

Zoning for Great Neighborhoods

Agenda

Stakeholder Meeting

9:00 – 10:30 AM

Welcome

Helen Hossley, *Chief Executive Officer, Vermont Association of Realtors (VAR)*

Mike Schirling, *Secretary, Agency of Commerce and Community Development*

Josh Hanford, *Acting Commissioner, Department of Housing and Community Development (DHCD)*

Why Address Zoning Now?

Jen Hollar, *Director of Policy and Special Projects, Vermont Housing and Conservation Board (VHCB)*

Kelly Stoddard-Poor, *Associate State Director, AARP-VT*

Barriers to Housing in Vermont – Discussion of Survey Results

Faith Ingulsrud, *DHCD Planning Coordinator*

Project Overview – Zoning for Great Neighborhoods

Mallory Baches, *CNU Program Manager*

Questions/Comments/Suggestions

Barriers to Great Neighborhoods in Vermont



Community Planning + Revitalization

Providing tools, training, grants, and incentives for local leaders to plan and implement projects that support thriving, walkable communities.





The Five Designations

Core Designations



Village Centers (Est. 2003)



Downtowns (Est. 1998)



New Town Centers (Est. 2003)

Add-On Designations (must have a core designation to qualify):

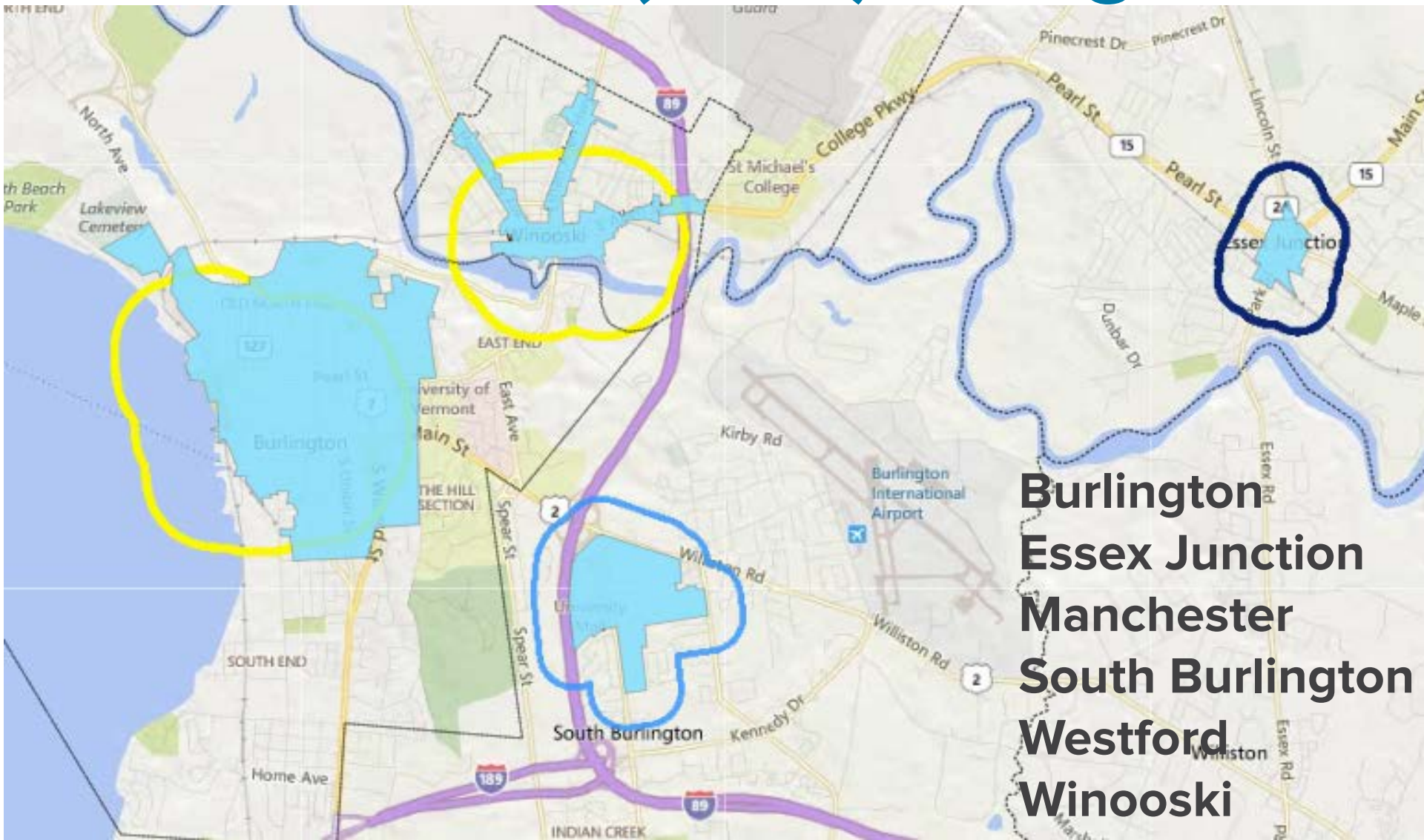


Neighborhood Development Areas (Est. 2013)



Growth Centers (Est. 2006)

Neighborhood Development Area (NDA) Designation



Neighborhood Development Area (NDA) Designation

By the Numbers [2014-2018]

5

designated NDAs

586

housing units qualified
for NDA benefits

7

months average time
saved in state permitting

\$50,000

average saved in
state permit fees

Burlington - Designation Lowers Housing Costs



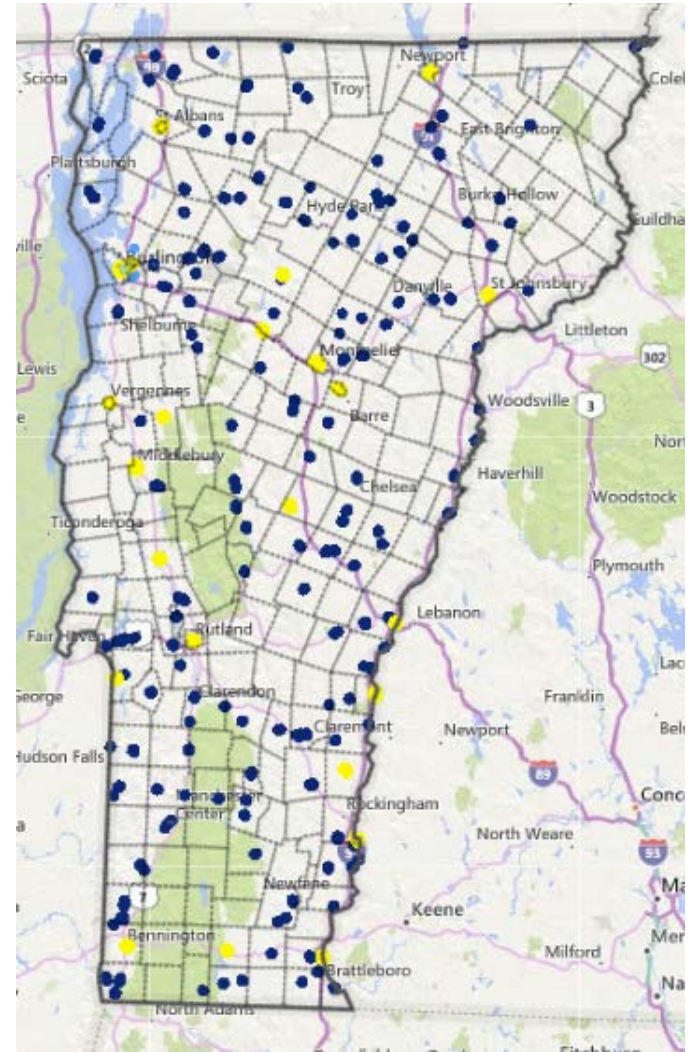
Bright Street Co-op (proposed)



Bright Street Co-op (2017)

Neighborhood Development Area (NDA) Designation

**Locations where NDA
Designation is Possible**



Neighborhood Development Area (NDA) Designation

Application Guidelines

Building and Lot Patterns

Residential Lot Patterns

The type, design, and layout of structures within a neighborhood define its character. Lot sizes, building and lot dimensions, architectural details, and the form and type of buildings themselves can give dimensional form to a walkable neighborhood.

