**Town of South Hero, Vermont Planning Commission Report in accordance with VSA Title 24, Chapter 117, Subchapter 9, §4441(c).**

**Amendments to Development Regulations**

**Adopted on: March 31, 2020**

**PURPOSE:**

The purpose of the bylaw is to implement the South Hero Town Plan and to carry out the overall goals and vision of that plan. This bylaw also furthers the purposes of the Vermont Planning and Development Act, Title 24 V.S.A Chapter 117 (the Act) to promote the health, safety and general welfare of the inhabitants of South Hero, Vermont.

**EXPLANATION:**

The following is a summary of proposed amendments to the Town of South Hero Development Regulations previously adopted by the Selectboard and effective on March 25, 2013.

The proposed amendments conform with or further the goals contained in the 2015-2023 South Hero Town Plan. The Development Regulations have been merged into one document titled “Development Regulations for the Town of South Hero, VT.” The regulations have been organized to provide for easier use by staff, board members, and the public. Language throughout the regulations has been revised to provide additional clarity and to provide mandatory, enforceable language. Two new village zoning districts have been created: South Hero Village District and the Keeler Bay Village District. The intent of these districts is to ensure that future development reflects the historic, traditional pattern of development in these areas.

The proposed amendments are compatible with the proposed future uses and densities of the 2015-2023 South Hero Town Plan. The areas of change are listed below:

 **Article II: Table 2.1 – Allowed Uses**

1. Under “Commercial Uses – Accessory Uses” the notation ‘P’ (permitted) is proposed to change to C/S (conditionally permitted with site plan review) for all zoning districts.
2. Under “Commercial Uses – Industrial” the notation ‘X’ (prohibited) is proposed to change to C/S (conditionally permitted with site plan review) in the South Hero Village and Keeler Bay Village zoning districts.

**Per Act 179 – Changes to Accessory Dwelling Legislation**

1. Article III – Conditional Use Review, Sec. 302.D.2: Add -- *(a)* *A multi-unit dwelling project consisting of four or fewer units located in a district allowing multi-unit dwellings may not be denied solely due to an undue adverse effect on the character of the area affected.*
2. Article VII: Specific Uses and Structures, Sec. 701.B.1(b): Decrease percentage from 50% to 30%, increase square footage from 700 to 900, and add “whichever is greater.”

**CONFORMANCE AND IMPLEMENTATION:**

The proposed South Hero Development Regulations conform with and further the goals and policies contained in the South Hero Town Plan including all goals and policies pertaining to the availability of safe and affordable housing. This change has no detrimental effect upon, and is entirely compatible with, the proposed future land uses and densities of the South Hero Town Plan. The proposed changes do not inhibit nor carry out any specific proposals for any planned community facilities.