

Montgomery Planning Commission Minutes

Regular Meeting

Public Safety Building

February 14, 2023, 6:00 p.m.

Present: Alissa Hardy, Peter Locher, Joe Sherman, Barry Kade & Gwen S.

Guests: Tosca Smith, Emily Klofft & Greta Brunswick

Meeting called to order at 6:13pm

1. Additions / Deletions to the Agenda

None

2. Approval of the January 10th 2023 Regular Meeting Minutes

Motion to approve minutes: Motioned Barry, 2nd Alissa, all in favor 4-0

3. By-Law Modernization Grant Review w/ Regional Planning representatives Greta & Emily

- Greta noted by-law modernization grants shall be awarded after a budget adjustment grant is concluded. Budget adjustment grant is expected to add more funding to the By-law modernization program.
- Greta's initial question: What is the extent / service area of the proposed new town waste water system? Planning commission is unsure of the extent / service area.
- Montgomery Housing By-law Audit: Using the "Enabling Better Places" guidelines as a platform, Greta & Emily prepared an audit of the opportunities in Montgomery to expand residential development areas in the Villages. This audit

is outlined in attachments A & B and was reviewed by Greta & Emily as noted below.

- Focusing on residential development areas, the initial review encapsulates how our existing districts compare to the model districts developed in the “Enabling Better Places” guidelines. The goal being to compare existing districts with the model district is to identify where Montgomery can benefit from changing existing zoning.
- Initial review found increasing allowable height of structures in the villages could be beneficial. Taller buildings allowing for extra stories and thus extra dwelling units could be a potential development area for Montgomery.
- Barry noted the existing height restriction may be based on fire truck accessibility. It would need review to see how many stories/ elevation Montgomery firetrucks can service.
- Generally the costs associated with any of the potential zoning changes would need benefits vs cost review & consideration. I.e. Would allowing for building taller structures require a new fire truck, would the new truck fit in the existing building etc.
 - Later in the meeting Barry suggested - Perhaps we adjust the building height measurement method, noted on pg. 28 of current Montgomery Zoning Regulations. As measured now, building height’s lowest elevation begins at average natural grade, perhaps building height should begin at the elevation of fire truck accessibility. Site depending this could increase the allowable building height without affecting the fire truck accessibility.
- Greta noted any of the zoning changes proposed would be a balance between building out vs up, density vs sprawl, and what matches the character of Montgomery.
- Greta noted, height is a limiting factor in Montgomery compared to the model districts.
- Greta noted Montgomery lot sizes and setbacks in the villages are good. If felt needed, the side & rear set backs could be reduced to 5'

le. in the Village 1 district. Front setbacks could also be measured from the edge of sidewalks vs the edge of right of ways.

- ¼ acre lot sizes are good, ⅓ acre could be possible as well, if felt smaller lots in the Village 1 district would be reasonable infill potential without upsetting the character of the town. It would be good to understand the number of existing non-conforming lots and/or spaghetti lots in the villages.
- Frontage requirements could be made more flexible - many lots, including the non-conforming lots, appear to be shaped subject to road frontage and river frontage.
- Lot coverage - Is another tool to consider in zoning changes. Providing min. & max. lot coverages can be used to both insure some greenspace, but also to insure prime real estate is developed to its full potential.

le. a 50% lot coverage requirement would mean 50% of a lot would need to be left green, and the reverse 50% would need to be developed by building structure/ dwelling space.

- Joe asked for clarification on P/S vs C/S. Greta noted P/S refers to “Permitted by Site Plan Review” and C/S refers to Conditional Use Approval. It was noted Site Plan Review is not currently applicable in Montgomery.
- Greta suggested increasing the base number of units permitted, suggesting 3-4 units, considering up to 8. Perhaps requesting buildings with over 4 dwelling units would require conditional use review.
- Character of the Area: Greta mentioned currently for many towns “Character of the Area” is a common reasoning for denial of development proposals. She mentioned at a State level the ability to use Character of the Area to deny development may be reduced in the near future. Character of the Area is meant to address traffic, access, uses etc. while the rest of zoning standards are meant to address development based specifics such as lots, heights, signage.
- Greta noted the numerous changes and programs Statewide, which are addressing the lack of affordable housing in our communities. Programs such as VT Housing Development Program, Missing Middle Program,

Housing For All Project and the Housing Improvement Project for Landlords.