To be a "walkable" neighborhood, buildings should be reasonably close together, enclosing the street and making it comfortable to walk along. Large gaps between buildings can make streets less appealing to pedestrians. Lot frontages should be minimal, allowing for a narrow, visually rich and interesting neighborhood. At the same time, there should be diversity within the neighborhood. Duplexes, townhouses, accessory dwellings and apartments add variety and offer greater choice for those seeking to live in a walkable neighborhood. Designed to a similar scale, and using the same architectural features as surrounding structures, they can fit easily and comfortably into the mix of housing offered.

Building Patterns

In the walkable neighborhoods the pattern of buildings and orientation is set primarily by the historic grid of streets as well relationship of residential units within the existing neighborhood. The orientation and placement of buildings along the street help to reinforce the public realm by enhancing the pedestrian environment through creating a sense of enclosure. New or redeveloped and renovated homes should reflect the siting and character of a neighborhood and follow a consistent setback and pattern. In addition, the mass and scale of new buildings should maintain the scale of the surrounding homes, while providing an architectural diversity that makes our neighborhoods unique and interesting.

The following check list will help you review existing bylaws and policies to see if the requirements for the design and layout of residential lot and building patterns are appropriate for walkable neighborhoods.

Checklist for Bylaws

Do the bylaws in the NDA:

- Allow for a mix of housing opportunities (multi-family, duplex, and single-family, etc.) throughout the NDA?
- Allow for small minimum lot sizes, similar to existing small lot sizes in the area?
- Have dimensional requirements or form based code standards, that make it possible to convert existing single family dwellings into multi-family dwellings?
- Minimize dimensional requirements (whether traditional: lot size, frontage, lot coverage, etc. or form based: building form standards, frontage type standards, etc.) allowing for infill development?
- Allow for building heights that are sufficiently high enough to allow for diverse housing options (at least 3 story building)?
- Reduce front setbacks to conform to existing building lines or add a maximum requirement to prevent new development from being set back "too far" from the street?
- Include provisions that ensure garage doors are not the dominant element of a front façade? An example of this would be prohibiting the garage door from facing the street or requiring it to be setback from the front wall of the building.
- Require that new developments be designed to accommodate safe and convenient pedestrian circulation.
- Include provisions that encourage primary building facades to be oriented to the street (such as requiring front doors to face the street)?
- Have provisions that minimize curb cuts and reduce their frequency, or other access management provisions?

10
Min 8/10

Application Guidelines

Complete Streets

Complete Streets

Complete streets is a philosophy and approach to planning, design, construction and maintenance of our roadway network to consider all users, including pedestrians, bicyclists and transit riders. Context and current or potential travel patterns need to be considered in determining the appropriate way to meet the needs of all modes of transportation. Complete Streets projects can provide diverse and widespread benefits, including the following:

- Streets that accommodate all users are safer for everyone, including automobile drivers and passengers.
- Complete streets can provide greater mobility and accessibility to those without a car. This can be particularly important to the quality of life for seniors and young people, allowing for greater opportunities to participate in constructive social and educational activities.
- Complete streets can offer a choice for less costly modes of transportation, which has economic benefit to individuals or families.
- Active travel (walking and bicycling) can improve health and provide needed daily exercise.

The Complete Streets Guide for Vermont Communities is available for download at: <http://ynrc.org/wp-content/uploads/2013/01/complete-streets-a-guide-for-vermont-communities-aarp-optimized.pdf>

The following check list will help you review existing bylaws and policies to see if the requirements for the design of streets and bike/pedestrian facilities are appropriate for walkable neighborhoods.



