

Housing Task Force

September 18, 2024

- Existing Zoning Regulations & Map
- Stowe Town Plan
- Recent State Legislation
- Recent Planning Projects
- Opportunities for Collaboration
- Recommended Zoning Amendments
- Questions / Discussion

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graph LR; A[Statewide Planning Goals  
24 V.S.A. § 4302] --> B[Municipal Plans  
24 V.S.A. § 4382]; B --> C[Zoning Regulations]; B --> D[Subdivision Regulations];
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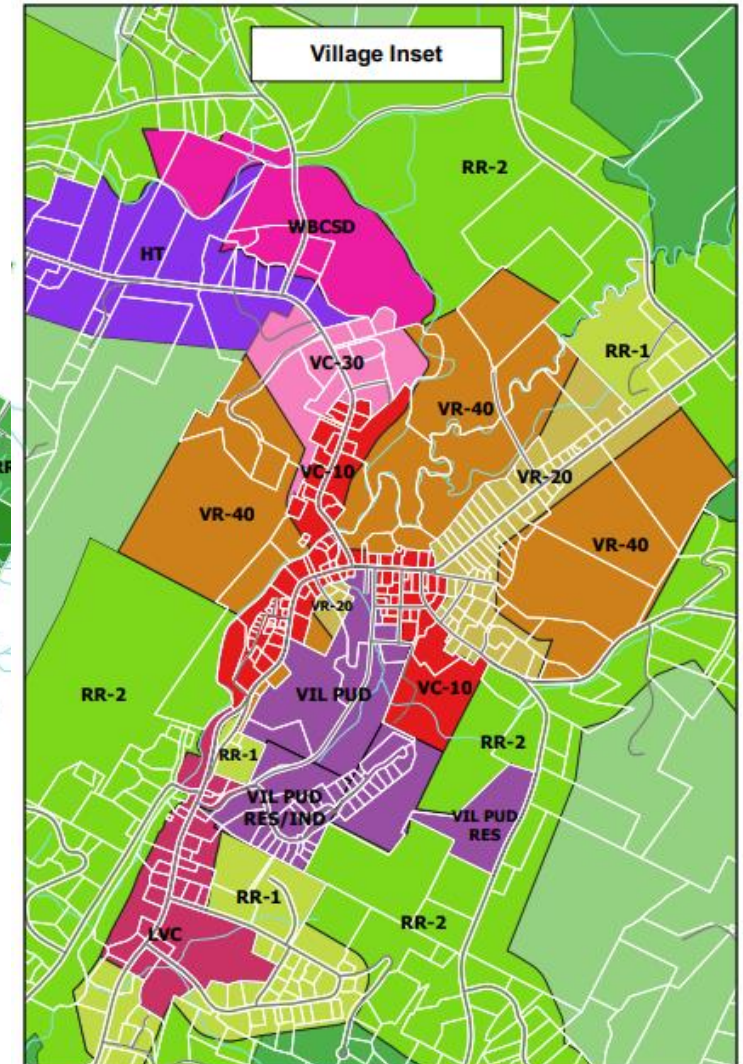
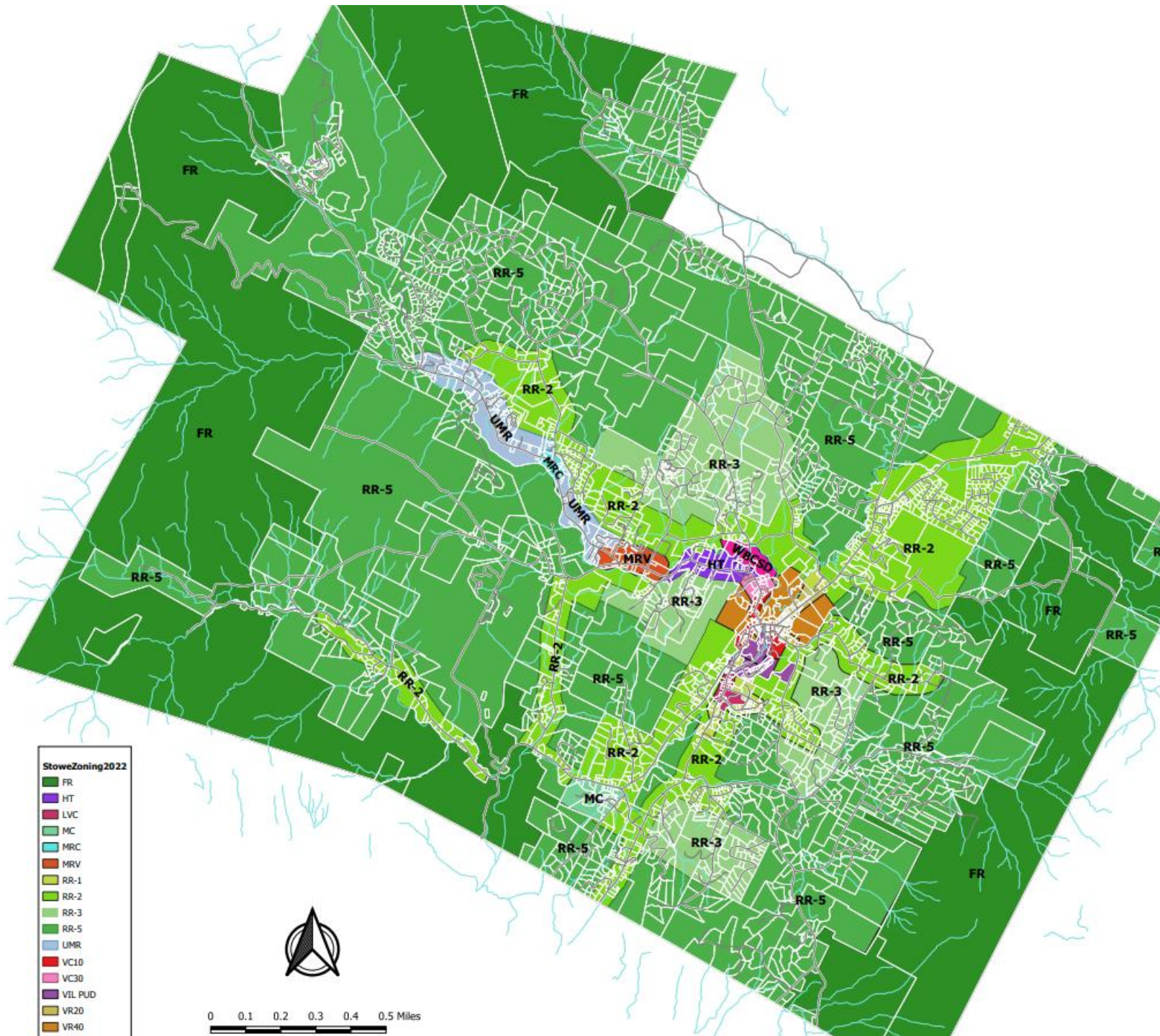
**Statewide
Planning Goals**
24 V.S.A. § 4302

