Elmore Unified Zoning and Subdivision Bylaws
Update and Adoption Timeline

November 2026	HOME Act Revision	Review revisions required by the HOME Act related to: • Two-Unit Dwellings • Accessory Apartments/Accessory Dwelling Units • Emergency Shelters • Review Process and appeals • Parking • Density Bonus
December 2026	HOME Act Revisions Table of Uses	Review revisions required by the HOME Act related to: • Two-Unit Dwellings • Accessory Apartments/Accessory Dwelling Units • Emergency Shelters • Review Process and appeals • Parking • Density Bonus Review formatting and potential changes to zoning district use matrix/table of uses
January 2027	HOME Act Revisions Table of Uses	Review PC edits of Home Act Revisions Review formatting and potential changes to zoning district use matrix/table of uses
February 2027	Table of Uses Administrative Subdivision	Review formatting and potential changes to zoning district use matrix/table of uses Review Elmore's current Administrative Subdivision Review Process. Consider if any edits or expansion is warranted.
March 2027	Administrative Subdivision Zoning Administrator "House Keeping" Non-Conformities	Further Review of Administrative Subdivision Review Edits Review list of "housekeeping" edits identified by Zoning Administrator Review/update language related to nonconformities vs. noncompliant uses/structures
April 2027	Administrative Subdivision Zoning Administrator "House Keeping" Non-Conformities	Further review of Administrative Subdivision Review Edits (if needed) Review list of "housekeeping" edits identified by Zoning Administrator (if needed) Review/update language related to nonconformities vs. noncompliant uses/structures

	"Dark Sky" Standards	Review possible "Dark Sky" revisions to lighting standards.
May 2027	Dark Sky Standards Energy Generation Abandoned Buildings	Further review of Review possible "Dark Sky" revisions to lighting standards. Review state parameters/options to address energy generation in local bylaws Review Abandoned Building provisions
June 2027	Dark Sky Standards Energy Generation Abandoned Buildings Development on Class 4 Roads	Further review of Review possible "Dark Sky" revisions to lighting standards (if needed) Review state parameters/options to address energy generation in local bylaws Review Abandoned Building provisions Review standards for development on Class 4 roads.
July 2027	Abandoned Buildings Development on Class 4 Roads Private Cemeteries	Further review of Abandoned Building provisions (if needed) Further review standards for development on Class 4 roads (if needed) Review of provisions related to Private Cemeteries
August 2027	Development on Class 4 Roads Private Cemeteries Other edits/provisions	Further review standards for development on Class 4 roads (if needed) Further review of provisions related to Private Cemeteries (if needed) Review other edits/provisions as needed
September 2027	Zoning Districts and Boundaries	Hold for meeting to review Zoning District Boundaries and/or possible meeting with residents and property owners regarding district specific issues
October 2027	Zoning Districts and Boundaries	Hold for meeting to review Zoning District Boundaries and/or possible meeting with residents and property owners regarding district specific issues
November 2027	Review Complete Draft	Review complete draft of bylaw amendments
December 2027	Review Complete Draft	Continue review of complete draft of bylaw amendments. Potential vote to begin public hearing process
ADOPTION PROCESS BEGINS ***Plan at least four months for the hearing and adoption process***		
(Date)	Warn Planning Commission Hearing	Hearing must be warned at least 15 days in advance. Also 15 days in advance, copy of bylaws and report

		summarizing bylaws must be mailed, hand delivered, or emailed with receipt confirmation to neighboring communities.
(Date)	**Hold Planning Commission Hearing**	Following the hearing, the PC may make changes to the bylaws. The PC then votes to forward the bylaws to the Selectboard.
(Date)	Warn Selectboard Hearing	Hearing must be warned at least 15 days in advance. No additional mailing to neighboring communities required.
(Date)	**Hold Selectboard Hearing**	The Selectboard may make changes to the bylaws. The PC should be given an opportunity to review and comment on any changes. If the Selectboard makes changes **more *than 15 days*** before the hearing**,** no new hearing is needed. If the Selectboard makes changes ***less than 15 days*** before the hearing, or ***after*** the hearing, a new hearing of the Selectboard is needed.
(Date)	Selectboard Votes to Adopt Bylaws	Bylaws go into effect 21 days following adoption by Selectboard, unless a petition signed by five percent of voters requests vote by Australian Ballot

- Details regarding the adoption process are found in 24 V.S.A. § 4441 and 24 V.S.A. § 4442.
- If desired, LCPC is available to assist with the hearing notice, reports, and any other aspect of the adoption process requested by the Town.
- While not required by Statute, given the variety of amendments, the Planning Commission may consider holding a joint meeting with the DRB and ZA to walk through the document and make any final changes before beginning the formal public hearing process.