

Rural Area Zoning

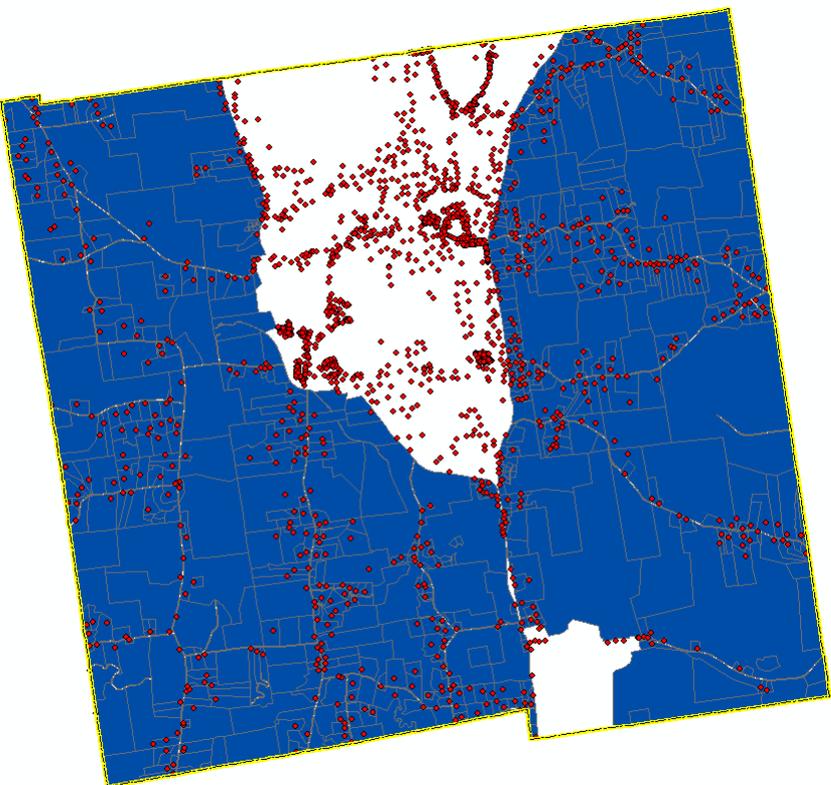
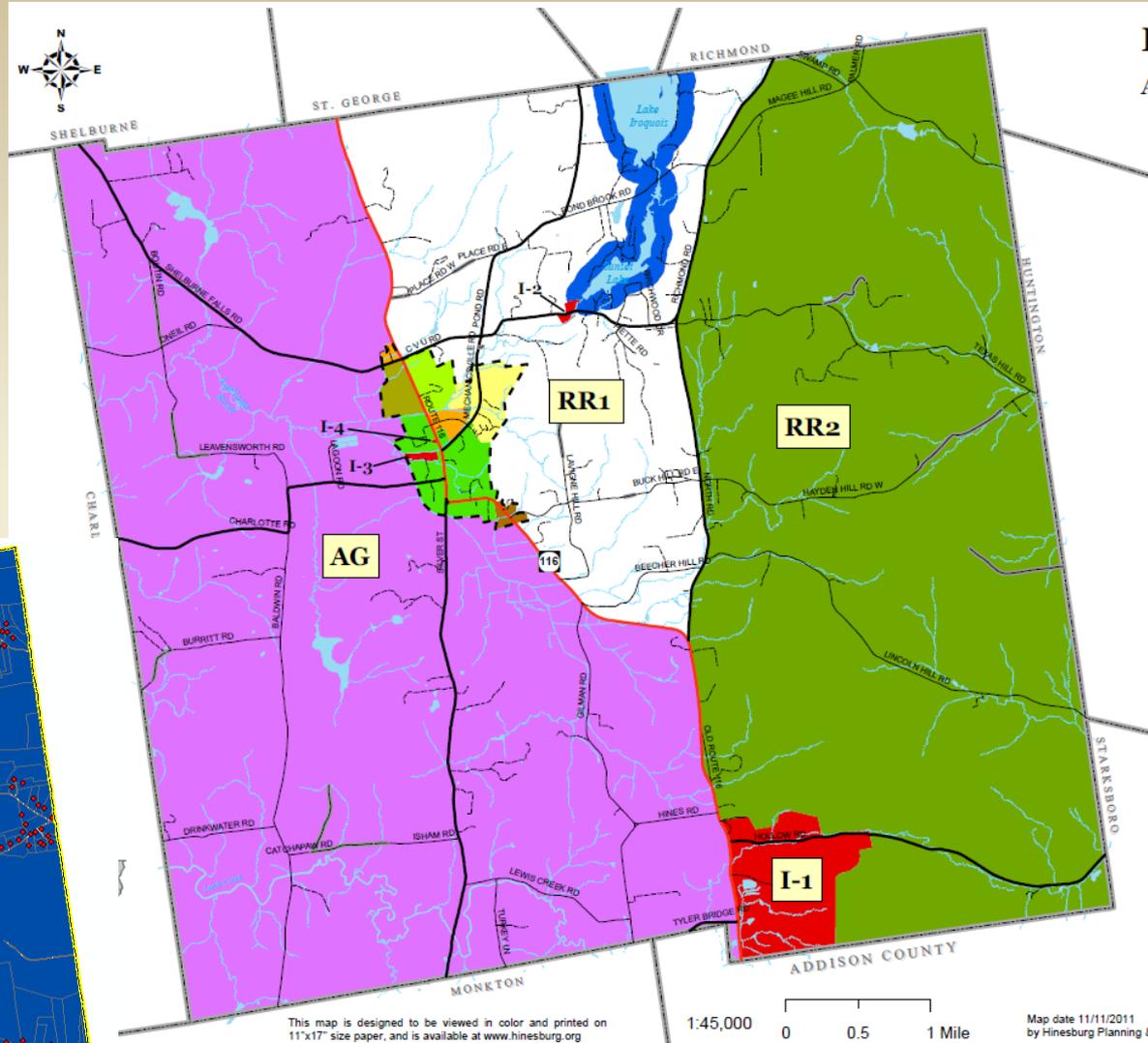
Planning Commission Proposal

