



Housing Choice and Affordability in Northwest Vermont - **HIGHGATE**

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 Highgate 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 Highgate 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) Draft Proposed Zoning District Map
- 7) Draft Neighborhood Development Area Map
- 8) Local Outreach Press Release
- 9) Supplemental Materials
 - Housing Bylaw Audit Matrix
 - Draft Highgate Zoning Bylaws (Available by request)
 - Template standards

Summary of Project Deliverables

Housing Needs Assessment

NRPC analyzed data from the 2022 Northwest Vermont Housing Needs Assessment, which includes data from the U.S. Census, U.S. American Community Survey, housingdata.org and other sources to develop a housing needs assessment summary for Highgate. The majority of homes constructed in Highgate are single unit homes and over 80% of housing units are owner-occupied. Homeownership is not affordable to households with a regional median income. Young residents and senior residents are more likely to be cost-burdened. Additional small multi-unit developments could address the housing needs of Highgate residents.

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 Highgate's 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: the Village District (VD) and the Medium Density District (MD).

In the Village District, NRPC identified a 35-foot height maximum the 1-acre minimum lot size as major barriers to new housing. Other possible barriers include parking standards, restrictions around multiple use/structures per lot and large yard setbacks. In the Medium Density District, identified barriers included front setback standards, large lot size and requiring conditional use review for all multi-units of three units or more.

Initial Recommendations

NRPC made the following initial recommendations on bylaw changes:

- Increase height to maximum of three stories with story height specifications.
- Incorporate build-to zone in the village districts, recommends physical assessment to determine appropriate zone width and potentially changing measurement of setback from center of ROW to edge of traveled way or front property boundary line.
- Reduce minimum lot size in the Village District to $\frac{1}{4}$ acre and in the Medium Density Residential District to $\frac{1}{2}$ or $\frac{3}{4}$ acre.
- Reduce frontage requirement to a minimum of 70 feet in the Village District and a minimum of 100 feet in the Medium Density Residential District.

- Create administrative site plan review for 3–4-unit dwellings.
- Allow more than one structure/use per lot in Village District.
- Update dwelling unit definitions.
- Reduce minimum parking space requirements per dwelling unit to 1 space/unit and improve shared parking language.
- Require parking lots to be located to the side or rear of the principal structure.
- Update accessory dwelling unit standards to comply with statute.
- Improve street connectivity standards and include sidewalk design standards.
- Update road design standards in the future when the State’s update is complete.

Final Proposed Standards

In response to discussion and input on the initial recommendations from the Planning Commission, Town Administrator and public in attendance at meetings, NRPC developed draft bylaw language for further consideration. The largest shift in what was initially recommended was the creation of a new Town Center District that encompasses Highgate Town Center. This allowed for distinct standards to encourage higher density housing and neighborhood design in Highgate Center, with more limiting standards in the other small historic village areas.

Neighborhood Development Area and Additional Zoning Changes

In response to a request from a senior housing developer considering a project on the Village Core property in Highgate Center, the Planning Commission became interested in a Neighborhood Development Area (NDA) designation. The Town was amenable to more comprehensive bylaw changes to encourage walkable neighborhoods in the new Town Center District in coordination with an NDA designation. NRPC assisted the Planning Commission in refining the boundary of the Town Center District to match parcel lines and capture areas identified for growth with the intent of proposing the whole district for NDA designation. In the end, the Town ended up scaling the proposed NDA boundary back to match the Designated Village Center boundary in response to feedback from DHCD and a lack of developed plans for pedestrian and bicycle infrastructure. NRPC prepared additional zoning changes in response to the pending NDA application that included a minimum lot size of 1/5 of an acre, specific accessory structure and garage placement standards, stronger shared parking standards and street connectivity and layout standards and stronger bicycle and pedestrian infrastructure standards.

Press Release and Community Outreach; Project Next Steps

The Town will be working through the adoption process for the proposed bylaw modernization changes in the summer of 2024. During the adoption process, the Town will use the press release to communicate the project to the community on the municipal website and at public hearings. Specific outreach will be made to all residents of the new Town Center District.

Once the bylaws are adopted or near adopted, the Town will submit an application for a Neighborhood Development Area to match the boundary of their existing Village Center Designation in Highgate Center. The Town is working to update its bicycle and pedestrian master

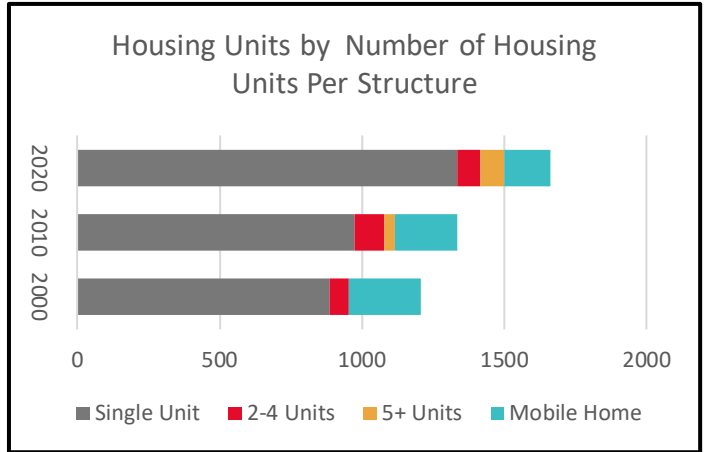
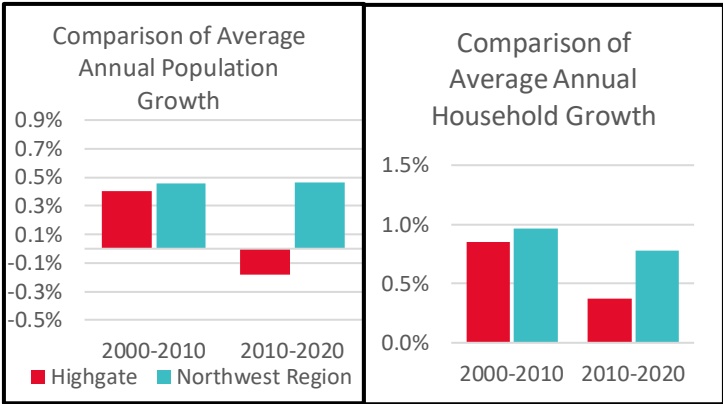
plan and is looking towards installing new sidewalk infrastructure in coordination with its community wastewater project. They will reassess the size of the NDA in the future.



Housing Needs Assessment Town Summary

Highgate Housing Needs Assessment

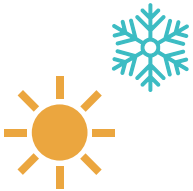
A project funded by the Agency of Commerce and Community Development's Bylaw Modernization Grant Program



While Highgate had high population growth from 2000-2010, since 2010 population has decreased somewhat, despite continued regional growth. Despite population loss, the number of households has grown somewhat due to smaller household sizes. Both family and non-family households have grown in Highgate.