- Gwen mentioned some example projects other towns have been pursuing to create more housing affordably. Such as independent town members developing non-profits to build small homes on town donated or privately donated land - then selling these homes at cost to support teachers, senior housing or other town members. Following in a similar manner to the Champlain Housing Trust, where selling the homes back to the non-profit is required. Other groups request max. or min. ownership lengths for these at-cost provided homes. Another project example is towns allowing for the demolition and replacement of old abandoned structures and replacing said structures with multiple small single homes.
- Gwen mentioned the consideration of minimum energy standards. As some towns are already doing. These towns are seeing that infill and development is unavoidable, and want to ensure all this new development is energy efficient, requiring new homes be built as fossil fuel free or solar ready for instance.
- Greta suggested another zoning change worth considering is the allowance of multiple structures on a property. As well as perhaps allowing multiple uses without the requirement of conditional use review.
- Greta suggested we update the terminology of our zoning. I.e. change the language of “family unit” to “single dwelling unit” and “multi-unit project” to duplex, triplex, quadplex ect.
- Greta suggested reducing the # of required parking spaces per unit in the Village 1 district. This change would perhaps be more easily adopted in a Senior living unit, where 1 car per unit may be appropriate. It was noted, many folks in Montgomery travel for work and two cars is nearly essential. The availability for on street parking included in the streetscape project would be good to know.
- Greta noted our zoning by-laws reference a street/road standard that is unclear. The reference to road standards should be corrected. Similarly Montgomery should develop neighborhood street/road requirements for private roads.

le. Connectivity Standards - in the event a cul-de sac or dead-end road is built in a new subdivision - the site plans must include a future connection point for the private road to continue on for future expansion. Similarly sidewalk standards in new subdivisions should be outlined.

- Emily noted we could consider modifying the requirements around Accessory Dwelling Units (ADUs). Perhaps allowing for more than one ADU per property, and increasing the allowable ADU SF to be 30% or 40% of the floor area of the primary residence. Also consider parking per ADU as well as the redevelopment of existing structures into ADUs.

le. The demolition of an existing shed or barn, and in its place allowing for the construction of an ADU.

- Greta suggested we look at making planned development units (PDUs) easier to build by defining type, use & form. Suggesting to make 2-4 unit buildings allowable for administrative permitting.
- Examples of allowable form may be template based such as defining symmetrical windows, centered front doors, porches as entries, two stories, pitched roofs etc. The idea of template types creating a defined 'look' for future village development to match the historical look of existing homes.
- Greta noted the Short term rentals (STRs) in Montgomery are a significant issue to address and that incorporating STRs in the by law updates make sense in Montgomery. Greta noted that Regional Planning can provide assistance with wording bylaw updates to address them as well. Development of STRs in the zoning bylaws should be its own section.
- Greta + Emily left at 8:03pm
- Brief discussion of the points Greta + Emily noted lead to the conclusion updates on the Streetscapes project as well as the Waste Water project are needed for accurate by-law updates to be addressed.

4. Public comment - N/A

5. Other Business - N/A

Meeting adjourned 8:15 PM All in favor 4-0

Attachments

- a. Montgomery Housing By-Law Audit
- b. Montgomery Housing By-Law Audit - Additional Tables

MONTGOMERY HOUSING BYLAW AUDIT

Housing Choice and Affordability: Reducing Regulatory Barriers at the Local Level

Prepared by the Northwest Regional Planning Commission

Funded by a Bylaw Modernization grant from the Vermont Department of Housing and Community Development

Introduction and Methodology

The Northwest Regional Planning Commission (NRPC) completed an audit of the Montgomery Zoning Regulations, adopted November 5, 2018. The bylaw audit is a component of the project: Housing Choice and Affordability: Reducing Regulatory Barriers at the Local Level, funded by a consortium Bylaw Modernization grant to St. Albans Town (lead), Highgate, Enosburgh, Sheldon and Montgomery. The bylaw audit records the type and level of each bylaw development standard that impacts housing design and permitting in the town, assesses how each standard compares to applicable “target” standards for housing choice and affordability and makes recommendations on what changes Montgomery should consider to reduce barriers to housing development.

The audit includes several components. First, each applicable standard is recorded in a matrix that includes dimensional standards, parking standards, allowed use regulations, street standards and development review processes. Each type of regulation is recorded in standardized categories that can be compared across towns.

