

Housing Choice and Affordability in Northwest Vermont – ENOSBURGH

Understanding & Reducing Regulatory Barriers at the Local Level

A project funded by the Agency of Commerce and Community Development’s Bylaw Modernization Grant Program, with a consortium grant made to St. Albans Town (lead), Enosburgh, Highgate, Montgomery, and Sheldon. The Town of St. Albans contracted with the Northwest Regional Planning Commission to complete the project.

The Northwest Vermont Housing Choice and Affordability Project worked with the Enosburgh Planning Commission to understand housing challenges and the role that local regulations play, and to develop relevant zoning amendments to allow for new housing opportunities. The project began with a presentation of the 2022 regional housing needs assessment. Next, NRPC completed and presented a housing audit of the town’s zoning regulations to identify potential changes that would allow for infill and new housing opportunities. In late 2022, NRPC coordinated with the NRPC’s Housing for All campaign to educate the greater community about housing challenges and engage in discussions through a Community Conversation on Housing. Finally, the bulk of the project consisted of working with the Planning Commission to refine zoning amendments and consider next steps in implementation taking into account the local context and needs.

The following materials were developed for the Town of Enosburgh during the bylaw modernization project and are enclosed:

- 1) Project Summary Memo, with link to recording of the Community Conversation on Housing and NRPC Project Website
- 2) Housing Needs Assessment Town Summary
- 3) Housing Bylaw Audit Report
- 4) Recommended Zoning Standards
- 5) Final Proposed Standards
- 6) Local Outreach Press Release
- 7) Supplemental Materials
 - Housing Bylaw Audit Matrix
 - Draft Zoning Bylaws with Proposed Amendments (Available by request)
 - Draft template standards

Summary of Project Deliverables

Housing Needs Assessment

NRPC analyzed data from the U.S. Census, U.S. American Community Survey and housingdata.org to develop a housing needs assessment for Enosburgh. Enosburgh's number of households has continued to grow slowly, but the number of owner-occupied properties is growing faster than rental properties. While housing in Enosburgh is more affordable than in other areas of the region, most current renters in Enosburgh could not afford to own a home in the Town. The Town has several larger multi-unit developments but fewer smaller multi-units.

Community Conversation on Housing

In late 2022, NRPC coordinated with the NRPC's Housing for All campaign to put on a Community Conversation on Housing event. NRPC presented on the recently completed housing needs assessment, bylaw modernization opportunities and helped to facilitate a conversation from participants on strategies to create and improve housing for everyone in our region. Food and kids' activities were available to encourage and make attendance possible for more families. A recording of the conversation can be accessed [here](#).

Bylaw Housing Audit

NRPC reviewed Enosburgh's and Enosburgh Falls' existing bylaws based on the six key topics identified in the Zoning for Great Neighborhoods Guide: dimensional standards, parking standards, allowable uses, street standards, accessory dwelling units (ADUs), and the development review process. Each district was audited, however, the final report focused on the districts intended for higher density housing growth: Central Business District, Commercial District, and High Density Residential District. Each of these districts is located in Enosburgh Falls, as the village is targeted for higher density growth than the remainder of the Town. In the Central Business District, current standards are generally supportive of mixed use and residential development, although parking standards could be reduced and a build-to-zone could be implemented. In the Commercial District, NRPC identified large lot sizes, setback and excessive frontage standards as a major barrier to housing development. Additionally, the height standard could be better revised to meet the goal of village-scale density. In the High-Density Residential District, NRPC identified higher lot size minimums for multi-unit developments, height standards and the front setback standard for existing development as possible barriers to housing.

Initial Recommendations

Based on the housing needs assessment and bylaw audit, NRPC proposed initial zoning recommendations in each of the five of the six key topics areas. Recommendations for dimensional standards included adopting a floor-based height standard in the Commercial District, adopting build-to-zones for all three districts, and reducing lot size, frontage and rear and back setback standards. Recommendations for allowable uses included allowing small multi-units as permitted without site plan review in the Central Business and High-Density

Residential District and loosening restrictions on mixed-use development. Recommendations for parking included off-site and shared parking standards. NRPC recommended updating accessory dwelling unit standards to match state law and to consider administrative site plan review.

Final Proposed Standards

After discussion with the Enosburgh Planning Commission about local priorities, final proposed standards were developed. These included increasing maximum height in the Commercial District, reducing frontage and lot sizes in the Commercial and High Density Residential District, adding a maximum setback in Commercial and Central Business District, adding more flexible standards for off-site and shared parking and adding a more flexible standard for multiple structure developments.

Press Release and Community Outreach; Project Next Steps

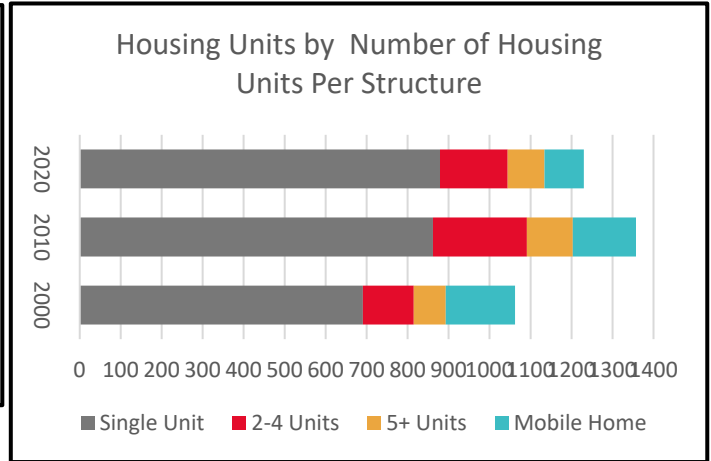
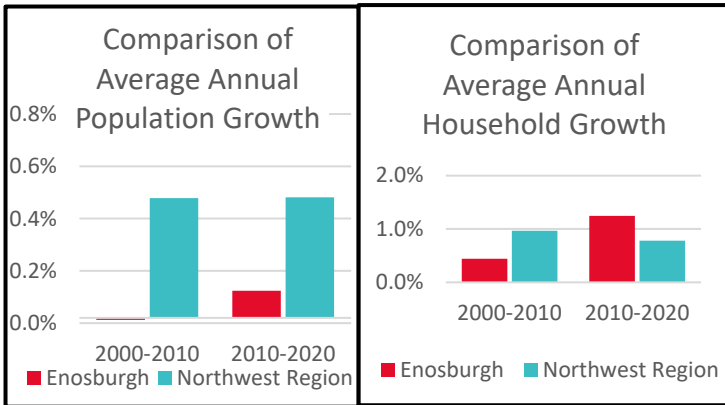
These changes will be incorporated into the current draft combined regulations for Enosburg Falls and Enosburgh Town which are expected to be adopted in summer 2024. During the update process, the Town will use the press release to communicate the project to the community on the municipal website and at public hearings.



Housing Needs Assessment Town Summary

Enosburgh Housing Needs Assessment



A project funded by the Agency of Commerce and Community Development's Bylaw Modernization Grant Program

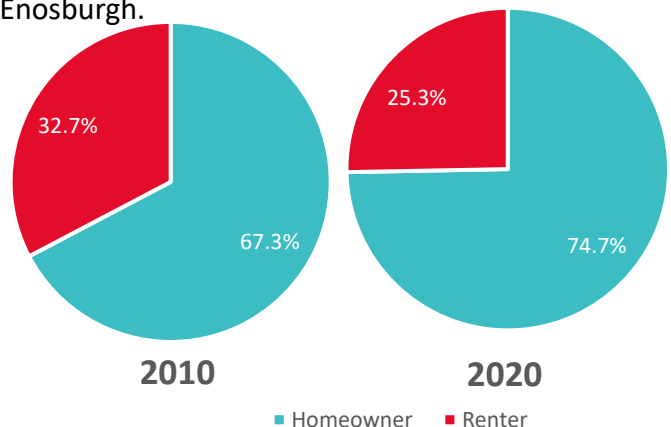
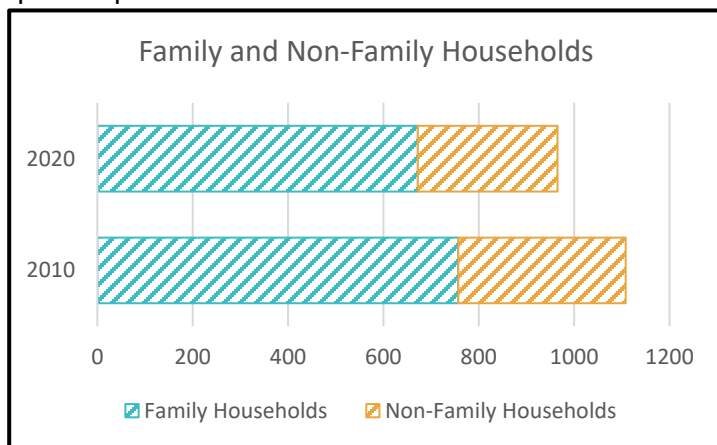


In the last 10 years Enosburgh has seen a small annual increase in population, however, this increase is far less than the regional average. The number of households in Enosburgh has grown at a faster rate than the population, likely due to smaller household sizes. The proportions of family and non-family households in Enosburgh appear to be similar in 2010 and 2020. Note that while the below chart shows a decrease in households using the American Community Survey data for 2020, the Census data shows an overall growth in households.