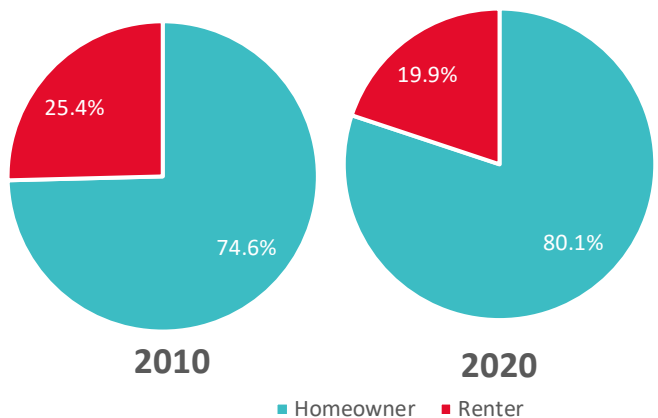
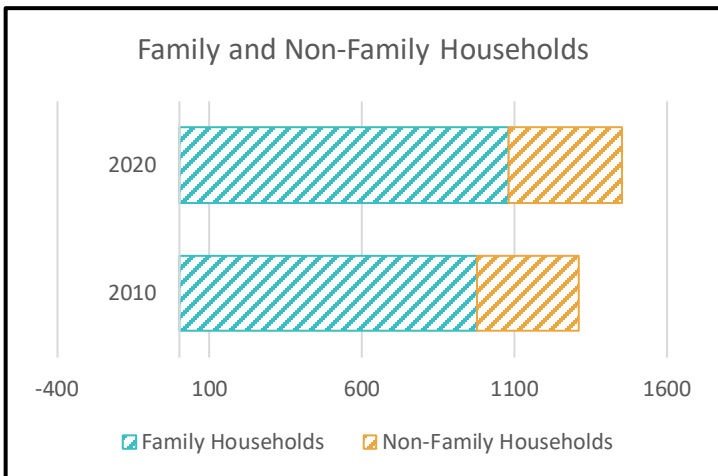
Non-family households refers to any household where members are not related by birth, adoption or marriage. Roughly 3.3% of Highgate's population lives with nonrelatives excluding unmarried partners and 2.4% of those over 21 are living with their parents. It is likely that some of these residents would prefer to form their own households. 1% of occupied housing units are crowded, having more than 1 person per room in the home.

According to the 2020 Census, there are 1600 housing units in Highgate. The number of housing units in Highgate has grown mainly through increase in single unit homes. There also appears to have been some increase in multi-unit structures in Highgate, although there is a high margin of error on this data.



5.8 % Seasonal Units

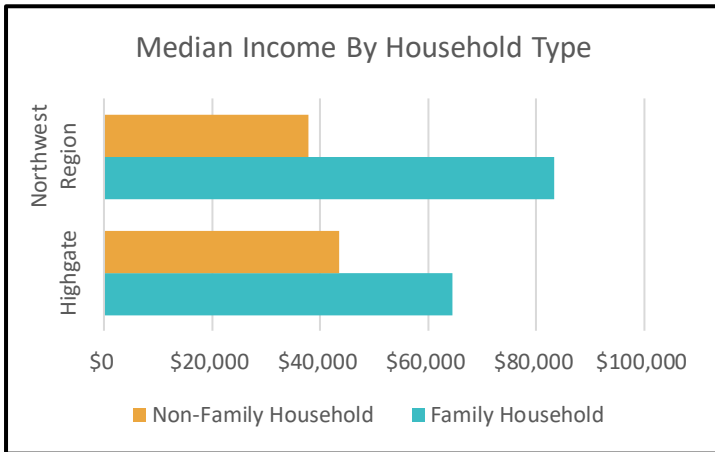
5.8% of units in Highgate are seasonal, somewhat less than the regional average. There is no data on the number of short-term rentals in Highgate.



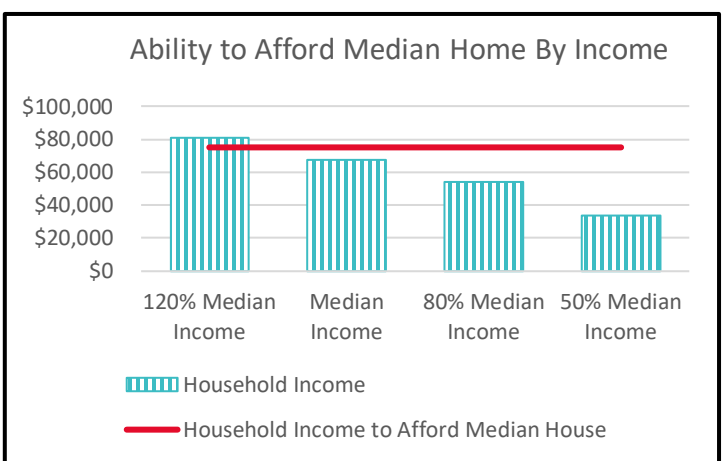
1600 Housing Units

The number of renters has decreased slightly in Highgate over the last 10 years. This data is also reflected in the Grand List, which states that 79% of residential properties of 1-4 units in Highgate are home-owner occupied.

Highgate Housing Needs Assessment

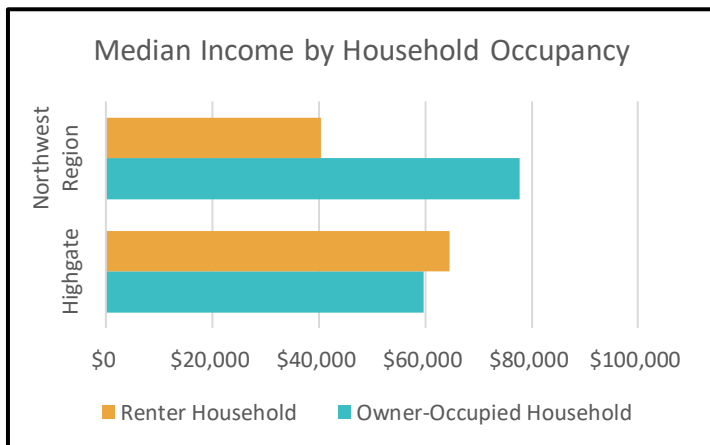


Family households have higher average median income than non-family households, similar to the regional trend. New non-family households will need more affordable options than family households, on average.

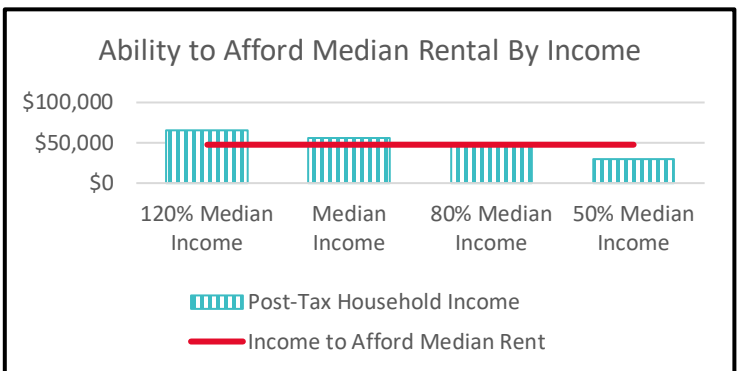


Median Home Price: VT Property Tax Records via Housingdata.org

Homeownership is not affordable to median income households. To afford the median house price of \$259,000, a household would need to earn \$74,665 a year, while regional median household income is only \$67,000. However, this gap is relatively small, so these households may be able to find some affordable options.



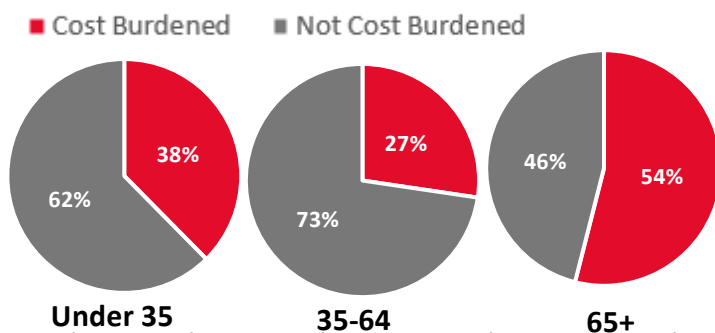
Renter and owner-occupied households in Highgate have relatively similar median incomes. However, there are high margins of error that make this data hard to interpret.



