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

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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 [Repealed.]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	(ii) Distance from adjacent or nearby uses. [Repealed.]
2	(iii) Performance performance standards, as under subdivision (5)
3	of this section-;
4	(iv) Criteria criteria adopted relating to site plan review pursuant
5	to section 4416 of this title-; and
6	(v) Any any other standards and factors that the bylaws may
7	include.
8	* * *
9	(4) Parking and loading facilities. A municipality may adopt provisions
10	setting forth standards for permitted and required facilities for off-street
11	parking and loading which that may vary by district and by uses within each
12	district. However, a municipality may not adopt these provisions for
13	residential uses. These bylaws may also include provisions covering the
14	location, size, design, access, landscaping, and screening of those facilities. In
15	determining the number and size of parking spaces required under these
16	regulations, the appropriate municipal panel may take into account the
17	existence or availability of employer "transit pass" and rideshare programs,
18	public transit routes, and public parking spaces in the vicinity of the
19	development.
20	* * *

- 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	* * *
10	

- 16 Sec. 4. EFFECTIVE DATE
- 17 <u>This act shall take effect on July 1, 2022.</u>