



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

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 Montgomery 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 Montgomery during the bylaw modernization project:

- 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
 - 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 Montgomery. A key conclusion of the assessment was that while household growth has slowed in Montgomery, the housing market has been greatly impacted by the Town's proximity to Jay Peak. The Town has a high percentage of seasonal and short-term rentals which may negatively impact availability and affordability of year-round housing. The majority of Montgomery's housing is single unit residential dwellings, with limited options for multi-unit dwellings.

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 Montgomery'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: Village 1 and Village 2.

Key barriers to housing growth identified in the audit report included side and rear setback standards, requiring conditional use for small multi-unit developments and requiring planned unit development review for all multi-units of 5 units or more. NRPC recommended reviewing street connectivity standards and complete streets policies.

Initial Recommendations

Based on the housing needs assessment and bylaw audit, NRPC proposed initial zoning recommendations in each of the six key topics areas. Recommendations for dimensional standards included allowing for three stories in the Village 1 District, considering a build-to-zone, reducing side and rear setbacks, and reducing lot frontage standards. Recommendations for allowable uses included allowing for up to 12 units permitted with site plan review and allowing multiple uses and structures per lot. Parking standard recommendations included requiring 1 space per unit and extending parking provisions that require parking to be on the back or side of building to Village 2. Recommendations for accessory dwelling units included at minimum updating to reflect state standards or to allow for multiple ADUs on one lot. The primary recommendation for development review was to separate site plan review from conditional use and eliminate the use of Planned Unit Developments for multi-unit housing,

Finally, for road standards, NRPC recommended strengthening street connectivity and bicycle and pedestrian standards.

Final Proposed Standards

After discussion with the Town about its priorities, final focus areas were selected. These included removing the requirement for large multi-units to meet Planned Unit Development Standards and adding site plan review standards to allow for non-discretionary review of small multi-units in the Village that previously required conditional use. Additionally, NRPC proposed standards to increase heights in the Village 1 district, adding street connectivity standards, updating ADU language and updating the definitions for housing units.

Press Release and Community Outreach; Project Next Steps

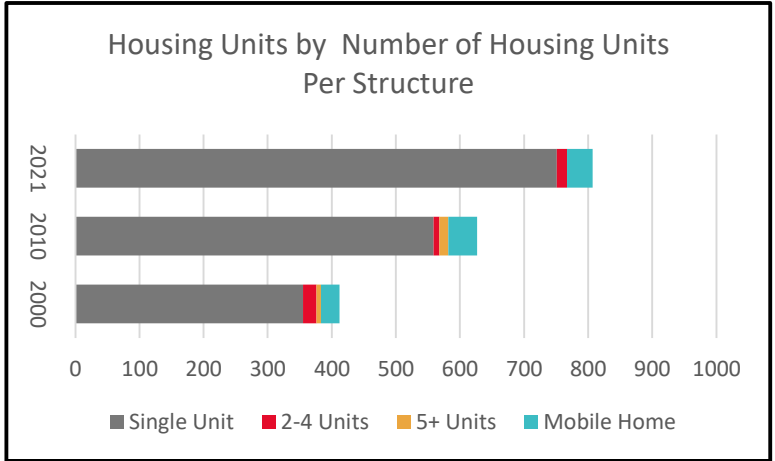
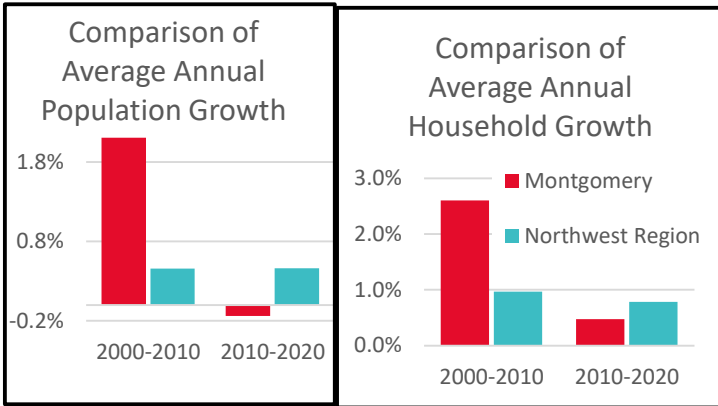
The Town is starting a larger bylaw modernization effort in 2024-2025. NRPC recommends that the Town incorporate final proposed changes be included in its updated bylaws in 2025. During the update process, the Town will use the press release to communicate the project to the community on the municipal website and at public hearings.



Housing Needs Assessment Town Summary

Montgomery Housing Needs Assessment

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



While Montgomery 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. The growth in household units has been driven by growth in both family and non-family households.