Rental units are more affordable option in Highgate, with rental units being affordable to median income residents, and only slightly unaffordable to low-income renters. Regionally, low vacancy rates have made finding rental housing challenging.

Conclusions

Household growth has slowed in Highgate compared to the region overall. The majority of new homes constructed are single-family homes, and the number of renters has decreased. Homeownership is somewhat unaffordable, and cost-burden for housing is high amongst both young residents and senior residents. Rental housing is affordable, but there is limited availability. Additional small multi-unit development could address the housing needs of Highgate residents.



Residents under 35 and senior residents are much more likely to be cost-burdened. Region-wide, residents identifying as a race other than white alone are more likely to be cost-burdened at all income levels.



Housing Bylaw Audit Report

HIGHGATE 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 Town of Highgate Development Regulations, adopted March 5, 2015. 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 Highgate should consider to reduce barriers to housing development.

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

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

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

Model Districts and Target Standards for Housing Choice and Affordability

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

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

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.

Highgate Zoning District Purpose Statements

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

Highgate Zoning District Purpose Statements

Village District (VD)

The (VD) Village District consists of the locations within the Town where it is desired that development occur which can accommodate the majority of the growth in Highgate. These districts have been selected because of existing settlements, anticipated patterns of growth, existing and future public facilities and services, suitable soils and other physical characteristics. The development of these districts with urban uses affords the best opportunity for the existing and future provision of economically feasible public facilities and services while providing an orderly separation of these uses from other legitimate land uses within

the Town. Higher densities of residential, commercial development and many public and quasi-public facilities and services are intended to develop in this district.

Medium Density District (MD)

The (MD) Medium Density District is intended as a medium density residential area to accommodate traditional country living characteristics. Due to the soil characteristics, terrain and highway access, the land in this zone must be put to a lower intensity of use than the Village District. A medium density of development will preserve the environment and character of this zone.

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.

February 2023

Zoning Assessment for Housing Choice and Affordability

Town Zoning District:	Model District	Standard	Target Standards Met	Comments	
Village District (VD)	Village Center	Dimensional	Height	<p>Height. Current height restrictions may limit two-story mixed-use buildings with higher first floor or 2.5 story structures. Consider regulating by story instead of by height and increasing height to allow for 3 stories.</p> <p>Setbacks. Highgate's setback is 40' from the centerline of the road, which is appropriate for a Village District, but consider whether to change measurement from centerline to edge of ROW. Consider build-to zone, which would incorporate maximum setback and relate to historic development. Consider reducing yard setbacks to 5' for all structures.</p> <p>Lot size and Frontage. Highgate currently has 1 acre zoning throughout most of the Town, lot sizes in the Village should be significantly smaller than the rural areas. Consider a minimum lot size of 1/4 of an acre. If lot sizes are reduced, lot width should also be reduced to 60-70'. Discuss character-based frontage requirements.</p> <p>Lot coverage. Highgate does not set maximum lot coverage, which is usually used to ensure on-site stormwater treatment and yard area on a lot. Not setting maximum lot coverage is ok for a village district; however, some on-site stormwater treatment may be needed if not managed at district level.</p>	
			Front setback		N
			Yard Setback		Y
			Frontage		N
			Lot Coverage		N/A
			Min lot size/density		No
			Allowable Uses		Allowed by Right
	Allowed C/S	Y			
	Uses/Structures	Y			
	Parking	Spaces per unit Location	Spaces per unit	No	
Location			Yes		

Town Zoning District:	Model District	Standard	Target Standards Met	Comments												
Medium Density District (MD)	Neighborhood	Dimensional	<table border="1"> <tr> <td data-bbox="316 924 349 1228">Height</td> <td data-bbox="349 924 381 1228">No</td> </tr> <tr> <td data-bbox="349 1228 381 1522">Front setback</td> <td data-bbox="381 1228 414 1522">No</td> </tr> <tr> <td data-bbox="381 1522 414 1816">Yard Setback</td> <td data-bbox="414 1522 446 1816">No</td> </tr> <tr> <td data-bbox="414 1816 446 2100">Frontage</td> <td data-bbox="446 1816 479 2100">No</td> </tr> <tr> <td data-bbox="479 1816 511 2100">Lot Coverage</td> <td data-bbox="511 1816 544 2100">N/A</td> </tr> <tr> <td data-bbox="544 1816 576 2100">Min lot size/density</td> <td data-bbox="576 1816 609 2100"></td> </tr> </table>	Height	No	Front setback	No	Yard Setback	No	Frontage	No	Lot Coverage	N/A	Min lot size/density		<p>Height. Consider regulating by story and increasing height standard up to 3 story structures.</p> <p>Setbacks. Current setbacks in the Medium Density District are large. Consider reducing front setback to 50' from centerline. Consider whether to change measurement from centerline to edge of ROW. Consider whether reducing side setbacks is appropriate for this district.</p> <p>Lot size and Frontage. Lot size and width standards for this district are the same as the agricultural district. Since the primary purpose of this district is residential development, consider reducing these. Minimum lot sizes of ½ acre and reduced lot width standards (down to 75ft) may be appropriate.</p> <p>Lot coverage. Highgate does not regulate maximum lot coverage; minimum lot size is high enough that it's not necessary.</p>
		Height	No													
		Front setback	No													
		Yard Setback	No													
		Frontage	No													
		Lot Coverage	N/A													
		Min lot size/density														
		Allowable Uses	<table border="1"> <tr> <td data-bbox="316 1228 349 1522">Allowed by Right</td> <td data-bbox="349 1228 381 1522">Y</td> </tr> <tr> <td data-bbox="349 1522 381 1816">Allowed P/S</td> <td data-bbox="381 1522 414 1816">N</td> </tr> <tr> <td data-bbox="381 1816 414 2100">Allowed C/S</td> <td data-bbox="414 1816 446 2100">Y</td> </tr> <tr> <td data-bbox="446 1816 479 2100">Uses/Structures</td> <td data-bbox="479 1816 511 2100">Y</td> </tr> </table>	Allowed by Right	Y	Allowed P/S	N	Allowed C/S	Y	Uses/Structures	Y	<p>Allowed by right. Allowing duplexes by right is appropriate for this district.</p> <p>Allowed P/S and C/S. Consider allowing 3-8 unit structures as permitted with site plan review since housing is desired goal in this district. Greater than 8 units can require conditional use review.</p> <p>Uses/Structures per lot. Multiple uses and structures are allowed under conditional use review or as a PUD. Consider allowing multiple uses as a permitted use if all uses are permitted in the district.</p> <p>Definition. Address definition of multi-unit dwelling to include missing middle types/forms. Note: Change from family to unit.</p>				
		Allowed by Right	Y													
		Allowed P/S	N													
Allowed C/S	Y															
Uses/Structures	Y															
Parking	<table border="1"> <tr> <td data-bbox="316 1228 349 1522">Spaces per unit</td> <td data-bbox="349 1228 381 1522">No</td> </tr> <tr> <td data-bbox="349 1522 381 2100">Location</td> <td data-bbox="381 1522 414 2100">Yes</td> </tr> </table>	Spaces per unit	No	Location	Yes	<p>Spaces per unit. Consider reducing parking minimum to 1 space/unit. As an intermediate step, consider reducing parking minimum for senior housing, multi-unit dwellings, and accessory dwellings.</p> <p>Location. DRB site plan standards require parking on the side or back of main structure, which is good. Provisions for shared parking could be further developed.</p>										
Spaces per unit	No															
Location	Yes															