Checklist for Bylaws

Do the bylaws in the NDA:

- Require that provisions be made for the extension of the street and pedestrian network into existing streets and adjacent, undeveloped land?
- Have existing or planned pedestrian facilities (such as sidewalks/paths) servicing the proposed NDA?
- Require sidewalks or pedestrian facilities for new development?
- Have plans or regulations in place that include bike facilities (such as paths/lanes) where appropriate?
- Require street trees, lighting and appropriate landscaping for new developments?
- Require new streets to be as narrow as possible (such as having specifications for travel lanes that are eleven feet wide or narrower)?
- Require utilities to be placed underground in new developments?
- Prohibit cul de sacs/dead end streets and oversize block lengths? If not, is the length of cul-de-sacs regulated and minimized?
- Allow for on-street parking?
- Minimize any required off-street parking? (Requiring two or more off street parking spaces per residential unit is excessive.)

10
Min 8/10

Why it Matters

Hyde Park Village Structures and Lots

LPC conducted a geographic analysis to determine nonconforming structures and lots (do not conform to the current zoning regulations) within Hyde Park Village. The analysis examined conformance to the following zoning conditions: minimum lot size, minimum lot width, road center setbacks, lot rear and side setbacks. The analysis was done by visual examination

of current aerial imagery and setback overlays, and by querying the parcel database by lot size and lot width. Detailed methodology is available upon request. Note that the results are general, and do not take other considerations such as structures into account. As such, these results should be used for planning purposes only, not for regulatory interpretation.

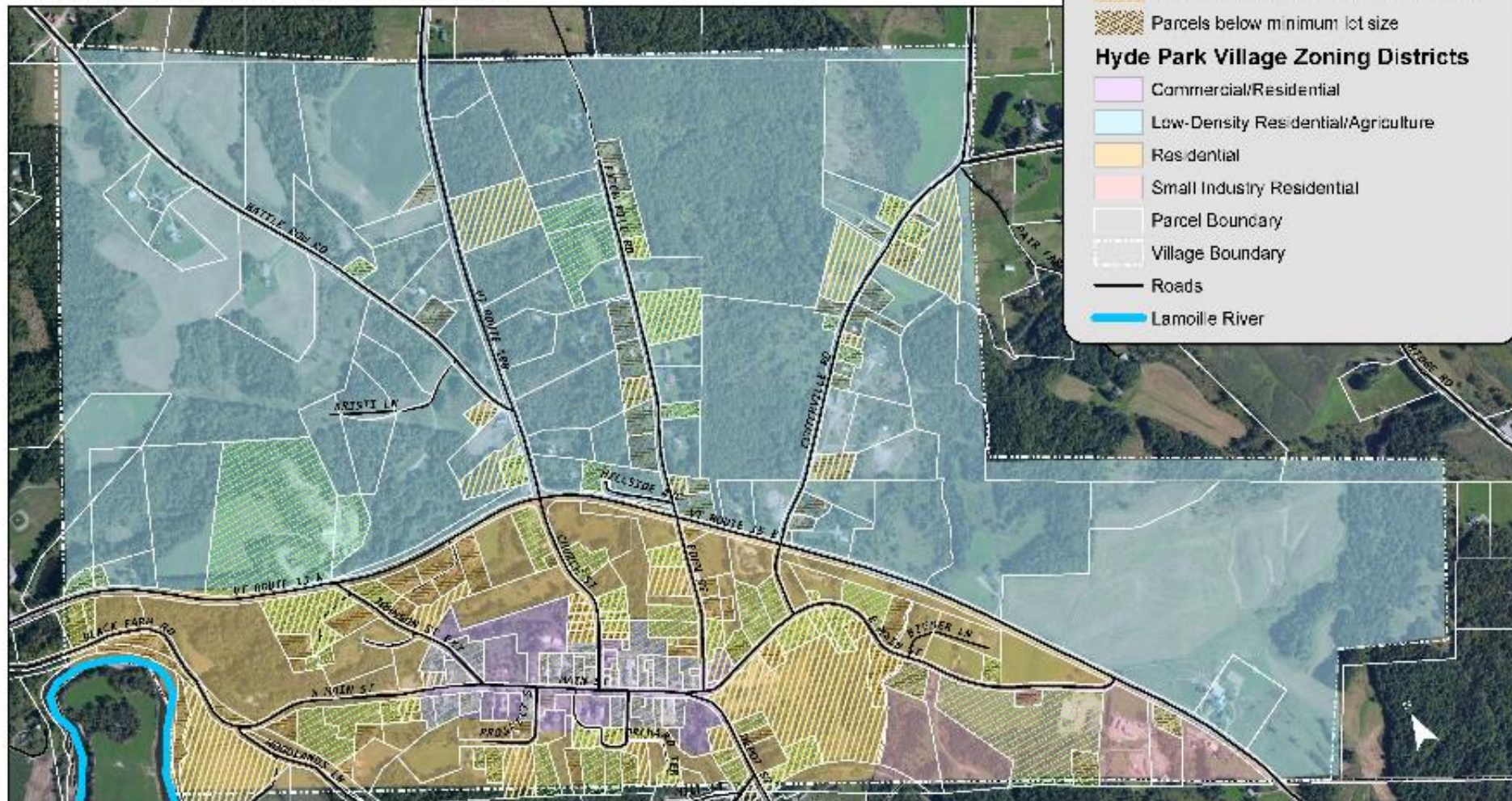
There are a total of 277 nonconforming occurrences, of which 95 are due to lot setback violations, 52 to road center setbacks, and 127 to parcels below the minimum lot size. A total of 189 out of 265 (83%) of parcels in the Village do not appear to conform to the current zoning bylaws.

