Planning Commission Reporting Form for Municipal Bylaw Amendments

Town of Pittsford, VT - Zoning Regulation Update

Date of Update: February 26, 2026

This report is in accordance with 24 V.S.A. §4441(c) and has been prepared and updated by the Town of Pittsford Planning Commission. The report includes a brief explanation of the proposed zoning amendment, a statement of purpose, and findings regarding the proposal's compliance with statutory requirements.

Statement of Purpose

The purpose of the hearing is to amend the Town of Pittsford's Zoning Regulations to incorporate subdivision regulations (Attachment B) pursuant to 24 V.S.A. §4418, update provisions to comply with superseding state law, and allow higher-density development along the Route 7 corridor, including the town's village zoning district.

Brief Explanation of the Proposed Amendment

The proposed zoning amendment is multi-faceted. Several sections have been updated to ensure compliance with superseding state law, including revisions to Article IV allowing a density of five dwelling units per acre in areas served by both municipal water and sewer systems. The amendment incorporates subdivision regulations (Attachment B) pursuant to 24 V.S.A. §4418, which authorizes local subdivision review by the Zoning Board of Adjustment (ZBA) and is intended to make certain lands and uses eligible for Act 250-related exemptions. Additional revisions to Article IV reduce minimum lot size and setback requirements along the Route 7 corridor and introduce a setback waiver provision to support development that fits the existing layout and character of the area. Finally, the amendment adds specific criteria for site plan review (Section 1003) to address considerations related to traffic, neighborhood character, and the adequacy of infrastructure and services.

Conformance with Municipal Plan Goals and Policies

The Municipal Plan's Land Use actions state: "The town will revise its zoning ordinance to ensure that growth is managed in more rural areas and encouraged in the village area. The town may consider the adoption of subdivision regulations." The proposed amendment directly advances these actions by incorporating subdivision regulations to guide development and ensure that growth, especially in rural areas, is appropriately managed. It also supports village-area growth by reducing minimum lot size and setback requirements within the Village Center and Commercial Districts, and by adhering to state law requiring greater density where both municipal water and sewer service are available. The addition of a setback waiver provides flexibility to accommodate development patterns consistent with the surrounding built environment, while the inclusion of expanded site plan review criteria helps manage potential impacts of growth. The Town Plan further states: "The town should research and pursue development opportunities and requirements for supporting business growth." The incorporation of subdivision regulations supports this directive by enabling Act 250-related exemptions and eligibility for neighborhood designation, which can expand access to tax credits and other incentives.

Conformance with Municipal Plan's Proposed Future Land Uses and Densities

The proposed amendment remains consistent with the Municipal Plan's proposed future land uses and densities by continuing to encourage growth in the Village and Commercial Districts. Changes to lot size and setback requirements were made to comply with state law and to promote development in locally-identified growth areas, consistent with the town's land use strategy.

Any Specific Proposals for Any Planned Community Facilities

N/A