



43 Bombardier Road, Milton, Vermont 05468
802.893.6655 www.miltonvt.gov

Bylaw Summary & Statement of Purpose

Provide a brief explanation of the bylaw and a statement of purpose (per 24 V.S.A. §4441) as required for notice under 24 VSA §4444. Use as much space as needed.

The proposed amendments to the Unified Development Regulations (UDR) update the Use Table for Milton's commercial, industrial, and mixed-use zoning districts. The amendments expand opportunities for certain commercial and industrial uses by allowing additional uses in specified districts and, in some cases, adjusting the level of review required. No existing uses are being removed from the Use Table.

The purpose of the amendments is to address identified omissions and inconsistencies in the Use Table, better align the UDR with the goals and policies of the 2026 Town Plan, and provide greater flexibility for the continued use and redevelopment of existing properties. These changes support business investment and create employment opportunities within areas already planned for commercial and industrial activity. The amendments are also intended to maintain compatibility with the purpose and intended development pattern of each zoning district by assigning uses and levels of review appropriate to the characteristics of both the use and zoning district.

Findings on Municipal Plan Furtherance

Explain how the bylaw conforms with or furthers the goals and policies contained in the municipal plan. Use as much space as needed.

- 1) Goal 2.1 Prioritize Milton's Business Climate through Predictable Processes, Reliable Infrastructure, and Supportive Policies
 - Strategy 2.1.2: Align infrastructure planning with business and redevelopment needs.
 - Strategy 2.1.3: Improve pre-application and technical review pathways.
 - Strategy 2.1.4: Promote land-use policies that support reinvestment and flexibility.

The proposed amendments further this goal by expanding opportunities for commercial and industrial uses within existing commercial, industrial, and mixed-use zoning districts. These changes provide greater predictability for businesses and property owners considering new investment, reuse, or redevelopment of existing properties. The amendments also provide greater flexibility for properties already designated for commercial and industrial activity and better align land-use regulations with business and redevelopment needs in areas where commercial and industrial development is already planned.

- 2) Goal 2.2 Enhance the Competitiveness and Long-Term Readiness of Industrial and Employment Districts
 - Strategy 2.2.4: To the maximum extent practicable, allow for modernization and redevelopment of constrained parcels so new projects contribute to the growth of the grand list and provide employment opportunities.

The proposed amendments further this goal by expanding permitted and conditional use opportunities within the industrial districts. The changes provide greater flexibility for continued investment, modernization, and redevelopment of existing properties, allowing a response to changing business needs. By expanding the range of uses in these districts, the amendments also support opportunities for new investment, employment, and growth of the grand list.

3) Goal 2.3 Revitalize the Town Core as a Walkable, Mixed-Use Commercial and Civic Center

- Strategy 2.3.2: Support infill development and adaptive reuse.
- Strategy 2.3.3: Enable modern commercial formats compatible with existing parcels.

The proposed amendments further this goal by expanding opportunities for compatible commercial uses within commercial and mixed-use districts. The changes provide greater flexibility for reinvestment, adaptive reuse, and changing commercial needs within existing properties.

4) Goal 2.6 Leverage Capital Investments and Regional Partnerships to Expand Funding Capacity and Long-Term Readiness

- Strategy 2.6.6: Promote long-term planning practices that reduce business risk and support investment confidence.

The proposed amendments further this goal by expanding opportunities for commercial and industrial uses within areas already planned for this activity. Updating the Use Table to better reflect current and future business needs supports a more predictable regulatory environment for property owners and businesses considering investment or redevelopment.

5) Goal 4.4 Strengthen Informal Learning and Community Supports

- Strategy 4.4.3: Promote access to enrichment opportunities for residents of all ages and income levels.

The proposed amendments further this goal by expanding opportunities for educational and recreational uses in additional zoning districts. These changes provide additional locations where learning, training, recreation, and other enrichment opportunities may be considered.

6) Goal 8.3 Encourage Energy Transition Through Land Use, Transportation, and Siting Decisions That Respect Community Character and Natural Systems

- Strategy 8.3.1: Reinforce mixed-use development patterns in the Town Core that reduce transportation energy demand, vehicle emissions, and pressure on outlying natural and working lands.

The proposed amendments further this goal by expanding compatible use opportunities within the Town Core's commercial and mixed-use districts. These changes reinforce the compact, mixed-use development pattern envisioned by the Town Plan by providing additional opportunities for commercial, employment, and mixed-use activity within the Town Core.

7) Goal 10.1 Establish a Predictable, Infrastructure-Aligned Pattern of Growth

- Strategy 10.1.1: Direct the majority of new housing and commercial activity to areas served by municipal water, wastewater, and multimodal infrastructure through zoning and land use policy.
- Strategy 10.1.2: Align zoning districts, dimensional standards, and DRB review criteria with the Planning Areas and Future Land Use Map (FLUM).

The proposed amendments further this goal by increasing the range of uses that may be considered within areas already designated and developed for commercial, industrial, and mixed-use activity. Providing additional flexibility within these established districts supports reinvestment and redevelopment of existing properties, is consistent with the development pattern identified in the Town Plan and Future Land Use Map and makes more effective use of areas where development and infrastructure are already concentrated.

8) Goal 10.2 Reinforce the Town Core as Milton's Civic, Housing, and Mixed-Use Center

- Strategy 10.2.1: Ensure zoning districts support compact mixed-use buildings, higher-density residential options, and context-sensitive redevelopment.
- Strategy 10.2.3: Promote adaptive reuse and reinvestment in aging commercial sites and historic buildings through regulatory flexibility and targeted incentives.
- Strategy 10.2.5: Use zoning updates to allow the intensity and form envisioned in the designated Planning Areas.