Nonconforming Structures and Lots

- Structures within side/rear setback
- Structures within the road center setback
- Parcels below minimum lot size

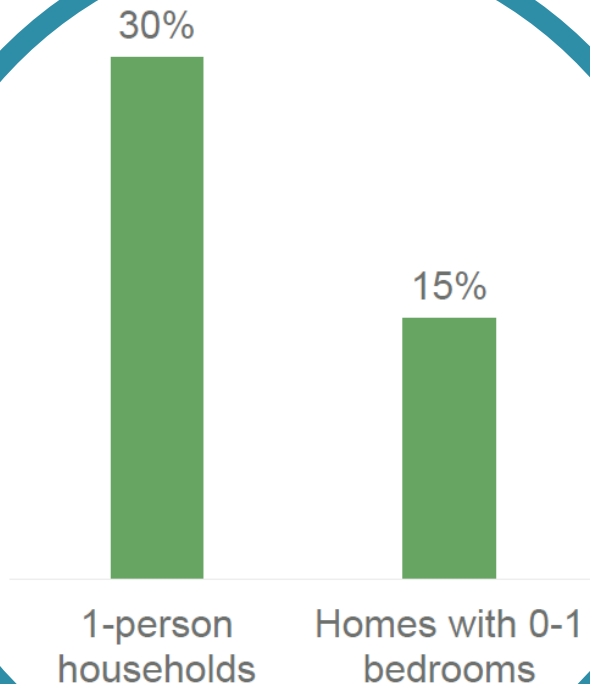
Hyde Park Village Zoning Districts

- Commercial/Residential
- Low-Density Residential/Agriculture
- Residential
- Small Industry Residential
- Parcel Boundary
- Village Boundary
- Roads
- Lamoille River