According to the 2020 Census, there are 770 housing units in Montgomery. The number of housing units in Montgomery has grown almost entirely due to new single unit homes. This is similar to the regional trend.

Non-family households refers to any household where members are not related by birth, adoption or marriage. Roughly 1.7% of Montgomery's population lives with nonrelatives excluding unmarried partners and 2.6% of those over 21 are living with their parents. It is likely that some of these residents would prefer to form their own households. There is no evidence of crowding in housing units in Montgomery.

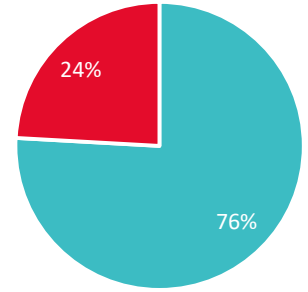
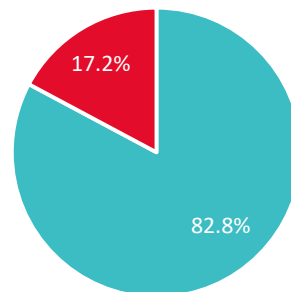
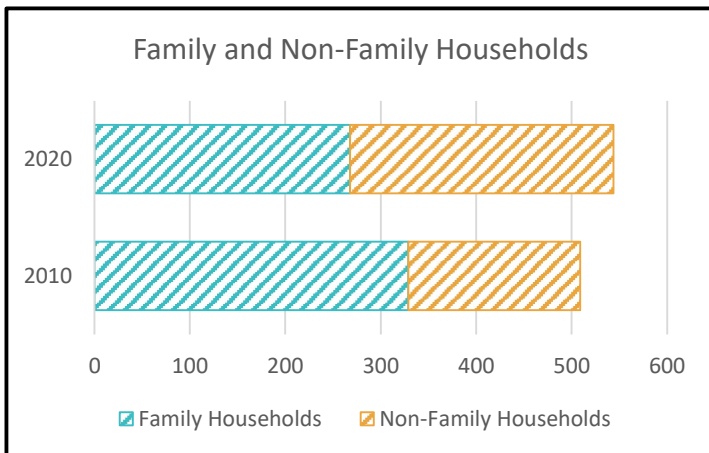


39.2 % Seasonal Units

8.4% Short-Term Rentals

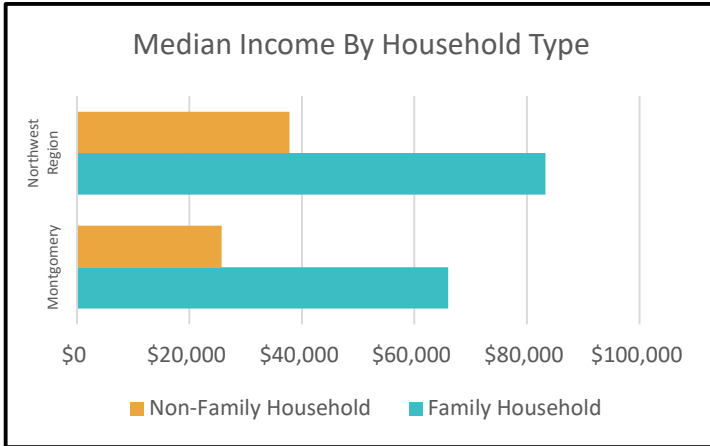
Short-term rental data: AirDNA via Housingdata.org.

Over 1/3 of units in Montgomery are used as seasonal units and 8.4% are short-term rentals (categories may be overlapping). The high level of demand for seasonal & short-term rentals can have an impact on the availability and cost of year-round housing. Compared to its surrounding communities, Montgomery has the highest home price to income ratio, with the next two highest being Jay & Lowell which also have high percentages of seasonal uses.