February 2023

Other Standards

Standard	Comments
<p>Street Standards</p>	<p>Connectivity. Street layout coordination standards encourage connectivity of new streets. Consider modifying the standard that discourages through traffic on minor streets to ensure it doesn't promote the development of discontinuous streets. Consider alternative standards to address this issue, such as reducing lane width and traffic calming measures on minor streets. Consider limiting the length of cul-de-sacs and requiring ROW to be set aside for future continuation/connection.</p> <p>Sidewalks/Complete Streets. Current regulations that require sidewalks in the Village District and Medium Density District are appropriate. Develop specific standards for sidewalk design.</p> <p>Street/road design standards. Consider updating municipal standards when state updates its design standards from October 1997 to ensure lane widths and other standards are not too restrictive.</p>
<p>Accessory Dwelling Units</p>	<p>Current 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 village district • Form Based Standards, including character-based frontage requirements in village district. • Consider complexity and efficiency of PUD regulations



Recommended Zoning Standards

*Housing Choice and Affordability: Reducing Regulatory Barriers at the Local Level
Prepared by the Northwest Regional Planning Commission*

Highgate Housing Bylaw Audit - Recommended Zoning Standards – January 2024	
DIMENSIONAL STANDARD	
<i>Type</i>	<i>Recommended Standard</i>
Height	<p>Add to Section 5.10 Height Limits</p> <p>In the Village District no structure shall exceed 3 stories. Any ground story exceeding 16 feet and any upper story exceeding 12 feet shall be considered two stories for the purposes of this section. In all other districts, no structure shall exceed thirty-five feet.</p> <p>Building height is measured vertically from the average (of the highest and lowest) finished grade at the foundation or base to the highest point on top of the structure (Figure 5.1).</p> <p><i>Alternative option</i></p> <p>Increase to maximum of 40 feet in the Village District.</p>
Setbacks	<p>Incorporate build to zone into dimensional standard table for Village District, which establishes maximum setback. It allows for consistent size yards on streets and more efficient use of lands by creating the opportunity for more density over time.</p> <p>Build-To-Zone: An area of lot designated for placement of a building façade along a street frontage, located parallel to a front or corner property line. The Build-to Zone defines an area in which the locations of building fronts can vary within a specified range, as described in Table X.</p> <p>Complete assessment to determine appropriate build-to-zone minimum and maximums. If you keep centerline measurement, perhaps 30-50 or 40-60 is appropriate.</p>
	<p><i>Notes</i></p> <p>35 ft restriction is not directly related to fire safety, was developed in '30s.</p> <p>Highgate Fire Department would call for mutual aid from Swanton and/or St. Albans for any large structure fire, including for a three-story fire since they do not have an aerial truck.</p>
	<p>Discuss changing measurement from lot line/edge of ROW. Front lot line/edge of ROW is usually at nearest edge of sidewalk if there is one or curb if not, except in cases where there is a ROW easement or private road.</p>

*Housing Choice and Affordability: Reducing Regulatory Barriers at the Local Level
Prepared by the Northwest Regional Planning Commission*

Lot size	Reduce minimum lot size to ¼ acre in the Village District. Consider ½ or ¾ acre in the Medium Density District. <i>*Discuss Act 47 and implication if municipal water and sewer are made available.</i>	Lot size (and other dimensional standards) will factor into the density of buildout. The other major factor is allowing for multiunit housing on each lot (this is addressed below).
Lot frontage and Lot Width	Reduce lot width to 70 ft in Village Center and 100 ft in Medium Density District.	
USES		
Type	Specific Standard	Notes
Type of Review	<ul style="list-style-type: none"> - Incorporate Tier 1/Tier 2 level of review in Village District– see notes. - See attached Administrative Site Plan Review language. 	<p>Tier 1: Duplex allowed everywhere</p> <p>Tier 2: 3–4-dwelling units permitted with administrative site plan review; 5–12 dwelling units site plan review; >12 dwelling units conditional use review.</p> <p>Tier 3: 3–8 dwelling units permitted with administrative site plan review; 8–25 dwelling units site plan review; >25 dwelling units conditional use review.</p>
Uses/ Structures per lot	<p>Proposed language for Village District that would allow more than one use/structure per lot:</p> <p>“There is no restriction on the number of principal or accessory uses or structures per lot, provided that the minimum review process for each use or structure is followed and that all applicable bylaw standards are met. When additional principal or accessory uses or structures are proposed and where at least one of the uses or structures (existing or proposed) requires DRB approval, review and approval of all uses and structures shall be coordinated.”</p>	

*Housing Choice and Affordability: Reducing Regulatory Barriers at the Local Level
Prepared by the Northwest Regional Planning Commission*

Definitions	<p>Single-Unit Dwelling: A structure containing one dwelling unit.</p> <p>Duplex: A structure containing two dwelling units.</p> <p>Multi-Unit Dwelling: A structure containing 3 or more dwelling units, including units that are located one over the other and units in a row separated (townhouses and rowhouses).</p> <p>Dwelling Unit: A distinct unit with facilities and provisions for independent living, including sleeping, food preparation, and sanitation. Mobile homes and modular or pre-fabricated housing meeting this definition shall be considered a dwelling unit.</p>	<p>Single-Unit Dwelling Two-Unit Dwelling Multi-Unit Dwelling</p>
PARKING		
Type	<p>Specific Standard</p> <p>A minimum of 1 parking space per dwelling unit (including ADUs) is required for residential development.</p> <p>Could add flexibility if desired. 1 parking space required for residential development less than one-quarter mile away from public parking or where the need for parking cannot be reasonably met through the use of on-street parking, public parking, or shared parking. For all other residential uses, 1.5 spaces per dwelling unit (including ADUs) rounded up to the nearest whole number is required.</p> <p>Improve shared parking standards in 5.11. See attached language.</p>	<p>Notes</p> <p>Adapting from latest language Act 47/HOME Act. This part of the bill goes into effect December of 2024.</p> <p>Does the village have anything lots that would be considered public parking? Does the village allow for on-street parking, or is it just unregulated?</p>
Parking location	<p>Parking location for 3-4 units addressed in administrative Site Plan Review.</p>	<p>It is recommended that parking be on the side or back of the structure for triplexes or larger.</p>

ACCESSORY DWELLING UNITS	
<i>Type</i>	<i>Specific Standard</i>
ADU regs	<p>Section X.X Accessory Dwelling Units</p> <p>One accessory dwelling unit that is located within or appurtenant to a single-unit dwelling shall be a permitted use except in the flood hazard district. An accessory dwelling unit shall be defined as a distinct unit that is clearly subordinate to a single-family dwelling, and has facilities and provisions 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 of the single-unit dwelling or 900 square feet, whichever is greater. 3) Applicable setback, coverage and parking requirements specified by the bylaws are met; and 4) The owner occupies either the primary dwelling or accessory dwelling. <p>**Consider allowing 40% of total habitable floor area and/or up to 2 ADUs.</p>
	Notes
	<p>ADU standards need to be updated to comply with statute.</p> <p>Could consider making ADUs more permissible.</p>
DEVELOPMENT REVIEW	
<i>Type</i>	<i>Specific Standard</i>
Administrative Site Plan	See above.
	Notes

*Housing Choice and Affordability: Reducing Regulatory Barriers at the Local Level
Prepared by the Northwest Regional Planning Commission*

ROAD STANDARDS		
<i>Type</i>	<i>Specific Standard</i>	<i>Notes</i>
Connectivity	Delete Section 7.3(A)(2) Through Traffic as least in the Village District so as not to discourage the development of connected streets.	
Sidewalks	Consider sidewalk design standards. See language.	
Road standards	Consider updating municipal standards when state updates its design standards from October 1997 to ensure lane widths and other standards are not too restrictive.	