Selectboard Overview – March 18, 2013



Hinesburg's Rural Areas

Agricultural District
Rural Residential 2 District



Town Plan – General Goals

- To encourage a pattern of development that maintains open spaces and scenic resources.
- To incorporate the preservation of Hinesburg’s rural character within future development guidelines.
- To guide development within Hinesburg’s rural areas while preserving natural and wildlife systems.

Town Plan – Specific Recommendations

See Section 3.4 (especially 3.4.1) – pages 28-31

20 years!

Process & Public Involvement (to date)

1993 – Planning Commission (PC) discusses rural area development density options – Result: no action.

2001 – PC works with consultant on rural area development strategies – Result: minimal zoning changes; PUD provisions improved.

2005 – Town Plan lists new zoning strategies for rural areas as a top priority – Result: action delayed pending village growth rezoning

Feb 2008 – PC hold public forum for input BEFORE work on rural zoning

Nov 2009 – PC holds public forum for reaction to several options

Sept 2012 – PC holds public forum on draft rural zoning proposal

Dec 2012 – PC revises proposal and forwards to Selectboard

Selectboard Process (going forward)

March 18, 2013 – Presentation of the Planning Commission proposal.

April 1 – Selectboard discussion

April 15 – Selectboard discussion – decide to proceed or return to PC

May?? – Selectboard finalizes any revisions to the proposal

June?? – Selectboard holds first public hearing on final proposal

June?? – Selectboard holds second public hearing on final proposal

Before September 12 – Selectboard votes on whether to adopt revisions
(Zoning, Subdivision, Town Plan)



PC Proposal Objectives

1. Expanding Allowed Uses

Expand the list of allowed uses to better enable innovative farm/forest based operations not currently allowed.

2. Improving Design Standards

Guide development within Hinesburg's rural areas while preserving important resource areas.

3. Defining Development Density

Add lot size flexibility and clearly define maximum residential development potential.





Objective #1 – Expanding Uses

1. **Will these new uses be compatible in rural neighborhoods?**

The public said YES - with appropriate review (noise & traffic).

2. **Will our rural roads be adversely impacted?**

No. Conditional Use review required, including improved standards.

3. **Will natural resources be considered and protected?**

Yes. The revised design standards in objective #2 will apply.





Objective #2 – Improving Design Standards

1. Don't we protect natural resource areas already?

Yes, but... improvements include: primary and secondary resources, more objective, references available maps, clearer definitions.

2. Wildlife habitat is important, but what does this include?

Primary - surface waters, wetlands, endangered species.

Secondary – deer yards, core habitat, key corridors

3. Will these design standards apply to all development?

No. Only subdivisions and projects requiring site plan review





Objective #3 – Defining Density

	<u>Lot Size</u>	<u>Density</u>
AG District	2 acres	???
RR2 District	3 acres	???

Lot Size
≠ Density

Proposal

Reduce minimum lot size to 0.5 acres for greater flexibility

Utilize an objective formula to calculate development potential for greater clarity and predictability





Objective #3 – Defining Density

Formula:

Apply a density based on the type of Town road:

- 10 acres/unit – best roads (paved roads except Silver St)
- 12 acres/unit – moderate roads (class 3 dirt roads and Silver St)
- 15 acres/unit – poor roads (class 4 dirt roads, typically not maintained)

Additional Options:

25% More Lots - If more development is desired, plan for full build out as a PUD, and receive 25% bonus

Density Exemption - For existing parcels 12 acres or larger – allows subdivision of one additional lot regardless of formula result





Objective #3 – Defining Development Density

1. Why isn't undevelopable land factored into the density formula?

“Takeouts” very controversial and overall build out impact small.

2. Is varying allowed density by road type fair?

Yes – to the landowner and the tax payer. Many other factors also considered, and this was the only one to survive.

3. What about this pre-existing lot exemption and why 12 acres?

Helps landowners of mid-sized parcels, without re-subdividing many 10.1 acre lots originally created without future development in mind.

