

Peacham Planning Commission

January 13, 2024

Bylaw Modernization Project



Update

- Technical Review evaluated Peacham Zoning Regulations for **Compliance**
 - ▶ HOMES Act (aka Act47)
 - ▶ Fair Housing Law
 - ▶ 24 VSA Ch. 117
- Technical Review showed ways to increase housing with **Amendments**
 - ▶ Dimensional standards
 - ▶ Administrative approvals
 - ▶ Zoning district changes

The Village walk

- ▶ described historic form
- ▶ suggested possible adaptations
- ▶ demonstrated the mismatch between historic development pattern and current regulations



Summary of amendments agreed by the PC at December meeting:

1. Replace 'family' with household (neutral language)
2. Change dimensional standards in the Village District:
Min. Area per primary dwelling unit from 1 unit per 0.5 to 1 unit per 0.2 acre

Setbacks adjustments:

Front from 45 ft to 40 ft

Side from 25 ft to 10 ft

Rear from 25 ft to 10 ft

ADU Provisions (following A47, PC deliberations)

- Replace:

- *The unit does not exceed 50% of the total habitable floor area of the single-family dwelling*

- With:

- Does not exceed 1200 square feet or 30% of the habitable floor area of the primary dwelling (prior to the creation of the ADU), whichever is greater;

Has a minimum of three off-street parking spaces (total for both the primary dwelling and ADU);