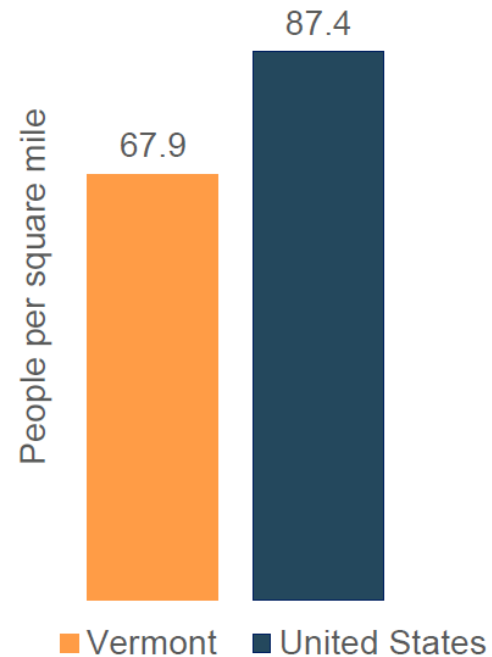


Why it Matters

Goal: Increase neighborhood connections



2017 American Community Survey for VT



2010 Decennial Census

vhfa

Vermont Housing Finance Agency

Affordable homes for a sustainable Vermont.

Why it Matters

A photograph of a residential street. On the left, there are houses with red and yellow siding. A large, leafy tree stands in the center of the street. A silver SUV is parked on the right side of the road. The sky is blue with some clouds.

EXISTING:

3 Double Lots

3 Existing Duplexes

1 ADU

ZONING:

Existing lots = 5,500 s.f.

Minimum lot size = 6,000 s.f.