Non-family households refers to any household where members are not related by birth, adoption or marriage. Roughly 2.5% of Enosburgh's population lives with nonrelatives excluding unmarried partners and 3.6% of those over 21 are living with their parents. Some of these residents may prefer to form their own households. 1.5% of housing units in Enosburgh are overcrowded, having more than 1 person per total number of rooms in the house.

According to the 2020 Census, there are 1,246 housing units in Enosburgh. As stated before, while this data shows decrease in housing units overall, the Census shows an increase in housing and 62 new E911 addresses have been added in the Town. Given this data uncertainty, it is difficult to make further inferences about this data.

 **7.5% Seasonal Units**
 **1.4% Short-Term Rentals**
Short-term rental data: AirDNA via Housingdata.org.
 Around 9% of the Town's housing stock is used for seasonal and short-term rentals. Compared to regional averages, there are fewer seasonal homes in Enosburgh.

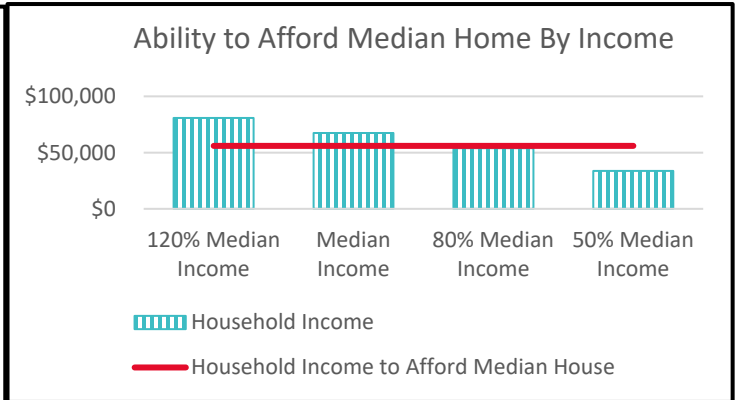
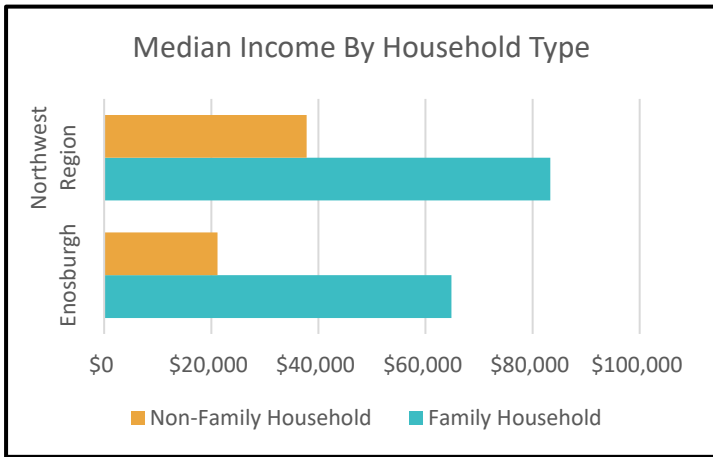


The number of renters in Enosburgh has decreased somewhat in the last 10 years, with a slight increase in number of homeowner-occupied households. While it is unclear whether the actual number of renter households decreased, data from the Grand List shows an increase in owner-occupied properties, making renters a smaller percentage of all households.



1246 Housing Units

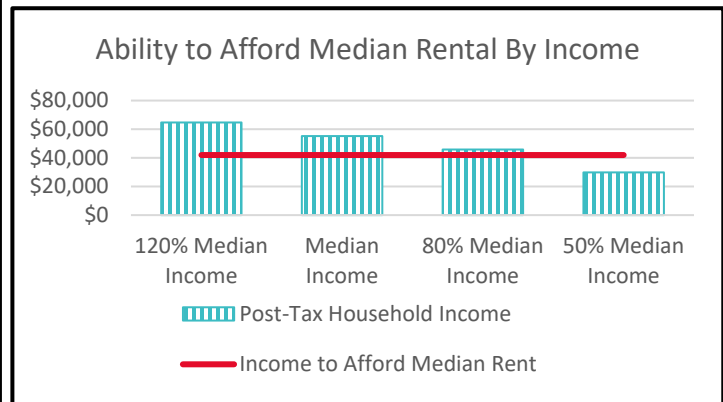
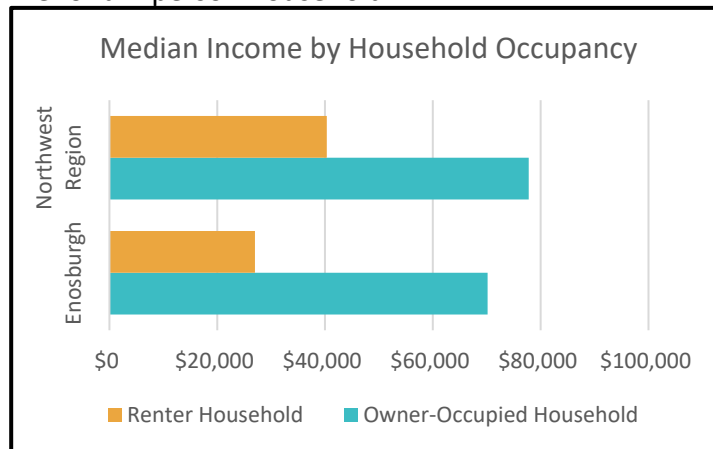
Enosburgh Housing Needs Assessment



Median Home Price: VT Property Tax Records via Housingdata.org

Median incomes in Enosburgh are lower than the regional averages. Family households have higher average median income than non-family households in Enosburgh. The average non-family household income in Enosburgh is only just above the poverty line for a 2-person household.

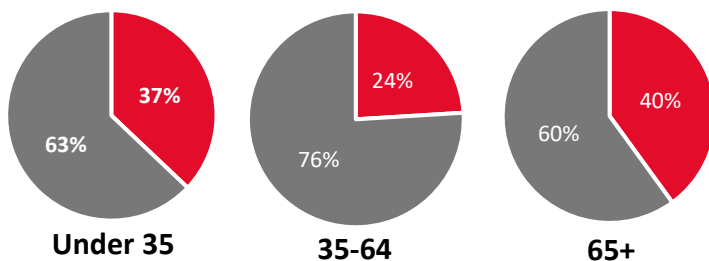
With a median home price of \$193,000, homeownership in Enosburgh is affordable to those with regional median incomes. However, the median home is extremely unaffordable to the median renter in Enosburgh. The typical renter household in Enosburgh would not be able to afford to become a homeowner in the Town.



Renter households have significantly lower median incomes than owner-households in Enosburgh. Roughly 43% of all rental units in Enosburgh are specifically designated as affordable housing.

Rental units are more affordable to those with median and low-income regional residents. However, as demonstrated by the cost burden data, Enosburgh renters still often find renting unaffordable.

■ Cost Burdened ■ Not Cost Burdened



Residents under 35 and senior residents are much more likely to be cost-burdened. Region-wide, residents of color are more likely to be cost-burdened at all income levels.

Conclusions

Household growth in Enosburgh continues to increase slowly. Data on housing growth is somewhat unclear, but the number of owner-occupied properties appears to be growing at a greater rate than rental properties. While Enosburgh offers affordable homeownership opportunities compared to the region, these opportunities may not be available to existing renter households in Enosburgh. While Enosburgh has several large affordable developments, there is an opportunity to encourage smaller "missing middle" development.



Housing Bylaw Audit Report

ENOSBURG FALLS & ENOSBURGH TOWN 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 Enosburg Falls Village Land Use Development Regulations & the Town of Enosburgh Development Bylaw, adopted December 19, 2017 and January 7, 2019, respectively. 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 Enosburgh 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,

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

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.

Model Districts for Housing Choice and Affordability (Adapted from Enabling Better 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.

Enosburgh Zoning District Purpose Statements

The audit has recorded zoning standards for all local zoning districts; however, only those intended for substantial and/or high-density residential development were included in the assessment. Rural residential, conservation, agricultural and other districts where only low-density residential development is permitted were not assessed. The purpose and intent of each Enosburgh zoning district included in the assessment is provided below.

St. Albans Town Zoning District Purpose Statements

Central Business District (CB)

The purpose of the central business district is to provide a concentrated area to serve the business, service, and social needs for the community as well as the region. The historical character of the district focuses upon pedestrian access to a mixture of retail sales, personal services, professional services, business

offices, and high-density residences tightly spaced with minimal setback from the street. Residential uses add interest and vitality to the area and accommodate those who desire high-density housing.

Pedestrian travel will be encouraged by well-maintained and landscaped walkways which connect the district to other commercial and residential areas of the village. Public open space is provided for rest and recreation, and to increase the district's scenic quality. Public events such as art exhibits, musical events, craft fairs, and farmers' markets are encouraged. See Section 3.2 and 3.3 for specific standards for the Central Business District.