Municipal Plans
24 V.S.A. § 4382

**Zoning
Regulations**

**Subdivision
Regulations**

Town of Stowe Zoning District Map

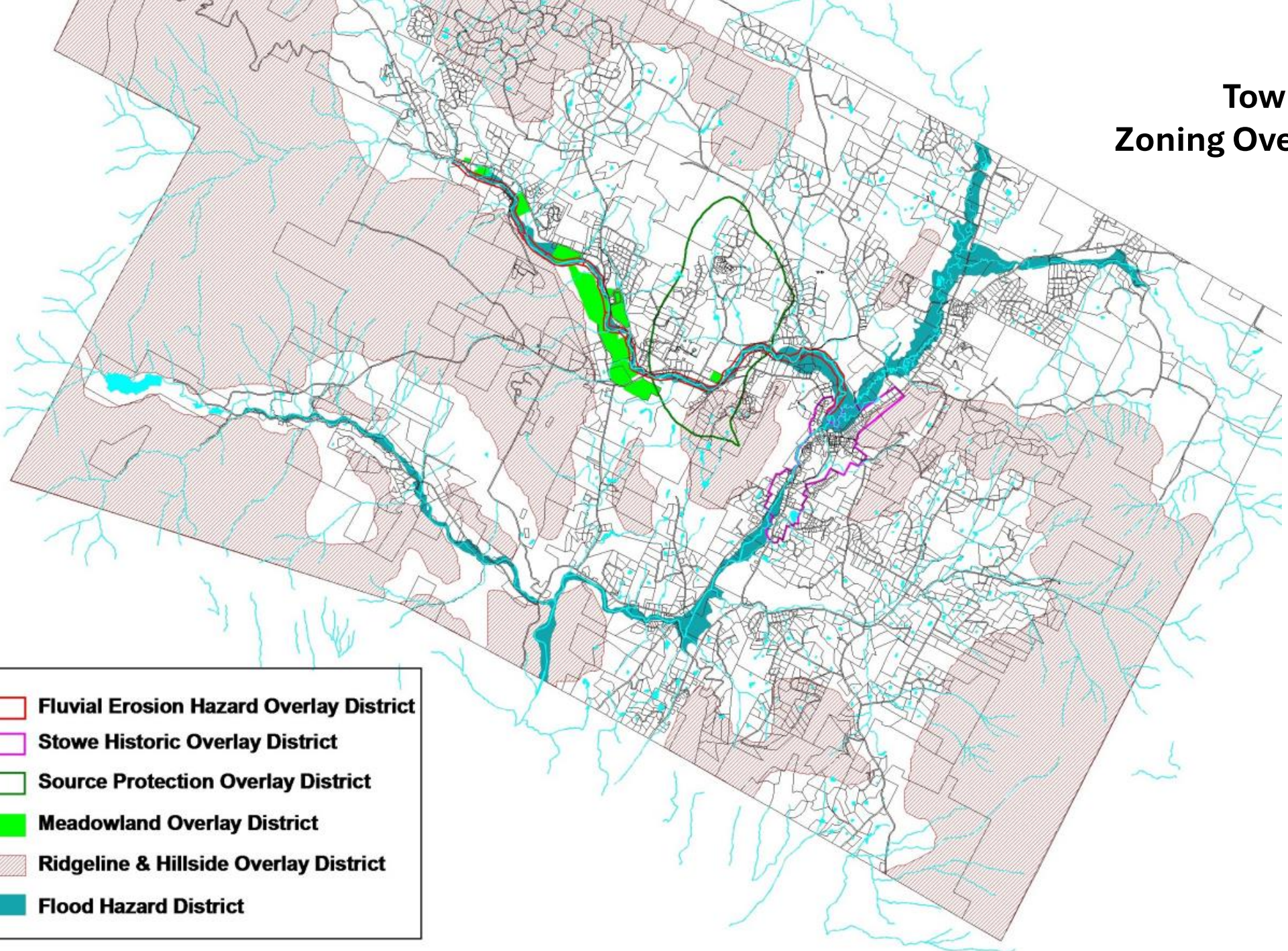


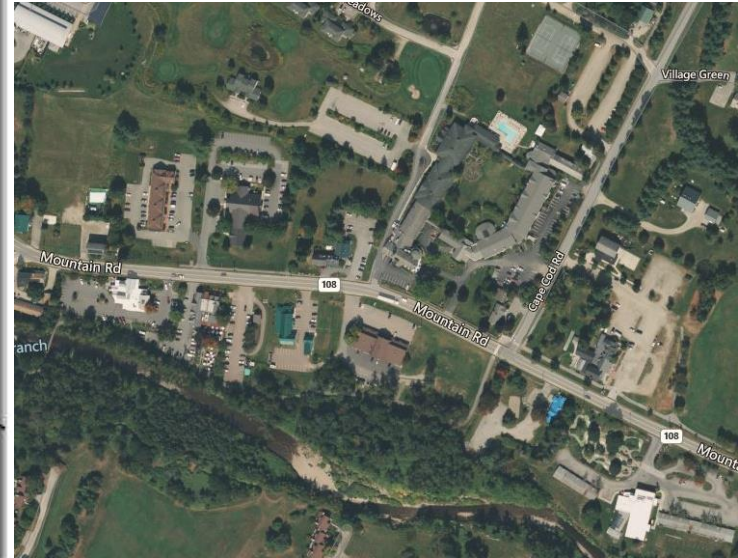