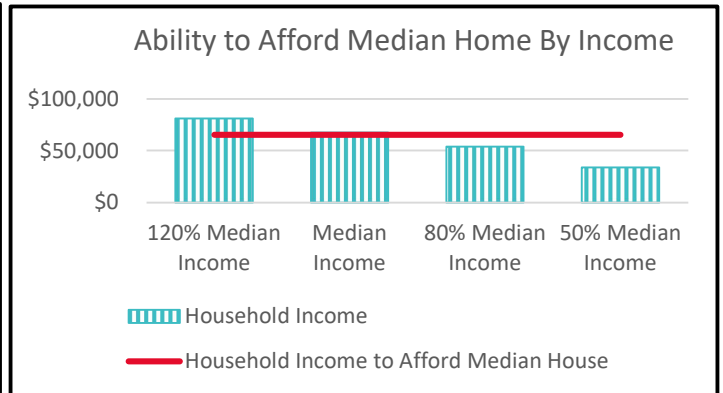


770 Housing Units

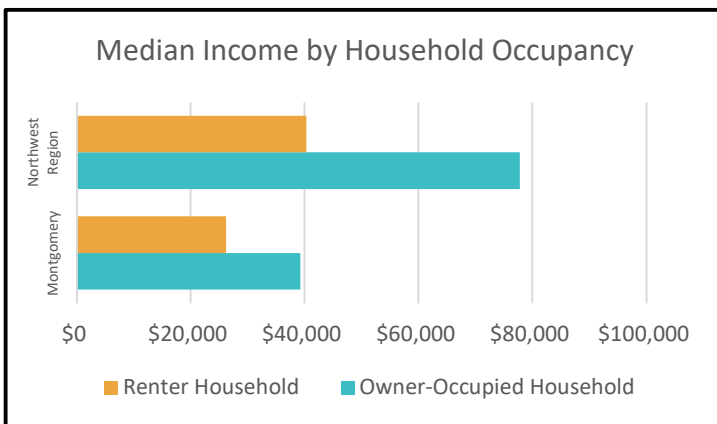
Montgomery Housing Needs Assessment



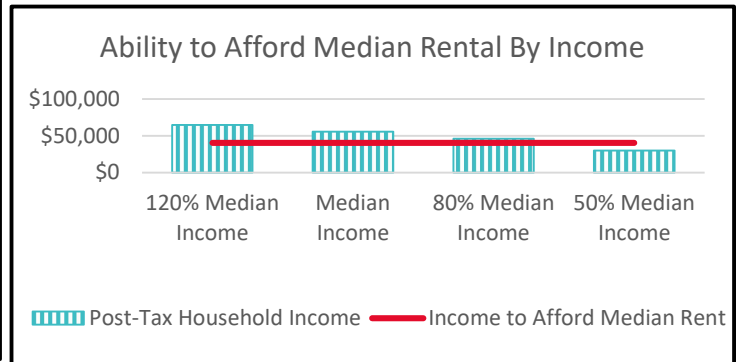
Family households have higher average median income than non-family households in Montgomery, however this similar to the region average. Since some of the growth in Montgomery is in non-family households, this points to the need for more



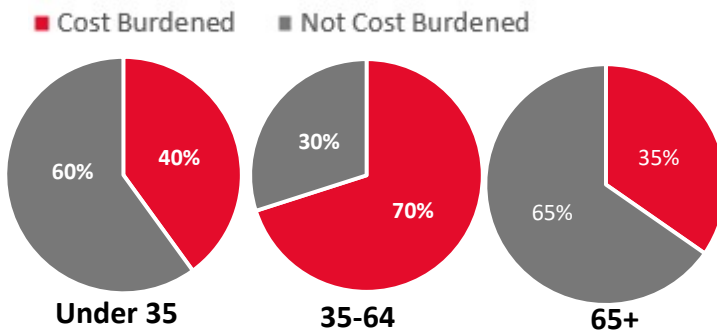
Homeownership is generally affordable to regional median income households in Montgomery. However, while homeownership is affordable by regional standards, the average income of a Montgomery employee is only \$38,605, so a household with one working adult could not afford the median home. Homeownership is also likely not affordable to the median rental household.



Renter households have somewhat lower incomes than owner-occupied households in Montgomery. Montgomery's median incomes are lower than regional averages as a whole, although this data has a high margin of error.



Rental units are more affordable option in Montgomery with rental units being affordable to median and low-income regional residents. However, as demonstrated by the cost-burdened data, these rentals are not affordable to many existing residents.



Conclusions

Household growth has slowed in Montgomery compared to the region overall. The majority of new homes constructed are single-unit. The housing market in Montgomery is greatly impacted by its proximity to Jay Peak, which has led to a significant amount of seasonal and short-term rentals. Homeownership and rentals are affordable to regional median residents but may be less affordable to those making average incomes in the immediate surrounding area. There is a need a diversity of affordable housing options in Montgomery.

Residents of all age groups have high cost burdens in Montgomery. High margins of error make this data difficult to further interpret. Region-wide, residents identifying as not white-only are more likely to be cost-burdened at all income levels.