Second, NRPC completed an assessment of standards for each local zoning district intended for housing development; districts where only low-density residential development is permitted were not assessed. The assessment compares local bylaw standards with target standards to identify where potential bylaw changes would enable new housing options and/or reduce barriers to affordable housing development.

The final component to the audit is specific recommendations for revisions to the Town’s development regulations. The final recommendations will be developed based on this zoning audit, specific of local context, and the goals of the Planning Commission.

Model Districts and Target Standards for Housing Choice and Affordability

Enabling Better Places: A Zoning Guide for Vermont Municipalities¹ establishes template districts and standards for Vermont municipalities to use as a basis for zoning amendments that would enable new housing options. NRPC has adapted the guide’s template district purpose statements and standards to serve as a target comparison for this zoning audit and assessment. Each local zoning district is assessed against the model district that is the closest match in terms of intent and purpose. The model district’s standards set a target for zoning changes that will enable new housing options. The local zoning district does not always align perfectly with a model district and target standards are not always appropriate; however, the assessment takes this into account and makes recommendations that suit the context and character of the local district. The purpose and intent of each model district is provided below.

¹ Enabling Better Places: A Zoning Guide for Vermont Municipalities, August 2020. Congress of New Urbanism and the Agency of Commerce and Community Development.
https://outside.vermont.gov/agency/ACCD/ACCD_Web_Docs/CD/CPR/Planning-Your-Towns-Future/CPR-Z4GN-Guide-Final-web.pdf

Model Districts for Housing Choice and Affordability (Adapted from Enabling Betters Places: A Zoning Guide for Vermont Municipalities)

Downtown District

The Model Downtown District applies to core areas of a village, town, or city to integrate a mix of business, residential, public, and institutional uses. It is targeted for a high density and intensity of housing integrated with mixed uses. Development has a strong orientation to sidewalks and the street (public realm) and contributes to a walkable area.

Town Center District

The Model Town Center District encompasses the central mixed-use areas of small cities and towns. It is intended to provide a place of civic pride and a focal point for development in the community. Town Center Districts enable a higher-density and more compact settlement pattern than other places in town with a compatible mix of appropriately-scaled residential and business uses in a pedestrian-friendly setting.

Village Center District

The Model Village Center District encompasses the central mixed-use areas of small towns and hamlets. Village Center Districts are intended to provide a place of civic pride and a focal point for development in the community. Village Center Districts enable a variety of housing opportunities with a mix of small-scale commercial in a pedestrian-friendly setting. There is typically a focus on maintaining an established historic character and/or settlement pattern. Lack of water and wastewater infrastructure may limit potential.

Neighborhood District

The Neighborhood District encompasses the blended density of residential areas adjacent to village, town, and city centers. Neighborhood Districts are intended to permit one, two, three, and four household residences as well as neighborhood commercial uses while complementing and connecting to the adjacent centers. Water and wastewater infrastructure may limit development potential.

Montgomery Zoning District Purpose Statements

The audit has recorded zoning standards for all local zoning districts; however, our intention is to include only those districts that allow for substantial and/or high-density residential development in the assessment. Rural residential, conservation, agricultural, shoreland and other districts where only low-density residential development is intended are not assessed. NRPC focused primarily on Montgomery's Village Districts, which are the two districts intended for high density residential development. Certain changes to the Rural Residential District may also be appropriate. The purpose and intent of each Montgomery zoning district included in the assessment is provided below.

Montgomery Town Zoning District Purpose Statements

Village District 1

The Village Districts encompass the historic village areas of each of Montgomery's Village Centers – Montgomery Village and Montgomery Center. The Districts are intended to further growth and economic development in keeping with Montgomery's traditional village character. Consistent with the historic development pattern, development is allowed at higher densities and intensities in the village areas. Historic buildings are a significant contributor to village character and are encouraged to be preserved and adapted for re-use. New development should be consistent in

siting and scale with the surrounding historic structures in the villages. Enhancing the pedestrian friendly streetscape is a high priority in the village areas.

The Village 1 District is used for mixed use development consistent with village character along the main corridors, including single and multi-family residential, commercial and public uses. The District provides access to municipal and community services, including water supply. Enhancing the pedestrian friendly streetscape is a high priority in the Village 1 District.

Village District 2

The Village Districts encompass the historic village areas of each of Montgomery's Village Centers – Montgomery Village and Montgomery Center. The Districts are intended to further growth and economic development in keeping with Montgomery's traditional village character. Consistent with the historic development pattern, development is allowed at higher densities and intensities in the village areas. Historic buildings are a significant contributor to village character and are encouraged to be preserved and adapted for re-use. New development should be consistent in siting and scale with the surrounding historic structures in the villages. Enhancing the pedestrian friendly streetscape is a high priority in the village areas.