Commercial District (CM)

The purpose of the commercial districts is to provide areas with public water and sewer for larger-scale, land-intensive retail, commercial, and high-density residential development which may not be suited to location in the central business district.

These areas are intended to complement the central business district, and efforts will be made to connect them by attractive pedestrian paths, internal roadways, and landscaping.

The commercial districts are located at entrances to the village, and they must be designed to create a positive first impression for visitors. Master planning will be encouraged in order to promote efficient and economic connection with existing services and facilities. Development within the district will be reviewed to ensure attractiveness of sight design and signs. Strip development will be controlled by limiting the number of curb cuts and requiring consolidated access points onto RTE 105. See Section 3.2 and 3.3 for specific standards for the Commercial District.

High Density Residential District (HD)

The purpose of this district is to maintain the privacy, and property values in established traditional residential neighborhoods. Appropriate commercial, cultural and recreational uses may be allowed to serve local residents without compromising the residential character of the district. This area is served by public services and facilities. Efforts to retain and improve the quality and vitality of older neighborhoods through restoration of deteriorating buildings should be encouraged. Residential development in this district should provide for a variety of dwelling types and for the needs of people of all income levels and ages.

1/24/23

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.

Town Zoning District:	Model District	Standard	Target Standards Met	Comments
Central Business District (CB)	Town Center	Dimensional	Height	Height. Height is required to be proportional to existing buildings on either side and along the streetscape with a minimum of 2 stories required for uses requiring site plan review. Consider changing to height range of 2 to 4 or 2 to 5 stories. Height standards for permitted uses in CB district not referenced.
		Front setback	Y	Setbacks. Enosburgh uses a flexible setback standard, which is appropriate for this context, however the maximum setback of 25 feet is too much for the CB District.
		Yard Setback	Y	Consider implementing a “build-to-zone” by setting a more appropriate maximum front setback. There are no side or rear setbacks for this district, which is appropriate for a dense village. Discuss measurement from edge of ROW vs edge of road.
		Frontage	Y	Lot size and Frontage. There are no minimum lot size or frontage requirements for this district, form-based guidance is used to guide development. This is appropriate for this district.
		Lot coverage	N/A	Lot coverage. Enosburgh Falls does not regulate by lot coverage. This is acceptable for this district; however, some on-site stormwater may be needed if not handled at a district level.
		Min lot size/density	Y	Allowed by right. Enosburgh allows duplexes by right, which is appropriate for a dense village.
				Allowed P/S and C/S. Any size multi-unit is allowed with site plan review, which is appropriate for this district. Consider whether administrative site plan review could be used for smaller multi-units – 3–8-unit dwellings for example. Discuss character-based frontage and applicability of existing form-based standards as administrative standards.
			Uses/Structures per lot. Multiple uses are allowed as a conditional review. Consider allowing multiple uses as permitted if all the associated uses are permitted. Multiple structures are allowed but consider clarifying definitions of multi-unit housing to reflect this, and including different types of multi-unit housing.	
			Definition. Note: Change from family to unit.	
		Parking	Spaces per unit	N
		Location	N	Location. Allow parking only on the side and back of building for permitted uses in the Central Business District, it is already required for uses with site plan review.

Town Zoning District:	Model District	Standard	Target Standards Met	Comments												
Commercial District (CM)	Town Center	Dimensional	<table border="1"> <tr> <td data-bbox="282 703 324 1115">Height</td> <td data-bbox="324 703 365 1115">?</td> </tr> <tr> <td data-bbox="324 703 365 1115">Front setback</td> <td data-bbox="365 703 406 1115">N</td> </tr> <tr> <td data-bbox="406 703 446 1115">Yard Setback</td> <td data-bbox="446 703 487 1115">N</td> </tr> <tr> <td data-bbox="487 703 527 1115">Frontage</td> <td data-bbox="527 703 568 1115">N</td> </tr> <tr> <td data-bbox="568 703 609 1115">Lot Coverage</td> <td data-bbox="609 703 649 1115">N/A</td> </tr> <tr> <td data-bbox="649 703 1388 1115">Min lot size/density</td> <td data-bbox="649 703 1388 1115">N</td> </tr> </table>	Height	?	Front setback	N	Yard Setback	N	Frontage	N	Lot Coverage	N/A	Min lot size/density	N	<p>Height: Height is required to be proportional to existing buildings on either side and along the streetscape with a minimum of 2 stories required for uses requiring site plan review. Does this standard work in the relatively undeveloped commercial district? Consider changing to height range of 2 - 4 stories. Height standards for permitted uses in CM district not referenced.</p> <p>Setbacks. Consider regulating front setback from the edge of ROW rather than edge of road. If the Village regulated from the edge of the ROW, setbacks could be reduced to as little as 0 feet. Reduce yard setback to 5' or less.</p> <p>Lot size and Frontage. Reduce minimum lot size to no more than 1/5 acre. If lot size is reduced consider reducing frontage requirements to 60'.</p> <p>Lot coverage. Enosburg Falls does not regulate by lot coverage. This is acceptable for a town center area; however, some on-site stormwater may be needed if not handled at a district level.</p>
		Height	?													
		Front setback	N													
		Yard Setback	N													
		Frontage	N													
		Lot Coverage	N/A													
		Min lot size/density	N													
		Allowed Uses	<table border="1"> <tr> <td data-bbox="282 703 324 1115">Allowed by Right</td> <td data-bbox="324 703 365 1115">N</td> </tr> <tr> <td data-bbox="324 703 365 1115">Allowed P/S</td> <td data-bbox="365 703 406 1115">Y</td> </tr> <tr> <td data-bbox="406 703 446 1115">Allowed C/S</td> <td data-bbox="446 703 487 1115">Y</td> </tr> <tr> <td data-bbox="487 703 1388 1115">Uses/Structures</td> <td data-bbox="487 703 1388 1115">Y</td> </tr> </table>	Allowed by Right	N	Allowed P/S	Y	Allowed C/S	Y	Uses/Structures	Y	<p>Allowed by right. No uses are allowed by right because single-unit and two-unit structures are prohibited in this district. Consider whether two-unit dwellings could be permitted if part of a mixed-use development.</p> <p>Allowed P/S and C/S. Any size over 2 units is permitted with site plan review standards which is appropriate for this district. Consider administrative site plan review standards for small multi-unit dwellings (2-8 units).</p> <p>Uses/Structures per lot. Multiple uses are allowed as a conditional review. Consider allowing multiple uses as permitted if all the associated uses are permitted. Multiple structures are allowed but consider clarifying definitions of multi-unit housing to reflect this, and including different types of multi-unit housing.</p> <p>Definition. Note: Change from family to unit.</p>				
		Allowed by Right	N													
		Allowed P/S	Y													
Allowed C/S	Y															
Uses/Structures	Y															
Parking	<table border="1"> <tr> <td data-bbox="282 703 324 1115">Spaces per unit</td> <td data-bbox="324 703 365 1115">N</td> </tr> <tr> <td data-bbox="324 703 1388 1115">Location</td> <td data-bbox="365 703 1388 1115">Y</td> </tr> </table>	Spaces per unit	N	Location	Y	<p>Spaces per unit. Reduce parking requirements to 1.5 spaces/unit, and clarify that any onsite or shared parking may count towards requirement. At a minimum, reduce parking requirements for senior housing to 1 space/unit. Add specific provisions to allow shared parking between commercial and residential uses to reduce the total number of spaces required.</p> <p>Location. Parking is allowed only on the sides and backs of buildings under site plan review, which is required for all residential uses in this district.</p>										
Spaces per unit	N															
Location	Y															