Housing Bylaw Audit Report

MONTGOMERY HOUSING BYLAW AUDIT

*Housing Choice and Affordability: Reducing Regulatory Barriers at the Local Level
Prepared by the Northwest Regional Planning Commission
Funded by a Bylaw Modernization grant from the Vermont Department of Housing and Community Development*

Introduction and Methodology

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

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

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

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

Model Districts and Target Standards for Housing Choice and Affordability

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

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

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

Montgomery Zoning District Purpose Statements

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

Montgomery Town Zoning District Purpose Statements

Village District 1

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

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

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

Village District 2

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

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

Rural Residential District

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

Key to New Zoning Standards and Terms

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

Build-To Zone/Flexible Setback

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

Building Coverage (Lot Coverage)

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

Cottage Court

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

Townhouse

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

Character-Based Frontage Requirements

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

Public Realm

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

Administrative Review of Site Plan

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

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

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

Standard	Comments
<p>Street Standards</p>	<p>Connectivity. Montgomery's only current connectivity standards are limited to conditional use review and do not specifically address connections to existing streets. Consider developing connectivity standards that encourage connections to existing streets and discourage/prohibit discontinuous streets ("dead-ends"/cul-de-sacs). Sidewalks/Complete Streets. Consider requiring sidewalks for development in the Village 1 District where not already existing/planned. Develop sidewalk standards that will conform to streetscape plan. Street/road design standards. Consider adding design standards when state updates its design standards from October 1997. Montgomery currently references the state road ordinance and does not include any other specifications.</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). Consider whether allowing a larger maximum ADU size is appropriate if other dimensional and lot size standards are met. Montgomery's regulations do not currently clarify if more than 1 ADU is allowed, consider clarifying this. Clarify the number of parking spaces required for an ADU.</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"> • Develop prescriptive site plan review standard, for some uses consider whether site plan review can eliminate the need for conditional use approval. • Form Based Standards, including character-based frontage requirements • Consider complexity and efficiency of PUD regulations • Evaluate number of nonconformities, especially in the Village 1 District



Recommended Zoning Standards

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Prepared by the Northwest Regional Planning Commission*

<i>Type</i>	<i>Recommended Standard</i>	<i>Notes</i>
Height	<p>Height Building height is measured vertically from the highest point on top of the structure, to the average (of the highest and lowest) finished grade at the foundation or base (Figure 5.1).</p> <p>In the Village 1 District no structure shall exceed 3 stories. Any ground story exceeding 20 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><i>Alternative option</i></p> <p>Higher structure heights in the [Dense District] may be permitted by the DRB if the applicant receives certification from the Fire Chief that the Fire Department is able to serve the building.</p>	<p>35 ft restriction is not directly related to fire safety, was developed in '30s.</p> <p>Discussed with Montgomery Fire Department, for a three-story fire they would call for mutual aid from Enosburgh or Richford since they do not have an aerial truck. However, response times have generally been good for mutual aid.</p>
Setbacks	<p>Incorporate build to zone into dimensional standard table. Note measurement from lot line/edge of ROW, except in cases where there is a ROW easement or private road.</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</p>	<p>Front line/edge of ROW is usually at nearest edge of sidewalk if there is one or curb if not.</p> <p>Complete diagram of lot size, dimensional standards and buildable area.</p>

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	<p>fronts can vary within a specified range, as described in Table X.</p> <p>Complete Character Survey to determine appropriate build-to-zone minimum and maximums, which could fall within 5-20 feet for village 1 and 20-30 for village 2.</p>	
<p>Lot size</p>	<p>For now, keep 10,000 square feet minimum lot size in both districts, with corresponding lot frontages/widths.</p> <p>In future with municipal sewer and water, establish maximum lot size of 10,000 square feet in Village 1. At a minimum, either eliminate minimum lot size or reduce to 5,000 square feet.</p>	<p>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).</p> <p>Complete Character Survey to determine existing lot size range, which can factor into future amendments.</p>
<p>Lot frontage and Lot Width</p>	<p>Reduce lot frontage to 50-60 feet.</p>	<p>Existing bylaw uses lot frontage. Some communities regulate lot width as opposed to lot frontage.</p> <p><i>Lot width can be measured at middle of lot or as average, measuring by lot width average or at middle of lot might allow for smaller lots on curved streets</i></p>
<p>Lot coverage</p>	<p>Include green infrastructure/low impact development standards in site plan review.</p> <p>Standards encouraging low impact development & green stormwater techniques, which may include</p>	<p>In smart growth areas, lot specific standards (i.e. lot coverage) may not be appropriate. Consider encouraging low impact development or green infrastructure standards.</p>

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	<p>1. Use of bioretention areas, gravel wetlands or rain gardens to collect runoff and allow for short-term ponding and slow infiltration</p> <p>2. Use of permeable pavement for parking stalls and spillover parking, sidewalks, driveways and bike trails.</p>	
Uses		
<p>Type of Review</p>	<p>Specific Standard</p> <ul style="list-style-type: none"> - Separate site plan from conditional use review. See attached language. - Eliminate conditional use and PUD for multi-unit review. - Incorporate Tier 2 level of review – see notes. - See attached Administrative Site Plan Review language. 	<p>Notes</p> <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>
<p>Uses/Structures per lot</p>	<p>Proposed language for Village 1 and Village 2 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</p>	