The Village II District encompasses areas of Montgomery Village and Montgomery Center outside the mixed use core. The density of development remains consistent with the Village I District; however, uses transition to primarily residential. Enhancing pedestrian accessibility is also important in the Village II District.

Rural Residential District

The Rural Residential District provides for rural residential and business land uses at lower densities than the village centers to preserve the traditional working landscape and to maintain Montgomery's rural character. Rural residential, small-scale commercial and light industrial land uses are balanced with the natural landscape of forests, rivers and streams, meadowlands and agricultural fields. Home-based occupations and industries are common throughout the Rural Residential District. The Rural Residential District encompasses the areas outside of the village centers along Class 3 town roads and state highways (excluding those portions of Rt. 58 east of Amadon Road), and including those lands comprising smaller forest blocks in town where natural resource concerns are not a primary concern (as in the Conservation I & II Districts described below).

Key to New Zoning Standards and Terms

The following key provides definitions for less common or new zoning terms that may be considered or recommended as part of the audit.

Build-To Zone/Flexible Setback

A zoning requirement that specifies a range of allowable distances between a front property line and the front of a building. Build-to zones may also be expressed as a minimum and a maximum front setback.

Building Coverage (Lot Coverage)

The percentage of a lot that can be covered by a building (sometimes referred to as maximum building footprint). Some municipalities regulate lot coverage, which includes building coverage plus other impervious surfaces such as driveways and parking spaces.

Cottage Court

A series of small, detached structures. Cottage courts provide multiple units arranged to define a shared court that is typically perpendicular to the street. Vermont towns often include small historic cottages scattered across neighborhoods, and introduction of this type would reflect the scale of those dwellings in a compact and concentrated way.

Townhouse

Small- to medium-sized dwellings, townhouses typically consist of two to eight (usually) attached single-family homes placed side by side.

Character-Based Frontage Requirements

Frontage requirements define how buildings should meet the street, such as requiring functional sidewalk-facing entries and requiring a minimum percentage of windows (transparent glass) on the front of buildings.

Public Realm

Areas that are available for common use without charge, including streets, sidewalks, parks, public spaces, and public buildings.

Administrative Review of Site Plan

Under 24 V.S.A. 4464 (c) a zoning administrator or other staff member may be responsible for completing site plan review if the standards are non-discretionary. This may simplify the review process.

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Zoning Assessment for Housing Choice and Affordability

Town Zoning District:	Model District	Standard	Target Standards Met		Comments
Village District 1	Village Center	Dimensional	Height	No	Height. Current height restrictions may limit two-story mixed-use buildings with higher first floor or 2.5 story structures. Consider regulating by story instead of by height and increasing height to allow for 3 stories or even 4 stories. Existing character in the villages includes some 2.5 and 3 story structures. Setbacks. Front setback is appropriate for a village district. Consider whether a maximum front setback (build-to zone) or flexible setback standard is appropriate for this district. Consider reducing minimum side and back setbacks to 5'. Lot size and Frontage. Reduce frontage requirements to as low as 40' with reduced minimum lot size, or as low as 50' with current minimum lot size. Consider whether lot size and frontage is an appropriate tool for this district, regulating lot width and building coverage is an alternative. 10,000 square feet is generally an appropriate lot size for this district. With sewer planning, consider 1/8-acre minimum lot size. Have you reviewed how my nonconforming lots your existing dimensional standards create? Lot coverage. Montgomery does not regulate by lot coverage, may want to consider a minimum lot coverage to ensure that the district is built out to appropriate density.
			Front setback	Yes	
			Yard Setback	No	
			Frontage	No	
			Lot Coverage	Yes	
			Min lot size/density	Yes	
		Allowable Uses	Allowed by Right	Yes	Allowed by right. Allowing duplexes by right is appropriate for this district. Allowed P/S and C/S. Current regulations only allow 3–4-unit multi-unit dwellings as a conditional use, and prohibit larger multi-unit development except as a PUD. Consider allowing up to 8 units as permitted with site plan review since these uses are desired and intended for the district. Conditional use review is appropriate for multi-unit uses over 8 units. Uses/Structures per lot. Allow multiple uses per lot with site plan review if all proposed uses are permitted for the district. Consider allowing multiple principal structures without PUD approval. Address definition of multi-unit dwelling to include missing middle types/forms. Note: Change from family to unit.
			Allowed P/S	No	
			Allowed C/S	No	
			Uses/Structures	No	
		Parking	Spaces per unit	No	Spaces per unit. Consider reducing parking spaces for multi-unit structures to 1/unit. Consider whether allowing on-street parking to count towards parking minimums is appropriate for this district. Location. Montgomery's standards require parking on the side or back of the building in this district, which is appropriate.
			Location	Yes	