Town Zoning District:	Model District	Standard	Target Standards Met	Comments												
High Density Residential District (HD)	Neighborhood	Dimensional	<table border="1"> <tr> <td data-bbox="316 913 349 1123">Height</td> <td data-bbox="349 913 381 1123">N</td> </tr> <tr> <td data-bbox="349 1123 381 1165">Front setback</td> <td data-bbox="381 1123 414 1165">N/A</td> </tr> <tr> <td data-bbox="349 1165 381 1207">Yard Setback</td> <td data-bbox="381 1165 414 1207">N</td> </tr> <tr> <td data-bbox="349 1207 381 1249">Frontage</td> <td data-bbox="381 1207 414 1249">N</td> </tr> <tr> <td data-bbox="349 1249 381 1291">Lot Coverage</td> <td data-bbox="381 1249 414 1291">N/A</td> </tr> <tr> <td data-bbox="349 1291 381 1333">Min lot size/density</td> <td data-bbox="381 1291 414 1333">N</td> </tr> </table>	Height	N	Front setback	N/A	Yard Setback	N	Frontage	N	Lot Coverage	N/A	Min lot size/density	N	<p>Height. Consider regulating by story instead of by height and increasing height to allow for 3 stories, which would exceed 35 feet.</p> <p>Setbacks. Enosburg Falls regulates with a flexible build-to zone in this district. Has this been an effective tool so far? 25' setback from edge of road seems high for existing structures, are there significant numbers of nonconformities? Would it be more effective to set minimum and maximum setback distances, rather than relying on a review of adjacent structures? Reduce side and back setbacks to 5'.</p> <p>Lot size and Frontage. Currently, the regulations require double the lot size for multi-unit structures (20,000 sq. ft.) as single unit structures (10,000 sq. ft.). Do not require a larger lot size for multi-unit structures than single-unit structures. A 10,000 square foot minimum is ok, but consider reducing to 8,000 sq. ft. Consider reducing frontage requirement to 60' – 70'.</p> <p>Lot coverage. Enosburg Falls does not regulate by lot coverage. Is lot coverage a concern in this district?</p>
		Height	N													
		Front setback	N/A													
		Yard Setback	N													
		Frontage	N													
		Lot Coverage	N/A													
		Min lot size/density	N													
		Allowable Uses	Y	<p>Allowed by right. Duplexes are allowed by right which is appropriate for this district.</p> <p>Allowed P/S and C/S. Any size over 2 units is permitted with site plan review standards which is appropriate for this district. Consider administrative site plan review standards for small multi-unit dwellings (2-8 units).</p> <p>Uses/Structures per lot. Multiple uses are allowed as a conditional review. Consider allowing multiple uses as permitted if all the associated uses are permitted.</p> <p>Multiple structures are allowed but consider clarifying definitions of multi-unit housing to reflect this, and including different types of multi-unit housing.</p> <p>Definition. Note: Change from family to unit.</p>												
		Parking	N	<p>Spaces per unit. Reduce parking requirements to 1.5 spaces/unit, and clarify that any onsite or shared parking may count towards requirement. As a minimum, consider reducing parking requirements for senior housing to 1 space/unit. Add specific provisions to allow shared parking between commercial and residential uses to reduce the total number of spaces required.</p> <p>Location. Consider regulating parking location in this district, especially for multi-units of 3 units or more.</p>												

Other Standards

Standard	Comments
<p>Street Standards</p>	<p>Connectivity. Enosburgh’s bylaws generally address connectivity. The Village bylaws general standards limit the length of dead-end streets and encourage connectivity. The Town bylaws discourage long dead-ends and address connectivity. Additionally, there are specific connectivity standards for the Central Business and Commercial District in the site plan review section of the Village bylaws. Consider specific provisions requiring that ROW be set aside for all dead-end streets for future connections.</p> <p>Sidewalks/complete Streets. Sidewalks are required in the Central Business District and High-Density Residential District. Sidewalks are required for major subdivision in the Commercial and Low-Density Residential District, and must be made if a connection to the Village system is possible. Require sidewalks for uses requiring site plan review, or for a certain size commercial and residential developments in the Commercial District. In the Town bylaws, the DRB may require sidewalks if appropriate under site plan & subdivision review.</p> <p>Street/road design standards. The Village’s bylaws reference the A-76 standards, the Town’s bylaws do not make it clear if there is a standard for development roads that are not intended to be accepted by the Town. Consider reviewing when state updates its design standards to ensure restrictions are appropriate. Generally, 11’ lane width is adequate.</p>
<p>Accessory Dwelling Units</p>	<p>Both sets of regulations need to be updated to meet state minimum regulations, which are 30% or 900 square ft (whichever is larger) and to remove the requirement that the ADU be an efficiency or one-bedroom. ADUs could be further encouraged by allowing more than 1 ADU per lot if setback and parking standards are met.</p>
<p>Development Review Provisions</p>	<p>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:</p> <ul style="list-style-type: none"> • Administrative Review for Site Plan Review, especially for 3-8 multi-unit dwellings in the Central Business District, Commercial and High-Density Residential District. This could include a modified version of the form-based standards specific to multi-unit residential structures.

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Prepared by the Northwest Regional Planning Commission*

Recommended Zoning Standards		
Dimensional Standards		
Type	Recommended Standard	Notes
Height	<p>In Commercial District regulate by height and allow for 3 stories with a commercial first floor:</p> <p>Commercial District. Structure height shall be three stories or less.</p> <ul style="list-style-type: none"> i) Ground floor stories exceeding 20 feet are considered two stories for this district. ii) Mezzanines exceeding 30% of the ground floor area are counted as a story. iii) Upper stories exceeding 16 feet are counted as two stories, and an additional story for every multiple of 16 feet. (Section 3.3) 	As discussed with Planning Commission, not interested in a two story minimum for this district but open to allowing higher heights.

Type	Recommended Standard	Notes
Setbacks	<p>Reduce minimum setbacks in commercial and high density residential district. Apply maximum front setbacks in the Central Business, Commercial and High Density Residential District.</p> <p>CB Min Front Setback: Average of Front yard Setbacks Max Front Setback: 20 ft</p> <p>COM: Min Front Setback: 5 ft Max Front Setback: 25 ft</p> <p>HDR Min Front Setback: 10 ft (non-residential), context-specific for residential Max Front Setback: 25 ft non-residential, none for residential</p>	Add maximum setback in COM & CB and for non-residential uses in HDR. Reduce side and rear setbacks in the HDR district



Recommended Zoning Standards

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<i>Type</i>	<i>Recommended Standard</i>	<i>Notes</i>
	Reduce side and back setbacks in the HDR district Side: Res-5, Other-15 Rear: Res-10 Other- 20 (Table 2.2)	

<i>Type</i>	<i>Recommended Standard</i>	<i>Notes</i>
Lot Size	Reduce lot sizes in COM and HDR districts COM: 7,500 sq. ft. HD- 5,000 sq. ft. for residential and 20,000 for non-residential	
Lot Frontage and Lot Width	Reduce frontage in HDR to 60 ft for residential uses Reduce frontage in COM to 60 ft in alignment with smaller lot size requirement	
Lot Coverage	N/A	

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Type	Recommended Standard	Notes
<p>Type of Review</p>	<p>Divide existing multi-unit dwelling definition into two: small multi-unit dwelling and large multi-unit dwelling. Allow small multi-units as a permitted use in the CB & HDR districts.</p> <p>Dwelling, Small Multiple Unit: A residential building designed with 3-4 distinct dwelling units, each with their own facilities and provisions for independent living, including sleeping, food preparation, and sanitation. This definition includes attached townhouse dwellings in a row of at least three units in which each unit has its own front yard and rear access to the outside and is separated from any other unit by one or more vertical common fire resistant walls.</p> <p>Dwelling, Large Multiple Unit: A residential building designed with 5 or more distinct dwelling units, each with their own facilities and provisions for independent living, including sleeping, food preparation, and sanitation. This definition includes attached townhouse dwellings in a row of at least three units in which each unit has its own front yard and rear access to the outside and is separated from any other unit by one or more vertical common fire resistant walls.</p>	<p>The definitions for each use ensure that townhouse style condos are included in the definition of multi-unit dwelling.</p> <p>In the longer-term, PC could consider whether administrative site plan review would be appropriate for 5-12 unit dwellings.</p>
<p>Uses/ Structures Per Lot</p>	<p>Allow multiple uses as permitted in 5.12 if all underlying uses are permitted</p>	<p>More than one principal structure allowed</p>

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Type	Recommended Standard	Notes
<p>Definitions</p>	<p>Dwelling, Large Multiple Unit: A residential building designed with 5 or more distinct dwelling units, each with their own facilities and provisions for independent living, including sleeping, food preparation, and sanitation. This definition includes attached townhouse dwellings in a row of at least three units in which each unit has its own front yard and rear access to the outside and is separated from any other unit by one or more vertical common fire resistant walls.</p> <p>Dwelling, Small Multiple Unit: A residential building designed with 3-4 distinct dwelling units, each with their own facilities and provisions for independent living, including sleeping, food preparation, and sanitation. This definition includes attached townhouse dwellings in a row of at least three units in which each unit has its own front yard and rear access to the outside and is separated from any other unit by one or more vertical common fire resistant walls.</p> <p>Dwelling, Single Unit. A detached residential dwelling unit with facilities and provisions for independent living, including sleeping, food preparation, and sanitation . Also includes part-time or seasonal dwellings.</p> <p>Dwelling, Two Unit: A detached residential building containing two dwelling unit with facilities and provisions for independent living, including sleeping, food preparation, and sanitation.</p>	<p>All definitions use dwelling unit, separate out small and large multi-unit to allow the Town to regulate small multi-units less restrictively.</p>

*Housing Choice and Affordability: Reducing Regulatory Barriers at the Local Level
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Type	Recommended Standard	Notes
<p>Parking spaces</p>	<p>(Section 4.12) For residential uses: 1 per dwelling unit in COM, HDR and CB. 1.5 per dwelling unit in all other districts.</p> <p>Standards for shared parking and off-site parking.</p> <p>1) Off-Site Parking. In the Central Business District, Commercial District and High-Density Residential District, residential parking spaces may be provided either on the parcel or off-site within 250 feet of the parcel. Written legal agreement between the owner of the off-site parking and the owner of the residential development is required. The legal agreement shall guarantee access to, use of, and management of designated off-site parking spaces.</p> <p>2) Shared Parking. Shared parking allows a reduction in the total number of parking spaces required for certain land uses in cases where a mix of adjacent land uses have varying peak periods of parking demand. The Development Review Board may approve shared parking if the following standards are met:</p> <ul style="list-style-type: none"> a. Location. A use for which an application is made for shared parking shall be located within 400 feet of the subject parking lot. b. ii. Legal Agreement. A written legal agreement between the owners of each establishment making use of the shared parking is required. This written agreement shall guarantee access to, use of, and management of designated shared parking spaces. 	<p>HOME Act- 1 space in areas with municipal water and sewer.</p> <p>Reduced distance for off-site parking to 250 ft as discussed by PC. (Roughly the distance between the 105/Main St intersection to the corner of Lincoln Park).</p>

- Shared parking privileges shall continue in effect only as long as the agreement, binding on all parties, remains in force. If any shared parking agreement is no longer in force, parking shall be provided as otherwise required by these Regulations. A draft of the written agreement shall be provided Planning Commission or Board of Adjustment upon application.
- c. iii. Similar Operating Hours. The Development Review Board may approve a shared parking arrangement between two or more uses that have similar operating hours. Such share parking arrangements shall not allow for more than a 20 percent reduction in the total required number of parking spaces per Section 5.8.
 - d. iv. Different Operating Hours. The Development Review Board may approve a shared parking arrangement between two or more uses that have different operating hours. Such shared parking arrangements shall not allow for more than a 75 percent reduction in the total required number of parking spaces per Section 5.8. The applicant shall demonstrate that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.

