

Town of Lincoln

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MEMORANDUM

From: Lincoln Planning Commission, Matt Atkins, Chair
To: Lincoln Planning Commission
Date: October 18, 2023
Re: Submission of the amended Lincoln Zoning Regulations

Enclosed is the proposed draft of the amended Lincoln Zoning Regulations for review and consideration. It also constitutes the written report necessary to satisfy the requirements of 24 V.S.A. §4441(c) requiring that the Planning Commission prepare a written report summarizing the proposed amendments to Lincoln's 3/1/2011 Zoning. The Lincoln Planning Commission will hold a public hearing scheduled for November 2, 2023 at 6:30 pm, at the Lincoln Town Offices, 62 Quaker Street, Lincoln, in person and via Zoom.

Notice of this hearing is posted in the October 19, 2023 *Addison Independent*.

STATEMENT OF PURPOSE AND AREAS OF TOWN AFFECTED

On October 5, 2023 the Planning Commission completed its work on the Bylaw Modernization Grant. The goal of this project was to increase housing opportunities for residents of all income levels by making it easier to develop affordable, smaller homes on smaller parcels in the four Village Districts. Revisions to Lincoln's bylaws, based on the analysis of existing land development patterns, are proposed in this draft. A 2022 housing survey and feedback from Lincoln's municipal boards support these revisions.

This work was made possible by a 2022 Bylaw Modernization Grant from the VT Department of Housing and Community Development (DHCD).

The Planning Commission has proposed changes in several Articles and added Site Plan Review for certain uses in the Village Districts. The Planning Commission believes these proposed changes further the goals of Lincoln's Town Plan and conform to State of Vermont statutes enabling municipal land use regulations. The following list highlights the changes that the Planning Commission deems the most substantive. It does not discuss every single minor change. Accordingly, all are encouraged to read the entire document.

1. **Dimensional Standards, Article III.** The most substantive change to these proposed regulations is the change in minimum lot size for the Village Districts Areas.
 - Reduce the minimum Lot size in the **Lincoln Center District** to ¼ acre. Reduce the minimum Lot size in the other three village districts to ½ acre. (SEC. 310/314).

- Reduce the minimum side yard setbacks in all of the four districts, Lincoln Center; 10', West Lincoln: 15', Downingsville: 15', South Lincoln: 15'.
 - Due to the above change in dimensional standards, the Planning Commission proposed a name change: **Village-1**, for Lincoln Center and **Village-2** for West Lincoln, Downingsville and South Lincoln.
 - Proposed a minimum lot frontage of 70'. For example, a ¼ acre lot with 70' of frontage would have a lot depth of 155.5' Lincoln currently has no minimum lot frontage.
 - Included a parking requirement for Accessory Dwelling Units (ADUs) and/or 1–2-bedroom apartments of 1 space /dwelling unit. (**SEC. 532**).
2. **Allowable Uses and the Addition of a Comprehensive Use Table, Article III.**
 - Allow **multi-family, 3-5 units** as permitted with Site Plan Review in all of the Village Districts.
 - Allow **Senior/ADA Compliant Housing** as permitted with Site Plan Review in all zoning districts.
 - Develop a comprehensive **Use Table** that combines all zoning districts and proposed uses in one chart.
 3. **The Review Process, Article VII.** The Planning Commission has proposed adding **Site Plan Review** as a tool in the review process.
 4. **Definitions, Article VIII.** To improve the clarity of the proposed regulations the Planning Commission added and edited a number of definitions in Article IIIV.
 5. **Change of Municipal Board Names, Entire Document.** Since the last zoning update, the Town of Lincoln changed its municipal board structure from a Zoning Board of Adjustment (ZBA) to a Development Review Board (DRB). These proposed regulations reflect the change in name and board function.
 6. **Planned Unit Developments (PUD's).** The Planning Commission has proposed changes in the use of Planned Unit Developments (PUDs) in the Village Districts.

The Planning Commission believes the changes improve the ability for an applicant to navigate the regulations, will promote thoughtful land development implementing the Lincoln Town Plan, and provide Lincoln with more opportunities for right sized housing in the Village Districts. Our goal is to implement our Town Plan and make Lincoln a better place to live for all its citizens.

On behalf of the Planning Commission members, thank you for your consideration.

The Lincoln Planning Commission