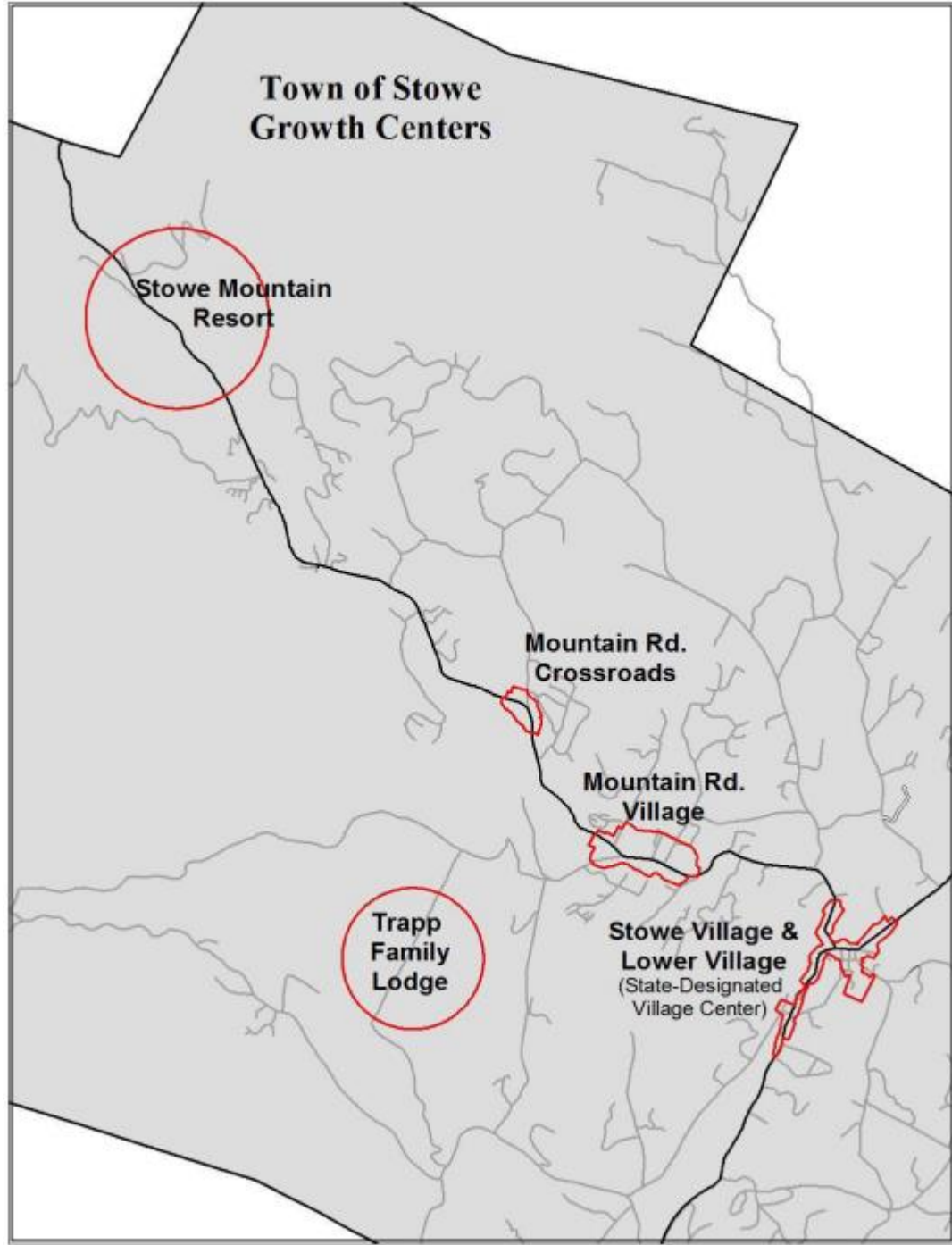
- StoweZoning2022
- FR
 - HT
 - LVC
 - MC
 - MRC
 - MRV
 - RR-1
 - RR-2
 - RR-3
 - RR-5
 - UMR
 - VC10
 - VC30
 - VIL PUD
 - VIL PUD RES/IND
 - VR20
 - VR40