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Prepared by the Northwest Regional Planning Commission*

	approval, review and approval of all uses and structures shall be coordinated.”	
Definitions	<p>Single-Unit Dwelling: A structure containing one dwelling unit. Mobile homes and modular or pre-fabricated housing meeting this definition shall be considered single-unit dwellings.</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.</p>	<p>Single-Unit Dwelling</p> <p>Two-Unit Dwelling</p> <p>Multi-Unit Dwelling</p>
Parking		
<i>Type</i>	<i>Specific Standard</i>	<i>Notes</i>
Parking spaces	1 parking space per dwelling unit (including ADUs) is 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.	Adapting from latest language from omnibus housing bill, which allows for flexibility.

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

	Improve shared parking standards in 6.7(C). See attached language.	
Parking location	Extend parking standards for Village I district which require parking on the side or back of the structure to Village 2 district for all 3+ unit structures in Section 6.7(G). Reference included in Administrative Site Plan Review.	It is recommended that parking be on the side or back of the structure for triplexes or larger.
Accessory Dwelling Units		
<i>Type</i>	<i>Specific Standard</i>	<i>Notes</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. 	Two tiers of ADU standards proposed – most lenient short be being a duplex (allow more than one, no owner occupancy etc.) vs tier 2 of meeting statute (which is already quite enabling).

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

	<p>3) Applicable setback, coverage and parking requirements specified by the bylaws are met; and</p> <p>4) The owner occupies either the primary dwelling or accessory dwelling.</p> <p>**Consider allowing 40% of total habitable floor area and/or up to 2 ADUs.</p>	
Development Review		
<i>Type</i>	<i>Specific Standard</i>	<i>Notes</i>
Administrative Site Plan	See above.	
Eliminate CU and PUD	<ul style="list-style-type: none"> - Separate site plan from conditional use. - Eliminate CU and PUD for all residential uses in Village 1 and Village 2. 	
Road Standards		
<i>Type</i>	<i>Specific Standard</i>	<i>Notes</i>
Connectivity	Incorporate street connectivity section into subdivision road standards. See attached language.	
Sidewalks	Strengthen bike/ped language for Village 1 and 2 Districts. See attached language.	
Road standards	<p>No changes at this time.</p> <p>Correct reference to A-76 and B-71 standard – see attached language.</p>	



Final Proposed Zoning Standards

Montgomery Bylaw Modernization

Final Proposed Standards

<i>Type</i>	<i>Notes on Standards</i>	<i>Bylaw Section</i>
Review Standard	Allow smaller multi-units without conditional review in Village 1 & Village 2. Allow 5+ multi-units as conditional uses in the Village Districts without requiring a Planned Unit Development.	4
Setbacks	Reduce side and rear setbacks in Village District.	4.3(A)
Uses/Structures per lot	Allow Multiple Uses/Structures Per Lot in Village Districts	4.3(C), 4.3(D)
Height	In the Village 1 District no structure shall exceed 3 stories. Any ground story exceeding 20 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.	4.3(F)
Type of Review	Separate site plan from conditional use review, which will allow for uses to be permitted with site plan review.	5
Connectivity	Add street connectivity into subdivision standards.	6.10
ADU Regulations	Update to meet state minimum standards.	7.1
Definitions	Use language of units instead of families, separate small and large multi-unit.	9

~~Cross-out text is old language removed~~

Red text is new proposed language

Section 4- Use Table

P (Permitted Use), C (Conditional Use), /S (Site Plan Review)
 E (Exempt, No Zoning Permit Required), X (Prohibited)
*Allowable land uses and development in the
 Hazard Area Overlay District uses are listed in Table 8.*

	Village I	Village II	Rural Residential	Conv. I	Conv. II
Residential Uses					
Dwelling, Accessory (Section 7.1)	P	P	P	P	X
Dwelling, Multi-Family Dwelling, Small Multi-Unit	P/S	P/S	C/S	X	X
Dwelling, Large Multi-Unit	C/S	C/S	C/S	X	X
Dwelling, Single Family Unit	P	P	P	C	X
Dwelling, Two Unit	P	P	P	X C	X
Bed & Breakfast	P	C/S	C/S	X	X
Home Business (Section 7.6(A))	C/S	C/S	C/S	C/S	X
Home Occupation (Section 7.6(B))	E	E	E	C	X
Camp	P	P	P	C	C
Commercial Uses					
Agribusiness	C/S	C/S	C/S	X	X
Business Services, Personal and Professional	P	C/S	C/S	X	X
Campground (Section 7.2)	X	X	C/S	C/S	X
Earth Resource Extraction (Section 7.3)	X	X	C/S	C/S	X
Family Child Care Home or Facility (Section 7.4)	P	P	P	C/S	X