Parking location	<p>Strengthen standard for parking in central business and commercial districts (3.3(F))</p> <p>New parking areas shall be located behind buildings. Where this is not possible due to physical site restraints, The Development Review Board may allow parking located on the sides of the building. New parking areas shall not be located in the area between the road and any façade of the building.</p>	
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Accessory Dwelling Units		Notes
Type	Specific Standard	
ADU regs	<p>Match state minimum standards:</p> <p>A) One accessory dwelling to a single family dwelling may be allowed as a permitted use of property per 24 V.S.A. 4412. An accessory dwelling is a distinct unit located within or on the same lot as a single unit dwelling, that is clearly subordinate to the single-family dwelling, and has facilities and provision for independent living, including sleeping, food preparation, and sanitation, provided there is compliance with all the following:</p> <ol style="list-style-type: none"> 1) The property has sufficient wastewater capacity. 2) The unit does not exceed 30 percent of the total habitable floor area or 900 square feet of the single-unit dwelling, whichever is greater. 3) Applicable setback, coverage, and parking requirements specified in the regulations are met. 4) The owner lives in either the single unit dwelling or the accessory dwelling unit. 	

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<i>Type</i>	<i>Recommended Standard</i>	<i>Notes</i>
Administrative Site Plan	5-12 units could use administrative site plan review, see attached example.	Consider for future update.
<i>Type</i>	<i>Recommended Standard</i>	<i>Notes</i>
Eliminate CU and PUD	N/A	Regulations already use P/S for multi-unit developments.



Final Proposed Zoning Standards

Enosburgh and Enosburg Falls Bylaw Modernization

Final Proposed Standards

<i>Type</i>	<i>Notes on Standards</i>	<i>Bylaw Section</i>
Height	In Commercial District regulate by height and allow for 3 stories with a commercial first floor.	3.3
Setbacks	Reduce minimum setbacks in commercial and high density residential district. Apply maximum front setbacks in the Central Business and Commercial Districts and for non-residential uses in the High Density Residential District .	2.5 (Table 2.2)
Lot Size	Reduce lot size in the Commercial and High Density Residential Districts.	2.5 (Table 2.2)
Lot Frontage and Lot Width	Reduce frontage requirements in the Commercial and High Density Residential Districts.	2.5
Type of Review	Allow for small multi-units as a permitted use in Central Business District and High Density Residential District.	2.4 (Table 2.1)
Uses/Structures Per Lot	Allow multiple uses as a permitted use if all underlying uses are permitted.	5.12
Definitions	Divide definition of multi-units in to small (4 or less) and large (5+) multi-unit dwellings. Update language to refer to units rather than families.	11
Parking Space	Reduce parking spaces to 1 per unit in districts served by sewer and water. Add standards for shared and off-site parking.	4.12
Parking Location	Strengthen standard to require new parking to be located behind the building in Central Business and Commercial Districts.	4.12
Multiple Structure Developments	Modernize mobile home park regulations to address multiple residential structures of any kind on a single lot with modern standards.	5.13

Note: Draft language is designed to fit with the upcoming combined Enosburg Falls/Enosburgh Town bylaws.

Section 2.4

Table 2.1 Allowed Uses by Zoning Districts (See Section 2.3(l) for allowed uses in the Flood Hazard Overlay)

"P" – Permitted Use "C" – Conditional Use "S" – Site Plan Review "X" – Prohibited										
See section 2.3 to decipher Zoning District abbreviations.	A	CB	CM	CON	GSP	HD	IND	RR	REC	
Residential Uses										
Nursing Home	X	C/S	C/S	X	X	C/S	X	C/S	X	
Mobile Home Park (See Section 5.13)	X	X	X	X	X	X	X	C/S/ PUD	X	
Small Multi-Unit Dwelling	X	P	X	X	X	P	X	X	X	
Large Multi-Unit Dwelling	X	P/S	P/S	X	X	P/S	X	X	X	
Senior Housing	X	P/S	P/S	X	X	P/S	X	X	X	
Single-Family Dwelling ¹	P	P	X	C	P	P	X	P	X	
Two-Family Dwelling	P	P	X	C	P	P	X	P	X	

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Section 2.5

Table 2.2 Dimensional Standards by Zoning District

	A	CB	CM	CON	GSP	HD	IND	RR	REC
Min. Lot Size	Residential- 2 Ac Other Uses - 2.5 Ac	①	7,500 sq. ft.	10 Ac	1 Ac	Residential- 5,000 sq ft Other Uses- 20,000 sq ft	80,000 sq ft	Residential-1 Ac	2 Ac ③
Min. Frontage	Residential- 200 ft Other Uses - 250 ft	①	60 ft	300 ft.	200 ft.	Residential-60 ft Other Uses-100 ft	200 ft	Residential- 150 ft	100ft ③
Min. Lot Depth	None Specified	①	None Specified	300 ft.	100 ft.	None Specified	200 ft	None Specified	100ft ③
Min Setback Road	50 ft	①	5 ft	50 ft.	50 ft.	Residential-2 Other Uses -10 ft	75 ft	50 ft	50 ft ③
Max Setback Road	None Specified	20 ft	25 ft	None Specified	None Specified	Other Uses-25 ft (4)	None Specified	None Specified	None Specified
Min. Setback Side Yard	25 ft	①	15 ft	75 ft.	75 ft.	Residential-5 ft Other Uses-15 ft	15 ft	Residential-15 ft Other Uses - 25 ft	25 ft ③
Min. Setback Rear Yard	30 ft	①	15 ft	75 ft.	75 ft.	Residential-10 ft Other Uses-20 ft	15 ft	30 ft	30 ft ③

- ① The front yard setback for structures in this district shall be the average of the front yard setbacks of the principal buildings located on either side of the proposed structure, but in no event is a greater setback than 15 feet required. No other dimensional requirements are stipulated.
- ② Minimum front yard setbacks for all residential uses will be determined by the existing setbacks of the neighboring properties. The minimum front yard setback shall be equivalent to the closest setback of existing dwellings on lots adjacent to the property. The maximum front yard setback shall be equivalent to the farthest setback of existing dwellings on lots adjacent to the property. In cases where there is only

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one adjacent property, or no adjacent properties the average setback on the street shall be used. For existing structures, the minimum front yard setback shall be 10 ft.

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- ③ No dimensional requirements specified for uses other than outdoor recreation. For all other uses requiring conditional use review, the DRB may specify dimensional requirements.

(4) Maximum yard setback is waived for structures that are converted from residential to non-residential use, provided that no substantial exterior renovations or construction occurs as part of the conversion.

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Section 3.3

3) Height.

a) **Central Business District:** Building height should be proportional to the average height of existing buildings on either side and along the streetscape, but in no case shall any building be less than two stories.

b) **Commercial District.** Structure height shall be three stories or less.

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i) Ground floor stories exceeding 20 feet are considered two stories for this district.

ii) Mezzanines exceeding 30% of the ground floor area are counted as a story.

iii) Upper stories exceeding 16 feet are counted as two stories, and an additional story for every multiple of 16 feet.

Section 4.12

2) **Off-Site Parking.** In the Central Business District, Commercial District and High-Density Residential District, residential parking spaces may be provided either on the parcel or off-site within 250 feet of the parcel. Written legal agreement between the owner of the off-site parking and the owner of the residential development is required. The legal agreement shall guarantee access to, use of, and management of designated off-site parking spaces.

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3) **Shared Parking.** Shared parking allows a reduction in the total number of parking spaces required for certain land uses in cases where a mix of adjacent land uses have varying peak periods of parking demand. The Development Review Board may approve shared parking if the following standards are met:

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a. Location. A use for which an application is made for shared parking shall be located within 400 feet of the subject parking lot.

b. ii. Legal Agreement. A written legal agreement between the owners of each establishment making use of the shared parking is required. This written agreement shall guarantee access to, use of, and management of designated shared parking spaces. Shared parking privileges shall continue in effect only as long as the agreement, binding on all parties, remains in force. If any shared parking agreement is no longer in force, parking shall be provided as otherwise required by these Regulations. A draft of the written agreement shall be provided Planning Commission or Board of Adjustment upon application.

c. iii. Similar Operating Hours. The Development Review Board may approve a shared parking arrangement between two or more uses that have similar operating hours.

