

TOWN OF GREENSBORO, 82 CRAFTSBURY ROAD
GREENSBORO, VERMONT 05841
PLANNING COMMISSION BYLAW AMENDMENT REPORT
SEPTEMBER 18, 2023

MISCELLANEOUS AMENDMENTS TO THE 2022 GREENSBORO ZONING BYLAW

The purpose of the proposed miscellaneous amendments to the Greensboro Zoning Bylaw is to maintain consistency with state planning law (24 V.S.A. Chapter 117), to provide minor technical corrections and clarifications as well as minor revisions, to add new or update existing definitions and to comply with state planning law including the new Act 47 (2023) S100 which focuses on housing accessibility. Substantive changes include: limitations on Town regulation of emergency shelters; expansion to all districts the area in which two-family dwellings are a permitted use; restrictions on the ability to use character of the area as a basis of appeal or denial of affordable housing or small multi-unit projects; requiring DRB approval for all subdivisions and boundary line adjustments.

- *Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on safe and affordable housing, and sections §4412, §4413, and §4414 of Title 24:*

The miscellaneous amendments support the 2019 Greensboro Town Plan Housing Goal which states that “The long-term sustainability of Greensboro depends on the availability of adequate housing for all residents. Increasing the number of residential housing units by allowing duplexes in all districts is in keeping with the policy that encourages rehabilitation or development of homes for our workforce, including young families, which will promote local economic development.” Act 47 spreads housing development across all districts where housing is currently allowed. In accordance with §4412 (Required Provisions and Prohibited Effects), proposed amendments include allowing duplexes in all districts allowing year-round residential development. In accordance with §4413 (Limitations on Municipal Bylaws), proposed amendments include adding limitations on the Town’s regulation of emergency shelters and the Town’s regulation of compliance with flood regulations. In accordance with §4414 (Permissible Types of Regulations) amendments include: required parking for new duplexes; prohibiting a small multi-unit project from being denied conditional use solely based on character of the area.

- *Is compatible with the proposed future land uses and densities of the municipal plan:*

Increasing the density of housing in the Village Districts discourages sprawl. This aligns with the Town Plan Goal to “Maintain and enhance the town's rural and agricultural character, by encouraging future residential and commercial growth in and adjacent to the Village Districts...”

- *Carries out, as applicable, any specific proposals for any planned community facilities:*
Greensboro does not have any proposed community facilities.