Town Zoning District:	Model District	Standard	Target Standards Met		Comments
Village District 2	Neighborhood	Dimensional	Height	No	Height. Current height restrictions may limit 2.5 story structures. Consider regulating by story instead of by height and increasing height to allow for 2.5 or 3 stories. Setbacks. Minimum front setback is 10', which is appropriate for a neighborhood district. Current rear and side setbacks should be reduced to no more than 5'. Lot size and Frontage. Consider reducing frontage requirement from 75' to as low as 50'. A lot size of 10,000 square feet is appropriate for this district. If sewer is planned for this area, consider 1/8-acre minimum lot size and frontage as low as 40 ft. Lot coverage. Montgomery does not regulate by lot coverage, may want to consider a minimum lot coverage to ensure that the district is built out to appropriate density
			Front setback	Yes	
			Yard Setback	No	
			Frontage	No	
			Lot Coverage	Yes	
			Min lot size/density	Yes	
		Allowable Uses	Allowed by Right	Yes	Allowed by right. The current regulations allow for duplexes by right, which is appropriate for a neighborhood district. Allowed P/S and C/S. Current regulations only allow 3-4 unit multi-unit dwellings as a conditional use, and prohibit larger multi-unit development except as a PUD. Consider allowing up to 8 units as permitted with site plan review since these uses are desired and intended for the district. Conditional use review is appropriate for multi-unit uses over 8 units. Uses/Structures per lot. Allow multiple uses per lot with site plan review if all proposed uses are permitted for the district. Consider allowing multiple principal structures without PUD approval. Address definition of multi-unit dwelling to include missing middle types/forms. Note: Change from family to unit.
			Allowed P/S	No	
			Allowed C/S	No	
			Uses/Structures		
		Parking	Spaces per unit	No	Spaces per unit. Consider reducing parking spaces for multi-unit structures to 1/unit. Location. Consider requiring parking lots (for multi-unit dwellings) to be at the side or back of this building in this district.
			Location	No	

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Other Standards

Standard	Comments
Street Standards	Connectivity. Montgomery's only current connectivity standards are limited to conditional use review and do not specifically address connections to existing streets. Consider developing connectivity standards that encourage connections to existing streets and discourage/prohibit discontinuous streets ("dead-ends"/cul-de-sacs). Sidewalks/Complete Streets. Consider requiring sidewalks for development in the Village 1 District where not already existing/planned. Develop sidewalk standards that will conform to streetscape plan. Street/road design standards. Consider adding design standards when state updates its design standards from October 1997. Montgomery currently references the state road ordinance and does not include any other specifications.
Accessory Dwelling Units	Current regulations need to be updated to meet state minimum regulations, which are 30% or 900 square ft (whichever is larger). Consider whether allowing a larger maximum ADU size is appropriate if other dimensional and lot size standards are met. Montgomery's regulations do not currently clarify if more than 1 ADU is allowed, consider clarifying this. Clarify the number of parking spaces required for an ADU.
Development Review Provisions	There may be opportunities to streamline the development review process for housing in a way that reduces the time and cost of getting a zoning permit while at the same time producing development that aligns with the town plan and development regulations. Many opportunities for streamlining the review process involve reducing the amount of discretionary review by the DRB and increasing administrative review by staff. There is a cost-benefit in moving in this direction since it requires careful crafting of prescriptive standards that can be applied administratively and may require that your town hire additional staff. Consider and discuss the following tools: • Develop prescriptive site plan review standard, for some uses consider whether site plan review can eliminate the need for conditional use approval. • Form Based Standards, including character-based frontage requirements • Consider complexity and efficiency of PUD regulations • Evaluate number of nonconformities, especially in the Village 1 District