0 0.1 0.2 0.3 0.4 0.5 Miles

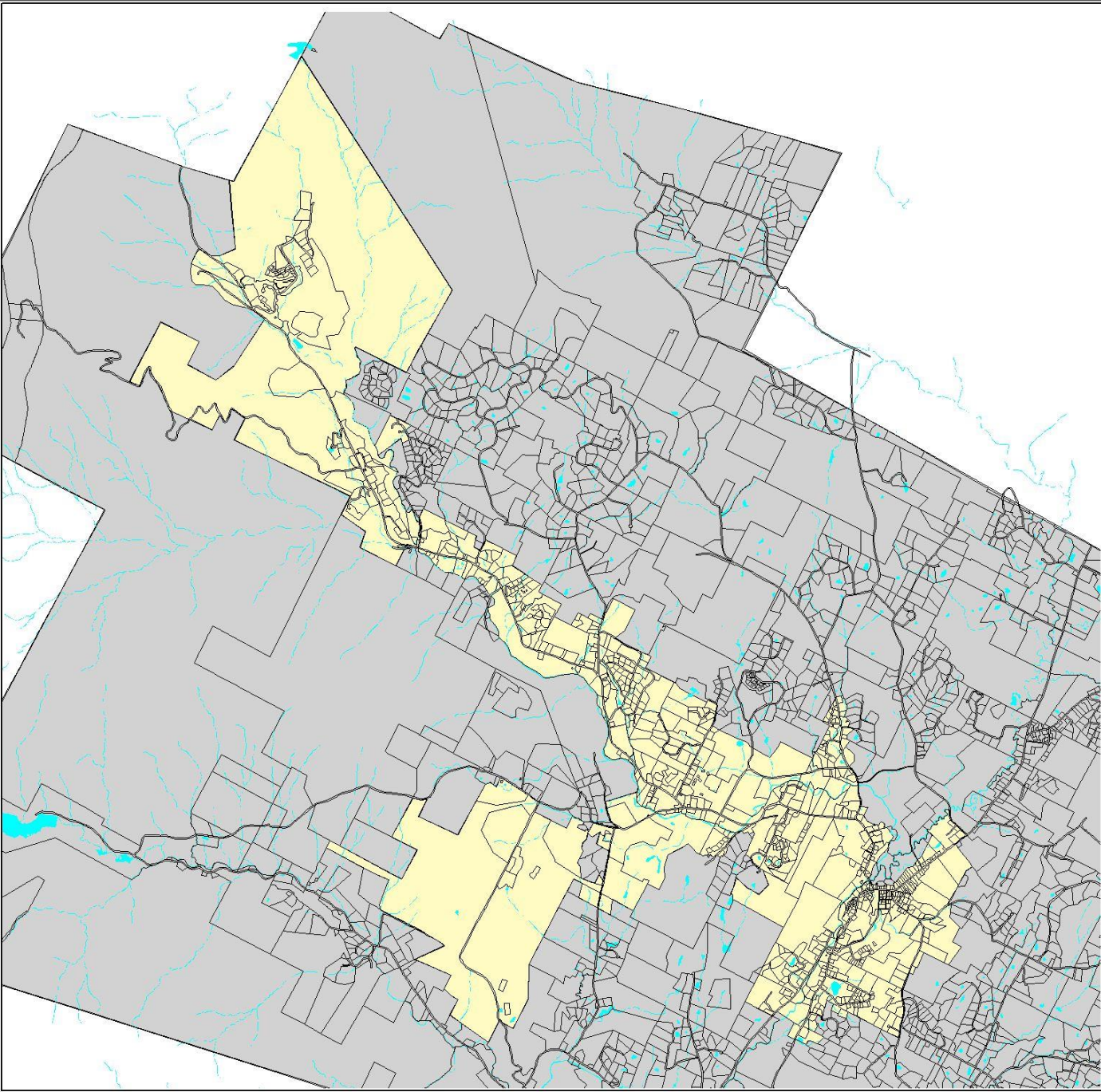
Town of Stowe Zoning Overlay District Map

-  **Fluvial Erosion Hazard Overlay District**
-  **Stowe Historic Overlay District**
-  **Source Protection Overlay District**
-  **Meadowland Overlay District**
-  **Ridgeline & Hillside Overlay District**
-  **Flood Hazard District**



