

S.100
Zoning Provisions
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	All residential districts	Residential districts with municipal sewer and water
Sec. 1	Municipality can't require more than 1 parking space per dwelling unit or ADU. But may require 1.5 if existing other parking isn't sufficient.	
Sec. 2	Municipalities must allow duplexes where single family units are allowed.	
		Municipalities must allow multiunit dwellings with up to 4 units in areas of the town served by sewer and water.
	Changes to accessory dwelling unit (ADU) requirements- requires towns to subject ADUs to same standards of review as single-family homes; prohibits towns from making the criteria for detached ADUs stricter than for single family homes	
	Municipalities cannot not prohibit hotels renting to those with housing assistance funds	
		Bylaws shall establish building and lot standards to allow 4 or more units per acre; no dimensional standard for multiunit dwellings can be more restrictive than those for single-family dwellings
		Affordable housing may add an additional floor and use it to add additional units up to 40% of the density requirement
	Bylaws cannot limit the square footage of duplexes that otherwise complies with the building code	
Sec. 3	Limits what aspects a of an emergency shelter (homeless shelter) can be regulated in town zoning, including that bylaws cannot limit their daily and seasonal hours of operation.	

Sec. 4	Adds definitions for “duplex,” “emergency shelter,” and “multiunit or multifamily dwelling”	
Sec. 5	Requires that specific information be submitted to the Department of Housing and Community Development when municipalities adopt new zoning bylaws or update bylaws	
Sec. 6	Removes the ability of any 10 voters or property owners in a town to appeal a zoning decision	
Secs. 7-8	Allows towns to give their administrative officer authority to approve subdivisions and decide if a hearing is required for subdivisions.	
Sec. 9	Clarifies existing law that the character of the area cannot be appealed in decisions on certain types of housing. Other elements of the decision may be appealed. *Only applies to designated downtowns, growth centers, neighborhood development areas	
Sec. 10	Establishes “by right zoning” which requires an appropriate municipal panel to provide reasons for adjusting dimensional requirements in permit decisions on housing.	
Sec. 13	Municipal energy codes adopted after July 1, 2023 cannot be more restrictive than the RBES, stretch code, or CBES, except those with charter amendments on it. A municipal energy may be stricter for large homes if the town receives approval from the Department of Public Service.	
Sec. 19	A town may apply to the Natural Resources Board to have a designated area become an enhanced designation area by meeting the requirements in the section, which include adopting bylaws to address all of the Act 250 criteria and having sufficient staff to administer land use permits	