Survey Results

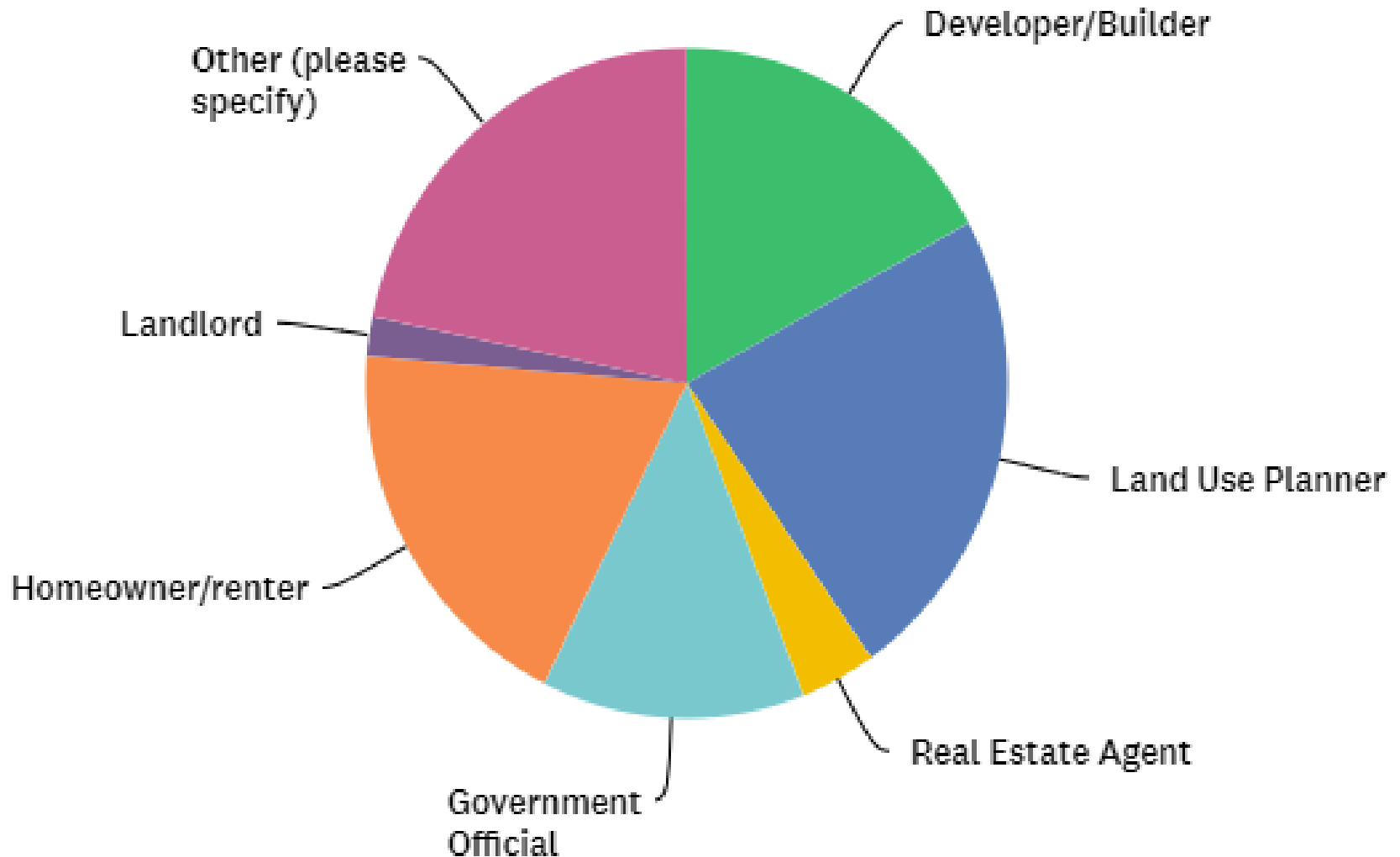
212 Responses

87 Optional Comments



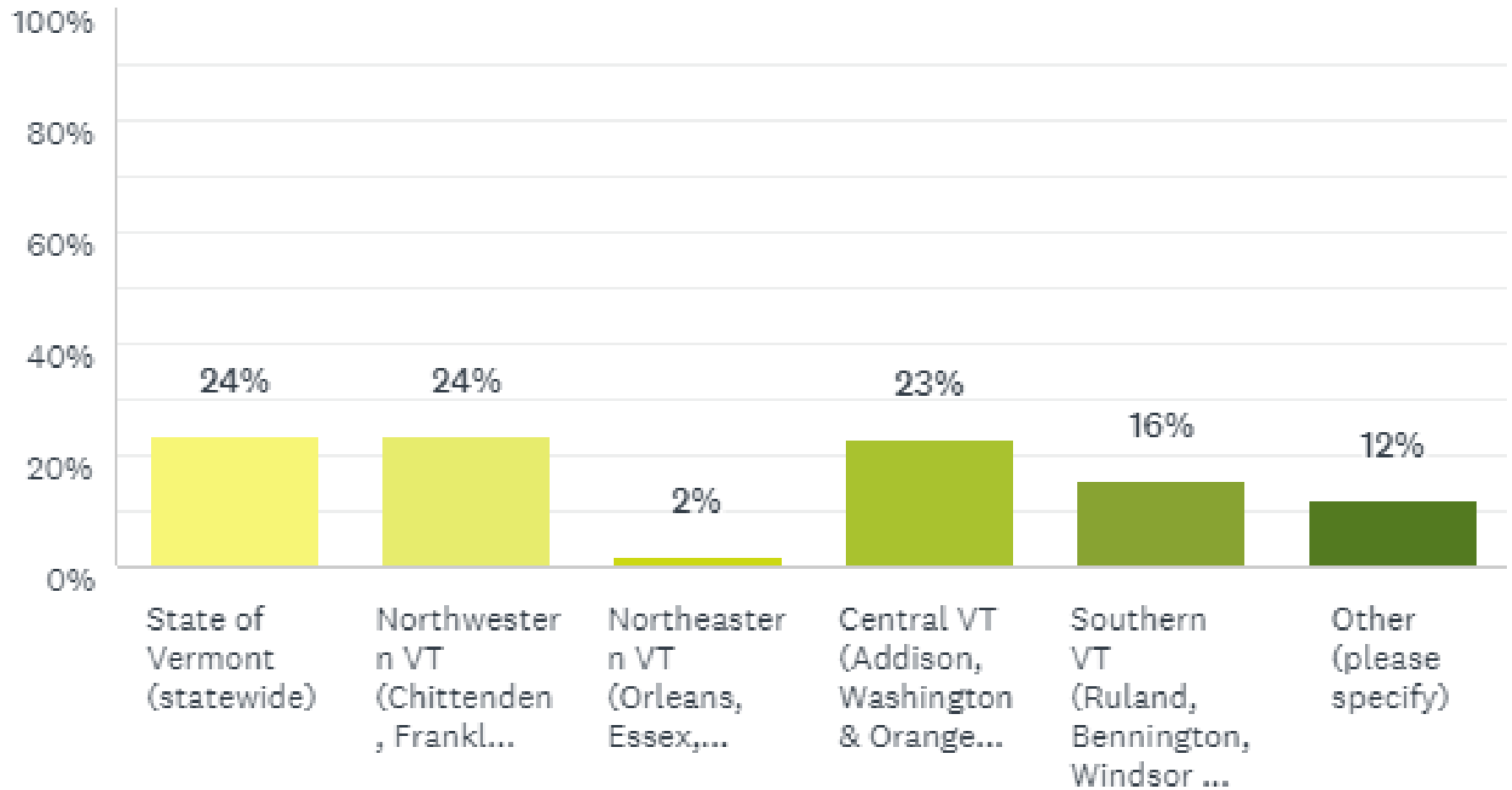
Who Responded

Survey Results



Who Responded

Survey Results



Survey Results



Survey Results

Difficulties (Top 4 out of 8)

1

Lack or High Cost of Real Estate

2

High Construction Costs

3

Resistance to Neighborhood Change

4

Municipal Zoning/Land Use Regulations

Survey Results

Difficulties Developers

1

Lack or High Cost of Real Estate

2

High Construction Costs

3

Municipal Zoning/Land Use Regulations

4

Act 250 Processes and Requirements

Survey Results

Difficulties Planners

1

Lack or High Cost of Real Estate

2

High Construction Costs

3

People Resisting Change in Neighborhoods

4

Lack of Affordable Financing

Survey Results

Difficulties Northwestern Vermont

1

Lack or High Cost of Real Estate

2

High Construction Costs

3

People Resisting Change in Neighborhoods

4

Lack of Affordable Financing

Survey Results

Local Regulatory Barriers (Top 4 out of 14)

1

Density Limits

2

Cost and Delay from Appeals

3

Complexity of Permitting

4

Parking Minimums

Survey Results

Need to Change Attitudes

Municipalities need to LEAD on this, not just reduce barriers

Why Homeowners Don't Create Units

Even with a large home in ideal location, we lack the money and experience to create small units for rent

Survey Results

Water/Wastewater Stormwater:

Costs of development are prohibitive, especially to meet various state regulations for stormwater, contaminated soils, etc.

Rural Vermont