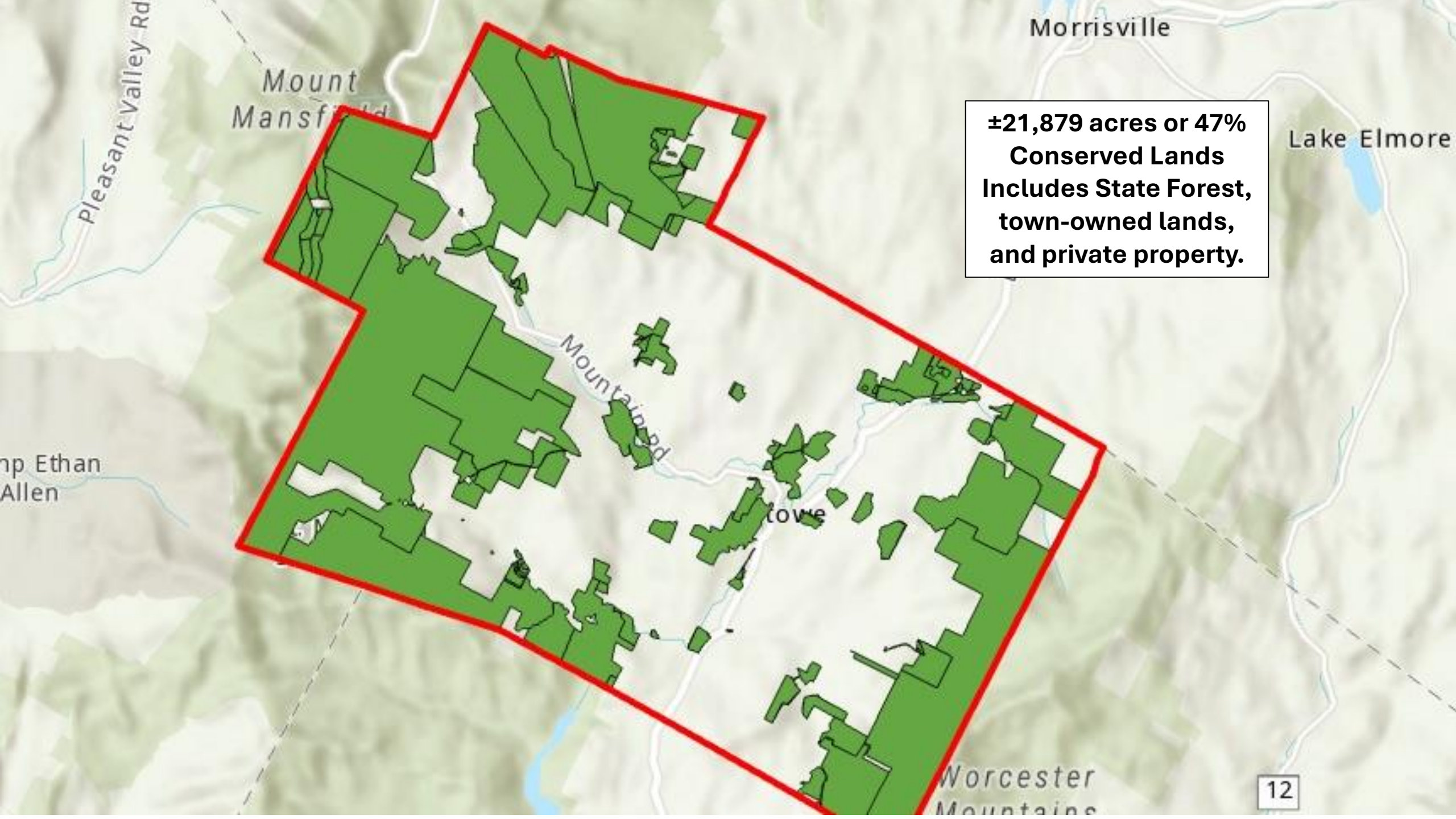


Town of Stowe Sewer Service Area

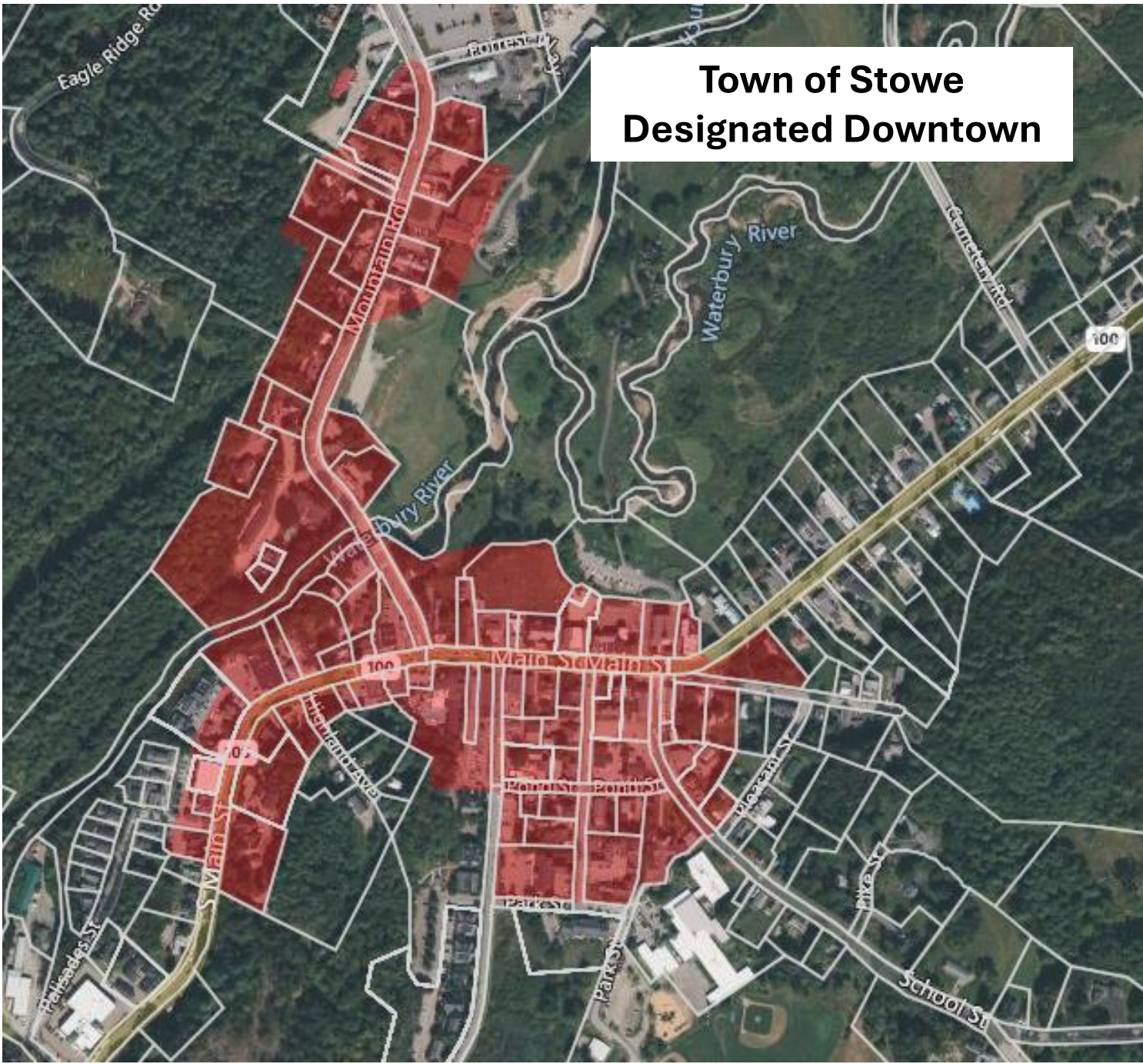


-  Sewer Service Area
-  2009 Parcels





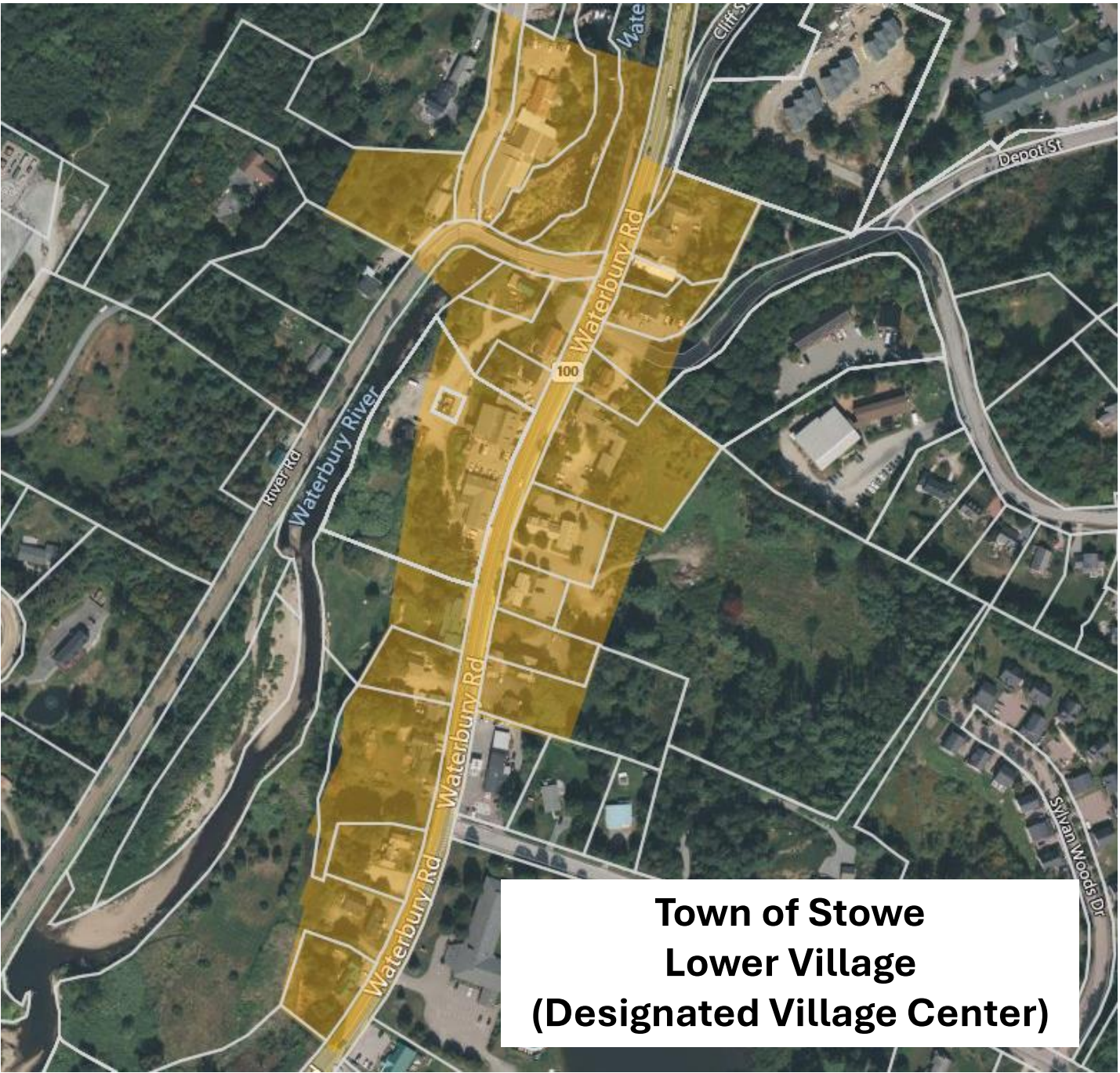
**±21,879 acres or 47%
Conserved Lands
Includes State Forest,
town-owned lands,
and private property.**



**Town of Stowe
Designated Downtown**



Designated Downtown	Benefits
<p>Program Benefits</p> <p>The downtown designation program supports local revitalization efforts across the state by providing technical assistance and state funding to help designated municipalities build strong communities. Once designated, the community will be eligible for the following benefits:</p>	
<p>Downtown and Village Center Tax Credits</p>	
<p>10% Historic Tax Credits</p> <ul style="list-style-type: none"> ■ Available as an add-on to approved Federal Historic Tax Credit projects. ■ Eligible costs include interior and exterior improvements, code compliance, plumbing and electrical upgrades. 	
<p>25% Historic Tax Credits</p> <ul style="list-style-type: none"> ■ Eligible facade work up to \$25,000. 	
<p>50% Code Improvement Tax Credits</p> <ul style="list-style-type: none"> ■ Available for up to \$50,000 each for sprinkler systems; up to \$75,000 for elevators; and \$12,000 for lifts. ■ Eligible code work includes ADA modifications, electrical, fire safety, or plumbing up to \$50,000. 	
<p>Downtown Transportation Fund</p>	
<ul style="list-style-type: none"> ■ Eligible to receive loans, loan guarantees, or grants up to \$100,000 for capital transportation and related capital improvement projects. ■ Grants may not exceed 50% of a project's cost. 	
<p>Priority Consideration for State Grants</p>	
