

**City of Barre
Planning Commission
Public Hearing
Thursday, May 25, 2023 5:30 PM
Council Chambers, City Hall and virtual via ZOOM software**

City of Barre Planning Commission Public Hearing Notice is hereby given that pursuant to 24 V.S.A § 4444, the Barre City Planning Commission will hold a public hearing on May 25, 2023, at 5:30 PM, in the Council Chambers, 6 N. Main Street, Barre, VT 05641 and virtually via ZOOM software. The purpose of the hearing is to take public comments on a proposed Unified Development Ordinance revision for Accessory Dwelling Unit language. Copies of the full text of the proposed bylaw and zoning district map are available for review at Barre City Zoning Office 6 N. Main Street, Suite 7, Barre, VT, and at www.barrecity.org .

3202 Accessory Dwelling

3202.A An accessory dwelling unit (ADU) must:

- (1) Be located within or ~~associated with an owner occupied, single family dwelling;~~
appurtenant to a single-family dwelling on an owner-occupied lot;
- (2) Be clearly subordinate to the primary dwelling;
- ~~(3) Share a driveway with the primary dwelling;~~
- (43)** Have provisions for independent living, including sleeping, food preparation and sanitation in accordance with [Section 3012](#);
- (54)** Not exceed 900 square feet or 30% of the habitable floor area of the primary dwelling (prior to the creation of the ADU), whichever is greater;
- ~~(6) Not have more than 2 bedrooms;~~
- (75)** ~~Meet the~~ **Shall be exempt from the** minimum parking requirements for residential uses of [Section 3104](#);
- (86)** Meet the applicable dimensional standards of the zoning district; and
- (97)** Meet the water supply and wastewater disposal standards of [Section 3024](#).

No other changes to the remainder of the section are made.

Janet Shatney for the Planning Commission

- (1) Non-residential space will not be located above residential space;
- (2) Walls and/or floors that separate residential and non-residential portions of the building will be sound-proofed;
- (3) Private entrance(s) to the dwelling units will be separated from the public and service entrance(s) to the non-residential portions of the building;
- (4) Impact of service and waste collection areas (noise, light, odors, etc.) on building residents will be minimized; and
- (5) Common open space, as required above, will be separated and screened from areas of the property accessible to the general public and from service areas.

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- (75) ~~Meet the~~ **Shall be exempt from the** minimum parking requirements for residential uses of [Section 3104](#);
- (86) Meet the applicable dimensional standards of the zoning district; and
- (97) Meet the water supply and wastewater disposal standards of [Section 3024](#).

3202.B A lot must not have more than one accessory dwelling unit.

3202.C The landowner must reside on the property, but may live in either the primary or accessory dwelling unit.

3202.D An accessory dwelling unit will be considered an accessory use of residential property and will not require site plan approval.

3202.E An accessory dwelling unit will not be included in the calculation of residential density.

Planning Commission Reporting Form
For Municipal Bylaw Amendments

This report is in accordance with 24 V.S.A. §4441(c) which states:

*“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments an subsection 4384(c) of this title concerning plan amendments. The department of housing and community affairs shall provide all municipalities with a form for this report. **The report shall provide a brief explanation of the proposed bylaw, amendment, or repeal and shall include a statement of purpose as required for notice under section 4444 of this title,***

The City of Barre is proposing to revise the Accessory Dwelling language in Section 3202 of the Barre City Unified Development Ordinance. The Barre City Planning Commission will be holding a public hearing to take comment of the draft Section at 5:30 pm on May 25, 2023 in Council Chambers at the Barre City Hall located at 6 N. Main Street, Barre, VT, as well as virtually using the Zoom software. Copies of the draft revised Section 3202 in the Unified Development Ordinance are available at the Barre City Zoning Office during normal business hours and online at www.barrecity.org/planning-commission.html.

The purpose of the draft Unified Development Ordinance is to implement the goals and policies of the Barre City Municipal Plan and the Vermont Planning and Development Act. The proposed revision will affect all property within the City for the ability to create Accessory Dwelling Units where there are single family owner-occupied properties.

(1) *Conforms with or furthers the goals and policies contained the municipal plan, including the effect of the proposal on availability of safe and affordable housing.*

The proposed Unified Development Ordinance implements the goals, policies, actions and land use recommendations of the City Municipal Plan demonstrated as follows:

- a. Barre City’s Municipal Plan is based on a healthy future – the health of our economy, environment, neighborhoods and city government.
- b. Safe, attractive and affordable home and neighborhoods are a necessary foundation for the health and well-being of residents and neighborhoods.
- c. The health of our local economy is linked to the availability and affordability of housing in the city. To attract jobs, we need to have places for new workers to live.
- d. Demographic trends indicate that existing houses have the means to create accessory dwelling units in and on their properties, and provides a great means of affordable dwelling units as well.

- e. Barre City's Municipal Plan promotes and encourages a more balanced and diverse housing stock, while remaining a community where working people can afford to buy or rent.

(2) *Is compatible with the proposed future land uses and densities of the municipal plan.*

The proposed amendment to the Barre City Unified Development Ordinance is compatible with the proposed future land uses and densities of the municipal plan:

- a. The residential areas of the city are intended primarily for residential blocks with various density standards, and a variety of housing types, of which accessory dwelling units are one of them, and is promoted by the plan.
- b. It implements the land use policies, which call for development of a dense, attractive, mixed-use downtown business district that particularly seeks to attract tenants from the business and professional services sector.

(3) *Carries out, as applicable, any specific proposals for any planned community facilities.*

The proposed amendment to the accessory dwelling unit language of the Barre City Unified Development Ordinance is not specific for any planned community facilities.