

# **Planning Commission Reporting Form for Municipal Bylaw Amendments**

## **Town of BRANDON, VT - Zoning Bylaws Update**

**Date of Update: November 5, 2024**

This report is in accordance with 24 V.S.A. §4441(c) and has been prepared and updated by the Town of Brandon Planning Commission. The report includes a brief explanation of the proposed zoning amendment, a statement of purpose, and findings regarding the proposal's compliance with statutory requirements.

### **Brief Explanation of the Proposed Amendment and Statement of Purpose**

The purpose of the amendment to the Brandon Land Use Ordinance is to increase housing opportunities, reduce nonconformities, align bylaws with changes in state law, and minimize impacts to local resources in a manner that is consistent with the Brandon Town Plan.

The proposed amendment makes changes to adhere to the HOME Act (2023) and Act 181 (2024). A Village District was created to designate an area where within half mile radius of the Central Business District, higher-density, primarily residential uses are allowed. An Aquifer Protection Overlay District was created, which was a suggestion from the Brandon Town Plan. Performance and Development Standards were amended to better protect public health, safety, and general welfare. Article IX establishes Sign Regulations which incorporates this ordinance's current sign regulations as well as the Town of Brandon's Central Business District Sidewalk Sign and Merchandise Display Ordinance.

### **Conformance with Municipal Plan**

The Brandon Town Plan lists an action item to update the Brandon Land Use Ordinance (BLUO) to adhere to the Vermont HOMES Act of 2023 (Act 47). The proposed bylaw amendment adheres to this law, including allowing duplexes wherever single-family homes are allowed and allowing "affordable housing developments" (as defined in 24 V.S.A. Chapter 117) in areas served by water and sewer to exceed density-related requirements by 40%. Page 26 of the Plan lists housing policies of which this amendment makes significant progress towards several by reducing dimensional requirements to align with existing conditions and creating a Village District.

### **Conformance with Municipal Plan's Proposed Future Land Uses and Densities**

The Plan lists an action item to create an Aquifer Overlay District for zoning to allow for greater protection of water sources. This action item is incorporated in the proposed amendment with the establishment of the Aquifer Protection Overlay District. The creation of the Village District conforms with the Municipal Plan's proposed future land uses by describing this area of town as primarily residential but allows for compatible uses. While the Plan does not specify proposed density for this specific area, this policy conforms with the Brandon Town Plan's Land Use Policy to maintain a land use pattern of relatively densely settled villages and clustered development radiating from the town center.

### **Any Specific Proposals for Any Planned Community Facilities**

N/A