<ul style="list-style-type: none"> ■ Priority consideration for various ACCD, VTrans and ANR grants and incentives including, ACCD's Municipal Planning Grants, State Historic Preservation grants, Vermont Community Development Program (VCDP) grants, VTrans Bike/Ped and Transportation Alternatives grants, Northern Border Regional Commission Grants, ANR Water and Wastewater subsidies and loans, and various other state grants and resources. 	
<p>Traffic Calming and Signage Options</p>	



**Town of Stowe
Lower Village
(Designated Village Center)**



Designated Village Centers

Benefits

Program Benefits

The Vermont village center designation program supports local revitalization efforts across the state by providing technical assistance and state funding to help designated municipalities build strong communities. Once designated, the community will be eligible for the following benefits:

Technical Assistance

- Technical assistance provided by the state to support local village revitalization and planning efforts.

Downtown and Village Center Tax Credits

10% Historic Tax Credits

- Available as an add-on to approved Federal Historic Tax Credit projects.
- Eligible costs include interior and exterior improvements, code compliance, plumbing and electrical upgrades.

25% Historic Tax Credits

- Eligible facade work up to \$25,000.

50% Code Improvement Tax Credits

- Available for up to \$50,000 each for sprinkler systems; up to \$75,000 for elevators; and \$12,000 for lifts.
- Eligible code work includes ADA modifications, electrical, fire safety, or plumbing up to \$100,000.

50% Flood Mitigation Credit

- Available for up to \$100,000 for structural and non-structural upgrades to reduce or eliminate flood damage

Priority Consideration for State Grants

Stowe Town Plan

ADOPTED BY THE STOWE SELECTBOARD

NOVEMBER 13, 2018



Housing Goal:

To ensure the availability of housing for all Stowe residents and nonresident property owners that is of high-quality design, is energy efficient, and is compatible with the character of the community.

