

# Peacham Planning Commission

September 19, 2023  
Bylaw Modernization Project



# Recap

- Technical Review found conflicts with current statute
  - ▶ HOME Act
  - ▶ Fair Housing Law
  - ▶ 24 VSA Ch. 117
- Technical Review suggested other changes to increase housing creation
  - ▶ Dimensional standards
  - ▶ Administrative approvals
  - ▶ Zoning district changes
- Village walk discussed historic form and possible adaptations

**Compliance**

**Amendment**

# Compliance

- **PlaceSense to prepare draft amendments to comply with current statute:**
  - **Art. 1 — add limitations & exemptions**
  - **Art. 2 — include overall statements, update SFHA etc.**
  - **Art. 3 — terms/definitions, scope of admin. approvals, ADUs. dimensions**
  - **Art. 4 — ADUs, temporary/worker housing (RAPs), emergency shelter etc.**
  - **Art. 5 — needs work outside project scope, how does Peacham enforce now?**
  - **Art. 6 — use definitions that meet statute**
  - **Art. 7 — OK**
  - **Art. 8 — conditional use v. site plan review**
  - **Art. 9 — provide clear criteria for PUD review, consider higher density**
  - **Art. 10 — interested person definition, revise procedure**
  - **Art. 11 — OK**
  - **Art. 12 — use definitions that meet statute**

# Village Dimensional Standards

- Historic village structures conflict with adopted bylaw
- Density 1 unit/0.5 acre limits multi-unit development
- Side setbacks are larger than typical
- Setback solutions:
  - ▶ Set total side setback, to allow different setbacks on each side, *or*
  - ▶ Reduce setbacks to fit existing form
  - ▶ Setback averaging
  - ▶ Add waiver provisions



# Rural Dimensional Standards

- Density of 1 unit/2 acres does not protect against sprawl
- Side setbacks fairly small for district
- Allowing for new residential development while preserving viable farmland can be achieved with:
  - development envelopes
  - conservation subdivisions