P (Permitted Use), C (Conditional Use), /S (Site Plan Review)
E (Exempt, No Zoning Permit Required), X (Prohibited)
*Allowable land uses and development in the
Hazard Area Overlay District uses are listed in Table 8.*

	Village I	Village II	Rural Residential	Conv. I	Conv. II
Fuel/Service Station	C/S	C/S	X	X	X

[All other existing commercial conditional uses would also become C/S]

Section 4.3 Density and Dimensional Standards for Lots and Structures

A) Subdivision Lot Standards.

- 1) **Lot Size.** Lots shall comply with the minimum lot size requirements in Table 4(B).
- 2) **Frontage.** Lots shall either comply with the minimum frontage requirements in Table 4(B), or have been approved by the DRB as an access by right-of way in accordance with Section 6.10. Lots which abut more than one street shall, at minimum, meet the required lot frontage requirement on one street and the meet the required lot depth requirement on the other street.
- 3) **Public Purpose Exemption.** The only exception is for lots acquired for a public purpose, which are exempt from the minimum lot size and frontage requirements.

Table 4(B) Dimensional Standards for Structures and Lots

	V 1	V 2	Rural Res.	Conv. I	Conv. II
Minimum Lot Area	10,000 SF	10,000 SF	4 AC	10 AC	30 AC
Frontage¹	75 feet	75 feet	300 feet	300 feet	400 feet
Lot Depth	75 feet	75 feet	200 feet	300 feet	300 feet
Setback, Front Yard	10' from R/W	10' from R/W	25' from R/W	50' from R/W	50' from R/W
Setback, Side Yard	10' from P/L 7' from P/L	10' from P/L 7' from P/L	50' from P/L	50' from P/L	100' from P/L

Setback, Rear Yard	20' from P/ 10' from P/L	20' from P/ 10' from P/L	50' from P/L	50' from P/L	100' from P/L
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In all districts, any lot 10 Acres and larger shall have a minimum frontage of 300 feet.

Note: Driveways and fences are exempt from District setback requirements; see Section 6.10 and Section 6.4.

- B) Setbacks.** The setbacks for each District are those allowed as a permitted use. In each District a lesser setback may be approved by the DRB as a waiver, pursuant 24 V.S.A. Section 4414(8) upon a finding that:
- 1) The proposed setback will not unreasonably interfere with a neighboring property's privacy and quiet enjoyment; and
 - 2) A reduced setback is necessary for the project because of geographic conditions of the lot; and
 - 3) A reduced setback is in keeping with the purpose of the District as defined in these bylaws and the Town Plan.

C) Principal Buildings on Lots.

1) **Rural Residential, Conservation I and Conservation II Districts.** There shall be only one principal building on a lot, unless approved by the DRB as a PUD.

2) **Village I and Village II.** There is no restriction on the number of principal structures per lot, provided that the minimum review process for each structure is followed and that all applicable bylaw standards are met. When additional principal structures are proposed and where at least one of the structures (existing or proposed) requires DRB approval, review and approval of all uses and structures shall be coordinated.

D) Principal Uses on Lots.

1) **Rural Residential, Conservation I and Conservation II Districts.** There shall only be one principal use on a lot, except that the DRB may approve as a conditional use more than one principal use within one principal building if all uses are allowed within the District.

2) **Village I and Village II.** There is no restriction on the number of principal uses per lot, provided that the minimum review process for each use is followed and that all applicable bylaw standards are met. When additional principal uses are proposed and where at least one of the structures (existing or proposed) requires DRB approval, review and approval of all uses and structures shall be coordinated.

F. Structure Height

In the Village 1 District no structure shall exceed 3 stories. Any ground story exceeding 20 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 above ground level, except for chimneys, antenna structures, windmills with blades less than twenty (20) feet in diameter, and rooftop solar collectors less than ten (10) feet

above the roof line which are mounted on complying structures. Height will be measured as the vertical distance from the mean level of the finished grade of the building to the ridge-line or deck-line of the roof (Figure 4(B)). Under conditional use review, the DRB may authorize other exceptions as long as they are unoccupied, such as steeples and cupolas, which do not disrupt the surroundings nor create a hazard.