2024 EDITION

VERMONT PLANNING,
DEVELOPMENT AND
LAND USE LAWS
ANNOTATED

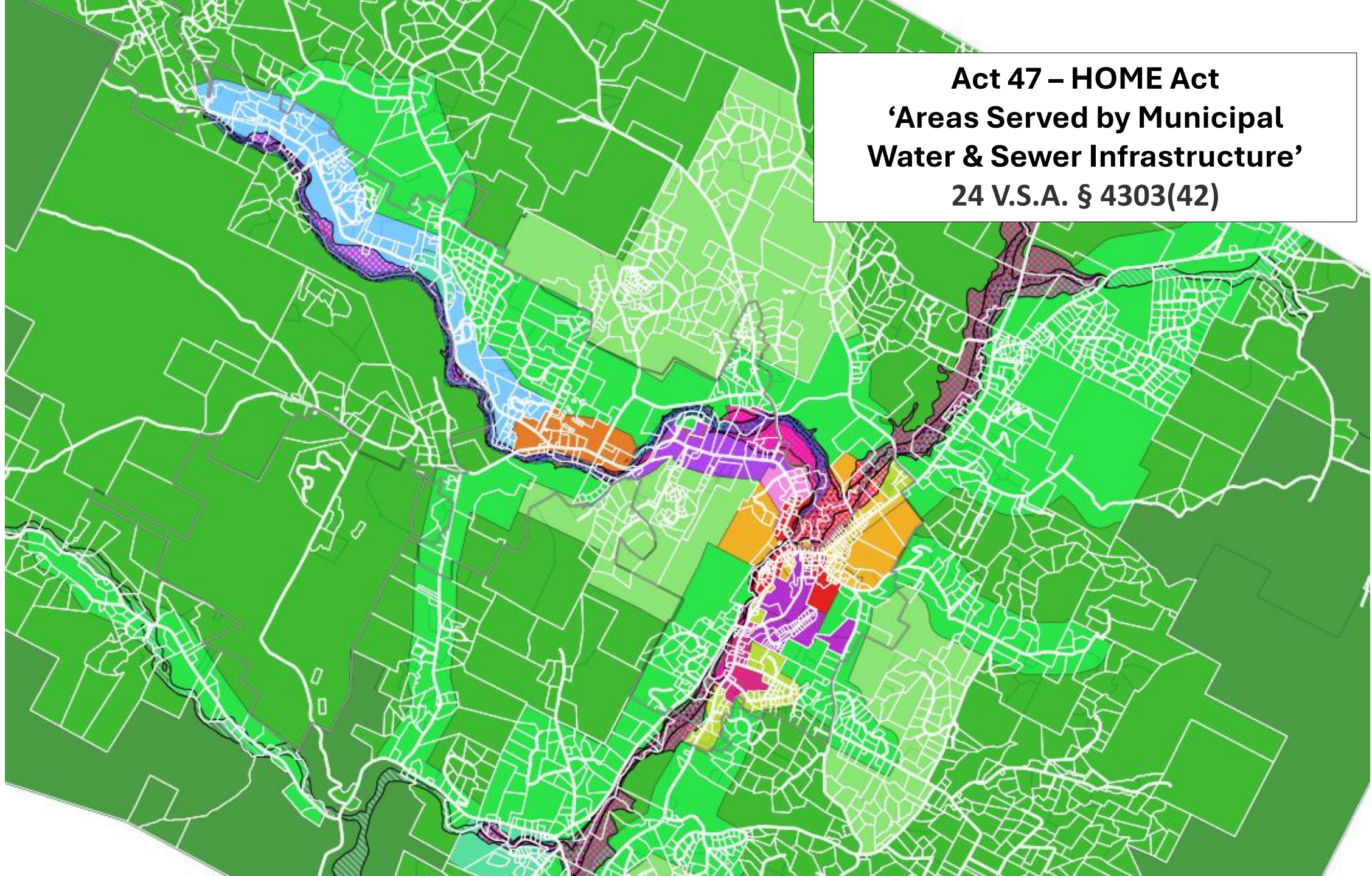


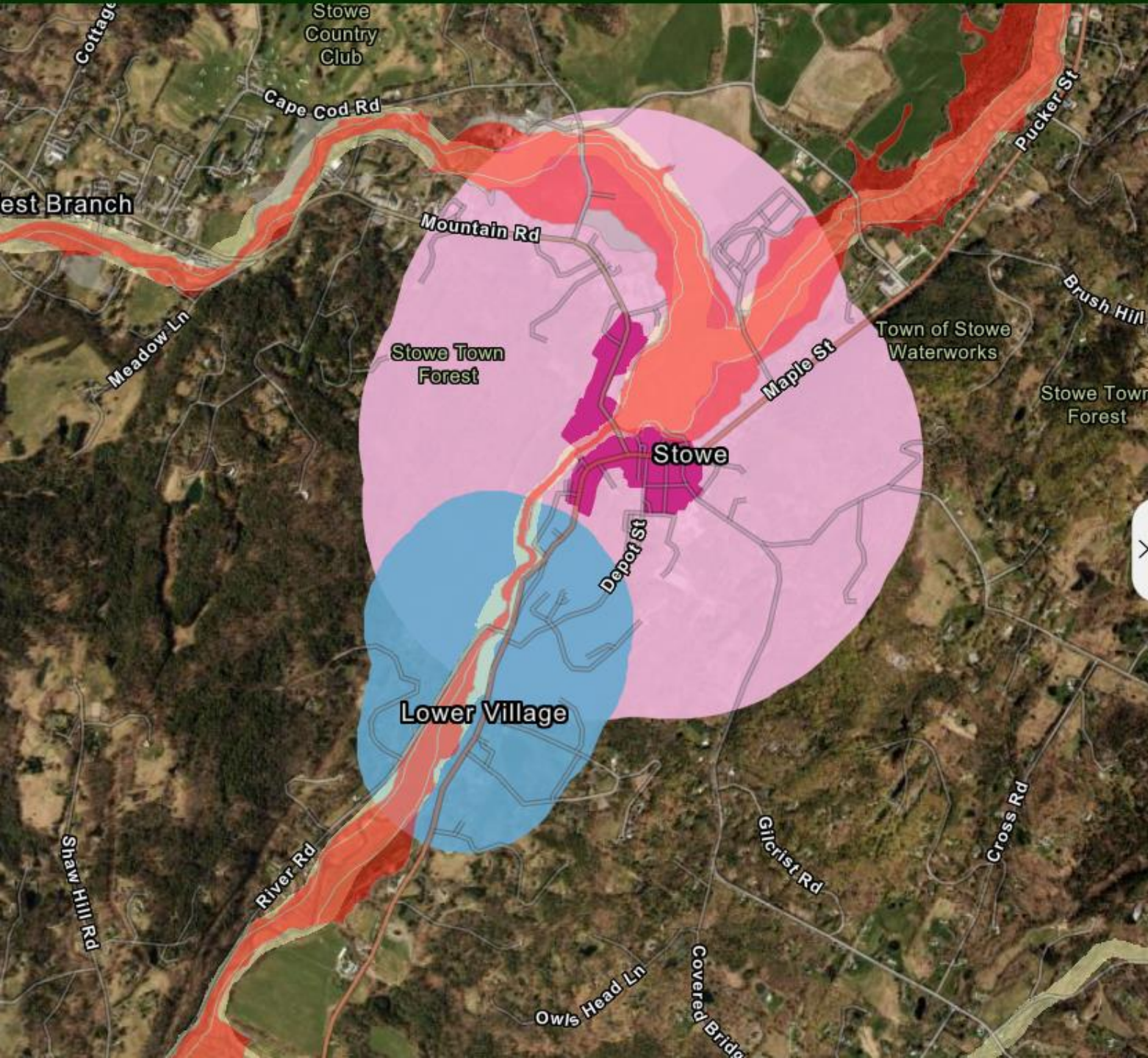
Recent Legislation

Act 47 (2023)

Act 181 (2024)

**Act 47 – HOME Act
'Areas Served by Municipal
Water & Sewer Infrastructure'
24 V.S.A. § 4303(42)**





Interim Act 250 Exemptions:

I.) Unlimited Dwellings *in* Downtown Centers

Sec. 31 (Until January 1, 2027)

DD; Zoning/Bylaws; Sewer or Water or Adequate Soils

II.) 75 Dwelling Units *in* New Town Center, Growth Center, and Neighborhood Development Area

Sec. 31&32 (Until January 1, 2027)

NTC, GC, NDA; Zoning/Bylaws; Sewer or Water or Adequate Soils

III.) 50 Dwelling Units *in and around* Villages

Sec. 31 (2)(A) (Until July 1, 2027)

VC + ¼ mile; Zoning/Bylaws; Sewer or Water or Adequate Soils