Final Proposed Zoning Standards

Highgate Bylaw Modernization
Notes and Proposed Zoning Changes for Review at 10.17.23 Meeting

- 1) **Districts.** Rename the village district in Highgate Center as Highgate Town Center District. The other village districts remain the same. Commercial uses and density will be more permissive in the Town Center as opposed to the villages. I can provide map and purpose statement at next meeting.
- 2) **Height of structures:** Increase 35 ft to 40 ft. Townwide or in village districts only? It looks like you are ready to make this change townwide.
- 3) **Dimensional Standards:** Reduce minimum lot sizes and as a result potential density in Town Center, Villages and Medium Density Residential. See below for proposed changes.

Table 2.3 Dimensional Standards by Zoning District								
Districts: Agricultural (AD), Medium Density Residential (MD), Town Center District (TC) , Village District (VD), Shoreline (SL), Protected Area (PA), Forest Reserve (FR), Industrial/Commercial (I/C)								
	AD	MD	TC	VD	SL	PA	FR	I/C
Lot size, minimum	1 acre	1/2 acre 1/2 acre	1/4 acre	1/2 acre 1 acre	1 acre	1 acre	1 acre	1 acre
Lot width, minimum	200 ft	100 ft 100 ft	70 ft	1/2 ac: 100 ft	1 ac: 150 ft 1/2 ac: 125 ft	200 ft	200 ft	200 ft
Minimum Setbacks								
Front	65 ft	65 ft	40 ft	40 ft	65 ft	65 ft	85ft* ft**	45
Side & Rear								
Principal Structures	30 ft	30 ft	10 ft	10 ft	30 ft	30 ft	30 ft	
Structures 200 square feet or less	10 ft	10 ft	5 ft	5 ft	10 ft	10 ft	30 ft	
Notes:								
<ul style="list-style-type: none"> For the Flood Hazard Overlay district the area and dimensional requirements are as set by the underlying zoning district unless superseded by other requirements of these bylaws. For the Airport Overlay district specific lot sizes and width requirements may be established during site plan and/or conditional use review. Setback requirements apply only to the periphery of overlay district. 								

- Deleted: 1
- Commented [GB1]: I recommend reducing lot size in the areas planned for residential growth. In the village areas, this will allow for infill development that is consistent with historic development patterns and density. State wastewater permitting is quite strict and will limit density including ensuring safe distances around private wells. The new district will allow for a higher density in Highgate Center than the other villages.
- I also recommend eliminating the difference in lot size for access to community or municipal water or sewer. Rather, regulate for the density appropriate for the district and the wastewater permit limit the ultimate density.
- Deleted: Access to Community or Municipal Water or Sewer
1 acre
- Deleted: 1 acre
- Deleted: 1 acre
- Deleted: 1 acre
- Deleted: 1/2 acre
- Deleted: 1 acre
- Deleted: 1/2 acre
- Deleted: 1 acre
- Deleted: 1 acre: 150 ft
- Deleted: 200 ft
- Deleted: 25

- The PC may modify dimensional requirements during review of a PUD, in accordance with **Sections 6.10 (PUD) and 6.1 (Mixed Uses)** of these bylaws.

* Required 85 ft from setback distance from the centerline of state highways.

**Required 45 ft Front setback distance from the centerline of Town roads and private roads.

- 4) **Allowed Uses.** Add Town Center District. Without the addition of administrative review for 3–4-unit dwellings, no additional changes recommended. From our meeting last time, I understood that this may not be the best option for Highgate. Feel free to discuss more.

Table 2.2 Land Uses								
Districts: Agricultural (AD), Medium Density Residential (MD), Village District (VD), Shoreline (SL), Protected Area (PA), Forest Reserve (FR), Industrial/Commercial (I/C)								
P (Permitted Use), C (Conditional Use), E (Exempt from Permits), S (Site Plan Review)								
	AD	MD	IC	VD	SL	PA	FR	I/C
Primary Residential Uses								
Dwelling, Single Family	P	P	<u>P</u>	P	P	P	P	C
Dwelling, Two Family	P	P	<u>P</u>	P	P	<u>C</u>	P	C
Dwelling, Multi-Family	C/S	C/S	<u>P/S</u>	P/S				
Dwelling, Seasonal	P	P	<u>P</u>	P	P	P	P	
Conversion of a Seasonal Dwelling to a Single Family Dwelling	C	C	<u>C</u>	C	C	C	C	

- 5) **Uses and Structures Per Lot.** No changes needed here. Under site plan review, more than one use can be located on a lot most districts so long as it is a permitted or conditional use per Section 6.1.

- 6) **Definitions for dwellings.** Update to match statute.

- 7) **Accessory Dwellings.** Update as shown below.

Section 6.3 Accessory Dwellings

- A. In accordance with 24 VSA Section 4412, one accessory dwelling unit within or appurtenant to a single-unit dwelling shall be a permitted use except in the flood hazard district. An accessory dwelling unit shall be defined as a distinct unit that that is clearly subordinate to a single-unit dwelling on an owner-occupied lot, which has facilities and provisions for independent living including sleeping, food preparation and sanitation, provided there is compliance with all the following:

- the property has sufficient wastewater capacity;
- the unit does not exceed **30 percent** of the total habitable floor area of the single-family dwelling or **900 square feet**, whichever is greater; and

Deleted: an

Deleted: means an efficiency or one-bedroom apartment

Deleted: family

Deleted: . An accessory dwelling unit, located within or appurtenant to a single-family dwelling and where the owner occupies either the primary dwelling or the accessory dwelling, shall be considered to constitute a single-family residential use of property,

Deleted: 6

3. applicable setback, coverage and parking requirements specified in the bylaws are met.

4. The owner occupies either the primary dwelling or accessory dwelling.

- B. At time of sale or transfer of title the accessory residential use shall continue provided that one of the dwelling units is and remains **owner-occupied**.

Formatted: Font: 11.5 pt

Formatted: Normal, Numbered + Level: 1 +
Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment:
Left + Aligned at: 0.25" + Tab after: 0.5" + Indent at:
0.5", Tab stops: 0", Left + 0.31", Left