Article 5: Development Regulations

Section 5.1: Conditional Use Approval

A) Applicability. The following uses require conditional use approval from the DRB:

- 1) Initiating a new use that is listed in Table 4(A) as conditional (C).
- 2) Changing an existing use to a different use that is listed as conditional (C) in Table 4(A) (Pg. 24-25).
- 3) Expanding or modifying an existing conditional use so that it no longer conforms to its existing conditional use approval. (Alterations or minor changes to an existing conditional use permit, that are not a “change of use” may be permitted by the ZA as a permitted use under these regulations).
- 4) Nonconformities (in some cases, see Section 6.6)
- 5) Access by right of way to lots without frontage on a public road or waters (see Section 6.10(D)).
- 6) Any excavation or fill involving 100 or more cubic yards of material, or which the ZA determines may cause a change in the rate or direction of drainage to the detriment of neighboring properties (See Section 6.2).
- 7) Exceptions to the maximum height regulation (See Section 4.3(F)).
- 8) The approval of more than one principal use within one principal building (See Section 4.3(C)).
- 9) Any other land development that requires conditional use approval according to these Regulations.

B) Purpose. Conditional use approval requires compliance with standards addressing the impact of proposed land uses on adjacent properties, the neighborhood or district in which the project is located, and the community at large. Standards and conditions emphasize considerations to identify, avoid, and/or mitigate off-site impacts of a proposed project. ~~Conditional use approval also considers a building's and site design's consistency with the purpose and character of the district within which it is located. Standards and conditions emphasize those considerations related to internal layout of the site, its physical design and appearance as viewed from off site, and the functional integration of the site with surrounding properties and uses.~~

C) Application Requirements. A complete application for conditional use approval shall include all the information requested on the Montgomery DRB Project Application Form, the requirements in Table 5, and the application fee.

D) Public Notice and Issuance Requirements. The DRB shall issue a written decision following a duly noticed public hearing according to Section 2.4 and 2.5.

E) Review Standards. The DRB may grant conditional use approval only upon finding that the proposed development shall not result in an undue adverse effect on any of the following:

1) The capacity of existing or planned community facilities. The DRB shall consider the demand for community services and facilities resulting from the proposed development, and determine whether that demand will exceed the existing or planned capacity of existing facilities or services. In making such a determination, the DRB will consider any capital program or budget in effect at the time of application.

2) The character of the neighborhood area or district affected. The DRB shall consider the location, scale, type, density, and intensity of the proposed development in relation to the character of area likely to be affected by the proposed development, as defined by the purpose(s) of the zoning district(s) within which the project is located and specifically stated polices and standards of the Montgomery Town Plan.

3) Traffic on roads and highways in the vicinity. The DRB shall consider the projected impact of traffic resulting from the proposed development on the capacity, safety, efficiency and use of affected roads, bridges, and intersections. A traffic impact study may be required.

~~**4) Maximum safety of vehicular and pedestrian circulation between the site and the street network.** Particular attention shall be given to visibility at intersections, to traffic flow and control, to pedestrian safety and convenience, and to access in case of emergency.~~

~~**5) Adequacy of circulation, parking, and loading facilities.** Particular consideration shall be given to the effect of noise, glare or odors on adjoining properties and state and town highways. Adequacy of provisions for erosion control, runoff, refuse removal, service areas, and snow removal shall be considered.~~

6) Conformance with applicable General Regulations and Specific Standards in Article 6 and 7.

7) Other Town bylaws in effect. No development shall be approved in violation of existing municipal bylaws and ordinances.

8) The utilization of renewable energy resources. The DRB shall consider whether the proposed development will interfere with the sustainable use of

renewable energy resources, including the existing and future availability of and access to such resources on adjoining properties.

Example of Site Plan Review Section

A) Applicability

- 1) Initiating a new use that is listed in Table 4(A) as requiring site plan review (C/S or P/S).
- 2) Changing an existing use to a different use that is listed as requiring site plan review (C/S or P/S) in Table 4(A) (Pg. 24-25).
- 3) Expanding or modifying an existing use that requires site plan review so that it no longer conforms to its existing site plan approval. (Alterations or minor changes to an existing conditional use permit, that are not a “change of use” may be permitted by the ZA as a permitted use under these regulations).
- 4) Any other land development that requires site plan review approval according to these Regulations.

B) Site Plan Review Process. A complete application for site plan review shall be filed with the Zoning Administrator. The Zoning Administrator shall schedule a hearing with the DRB at the next available date but not sooner than fifteen (15) days.

C) Application Requirements. A complete application for conditional use approval shall include all the information requested on the Montgomery DRB Project Application Form, the requirements in Table 5, and the application fee.

