for the construction of a dwelling
6 unit.

7 (13) Minimal setbacks. No bylaw shall have the effect of requiring
8 setback distances greater than a distance needed to address pedestrian and
9 vehicle traffic safety.

10 Sec. 2. 24 V.S.A. § 4414 is amended to read:

11 § 4414. ZONING; PERMISSIBLE TYPES OF REGULATIONS

12 Any of the following types of regulations may be adopted by a municipality
13 in its bylaws in conformance with the plan and for the purposes established in
14 section 4302 of this title.

15 * * *

16 (3) Conditional uses.

17 * * *

18 (B) The general standards set forth in subdivision (3)(A) of this
19 section may be supplemented by more specific criteria, including requirements
20 with respect to any of the following:

21 (i) ~~Minimum lot size.~~ [Repealed.]

1 Sec. 3. 24 V.S.A. § 4416 is amended to read:

2 § 4416. SITE PLAN REVIEW

3 (a) As prerequisite to the approval of any use other than ~~one and two~~
4 ~~family~~ dwellings, the approval of site plans by the appropriate municipal panel
5 may be required, under procedures set forth in subchapter 10 of this chapter.

6 In reviewing site plans, the appropriate municipal panel may impose, in
7 accordance with the bylaws, appropriate conditions and safeguards with
8 respect to the adequacy of parking, traffic access, and circulation for
9 pedestrians and vehicles; landscaping and screening; the protection of the
10 utilization of renewable energy resources; exterior lighting; the size, location,
11 and design of signs; and other matters specified in the bylaws. The bylaws
12 shall specify the maps, data, and other information to be presented with
13 applications for site plan approval and a review process pursuant to section
14 4464 of this title.

15 * * *

16 Sec. 4. EFFECTIVE DATE

17 This act shall take effect on July 1, 2022.