Draft Proposed Zoning District Map

DRAFT ZONING MAP

Town of Highgate

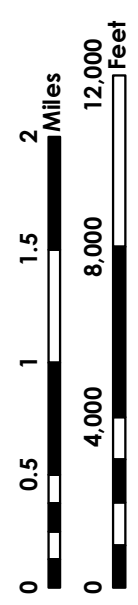
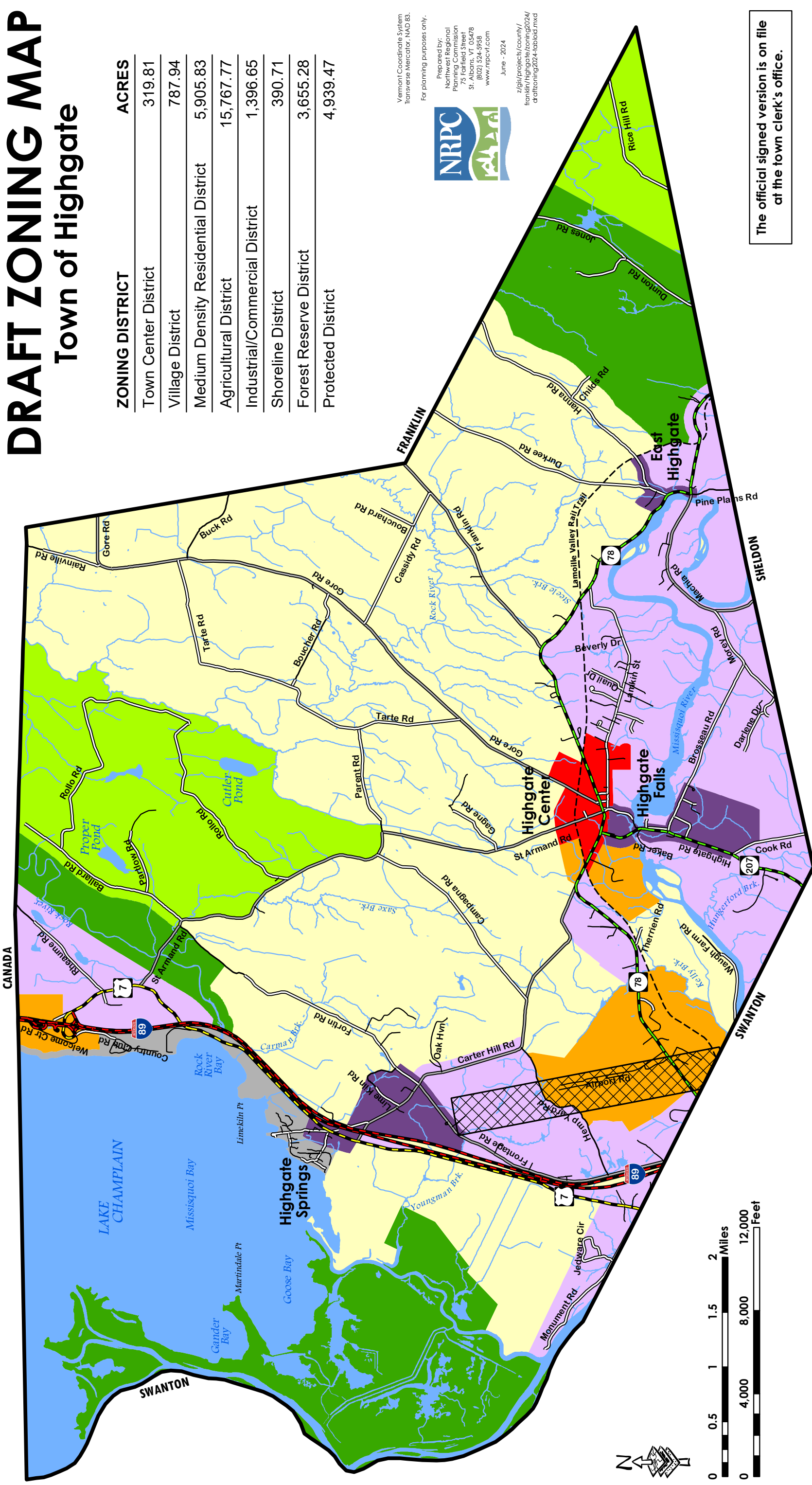
ZONING DISTRICT	ACRES
Town Center District	319.81
Village District	787.94
Medium Density Residential District	5,905.83
Agricultural District	15,767.77
Industrial/Commercial District	1,396.65
Shoreline District	390.71
Forest Reserve District	3,655.28
Protected District	4,939.47

Vermont Coordinate System
 Transverse Mercator, NAD 83.
 For planning purposes only.



Prepared by:
 Northwest Regional
 Planning Commission
 75 Fairfield Street
 St. Albans, VT 05478
 (802) 524-5988
 www.nrpcvt.com

June - 2024
 z:\gis\projects\county\
 franklin\Highgate\zoning\2024\
 draftzoning2024-hablobd.mxd



The official signed version is on file
 at the town clerk's office.

LEGEND





- Zoning Districts**
 - Town Center District
 - Village District
 - Medium Density Residential District
 - Industrial/Commercial District
- Transportation Features**
 - Interstate Highway
 - Federal Highway
 - State Highway
 - Class 2 Town Highway
 - Class 3 Town Highway
 - Class 4 Town Highway
 - Private Road
 - Lamoille Valley Rail Trail
- Surface Water Features**
 - River, Stream or Brook
 - Lake, Pond or River
- Other Feature**
 - Town Boundary



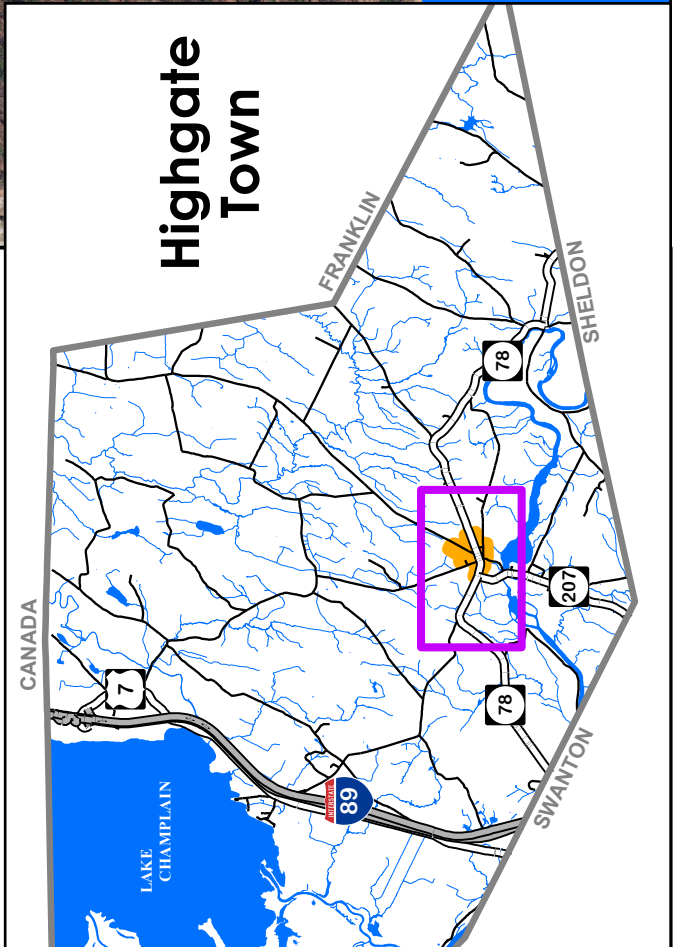
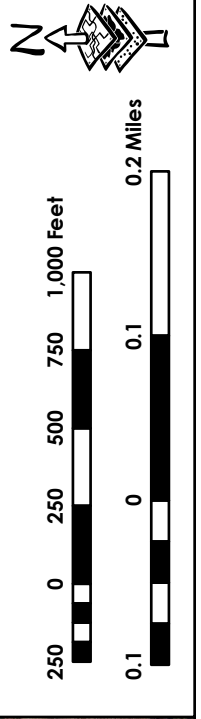
Draft Neighborhood Development Area Map

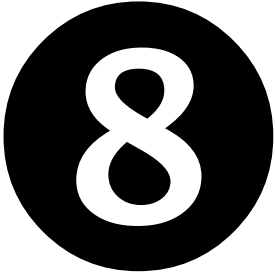
HIGHGATE TOWN Base Map

Legend

-  1/4 Mile Buffer from Village Designation
-  Highgate Center Village Designation
-  DRAFT Neighborhood Designation Area
-  Surface Water

Vermont Geographic Information System
 Transverse Mercator, NAD 83
 For planning purposes only.
 Prepared by:
 Northwest Regional Planning Commission
 100 Main Street, Suite 200
 St. Albans, VT 05478
 www.nrpvt.com
 802.524.9588
 z.985@nrcpl.com
 hightate.neighborhooddesignations
 areadraftjune2024-lab04d





Local Outreach Press Release

Press Release

May 31, 2024

Highgate Center, Vermont. Highgate 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. As a result, Highgate has prepared a draft bylaw that intends to make housing easier to develop in Highgate Center, where the town is working to create a bustling town center.