Such share parking arrangements shall not allow for more than a 20 percent reduction in the total required number of parking spaces per Section 5.8.

d. iv. Different Operating Hours. The Development Review Board may approve a shared parking arrangement between two or more uses that have different operating hours. Such shared parking arrangements shall not allow for more than a 75 percent reduction in the total required number of parking spaces per Section 5.8. The applicant shall demonstrate that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.

4) Large multi-unit residential (more than 4 units), commercial, industrial, and institutional uses shall provide parking for the elderly and disabled in accordance with the standards of the Americans with Disabilities Act and the Vermont Health and Life Safety Code.

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5) Bicycle Parking: Parking lots with 20 or more vehicle spaces shall provide at least one bicycle rack at a location convenient to the main entrance of the building.

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5) The following table sets specific off-street parking requirements for various uses:

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Table 4.1 Off Street Parking Requirements	
Note: Some Uses are Exempt for Parking Space Requirements in the Central Business District	
USE	REQUIRED OFF STREET PARKING SPACES
Residential Uses	1 per dwelling unit in COM, HDR and CB. 1.5 per dwelling unit in all other districts.
Lodging Establishment	1 per lodging unit plus 1 per each 2 employees
Hospitals/Residential Health Care Facilities	1 per 4 beds plus 1 per each 4 employees
Private Clubs	1 per 5 members
Churches, Schools, Public Facilities	1 per 6 seats or per 200 sq. ft. floor space, whichever is greater
Professional Services	1 per 450 sq. ft. gross floor area
Retail Establishments	1 per 300 sq. ft. gross floor area
Automobile Sales & Service	1 per each 500 sq. ft. gross floor area
Financial Institutions	1 per each 200 sq. ft. gross floor area Each drive-up lane shall have stacking room for 6 cars, & a bicycle rack shall be provided.

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Restaurants, sit-down	1 per 3 seats plus 2 per 3 employee
Restaurants, drive-in	1 per 50 sq. ft. gross floor area
Warehousing and Sawmills	1 per 250 sq. ft. area devoted to office use plus 2 per each 3 non-office employees and 1 per
Light Manufacturing and Manufacturing	2 per 3 employees on largest shift
Unspecified Uses	As required by the Development Review Board

Section 5.12

A) In zoning districts where mixed uses are allowed as provided in Table 2.1, more than one principal use may be permitted within a single building or in multiple buildings on a single lot subject and the following provisions:

- 1) Each of the proposed uses is otherwise allowed as a permitted or conditional use in the district in which the mixed use is proposed.
- 2) The combined uses meet all applicable standards for the district in which the mixed use is proposed, including minimum setbacks and frontage, and minimum lot size (unless such standards are modified as part of a planned unit development).
- 3) The mixed use meets all applicable general regulations and specific use standards contained in Articles 4 and 5.

4) If one of the uses included in the mixed use requires conditional use approval, the mixed use shall require conditional use approval.

5) If one of the uses included in the mixed use requires site plan approval, the mixed use shall require site plan approval.

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Section 5.13 Multi-Structure Residential Development

A) Applicability. These standards apply to any lot with three or more residential structures, including but not limited to mobile home parks, tiny home parks and cottage court developments.

B) Review: Multi-structure residential developments shall be permitted with site plan review in the rural residential and high-density residential districts. Multi-structure residential developments are prohibited in all other zoning districts.

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B) Existing Mobile Home Parks

- 1) Replacement of an existing mobile home in an existing mobile home park, where the existing mobile home meets the standards in (D) below with another mobile home shall require a zoning permit from the Zoning Administrator.
- 2) Replacement of an existing mobile home in an existing mobile home park that meets the standards in (D) below, with a larger mobile home that would not meet the standards in (D) below shall require site plan approval by the Development Review Board. In granting such approval the Board shall not modify the mobile home lot line setback standards by more than 50%. This regulation shall not have the effect of prohibiting the replacement of mobile homes on existing lots.
- 3) Alterations to existing mobile home parks involving the erection, construction, or placement of accessory structures shall be a permitted use.

C) New multi-structure residential development or addition to existing multi-structure residential development

- 1) New multi-structure residential development, and any addition to a multi-structure residential development, shall be subject to the standards in this section, site plan standards in Article 3, and all other applicable provisions of this regulation. "Addition" shall mean modifying an existing mobile home park or other multi-structure residential development by increasing the number of sites or residential structures.

D) Internal Lot Dimensional Standards. The following dimensional standards for internal lots within the multi-structure residential development shall ensure public health, safety, and welfare

- 1) The minimum internal lot size for a residential structure shall be 5,000 square feet.
- 2) Each lot shall have at least 50 feet of frontage on a development road.
- 3) Minimum setbacks shall met the dimensional standards in table 5.2

5? Internal Lot Standards for Multi-Structure Residential Development		
	<i>Rural Residential District</i>	<i>High Density Residential District</i>
Internal Lot Size	5,000 sf	5,000 sf
Internal Lot Front Setback	25'	15'
Internal Lot Side/Back Setback	10'	10'

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Internal Frontage	50'	50'
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E) **Multi-Structure Residential Development General Standards.** In granting site plan approval, the Development Review Board must find that the application conforms to the following standards:

- 1) **Maximum Density:** The maximum density of a multi-structure residential park shall be 3 units per acre in the rural residential district and 8 units per acre in the High Density Residential District.
- 2) **Maximum Structures:** The maximum number of structures allowed shall be 7 primary structures in the rural residential district and 12 primary structures in the High Density Residential District.
- 3) All development roads shall meet the standards for private roads under Section 8.4.
- 4) No mobile home unit, office, utility or service building shall be placed in the setback areas or the appropriate district (see Table 5.?).

5.?. Outside Setbacks for Multi-Structure Residential Development		
	Rural Residential District	High Density Residential District
Maximum Density	3 units/acre	8 units/acre
Front Setback	50'	10'
Side/Back Setback	15'	5'
Maximum Number of Primary Structures	7	12

- 5) A minimum of 1.5 parking spaces for each residential unit shall be provided. Each parking space shall be at least 9 feet wide by 20 feet long.
- 6) Sewage disposal, water supply, and garbage facilities shall comply with Section 4.15.
- 7) All electric, telephone, and other utility lines may be required by the DRB to be underground.

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A mobile home park shall have a contiguous area of not less than 5 acres or more than 50 acres. ¶

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Deleted: A strip of land at least 50 feet wide shall be maintained as a landscaped area abutting all mobile home park boundary lines. No mobile home unit, office, utility, or service building may be placed in this buffer area. However, the Board may reduce or eliminate this landscaped area requirement if such modification or waiver will make it possible to preserve a scenic view from the park, provided that privacy for adjacent property owners can be maintained.

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All mobile homes shall be installed per the HUD Manufactured Home Installation Program per 24 CFR 3285 and 24 CFR 3286.¶

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8) Each mobile home park shall provide at least 25% of its total area for open space and recreational purposes for the use of park residents. The Development Review Board, as a condition of approval, may establish such conditions as to the ownership, use, and maintenance of such land as it deems necessary to assure the preservation of such lands for their intended purpose.

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9) Individual tenants of the park may erect, construct, or place no more than 2 accessory structures on a lot, provided that such structures combined with the primary dwelling do not exceed 35% of the lot size. Individual building permits shall be required for each such structure.

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Deleted: 60% of the floor area of the mobile home.

Section 11.2

Dwelling, Large Multiple Unit: A residential building designed with 5 or more distinct dwelling units, each with their own facilities and provisions for independent living, including sleeping, food preparation, and sanitation. This definition includes attached townhouse dwellings in a row of at least three units in which each unit has its own front yard and rear access to the outside and is separated from any other unit by one or more vertical common fire resistant walls.

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Dwelling, Small Multiple Unit: A residential building designed with 3-4 distinct dwelling units, each with their own facilities and provisions for independent living, including sleeping, food preparation, and sanitation. This definition includes attached townhouse dwellings in a row of at least three units in which each unit has its own front yard and rear access to the outside and is separated from any other unit by one or more vertical common fire resistant walls.

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Deleted: for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling, Single Unit: A detached residential dwelling unit with facilities and provisions for independent living, including sleeping, food preparation, and sanitation. Also includes part-time or seasonal dwellings.

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Deleted: designed for and occupied by one family only

Dwelling, Two Unit: A detached residential building containing two dwelling unit with facilities and provisions for independent living, including sleeping, food preparation, and sanitation.

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Local Outreach Press Release

Press Release

May 31, 2024

Enosburgh, Vermont. Enosburgh planners have finished a multi-year effort exploring how to reduce regulatory barriers in their zoning bylaws to better meet their housing goals. The project, Housing Choice and Affordability in Northwest Vermont, was funded by the Department of Housing and Community Development as a consortium bylaw modernization grant to the Town of St. Albans and the participating communities of Highgate, Sheldon, Enosburgh and Montgomery. Northwest Regional Planning Commission (NRPC) was hired to complete the project. As a result, Enosburgh has prepared a draft bylaw that intends to make housing easier to develop in Enosburg Falls in areas with water and sewer access.

