

State of Vermont Agency of Commerce & Community Development Department of Housing & Community Development **Municipal Planning Commission Municipal Bylaw Report**

This form is issued pursuant to the Vermont Planning & Development Act and subject to periodic change.

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Contact:

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Overview

Vermont's Municipal & Regional Planning & Development Act (24 V.S.A. §4441) requires a municipal planning commission to prepare a written report when considering an amendment to a bylaw as well as an adoption report upon final action by the legislative body or voters. This report addresses the necessary content for proposed and adopted municipal bylaw submissions.

After completion of the prompts below, save the document and upload the report as a PDF on the State's [Plan and Bylaw Intake Form](#). The bylaws are also submitted as a PDF upload on the intake form. The final/adopted submission must include GIS shapefiles for changes to zoning district boundaries of record on the [Vermont Open Geodata Portal](#). If you need assistance, please reach out to the contact above or your municipality's regional planning commission.

Submission of the intake form and written report serves as notification or final submission to the Department of Housing and Community Development within the Agency of Commerce and Community Development under 24 VSA §4414 (e) and (h).

The submitted written report and bylaws are public records published on the [Vermont Planning Data Center and Library](#). Bylaw submission supports transparency and the

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availability of Vermont's proposed and adopted bylaws from a central digital source for statewide access and use.

Bylaw Summary & Statement of Purpose

Provide a brief explanation of the bylaw and a statement of purpose (per 24 V.S.A. §4441) as required for notice under 24 VSA §4444. Use as much space as needed.

REPORT: 24 V.S.A. § 4441(c)

Proposed Amendment

Amending Table 2.05 of the Town of Ryegate Zoning Bylaws to add "Dwelling, multi-family" to the conditional uses of properties in the Industrial (I) zoning district. The intent is to conditionally allow housing projects to be created within the boundaries of land which is currently zoned for industrial use.

Findings on Municipal Plan Furtherance

Explain how the bylaw conforms with or furthers the goals and policies contained in the municipal plan. Use as much space as needed.

The proposed amendment conforms with and furthers the goals, policies and land use considerations of the Town Plan. The Ryegate Town Plan, adopted in 2018, includes the following goals:

- To ensure the availability of safe and affordable housing in an amount sufficient to meet the needs of Ryegate's citizens.
- To support and promote the vitality of Ryegate's three village areas by allowing for a vibrant mix of uses in those areas: residential, civic, public and semi-public, and appropriately scaled commercial and industrial uses.

It also states:

- An analysis conducted by Northeastern Vermont Development Association found that all new residential development from 2005-2014 took place outside of the village centers, reflecting a regional trend toward disinvestment in existing centers in favor of incremental rural residential sprawl. Continuation of this trend could ultimately undermine the vitality of the village areas and lead to greater demands on road infrastructure and town services.
- Creative use of multi-unit buildings, partnering with State and Federal housing agencies and private initiatives will be needed to increase the stock of affordable housing.

Findings on Safe & Affordable Housing

Explain the effect of the bylaw on the availability of safe and affordable housing. Use as much space as needed.

The intent of this amendment is to add opportunities for the creation of safe and affordable housing in portions of town which have already been developed.

Findings on Required Provisions & Prohibited Effects

Explain how the bylaw conforms with 24 V.S.A. §4412. Use as much space as needed.

The proposed amendment conforms in all respects with the statute.

Check each box to confirm the bylaws conform with these provisions in 24 V.S.A. §4412 (as applicable):

- ☒ *Mobile, modular and prefabricated housing*
- ☒ *Mobile home parks*
- ☒ *Duplex uses*
- ☒ *Multi-unit dwelling uses*
- ☒ *Accessory dwelling unit uses*
- ☒ *Residential care homes or group homes*
- ☒ *Hotels for emergency housing*
- ☒ *Existing small lots*

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- ☐ *Required frontage*
- ☐ *Home occupations*
- ☐ *Childcare home or facility*
- ☐ *Heights of renewable energy structures*
- ☐ *Nonconformities*
- ☐ *Communications antennae and facilities*
- ☐ *Planting projects in flood hazards*
- ☐ *Accessory on-farm businesses*
- ☐ *Lot and dimensional standards for minimum dwelling unit density*
- ☐ *Density for affordable housing*

Findings on Limitations on Municipal Bylaws

Explain how the bylaw conforms with 24 V.S.A. §4413. Use as much space as needed.

The proposed amendment conforms in all respects with the statute.

Check each box to confirm the bylaws conform with these provisions in 24 V.S.A. §4413 (as applicable):

- ☐ *State- or community-owned and -operated institutions and facilities*
- ☐ *Public and private schools and other institutions*
- ☐ *Places of worship*
- ☐ *Public and private hospitals*
- ☐ *Regional solid waste management facilities*
- ☐ *Hazardous waste management facilities*
- ☐ *Emergency shelters*
- ☐ *Required agricultural practices*

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- *Accepted silvicultural practices*
- *Solar energy devices*
- *Ancillary telecommunications improvements and lines*

Findings on Permissible Types of Regulation

Explain how the bylaw conforms with 24 V.S.A. §4414. Use as much space as needed.

The intent of this amendment is to encourage growth in Ryegate's village centers in conformance with 24 V.S.A. § 4414 (1)(A). The allowed usage of Industrial (I) zoned structures to include "Dwelling, multi-family" will be Conditional, adhering to 24 V.S.A. § 4414 (3), and providing for any adjustment deemed appropriate to conform to 24 V.S.A. § 4414 (7), Inclusionary Zoning.

Municipal Plan Future Land Uses & Density Compatibility

Explain how the bylaw is compatible with the proposed future land uses and densities of the municipal plan.

The amendment will support the town plan objective of providing opportunities for more housing without further development on forest and agricultural land.

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Planned Community Facilities

Explain how the bylaw carries out, as applicable, any specific proposals for any planned community facilities.

No proposals for community facilities are planned at this time.

Prepared By:

Name, title, and organization of person completing this form.

Kate Davie, Secretary, Town of Ryegate Planning Commission and Zoning Board

Thank you.