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; 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, cost-burden for housing is felt most for both young and senior residents, the former which our communities seek to recruit and retain and the latter of which is increasing in number and has special needs.

Highgate is bucking the trend and taking action on housing with the goal of seeing results sooner than later. Planners are working on multiple fronts to promote housing options in a new Town Center zoning district, which encompasses Highgate Center. The bylaw updates are in tandem with an effort to provide community wastewater, increase pedestrian accessibility and develop senior housing and a new library. The town is also preparing an application to the Department of Housing and Community Development for a Neighborhood Development Area, which can extend tax credits and permit relief to housing developers and landowners.

“We understand the need to have good zoning alongside wastewater and pedestrian infrastructure to achieve economic development in our village. These elements are key to providing opportunities for our seniors to age in place and workforce to live locally, adjacent to a new library and other civic amenities.” says Highgate Town Administrator Sharon Bousquet.

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 Sharon Bousquet, Town Administrator with any questions.



Supplemental Materials

Housing Zoning Assessment Matrix

Zoning District		Zoning District		Zoning District	
Village District (VD)		Village District (VD)		Medium Density District (MD)	
	Notes		Notes		Notes
Dimensional Standards					
Building Height Restriction	≤ 35 feet	≤ 35 feet		≤ 35 feet	
Front Setback	26'-50'	26'-50'	40'	50'-99'	65'
Yard Setback	6'-10'	6'-10'	Reduces to 5' if structure less than 200 sq. ft.	>20'	Reduces to 10' if structure less than 200 sq. ft.
Setback Measured From	Centerline of Road	Centerline of Road		Centerline of Road	
Frontage Requirement (<i>Highgate Regulates by Lot Width</i>)	100 ft-<200 ft	100 ft-<200 ft	150 ft for 1 acre, 125 ft for 1/2 acre	≥200 ft	200'
Lot Coverage Standard	None	None	May be considered in PUD review	None	May be considered in PUD review
Minimum Lot Size	>1/2 acre-1 acre	>1/2 acre-1 acre	1 acre	>1/2 acre-1 acre	1 acre
Duplex Minimum Lot Size	>1/2 acre-1 acre	>1/2 acre-1 acre	1 acre	>1/2 acre-1 acre	1 acre
3+ Unit Minimum Lot Size	>1/2 acre-1 acre	>1/2 acre-1 acre	1 acre	>1/2 acre-1 acre	1 acre
Lot Size is Regulated Separately from Density	Yes-PUD Only	Yes-PUD Only		Yes-PUD Only	
Parking Standards					
Parking Minimums for Multi-Household Dwellings	2 spaces/unit	2 spaces/unit		2 spaces/unit	
Parking Minimums for ADUs	>1 space (for any size)	>1 space (for any size)	Not specifically called out, but 2 per unit required generally	>1 space (for any size)	Not specifically called out, but 2 per unit required generally
Parking Minimums for Single Household Dwellings	2 spaces	2 spaces		2 spaces	
Allows On-Street Parking to Count Towards Minimum	No	No		No	
Parking Lot Location Regulated	Allowed Only on Side/Back of Building	Allowed Only on Side/Back of Building	If required by DRB, DRB may exempt	Allowed Only on Side/Back of Building	If required by DRB, DRB may exempt
Allowable Uses					
Largest Conditional Multi-Unit Building (Including C/S)	>4 units dwelling allowed	>4 units dwelling allowed	Allowed P/S in this District only	>4 units dwelling allowed	
Largest Allowed By Right Multi-Unit Building (P)	Duplex (2 units)	Duplex (2 units)		Duplex (2 units)	
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	>4 units dwelling allowed	>4 units dwelling allowed		None	
Multiple Principal Uses Allowed	Yes	Yes	Conditional Use or PUD	Yes	Conditional Use or PUD
Multiple Principal Structures Allowed	Yes	Yes	Conditional Use or PUD	Yes	Conditional Use or PUD
Unit Description Used	Family (i.e. single family)	Family (i.e. single family)		Family (i.e. single family)	
Street Standards					
Has Connectivity Standards in PUD/Subdivision Regulations	Yes	Yes	Streets to edge of parcel, but through traffic on minor str	Yes	Streets to edge of parcel, but through traffic on minor str
Requires Sidewalks in PUD/Subdivision Regulation	Yes	Yes	All development	Yes	All development
Private Road Minimum Required Lane Width	> 10'-12'	> 10'-12'	50' ROW, 22 ft as regulated by sep. ordinance	> 10'-12'	50' ROW, 22 ft as regulated by sep. ordinance
ADUs					
Maximum Size of ADU	State Minimum (900 sq ft or 30% of building size)	State Minimum (900 sq ft or 30% of building size)	Bylaws need to be updated to 900 sq ft	State Minimum (900 sq ft or 30% of building size)	Bylaws need to be updated to 900 sq ft
Number of ADUs Allowed on Parcel	1	1		1	
Development Review Standards					
Setback Waiver Provisions for Permitted Uses	With DRB/ZBA Approval	With DRB/ZBA Approval	Down to 10' side/year, 55' front, must meet safety, screen	With DRB/ZBA Approval	Down to 10' side/year, 55' front, must meet safety, screen
Administrative Review Provisions (See Notes)			Permitted use only in all zoning districts.		Permitted uses and boundary line adjustments