Housing serves as a foundation for individuals to lead full and healthy lives, communities to be vibrant and inclusive, and the local and regional economy to grow and prosper. The region's 2020 housing needs assessment completed by NRPC; however, points to our challenges. There is a limited supply of homes on the market and sale prices are at an all-time high. Rental housing is in even more short supply. Meanwhile, NRPC Senior Planner Greta Brunswick explains, cost-burden for housing is felt most for both young and senior residents, the former of which our communities seek to recruit and retain and the latter of which is increasing in number and has special needs.

Enosburgh is working to reverse this trend to support new housing in its historic village in areas with municipal water and sewer. The proposed regulations will allow for infill growth in Enosburg Falls to provide housing for the area's workforce and senior residents while preserving the great qualities of Enosburgh's neighborhoods.

More information on the project can be found at the project website: <https://www.nrpcvt.com/housing/housing-choice-affordability-project/> and on the Town's website [insert link]. Please contact Shaleigh Woods, Planning Commission Chair with any questions.



Supplemental Materials

Housing Zoning Assessment Matrix

Zoning District

Zoning District

	Central Business District (CB) [Village]	Notes	Commercial District (CM) [Village]	Notes
Dimensional Standards				
Building Height Restriction	Regulates by story	Under site plan- No less than 2 story, maximum set by av	Regulates by story	Under site plan- No less than 2 story, maximum set by av
Front Setback	16'-25'	Maximum of 25', average of two on either side	1'-15'	15'
Yard Setback	None		11'-15'	15'
Setback Measured From	Edge of Road		Edge of Road	
Frontage Requirement	None		75 ft-<100 ft	75 ft
Lot Coverage Standard	None	Except as required by DRB for Conditional Use	None	Except as required by DRB for Conditional Use
Minimum Lot Size	None		>1/4 acre-1/2 acre	20,000 sq. ft.
Duplex Minimum Lot Size	None		N/A	Duplex Not Allowed
3+ Unit Minimum Lot Size	None		>1/4 acre-1/2 acre	20,000 sq. ft.
Lot Size is Regulated Separately from Density	Yes	No lot size standards for District	Yes-PUD Only	
Parking Standards				
Parking Minimums for Multi-Household Dwellings	2 spaces/unit	Plus 1 guest space for every 6 units	2 spaces/unit	Plus 1 guest space for every 6 units
Parking Minimums for ADUs	2 spaces/unit		2 spaces/unit	
Parking Minimums for Single Household Dwellings	2 spaces/unit		2 spaces/unit	
Allows On-Street Parking to Count Towards Minimum	No	DRB has authority to consider and alter standards	No	DRB has authority to consider and alter standards
Parking Lot Location Regulated	Allowed Only on Side/Back of Building		Allowed Only on Side/Back of Building	
Allowable Uses				
Largest Conditional Multi-Unit Building (Including C/S)	>4 units dwelling allowed	Any # allowed	>4 units dwelling allowed	Any #
Largest Allowed By Right Multi-Unit Building (P)	Duplex (2 units)		None	1 & 2 units not allowed
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	>4 units dwelling allowed	Any # allowed	>4 units dwelling allowed	Any #
Multiple Principal Uses Allowed	Yes	Conditional Use Required	Yes	Conditional Use Required
Multiple Principal Structures Allowed	Yes	Clarify definitions of multi-family	Yes	Clarify definitions of multi-family
Unit Description Used	Family (i.e. single family)		Family (i.e. single family)	
Street Standards				
Has Connectivity Standards in PUD/Subdivision Regulations	Yes	And for conditional/site plan review	Yes	And for conditional/site plan review
Requires Sidewalks in PUD/Subdivision Regulation	Yes	All subdivisions	Yes	Major subdivisions (5+ lots)
Private Road Minimum Required Lane Width	12'+	A-76 standard, currently recommend 12'	12'+	A-76 standard, currently recommend 12'
ADUs				
Maximum Size of ADU	State Minimum (900 sq ft or 30% of building size)	Language needs updating	State Minimum (900 sq ft or 30% of building size)	Language needs updating
Number of ADUs Allowed on Parcel	1		1	
Development Review Standards				
Setback Waiver Provisions for Permitted Uses	With DRB/ZBA Approval	Limited to accessory structures	With DRB/ZBA Approval	Limited to accessory structures
Administrative Review Provisions (See Notes)		Permitted Use Only		Permitted Use Only

Zoning District

Zoning District

	High Density Residential District (HD) [Village]	Notes	Low Density Residential District (LD) [Village]	Notes
Dimensional Standards				
Building Height Restriction	≤ 35 feet		≤ 35 feet	
Front Setback	16'-25'	25' For existing structures, for new structures minimum is 26'-50'	26'-50'	50'
Yard Setback	11'-15'		>20'	15' side, 30' back
Setback Measured From	Edge of Road		Edge of Road	
Frontage Requirement	75 ft-<100 ft	May have a higher standard for 2+ units, table is cut off	100 ft-<200 ft	150' SF, 200' duplex
Lot Coverage Standard	None	Except as required by DRB for Conditional Use	None	Except as required by DRB for Conditional Use
Minimum Lot Size	> 5,000 sq. ft.-1/4 acre	10,000 sq ft	>1/2 acre-1 acre	40,000 sq ft no w/ww, 20,000 sq ft w/ w/ww
Duplex Minimum Lot Size	>1/4 acre-1/2 acre	20,000 sq ft	>1 acre-2 acres	60,000 sq ft
3+ Unit Minimum Lot Size	>1/4 acre-1/2 acre	20,000 sq ft	N/A	
Lot Size is Regulated Separately from Density	Yes-PUD Only		Yes-PUD Only	
Parking Standards				
Parking Minimums for Multi-Household Dwellings	2 spaces/unit	Plus 1 guest space for every 6 units	N/A	Not Allowed
Parking Minimums for ADUs	2 spaces/unit		2 spaces/unit	
Parking Minimums for Single Household Dwellings	2 spaces/unit		2 spaces/unit	
Allows On-Street Parking to Count Towards Minimum	No	DRB has authority to consider and alter standards	No	DRB has authority to consider and alter standards
Parking Lot Location Regulated	No Regulation		No Regulation	
Allowable Uses				
Largest Conditional Multi-Unit Building (Including C/S)	>4 units dwelling allowed		Duplex (2 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)	>4 units dwelling allowed		None	
Multiple Principal Uses Allowed	Yes	Conditional Use Required	Yes	Conditional Use Required
Multiple Principal Structures Allowed	Yes	Clarify definitions of multi-family	Yes	Clarify definitions of multi-family
Unit Description Used	Family (i.e. single family)		Family (i.e. single family)	
Street Standards				
Has Connectivity Standards in PUD/Subdivision Regulations	Yes	And for conditional/site plan review	Yes	And for conditional/site plan review
Requires Sidewalks in PUD/Subdivision Regulation	Yes	All developments	Yes	For major subdivisions and where connection to existing
Private Road Minimum Required Lane Width	12'+	A-76 standard, currently recommend 12'	12'+	A-76 standard, currently recommend 12'
ADUs				
Maximum Size of ADU	State Minimum (900 sq ft or 30% of building size)	Language needs updating	State Minimum (900 sq ft or 30% of building size)	Language needs updating
Number of ADUs Allowed on Parcel	1		1	
Development Review Standards				
Setback Waiver Provisions for Permitted Uses	With DRB/ZBA Approval	Limited to accessory structures	With DRB/ZBA Approval	Limited to accessory structures
Administrative Review Provisions (See Notes)		Permitted Use Only		Permitted Use Only