D) Public Notice and Issuance Requirements. The DRB shall issue a written decision following a duly noticed public hearing according to Section 2.4 and 2.5.

E) Standards. Site plan review applications shall meet the following standards:

- 1) **Adequacy of circulation, parking, and loading facilities.** Particular consideration shall be given to the effect of noise, glare or odors on adjoining properties and state and town highways. Adequacy of provisions for erosion control, runoff, refuse removal, service areas, and snow removal shall be considered.
- 2) **Screening:** Adequacy of landscaping and screening (see Section 6.5)
- 3) **Maximum safety of vehicular and pedestrian circulation between the site and the street network.** Particular attention shall be given to visibility at intersections, to traffic flow and control, to pedestrian safety and convenience, and to access in case of emergency.

Section 6.10: Roads, Driveways and Access Requirements

- E) **Road Connectivity.** New public and private roads shall comply with the following standards to further a pedestrian friendly network of roads:
- 1) **Road Network.** New public and private roads shall generally be laid out in a grid pattern by being either parallel or perpendicular to the closest intersecting state highway. Intersections with other roads, driveways or other rights-of-way shall create right angles (approximate). The DRB may waive this requirement to accommodate topographic or physical limitations beyond the property owner's control. The waiver shall be the minimum necessary to accommodate the limitation.
 - 2) **Road Length.** New public or private road rights-of-way shall not be longer than 1,400 feet before connecting to another public or private road, connecting with a future public or private road according to a town approved master plan or official map, or as an alternative, meeting an adjacent property boundary with the intent of connecting to a new road when such adjacent property is developed. New roads in the Village 1 and Village 2 District designed to be permanent "dead ends" shall be discouraged.

Section 7.1: Accessory Dwelling Units

- A) Accessory dwelling units shall comply with the following standards:
- 1) The property shall have sufficient wastewater capacity (State approved);
 - 2) The unit shall not exceed **either** 30 percent of the total habitable floor area of the single **unit** dwelling **or 900 square feet, whichever is greater;** and
 - 3) Applicable setback, coverage, and parking requirements specified in these Regulations shall be met.

Article 9: Definitions

Dwelling Unit: ~~Buildings or part thereof used as living quarters for one family...~~ **A distinct unit with facilities and provisions for independent living, including sleeping, food preparation, and sanitation.** The terms "dwelling unit", "single unit dwelling", "two unit dwelling", "or "dwelling group" shall not include a motel, hotel, boarding house, tourist home or similar structure or use

Dwelling, Accessory (Accessory Dwelling Unit): An accessory dwelling unit is an ~~efficiency, one apartment, or accessory structure, bedroom-~~ **a distinct unit** that is clearly subordinate to a single-family ~~unit~~ dwelling and has facilities and provisions for

independent living, including sleeping, food preparation, and sanitation. The owner may occupy either unit. [See Section 7.1.](#)

Dwelling, Single-Unit: ~~Detached building designed and used as living quarters by one household.~~ [A structure containing one dwelling unit. Mobile homes and modular or pre-fabricated housing meeting this definition shall be considered single-unit dwellings.](#)

Dwelling, Two-Unit: ~~Building designed and used as living quarters by two families living independently of each other.~~ [A structure containing two dwelling units.](#)

Dwelling, Small Multi-Unit: ~~Building designed and used as living quarters by three or four families living independently of each other.~~ [A structure containing 3 or 4 dwelling units, including units that are located one over the other and units in a row separated \(townhouses and rowhouses\).](#)

Dwelling, Large Multi-Unit: [A structure containing 5 or more dwelling units, including units that are located one over the other and units in a row separated \(townhouses and rowhouses\).](#)



Local Outreach Press Release

Press Release

May 31, 2024

Montgomery Center, Vermont. Montgomery 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, Montgomery has prepared a draft bylaw that intends to make housing easier to develop in the Town's two villages, Montgomery Village and Montgomery 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 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 which our communities seek to recruit and retain and the latter of which is increasing in number and has special needs.

Montgomery is taking action on housing with the goal of increasing housing quickly. Planners are working on multiple fronts to promote housing options in Montgomery Center & Montgomery Village. The bylaw updates are in tandem with efforts to improve bicycle and pedestrian connectivity and add community wastewater to Montgomery Center to provide community wastewater. The proposed regulations will allow for smaller "missing-middle" multi-unit housing in the Village and Center.

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 Charlie Hancock, Selectboard Chair with any questions.



Supplemental Materials

Montgomery Housing Zoning Assessment Matrix

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

Housing Zoning Assessment Matrix

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

Housing Zoning Assessment Matrix

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

Housing Zoning Assessment Matrix Comparison

Zoning District		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