Montgomery Housing Zoning Assessment Matrix

Zoning District Village District I			Zoning District Village District II		
		Notes			Notes
Dimensional Standards					
Building Height Restriction	≤ 35 feet		≤ 35 feet		
Front Setback	1'-15'	10'	1'-15'		10'
Yard Setback	16'-20'	Rear 20', side 10'	16'-20'		Rear 20', side 10'
Setback Measured From	Edge of ROW		Edge of ROW		
Frontage Requirement	75 ft-100 ft	75 ft	75 ft-100 ft		75'
Lot Coverage Standard	None		None		
Minimum Lot Size	> 5,000 sq. ft.-1/4 acre	10,000 sq. ft.	> 5,000 sq. ft.-1/4 acre		10,000 sq. ft.
Duplex Minimum Lot Size	> 5,000 sq. ft.-1/4 acre	10,000 sq. ft.	> 5,000 sq. ft.-1/4 acre		10,000 sq. ft.
3+ Unit Minimum Lot Size	> 5,000 sq. ft.-1/4 acre	10,000 sq. ft.	> 5,000 sq. ft.-1/4 acre		10,000 sq. ft.
Lot Size is Regulated Separately from Density	Yes-PUD Only		Yes-PUD Only		
Parking Standards					
Parking Minimums for Multi-Household Dwellings	2 spaces/unit	1 space/unit for duplex 1.3 spaces/unit for 3+ (rounded up)	2 spaces/unit		1 space/unit for duplex 1.3 spaces/unit for 3+
Parking Minimums for ADUs	1 space	This is not clear in bylaws	1 space		This is not clear in bylaws
Parking Minimums for Single Household Dwellings	1 space		1 space		
Allows On-Street Parking to Count Towards Minimum	No	DRB may relax standard under conditional use	No		DRB may relax standard under conditional use
Parking Lot Location Regulated	Allowed Only on Side/Back of Building	Waivers of parking lot allowed if this cannot be met	No Regulation		
Allowable Uses					
Largest Conditional Multi-Unit Building (Including C/S)	Quadplex (4 units)	"dwelling-multiple-family" is capped at 4 max	Quadplex (4 units)		"dwelling-multiple-family" is capped at 4 max
Largest Allowed By Right Multi-Unit Building (P)	Duplex (2 units)		Duplex (2 units)		
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	None		None		
Multiple Principal Uses Allowed	Yes	Conditional Use	Yes		Conditional Use
Multiple Principal Structures Allowed	Yes-PUD Only		Yes-PUD Only		
Unit Description Used	Family (i.e. single family)		Family (i.e. single family)		
Street Standards					
Has Connectivity Standards in PUD/Subdivision Regulations	No		No		
Requires Sidewalks in PUD/Subdivision Regulation	No		No		
Private Road Minimum Required Lane Width	Other	As dictated by Vermont Road Standards	Other		As dictated by Vermont Road Standards
ADUs					
Maximum Size of ADU	State Minimum (900 sq ft or 30% of building size)	Language needs to be updated	State Minimum (900 sq ft or 30% of building size)		Language needs to be updated
Number of ADUs Allowed on Parcel	More than 2	No specific limit in bylaw	More than 2		No specific limit in bylaw
Development Review Standards					
Setback Waiver Provisions for Permitted Uses	With DRB/ZBA Approval	Must be "necessary for geographic conditions"	With DRB/ZBA Approval		Must be "necessary for geographic conditions"
Administrative Review Provisions (See Notes)		permitted use only			permitted use only

