

PUBLIC NOTICE – WARNED HEARING

MORRISVILLE/MORRISTOWN PLANNING COUNCIL WARNING

PUBLIC HEARING ON AMENDMENTS TO THE ZONING & SUBDIVISION BYLAWS

The public hearing is scheduled for **Tuesday 14 May 2024 at 5:00 PM** in the Town Offices, at 43 Portland Street in Morrisville. The Morrisville/Morristown Planning Council hereby provides notice of a public hearing being held pursuant to 24 VSA, Chapter 117, §4302, §4410 & §4441 for the purpose of hearing public comments on proposed amendments to the Morrisville/Morristown Zoning & Subdivision Bylaws. These amendments are being adopted in accordance with 24 VSA, Chapter 117, §4302, §4410, §4411, §4412, §4413 & 4414.

Morrisville/Morristown Zoning and Subdivision Bylaws Table of Contents (abbreviated):

General Provisions / Zone Establishment & Regulation / Special Protection Areas / General & Special Regulations / Administration & Enforcement / Subdivision Application & Approval Procedure / Subdivision Requirements & Design Standards / Definitions / Zone Boundaries

Morrisville/Morristown Zoning & Subdivision Bylaws Statement of Purpose: To provide for orderly community growth, to provide for public health, safety, welfare, and to achieve the purposes set forth in the Vermont Development Act 24 VSA, Chapter 117, and the Town Plan.

The proposed amendments to the Zoning & Subdivision Bylaws are as follows:

- §201.1 Delete Mixed Office Residential Zone & Medium Density Residential Zone
- §201.3 Clarify that when the sewer service management area splits a lot, it can be moved either way by the DRB
- §204.4 Edit Waiver provision so minimum lot size cannot be reduced by the DRB
- §204.5 Edit existing waiver language meant to encourage affordable housing so it complies with HOMES Act
- §204.5a Edit Use Table for HOMES Act, building height reductions, add accessory on-farm business, & 2 zone deletions
- §204.5b Edit Dimensional Table for HOMES Act, create maximum lot sizes & densities, & 2 zone deletions
- §206 Edit Design Criteria to regulate single-family homes for 1st time, delete IND #4 therefrom, and reorder requirements
- §206.1 Add missing middle housing size control to small project design criteria & delete exterior access townhouse rule
- §206.2 Add commercial building size maximum & disallowing direct stormwater discharges onto public properties / roads
- §206.3 Create new Cottage Court (small single-family homes) development alternative for DRB approval
- §206.4 Modify existing waiver provision to accommodate new building size maximums that cannot be waived
- §207e Clarify front setback measurement when no sidewalk is present or will be required
- §401 Better align permit requirement to the as-revised definition of Development
- §405.3 Delete Infectious Invalidity prohibition since minimum lot size waivers will no longer be allowed post zoning change
- §422 Clarify that the ZA may permit no more than 2 dwellings off a shared driveway, not just a private driveway
- §422b Allow DRB to approve development of 3 or more homes on narrower 30-foot rights-of-way if the road will be private
- §423 Make HOMES Act changes to various protected uses with limited zoning control per State Statutes
- §451 Allow Selectboard to work with developers to create new off-street parking that counts toward parking minimums
- §452 Make HOMES Act changes to when paving is required for development, & tie paving to zones instead of village line
- §454 Delete DRB ability to increase the number of parking spaces for new development due to HOMES Act
- §455 Create new traffic speed dependent driveway setback requirement
- §456 Codify long-standing Access Permit process for driveways into Zoning Bylaws
- §472 Remove 2 zones being deleted from sign bylaw regulations due to HOMES Act zone consolidations
- §484 Delete qualifying statement about where new gas stations are allowed because they are not allowed anywhere
- §490.5 Allow up-lighting of architectural elements of Contributing Structures within 1983 Morrisville Historic District
- §635 Delete certain DRB new development mitigation tools that are now prohibited by the HOMES Act
- §641 Change receiving party of appeals to Secretary from Chair
- §710.2 Change major versus minor subdivision differentiation back to 3 lots from 2 lots
- §770 Require net & gross lot acreages when lots are surveyed to centerline of public roads & delete unused survey reqs.
- Add, modify, or delete the following definitions, mostly due HOMES Act requirements: Accessory Dwelling Unit, Accessory On-Farm Business, Accessory Use, Building Height, Development, Dwelling Unit (Single-Family, Two-Family, & Multi-Family), Legislative Body, Nuisance, Official Map, Served by municipal water and sewer infrastructure, Emergency Shelter & Sketch Plan.
- Add, modify, or delete the following zones, mostly due HOMES Act requirements: Commercial #1, Mixed Office Residential, Industrial #1, Hospital #1, High Density Residential #2, Medium Density Residential, Low Residential Density (#1, #2, & #3), & Sewer Service Management Area

Location where full text may be examined: For copies of the full text, please contact Todd Thomas at 888-6373 (tthomas@morristownvt.org) or the Town Clerk's Office at 43 Portland St.