In areas not growing, changing zoning may do nothing. Much of Vermont isn't growing. Other incentives are needed too.

Survey Results

When Regulations Help:

In some cases, LACK of design standards is part of the problem, as neighbors have concerns that new housing added to a historic downtown will wreck the feel of the existing settlement.

Broadening Idea of Centers

Ski resorts and college campus' should also be considered walkable places. We should look at how to transform the resorts and closed college campuses into new neighborhoods.

Zoning for Great Neighborhoods

The New York Times

Cities Start to Question an American Ideal: A House With a Yard on Every Lot

By EMILY BADGER and QUOCTRUNG BUI JUNE 18, 2019

Townhomes, duplexes and apartments are effectively banned in many neighborhoods. Now some communities regret it.

 **NEWS**

U.S. NEWS

Housing crisis has Seattle weighing end of single-family zoning

Can the city solve its housing crisis by doing away with single-family zoning?

Zoning for Great Neighborhoods



Manchester Land Use & Development Ordinance

CHAPTER 3 OF THE MANCHESTER UNIFIED ORDINANCE
ADOPTED BY THE SELECTBOARD MAY 29, 2018, EFFECTIVE JUNE 19, 2018
DEVELOPED WITH THE SUPPORT OF THE VERMONT DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT MUNICIPAL PLANNING GRANT PROGRAM (FY 2016)

Westford, Vermont



LAND USE & DEVELOPMENT REGULATIONS

First Adopted: November 1972
Last Adopted: May 10, 2018

Zoning for Great Neighborhoods



Bristol Village Co-Housing



Discussion

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Zoning for Great Neighborhoods