The proposed amendments further this goal by providing additional opportunities for compatible uses and reinvestment within established commercial and mixed-use districts. The addition of Live-Work Unit as a permitted use in the M5 Old Towne Residential/Commercial District is particularly consistent with this goal by allowing residential and employment activity to occur together within a district intended for mixed-use development.

9) Goal 10.3 Modernize Industrial and Employment Districts to Support Economic Stability

- Strategy 10.3.3: Maintain industrial areas as long-term employment centers by preventing incompatible uses.
- Strategy 10.3.5: Promote redevelopment that improves environmental performance and reduces conflicts with adjacent uses.

The proposed amendments further this goal by expanding use opportunities within the industrial districts while maintaining their primary role as employment and industrial areas. Uses and levels of review were considered based on compatibility with the purpose and development pattern of each industrial district. The amendments also provide additional opportunities for redevelopment while maintaining appropriate levels of review based on the use and its location, allowing potential conflicts with adjacent uses to be considered through the development review process.

Findings on Safe & Affordable Housing

Explain the effect of the bylaw on the availability of safe and affordable housing. Use as much space as needed.

The proposed amendments do not adversely affect the availability of safe and affordable housing. The amendments are focused on commercial and industrial uses and do not remove existing residential uses or reduce residential densities.

The amendments provide an additional housing opportunity by allowing Live-Work Unit as a permitted use in the M5 Old Towne Residential/Commercial District. This supports an additional housing choice within an established mixed-use district and is consistent with the Town Plan's direction to expand housing choices and support housing within the Town Core and Growth Area.

Findings on Required Provisions & Prohibited Effects

Explain how the bylaw conforms with 24 V.S.A. §4412. Use as much space as needed.

The proposed amendments conform with 24 V.S.A. §4412 because they do not modify or restrict the uses, development rights, or protections established by that section. The amendments are limited primarily to changes to the Use Table within existing commercial, industrial, and mixed-use zoning districts and do not remove existing residential uses or reduce residential density.

Check each box to confirm the bylaws conform with these provisions in 24 V.S.A. §4412 (as applicable):

- ✓ Mobile, modular and prefabricated housing
- ✓ Mobile home parks
- ✓ Duplex uses
- ✓ Multi-unit dwelling uses

- ✓ Accessory dwelling unit uses
- ✓ Residential care homes or group homes
- ✓ Hotels for emergency housing
- ✓ Existing small lots
- ✓ Required frontage
- ✓ Home occupations
- ✓ Childcare home or facility
- ✓ Heights of renewable energy structures
- ✓ Nonconformities
- ✓ Communications antennae and facilities
- ✓ Planting projects in flood hazards
- ✓ Accessory on-farm businesses
- ✓ Lot and dimensional standards for minimum dwelling unit density
- ✓ Density for affordable housing

Findings on Limitations on Municipal Bylaws

Explain how the bylaw conforms with 24 V.S.A. §4413. Use as much space as needed.

The proposed amendments conform with 24 V.S.A. §4413 because they do not alter the UDR provisions governing uses and activities subject to the limitations on municipal regulation established by that section. The amendments do not impose additional restrictions on those uses or otherwise affect the statutory limitations established by §4413.

Check each box to confirm the bylaws conform with these provisions in 24 V.S.A. §4413 (as applicable):

- ✓ State- or community-owned and -operated institutions and facilities
- ✓ Public and private schools and other institutions
- ✓ Places of worship
- ✓ Public and private hospitals
- ✓ Regional solid waste management facilities
- ✓ Hazardous waste management facilities
- ✓ Emergency shelters
- ✓ Required agricultural practices
- ✓ Accepted silvicultural practices
- ✓ Solar energy devices
- ✓ Ancillary telecommunications improvements and lines

Findings on Permissible Types of Regulation

Explain how the bylaw conforms with 24 V.S.A. §4414. Use as much space as needed.

The proposed amendments conform with 24 V.S.A. §4414 by modifying the uses and levels of review allowed within existing zoning districts. The amendments identify additional uses that may be permitted, conditionally approved, or allowed as accessory uses based on the characteristics of the use and the zoning district in which it is proposed.

The amendments do not create new zoning districts or change existing zoning district boundaries.

Municipal Plan Future Land Uses & Density Compatibility

Explain how the bylaw is compatible with the proposed future land uses and densities of the municipal plan.

The proposed amendments are consistent with the future land-use pattern established by the 2026 Town Plan and Future Land Use Map. They expand use opportunities within existing commercial, industrial, and mixed-

use zoning districts without changing district boundaries, dimensional standards, or planned development densities.

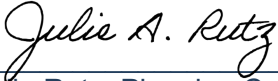
The amendments support the Town Core's planned compact, mixed-use development pattern by providing greater flexibility for commercial, employment, and mixed-use activity. They also reinforce the planned role of the industrial districts as long-term employment centers by expanding opportunities for compatible commercial and industrial uses while maintaining appropriate levels of review. Overall, the amendments support continued use, investment, and redevelopment within areas already planned for these activities.

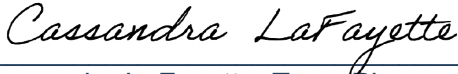
Planned Community Facilities

Explain how the bylaw carries out, as applicable, any specific proposals for any planned community facilities.

This provision is not directly applicable to the proposed Use Table amendments. The amendments do not propose changes to the location, development, expansion, or operation of planned municipal or community facilities and do not interfere with implementation of the Town Plan's planned community facility proposals.

Respectfully submitted on behalf of the Town of Milton's Planning Commission:

	9/23/2026
Julie Rutz, Planning Commission Chair, Town of Milton	Date

	09.23.2026
Cassandra LaFayette, Town Planner, Town of Milton	Date