Zoning District

Zoning District

	Agricultural/Rural Residential [Village]	Notes	Industrial District (Ind) [Village]	Notes
Dimensional Standards				
Building Height Restriction	≤ 35 feet		≤ 35 feet	
Front Setback	26'-50'	50'	50'-99'	75'
Yard Setback	>20'	25' side, 30' rear	11'-15'	15'
Setback Measured From	Edge of Road		Edge of Travelled Way	
Frontage Requirement	≥200 ft	200 ft	100 ft-<200 ft	200 ft
Lot Coverage Standard	None	Except as required by DRB for Conditional Use	None	Except as required by DRB for Conditional Use
Minimum Lot Size	>1 acre-2 acres	2 acres	>1 acre-2 acres	80,000 sq ft
Duplex Minimum Lot Size	N/A		N/A	
3+ Unit Minimum Lot Size	N/A		N/A	
Lot Size is Regulated Separately from Density	Yes-PUD Only		Yes-PUD Only	
Parking Standards				
Parking Minimums for Multi-Household Dwellings	N/A	Not Allowed	N/A	
Parking Minimums for ADUs	2 spaces/unit		N/A	
Parking Minimums for Single Household Dwellings	2 spaces/unit		N/A	
Allows On-Street Parking to Count Towards Minimum	No	DRB has authority to consider and alter standards	No	DRB has authority to consider and alter standards
Parking Lot Location Regulated	No Regulation		No Regulation	
Allowable Uses				
Largest Conditional Multi-Unit Building (Including C/S)	Single-Household		None	
Largest Allowed By Right Multi-Unit Building (P)	Single-Household		None	
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	None		None	
Multiple Principal Uses Allowed	Yes	Conditional Use Required	Yes	Conditional Use Required
Multiple Principal Structures Allowed	Yes	Clarify definitions of multi-family	Yes	Clarify definitions of multi-family
Unit Description Used	Family (i.e. single family)		Family (i.e. single family)	
Street Standards				
Has Connectivity Standards in PUD/Subdivision Regulations	Yes	And for conditional/site plan review	Yes	And for conditional/site plan review
Requires Sidewalks in PUD/Subdivision Regulation	No		No	
Private Road Minimum Required Lane Width	12'+	A-76 standard, currently recommend 12'	12'+	A-76 standard, currently recommend 12'
ADUs				
Maximum Size of ADU	State Minimum (900 sq ft or 30% of building size)		N/A	
Number of ADUs Allowed on Parcel	1		N/A	
Development Review Standards				
Setback Waiver Provisions for Permitted Uses	With DRB/ZBA Approval	Limited to accessory structures	With DRB/ZBA Approval	Limited to accessory structures
Administrative Review Provisions (See Notes)		Permitted Use Only		Permitted Use Only

Zoning District

Zoning District

	Recreation District (REC) [Village]	Notes	Agricultural District (A) [Town]	Notes
Dimensional Standards				
Building Height Restriction	≤ 35 feet		≤ 35 feet	35'
Front Setback	26'-50'	50' Recreation uses- other uses conditional review	26'-50'	40'- residential uses
Yard Setback	>20'	25' side 30' rear Recreation uses- other uses conditional review	>20'	25' side 15' rear
Setback Measured From	Edge of Travelled Way		Center of Travelled Way	
Frontage Requirement	100 ft-<200 ft	100' Recreation uses- other uses conditional review	≥200 ft	200'
Lot Coverage Standard	None	Except as required by DRB for Conditional Use	None	No more than 50% land in agricultural production may be
Minimum Lot Size	>1 acre-2 acres	2 ac Recreation uses- other uses conditional review	>1/2 acre-1 acre	1 acre- Residential uses
Duplex Minimum Lot Size	N/A		>1/2 acre-1 acre	1 acre
3+ Unit Minimum Lot Size	N/A		>1/2 acre-1 acre	1 acre
Lot Size is Regulated Separately from Density	Yes-PUD Only		Yes-PUD Only	And mobile home park
Parking Standards				
Parking Minimums for Multi-Household Dwellings	N/A		2 spaces/unit	May allow reduction for shared parking lots
Parking Minimums for ADUs	N/A		2 spaces/unit	
Parking Minimums for Single Household Dwellings	N/A		2 spaces/unit	
Allows On-Street Parking to Count Towards Minimum	No	DRB has authority to consider and alter standards	No	
Parking Lot Location Regulated	No Regulation		No Regulation	DRB may impose conditions but none in standards
Allowable Uses				
Largest Conditional Multi-Unit Building (Including C/S)	None		>4 units dwelling allowed	Any 2+
Largest Allowed By Right Multi-Unit Building (P)	None		Single-Household	
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	None		None	
Multiple Principal Uses Allowed	Yes	Conditional Use Required	Yes	Conditional use & specific standards in 4.2
Multiple Principal Structures Allowed	Yes	Clarify definitions of multi-family	Yes	Conditional use & specific standards in 4.2
Unit Description Used	Family (i.e. single family)		Family (i.e. single family)	
Street Standards				
Has Connectivity Standards in PUD/Subdivision Regulations	Yes	And for conditional/site plan review	Yes	Limit dead ends, encourage connectivity
Requires Sidewalks in PUD/Subdivision Regulation	No		No	Except as required by DRB
Private Road Minimum Required Lane Width	12'+	A-76 standard, currently recommend 12'	Other	No clear standard
ADUs				
Maximum Size of ADU	N/A		State Minimum (900 sq ft or 30% of building size)	Language needs to be updated
Number of ADUs Allowed on Parcel	N/A		1	
Development Review Standards				
Setback Waiver Provisions for Permitted Uses	With DRB/ZBA Approval	Limited to accessory structures	Limited to accessory structures	With DRB/ZBA Approval
Administrative Review Provisions (See Notes)		Permitted Use Only		Permitted uses, boundary line lot and some two lot subdi

Zoning District

Zoning District

	Rural Residential District (RR) [Town]	Notes	Conservation District (Con) [Town]	Notes
Dimensional Standards				
Building Height Restriction	≤ 35 feet	35'	≤ 35 feet	20'
Front Setback	26'-50'	40'- Residential Uses	>20'	50'
Yard Setback	>20'	25' side 15' rear	>20'	75'
Setback Measured From	Center of Travelled Way		Center of Travelled Way	
Frontage Requirement	100 ft-<200 ft	200'	≥200 ft	300'
Lot Coverage Standard	None		None	
Minimum Lot Size	>1/2 acre-1 acre	1 acre- residential uses	>2 acres	25 acres
Duplex Minimum Lot Size	>1/2 acre-1 acre		N/A	
3+ Unit Minimum Lot Size	>1/2 acre-1 acre		N/A	
Lot Size is Regulated Separately from Density	Yes-PUD Only	And mobile home park	Yes-PUD Only	And mobile home park
Parking Standards				
Parking Minimums for Multi-Household Dwellings	2 spaces/unit	May allow reduction for shared parking lots	2 spaces/unit	May allow reduction for shared parking lots
Parking Minimums for ADUs	2 spaces/unit		2 spaces/unit	
Parking Minimums for Single Household Dwellings	2 spaces/unit		2 spaces/unit	
Allows On-Street Parking to Count Towards Minimum	No		No	
Parking Lot Location Regulated	No Regulation	DRB may impsoe coniditons but none in standards	No Regulation	DRB may impsoe coniditons but none in standards
Allowable Uses				
Largest Conditional Multi-Unit Building (Including C/S)	>4 units dwelling allowed	3+ units	None	
Largest Allowed By Right Multi-Unit Building (P)	Single-Household		None	
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	None		None	
Multiple Principal Uses Allowed	Yes	Conditional use & specific standards in 4.2	Yes	Conditional use & specific standards in 4.2
Multiple Principal Structures Allowed	Yes	Conditional use & specific standards in 4.2	Yes	Conditional use & specific standards in 4.2
Unit Description Used	Family (i.e. single family)		Family (i.e. single family)	
Street Standards				
Has Connectivity Standards in PUD/Subdivision Regulations	Yes	Limit dead ends, encourage connectivity	Yes	Limit dead ends, encourage connectivity
Requires Sidewalks in PUD/Subdivision Regulation	No	Except as required by DRB	No	Except as required by DRB
Private Road Minimum Required Lane Width	Other	No clear standard	Other	No clear standard
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	1		1	
Development Review Standards				
Setback Waiver Provisions for Permitted Uses	Limited to accessory structures	With DRB/ZBA Approval	Limited to accessory structures	With DRB/ZBA Approval
Administrative Review Provisions (See Notes)		Permitted uses, boundary line lot and some two lot subdivisions		Permitted uses, boundary line lot and some two lot subdivisions

Housing Zoning Assessment Matrix Comparison

Zoning District		Zoning District	
Downtown District (D)		Neighborhood	
	Notes		Notes
Dimensional Standards			
Building Height Restriction	66'- 75'	41'-65'	2.5 stories (44')
Front Setback	None	1'-15'	8'-12'
Yard Setback	None	1'-5'	5' back, 3' rear
Setback Measured From	Edge of ROW	Edge of ROW	Local Context
Frontage Requirement	25'-100'	50'-100'	
Lot Coverage Standard	<75%		
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	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	Notes
Dimensional Standards			
Building Height Restriction	3-5 stories (60' max)	41'-65'	2.5 stories (44')
Front Setback	0' max	None	0'-20'
Yard Setback	0-5' back, 3' side	1'-5'	0'-5' side, 3' back
Setback Measured From		Edge of ROW	
Frontage Requirement	30'	≤ 50 ft	40'
Lot Coverage Standard	100%	<75%	100%
Minimum Lot Size		1/5 acre or less	
Duplex Minimum Lot Size		1/5 acre or less	
3+ Unit Minimum Lot Size		1/5 acre or less	
Lot Size is Regulated Separately from Density			
Parking Standards			
Parking Minimums for Multi-Household Dwellings	(or none if preferred)	1 space/unit	(or none if preferred)
Parking Minimums for ADUs		None	
Parking Minimums for Single Household Dwellings		1 space	
Allows On-Street Parking to Count Towards Minimum	each on-street space = two off-street spaces	Yes	
Parking Lot Location Regulated	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	
Largest Allowed By Right Multi-Unit Building (P)		Duplex (2 units)	
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)		>2 units	
Multiple Principal Uses Allowed		Yes	
Unit Description Used		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	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