Housing Zoning Assessment Matrix

Zoning District		Zoning District		Zoning District	
Shoreline District (SL)		Protected Area District (PA)		Notes	
Dimensional Standards					
Building Height Restriction	≤ 35 feet	≤ 35 feet			
Front Setback	26'-50'	50'-99'		65'	
Yard Setback	6'-10'	>20'			Reduces to 10' for structures under 200 sq. ft.
Setback Measured From	Centerline of Road	Centerline of Road			
Frontage Requirement (<i>Highgate Regulates by Lot Width</i>)	100 ft-<200 ft	100 ft-<200 ft		200'	
Lot Coverage Standard	None	None			May be considered in PUD review
Minimum Lot Size	>1/2 acre-1 acre	>1/2 acre-1 acre			1 acre
Duplex Minimum Lot Size	>1/2 acre-1 acre	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	2 spaces/unit	2 spaces/unit			
Parking Minimums for ADUs	>1 space (for any size)	>1 space (for any size)			Not specifically called out, but 2 per unit required generally
Parking Minimums for Single Household Dwellings	2 spaces	2 spaces			
Allows On-Street Parking to Count Towards Minimum	No	No			
Parking Lot Location Regulated	Allowed Only on Side/Back of Building	Allowed Only on Side/Back of Building			If required by DRB, DRB may exempt
Allowable Uses					
Largest Conditional Multi-Unit Building (Including C/S)	Duplex (2 units)	Permitted			
Largest Allowed By Right Multi-Unit Building (P)	Duplex (2 units)	Single-Household			
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	None	Single-Household			
Multiple Principal Uses Allowed	Yes	None			
Multiple Principal Structures Allowed	Yes	Yes			Conditional Use or PUD
Unit Description Used	Family (i.e. single family)	Yes			Conditional Use or PUD
Street Standards					
Has Connectivity Standards in PUD/Subdivision Regulations	Yes	Yes			Streets to edge of parcel, but through traffic on minor str
Requires Sidewalks in PUD/Subdivision Regulation	No	No			May be required by DRB
Private Road Minimum Required Lane Width	> 10'-12'	> 10'-12'			50' ROW, 22 ft as regulated by sep. ordinance
ADUs					
Maximum Size of ADU	State Minimum (900 sq ft or 30% of building size)	State Minimum (900 sq ft or 30% of building size)			Bylaws need to be updated to 900 sq ft
Number of ADUs Allowed on Parcel	1	1			
Development Review Standards					
Setback Waiver Provisions for Permitted Uses	Down to 10' side/year, 55' front, must meet safety, screening	With DRB/ZBA Approval			Down to 10' side/year, 55' front, must meet safety, screening
Administrative Review Provisions (See Notes)	Permitted uses and boundary line adjustments	Permitted uses and boundary line adjustments			With DRB/ZBA Approval

Housing Zoning Assessment Matrix

	Zoning District		Notes	Zoning District		Notes
	Agricultural District (AD)	Forest Reserve District (FR)		Agricultural District (AD)	Forest Reserve District (FR)	
Dimensional Standards						
Building Height Restriction	≤ 35 feet	≤ 35 feet				
Front Setback	50'-99'	50'-99'	65'			65'
Yard Setback	>20'	>20'	Reduces to 10' for structures 200 sq. ft. or less			Reduced to 10' for structures under 200 sq ft
Setback Measured From	Centerline of Road	Centerline of Road				
Frontage Requirement (<i>Highgate Regulates by Lot Width</i>)	≥200 ft	200				200
Lot Coverage Standard	None	None	May be considered in PUD review			May be considered in PUD review
Minimum Lot Size	>1/2 acre-1 acre	>1/2 acre-1 acre	1 acre			*1/2 acre if access to public w/ww, other 1 acre
Duplex Minimum Lot Size	>1/2 acre-1 acre	>1/2 acre-1 acre	1 acre			*1/2 acre if access to public w/ww, other 1 acre
3+ Unit Minimum Lot Size	>1/2 acre-1 acre	N/A	1 acre			
Lot Size is Regulated Separately from Density	Yes-PUD Only	Yes-PUD Only				
Parking Standards						
Parking Minimums for Multi-Household Dwellings	2 spaces/unit	2 spaces/unit				
Parking Minimums for ADUs	>1 space (for any size)	>1 space (for any size)	Not specifically called out, but 2 per unit required general			Not specifically called out, but 2 per unit required general
Parking Minimums for Single Household Dwellings	2 spaces	2 spaces				
Allows On-Street Parking to Count Towards Minimum	No	No				
Parking Lot Location Regulated	Allowed Only on Side/Back of Building	Allowed Only on Side/Back of Building	If required by DRB, DRB may exempt			If required by DRB, DRB may exempt
Allowable Uses						
Largest Conditional Multi-Unit Building (Including C/S)	>4 units dwelling allowed	>4 units dwelling allowed				
Largest Allowed By Right Multi-Unit Building (P)	Duplex (2 units)	Duplex (2 units)				
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	None	None				
Multiple Principal Uses Allowed	Yes	Yes	Conditional Use or PUD			Conditional Use or PUD
Multiple Principal Structures Allowed	Yes	Yes	Conditional Use or PUD			Conditional Use or PUD
Unit Description Used	Family (i.e. single family)	Family (i.e. single family)				
Street Standards						
Has Connectivity Standards in PUD/Subdivision Regulations	Yes	Yes	Streets to edge of parcel, but through traffic on minor str			Streets to edge of parcel, but through traffic on minor str
Requires Sidewalks in PUD/Subdivision Regulation	No	No	May be required by DRB			May be required by DRB
Private Road Minimum Required Lane Width	> 10'-12'	> 10'-12'	50' ROW, 22 ft as regulated by sep. ordinance			50' ROW, 22 ft as regulated by sep. ordinance
ADUs						
Maximum Size of ADU	State Minimum (900 sq ft or 30% of building size)	State Minimum (900 sq ft or 30% of building size)	Bylaws need to be updated to 900 sq ft			Bylaws need to be updated to 900 sq ft
Number of ADUs Allowed on Parcel						
Development Review Standards						
Setback Waiver Provisions for Permitted Uses	Down to 10' side/year, 55' front, must meet safety, screening	Down to 10' side/year, 55' front, must meet safety, screening	With DRB/ZBA Approval			Down to 10' side/year, 55' front, must meet safety, screening & conditional use standards.
Administrative Review Provisions (See Notes)	Permitted uses and boundary line adjustments	Permitted uses and boundary line adjustments				Permitted uses and boundary line adjustments

Housing Zoning Assessment Matrix

Zoning District		Industrial/Commercial District (I/C)	Notes
Dimensional Standards			
Building Height Restriction	≤ 35 feet		
Front Setback	50'-99'		45' local/private roads, 85' state roads
Yard Setback	>20'		30'
Setback Measured From	Centerline of Road		
Frontage Requirement (<i>Highgate Regulates by Lot Width</i>)	100 ft-<200 ft		200'
Lot Coverage Standard			
Minimum Lot Size	>1/2 acre-1 acre		1 acre
Duplex Minimum Lot Size	>1/2 acre-1 acre		1 acre
3+ Unit Minimum Lot Size	N/A		
Lot Size is Regulated Separately from Density	Yes-PUD Only		
Parking Standards			
Parking Minimums for Multi-Household Dwellings	2 spaces/unit		
Parking Minimums for ADUs	>1 space (for any size)		Not specifically called out, but 2 per unit required generally
Parking Minimums for Single Household Dwellings	2 spaces		
Allows On-Street Parking to Count Towards Minimum	No		
Parking Lot Location Regulated	Allowed Only on Side/Back of Building		If required by DRB, DRB may exempt
Allowable Uses			
Largest Conditional Multi-Unit Building (Including C/S)	Duplex (2 units)		
Largest Allowed By Right Multi-Unit Building (P)	None		
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	None		
Multiple Principal Uses Allowed	Yes		Conditional Use or PUD
Multiple Principal Structures Allowed	Yes		Conditional Use or PUD
Unit Description Used	Family (i.e. single family)		
Street Standards			
Has Connectivity Standards in PUD/Subdivision Regulations	Streets to edge of parcel, but through traffic on minor str		Streets to edge of parcel, but through traffic on minor streets discouraged, cul-de-sac required for dead end
Requires Sidewalks in PUD/Subdivision Regulation	May be required by DRB		May be required by DRB
Private Road Minimum Required Lane Width	50' ROW, 22 ft as regulated by sep. ordinance		50' ROW, 22 ft as regulated by sep. ordinance
ADUs			
Maximum Size of ADU	State Minimum (900 sq ft or 30% of building size)		Bylaws need to be updated to 900 sq ft
Number of ADUs Allowed on Parcel			
Development Review Standards			
Setback Waiver Provisions for Permitted Uses			
Administrative Review Provisions (See Notes)	Permitted uses and boundary line adjustments		

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

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