Housing Zoning Assesment Matrix

	Zoning District Rural Residential	Notes	Zoning District Conservation District I	Notes
Dimensional Standards				
Building Height Restriction	≤ 35 feet		≤ 35 feet	
Front Setback	16'-25'	25'	50'-99'	50'
Yard Setback	>20'	50'	>20'	50'
Setback Measured From	Edge of ROW		Edge of ROW	
Frontage Requirement	≥200 ft	300'	≥200 ft	300'
Lot Coverage Standard	None			
Minimum Lot Size	>2 acres	4 acres	>2 acres	10 acres
Duplex Minimum Lot Size	>2 acres		N/A	
3+ Unit Minimum Lot Size	>2 acres		N/A	
Lot Size is Regulated Separately from Density	Yes-PUD Only			
Parking Standards				
Parking Minimums for Multi-Household Dwellings	2 spaces/unit	1 space/unit for duplex 1.3 spaces/unit for 3+	2 spaces/unit	1 space/unit for duplex 1.3 spaces/unit for 3+ (rounded up)
Parking Minimums for ADUs	1 space	This is not clear in bylaws	1 space	This is not clear in bylaws
Parking Minimums for Single Household Dwellings	1 space		1 space	
Allows On-Street Parking to Count Towards Minimum	No	DRB may relax standard under conditional use	No	DRB may relax standard under conditional use
Parking Lot Location Regulated	No Regulation		Allowed Only on Side/Back of Building	Waivers of parking lot allowed if this cannot be met
Allowable Uses				
Largest Conditional Multi-Unit Building (Including C/S)	Quadplex (4 units)	"dwelling-multiple-family" is capped at 4 max	Single-Household	
Largest Allowed By Right Multi-Unit Building (P)	Duplex (2 units)		None	
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	None		None	
Multiple Principal Uses Allowed	Yes	Conditional Use	Yes	Conditional Use
Multiple Principal Structures Allowed	Yes-PUD Only		Yes-PUD Only	
Unit Description Used	Family (i.e. single family)		Family (i.e. single family)	
Street Standards				
Has Connectivity Standards in PUD/Subdivision Regulations	No		No	
Requires Sidewalks in PUD/Subdivision Regulation	No		No	
Private Road Minimum Required Lane Width	Other	As dictated by Vermont Road Standards	Other	As dictated by Vermont Road Standards
ADUs				
Maximum Size of ADU	State Minimum (900 sq ft or 30% of building size)	Language needs to be updated	State Minimum (900 sq ft or 30% of building size)	Language needs to be updated
Number of ADUs Allowed on Parcel	More than 2	No specific limit in bylaw	More than 2	No specific limit in bylaw
Development Review Standards				
Setback Waiver Provisions for Permitted Uses	With DRB/ZBA Approval	Must be "necessary for geographic conditions"	With DRB/ZBA Approval	Must be "necessary for geographic conditions"
Administrative Review Provisions (See Notes)		permitted use only		permitted use only

Housing Zoning Assesment Matrix

	Zoning District	
	Conservation District II	Notes
Dimensional Standards		
Building Height Restriction	≤ 35 feet	
Front Setback	50'-99'	50'
Yard Setback	>20'	100'
Setback Measured From	Edge of ROW	
Frontage Requirement	≥200 ft	400'
Lot Coverage Standard		
Minimum Lot Size	>2 acres	30 acres
Duplex Minimum Lot Size	N/A	
3+ Unit Minimum Lot Size	N/A	
Lot Size is Regulated Separately from Density		
Parking Standards		
Parking Minimums for Multi-Household Dwellings	2 spaces/unit	1 space/unit for duplex 1.3 spaces/unit for 3+ (rounded up)
Parking Minimums for ADUs	1 space	This is not clear in bylaws
Parking Minimums for Single Household Dwellings	1 space	
Allows On-Street Parking to Count Towards Minimum	No	DRB may relax standard under conditional use
Parking Lot Location Regulated	Allowed Only on Side/Back of Building	Waivers of parking lot allowed if this cannot be met
Allowable Uses		
Largest Conditional Multi-Unit Building (Including C/S)	None	
Largest Allowed By Right Multi-Unit Building (P)	Single-Household	
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	Duplex (2 units)	
Multiple Principal Uses Allowed	Yes	Conditional Use
Multiple Principal Structures Allowed	Yes-PUD Only	
Unit Description Used	Family (i.e. single family)	
Street Standards		
Has Connectivity Standards in PUD/Subdivision Regulations	No	
Requires Sidewalks in PUD/Subdivision Regulation	No	
Private Road Minimum Required Lane Width	Other	As dictated by Vermont Road Standards
ADUs		
Maximum Size of ADU	State Minimum (900 sq ft or 30% of building size)	Language needs to be updated
Number of ADUs Allowed on Parcel	More than 2	No specific limit in bylaw
Development Review Standards		
Setback Waiver Provisions for Permitted Uses	With DRB/ZBA Approval	Must be "necessary for geographic conditions"
Administrative Review Provisions (See Notes)		permitted use only

