

**Highlights of Proposed Miscellaneous Amendments  
to the 2022 Greensboro Zoning Bylaw -- Approved by GPC 2/13/2024**

**For Selectboard Public Hearing – 7/25/2024**

**Proposed Miscellaneous Amendments**

The primary focus of these changes is to clarify the bylaw language and definitions for applicants, the Zoning Administrator and the Development Review Board. Amendments have been proposed to improve fairness and efficiency and to comply with Vermont Statutes including Act 47 (2023 S.100). Amendments have been revised based on public comment at the GPC 10/17/2023 public hearing.

1. Any zoning district that allows year-round residential development must now allow two-family dwellings. New two-family dwellings are required to have the same dimensional standards as a single-unit dwelling, plus 3 parking spaces.
2. Accessory Dwelling Units (ADUs): In the Shoreland Protection District, ADUs are limited to one ADU per single-family dwelling. Porches and decks are excluded from the calculation of an ADU's size. Clarifies that an ADU is considered a public building if it is rented overnight or for a longer term and as such would need to comply with related State statutes.
3. Approval by the Development Review Board (DRB) is now required for all subdivisions and boundary line adjustments. Survey maps must be prepared within the last 2 years.
4. Emergency shelters, whose primary purpose is to provide temporary shelter for the homeless, added to the types of public facilities which the Town is limited in regulating.
5. Ten persons who are residents, voters and/or property owners can now appeal a DRB decision. The persons appealing a project which includes an affordable housing component may no longer use "the character of the area affected" as a basis for appeal.
6. Creates an exception to height limitation in the SPD only for chimneys.
7. Definitions. Updated: ADU, Affordable Housing, Two-Family Dwelling, Height (of Structures), Residential Care or Group Home. Added: Emergency Shelter.
8. Clarification and addition of several Conditional Use standards in §5.4.
9. Public notice to be required 15 days prior to all DRB hearings (for consistency). Notice requirements expanded to be more effective at reaching all adjoining property owners.