IV.) Priority Housing Project (PHP) Expansion *in & around* Designations

Sec. 24. 10 V.S.A. § 6001(3)(D)(viii)(III) (Until January 1, 2027)

NDA, DD, GC + ½ mile; Zoning/Bylaws; Sewer or Water or Adequate Soils

V.) 50 Dwelling Units *along* Urbanized Transit Routes

Sec. 31-32 (2)(A) (Until July 1, 2027)

Tract or tracts of land 10 acres or less, located entirely within a census-designated urbanized areas with over 50,000 residents + ¼ mile of a transit route

A hand holding a red pen is pointing to a zoning map. The map shows various lots and streets, with some areas shaded in grey. The text "Recent Zoning Amendments" is overlaid in the center of the map.

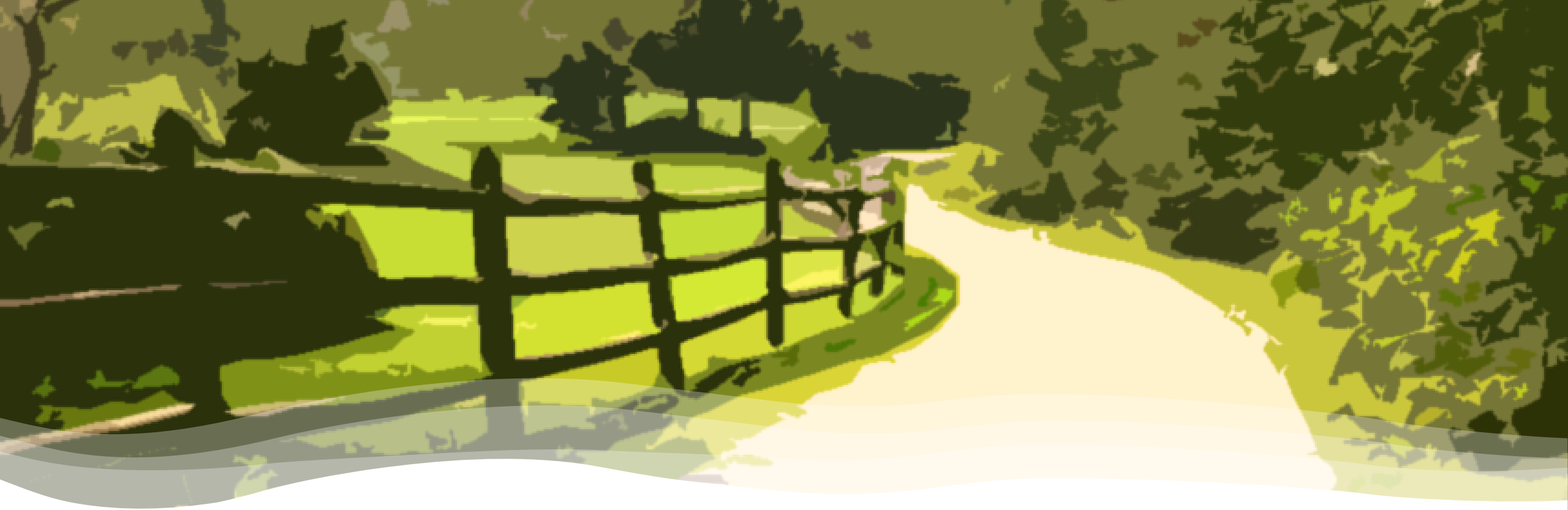
Recent Zoning Amendments

Recommended Zoning Amendments

Future Projects

Opportunities for Collaboration





Questions/General Discussion