Housing Zoning Assessment Matrix Comparison

Zoning District Downtown District (D)			Zoning District Neighborhood	
		Notes		Notes
Dimensional Standards				
Building Height Restriction	66'- 75'	4 stories (68') min. 24' in primary retail corridor	41'-65'	2.5 stories (44')
Front Setback	None	Recommended 0 maximum	1'-15'	8'-12'
Yard Setback	None		1'-5'	5' back, 3' rear
Setback Measured From	Edge of ROW		Edge of ROW	
Frontage Requirement	25'-100'		50'-100'	
Lot Coverage Standard	<75%	100%		Local Context
Minimum Lot Size	1/8 acre or less		1/4 acre or less	
Duplex Minimum Lot Size	1/8 acre or less		1/4 acre or less	
3+ Unit Minimum Lot Size	1/8 acre or less		1/4 acre or less	
Lot Size is Regulated Separately from Density				
Parking Standards				
Parking Minimums for Multi-Household Dwellings	None		1 space/unit	(or none if preferred)
Parking Minimums for ADUs	None		None	
Parking Minimums for Single Household Dwellings	None		1 space	
Allows On-Street Parking to Count Towards Minimum	No Parking Minimum		No	
Parking Lot Location Regulated	Allowed Only on Back of Building		Allowed Only on Back of Building	Unless no reasonable alternative
Allowable Uses				
Largest Conditional Multi-Unit Building (Including C/S)	Any Size, 1-4 Units C/S		>8 units	
Largest Allowed By Right Multi-Unit Building (P)	None		Duplex (2 units)	
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	>4 units		3-7 units	
Multiple Principal Uses Allowed	Yes		Yes	
Unit Description Used	Household (i.e single household)		Household (i.e single household)	
Street Standards				
Has Connectivity Standards in PUD/Subdivision Regulations				
Requires Sidewalks in PUD/Subdivision Regulation				
Private Road Minimum Required Lane Width				
ADUs				
Maximum Size of ADU	Greater than State Minimum	Form based standards- 60% of width of SFD, 80% height	Greater than State Minimum	Form based standards- 60% of width of SFD, 80% height
Number of ADUs Allowed on Parcel	1		1	
Development Review Standards				
Setback Waiver Provisions for Permitted Uses				
Administrative Review Provisions (See Notes)		Recommended for site plan review if staff capacity		Recommended for site plan review if staff capacity

Zoning District Town Center			Zoning District Village Center		
		Notes			Notes
Dimensional Standards					
Building Height Restriction	41'-65'	3.5 stories (60' max)	41'-65'		2.5 stories (44')
Front Setback	None	0' max	0'-20'		
Yard Setback	1'-5'	0'-5' back, 3' side	1'-5'		0'-5' side, 3' back
Setback Measured From	Edge of ROW		Edge of ROW		
Frontage Requirement	≤ 50 ft	30'	≤ 50 ft		40'
Lot Coverage Standard	<75%	100%	<75%		100%
Minimum Lot Size	1/5 acre or less		1/4 acre of less		
Duplex Minimum Lot Size	1/5 acre or less		1/4 acre of less		
3+ Unit Minimum Lot Size	1/5 acre or less		1/4 acre of less		
Lot Size is Regulated Separately from Density					
Parking Standards					
Parking Minimums for Multi-Household Dwellings	1 space/unit	(or none if preferred)	1 space/unit		(or none if preferred)
Parking Minimums for ADUs	None		None		
Parking Minimums for Single Household Dwellings	1 space		1 space		
Allows On-Street Parking to Count Towards Minimum	Yes	each on-street space = two off-street spaces	No		
Parking Lot Location Regulated	Allowed Only on Back of Building	Unless no reasonable alternative	Allowed Only on Back of Building		Unless no reasonable alternative
Allowable Uses					
Largest Conditional Multi-Unit Building (Including C/S)	>25		>8 units		
Largest Allowed By Right Multi-Unit Building (P)	Duplex (2 units)		Duplex (2 units)		
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	>2 units		3-7 units		
Multiple Principal Uses Allowed	Yes		Yes		
Unit Description Used	Household (i.e single household)		Household (i.e single household)		
Street Standards					
Has Connectivity Standards in PUD/Subdivision Regulations					
Requires Sidewalks in PUD/Subdivision Regulation					
Private Road Minimum Required Lane Width					
ADUs					
Maximum Size of ADU	Greater than State Minimum	Form based standards- 60% of width of SFD, 80% height	Greater than State Minimum		Form based standards- 60% of width of SFD, 80% height
Number of ADUs Allowed on Parcel		1			1
Development Review Standards					
Setback Waiver Provisions for Permitted Uses					
Administrative Review Provisions (See Notes)		Recommended for site plan review if staff capacity			Recommended for site plan review if staff capacity