



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

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 Sheldon 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 project website can be accessed [here](#).

The following materials were developed for the Town of Sheldon 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) Draft Proposed Zoning District Map
- 7) Draft Sewer Service Area Map
- 8) Local Outreach Press Release
- 9) 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 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 Sheldon. The majority of new homes constructed in Sheldon are single unit or mobile homes and the number of renters appears to be decreasing. Homeownership is not affordable to the median household in Sheldon and both young residents and seniors are cost-burdened. While mobile homes may be one way residents are finding affordable housing, there is a need for more small multi-units to provide increased housing choice and affordability.

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 Sheldon'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).

In the Village District, NRPC identified a 35-foot height maximum the ½-acre minimum lot size as major barriers to new housing. Other possible barriers include parking standards, conditional review for multi-unit housing, restrictions around multiple use/structures per lot and large yard setbacks.

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.
- Reduce minimum lot size in the Village District and Commercial/Industrial District to ¼ acre or 1/5 acre.
- Reduce frontage requirement to between 60 and 75 feet in Village and Commercial/industrial District.

- Instead of regulating lot coverage, consider including green infrastructure/low impact development standards in site plan review.
- Eliminate conditional use review for multi-unit dwellings.
- 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 1.5 space/unit.
- 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 bicycle and pedestrian infrastructure 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 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 separate village districts for Sheldon Springs and Sheldon Creek. Since Sheldon Springs has municipal sewer and water, the new HOME Act density provisions apply. NRPC worked with the Planning Commission to define a new boundary for the Sheldon Springs District that matched with parcel lines and could also be used by the Selectboard as a potential sewer service district. The Town was comfortable with the complying with HOME Act provision in the Sheldon Springs District, including a 1/5-acre minimum lot size and 1.5 parking spaces per unit.

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 fall 2024, following adoption of an updated municipal plan in the summer of 2024. Leading up to and 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 Sheldon Springs District.

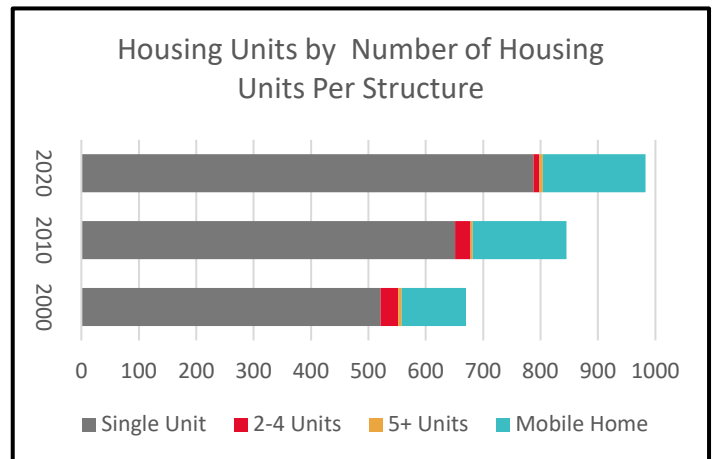
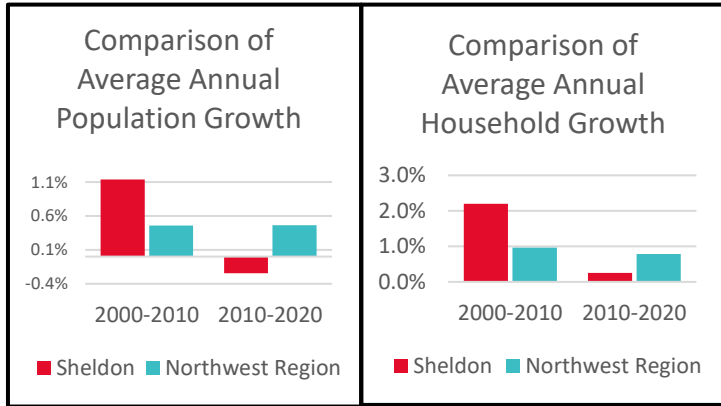
In the summer 2024, NRPC will assist the Planning Commission with presenting the proposed new Sheldon Springs District and the potential to consider a sewer service area to the Selectboard. The Town has an outdated sewer ordinance and may want to consider updating the ordinance and adding a sewer service area in the future. The Planning Commission has also identified an area consisting of a few parcels that would be a good candidate for a Neighborhood Designation Area. NRPC has recommended that they reach out to the main property owner to understand their interest in housing development.



Housing Needs Assessment Town Summary

Sheldon Housing Needs Assessment

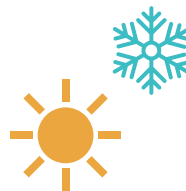
A project funded by the Agency of Commerce and Community Development's Bylaw Modernization Grant Program



While Sheldon had high population growth from 2000-2010, since 2010 population has decreased somewhat. Despite population loss, the number of households has grown due to smaller household sizes. The growth in household units has been driven primarily by non-family households.

Non-family households refers to any household where members are not related by birth, adoption or marriage. Roughly 3% of Sheldon's population lives with nonrelatives excluding unmarried partners and 2% 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 Sheldon.

According to the 2020 Census, there are 893 housing units in Sheldon. The number of housing units in Sheldon has grown entirely due to new single unit homes and new mobile homes. This is similar to the regional trend, although Sheldon is seeing more growth in mobile homes than the region as a whole, which may support affordability.

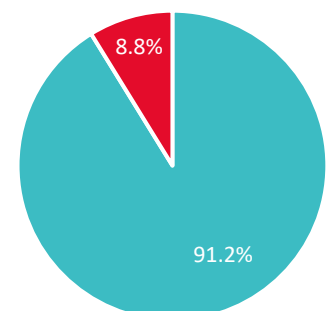
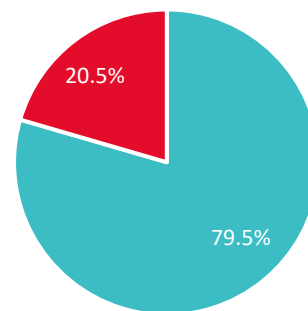
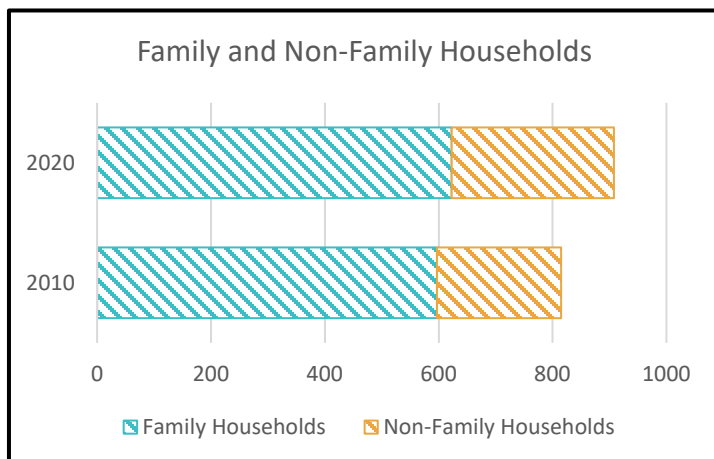


4.4 % Seasonal Units

.3% Short-Term Rentals

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

Seasonal units and short-term rentals are both relatively rare in Sheldon. Compared to the regional average, the percentage of seasonal units is much lower.



2010

2020

■ Homeowner ■ Renter

The number of renter households in Sheldon has decreased 10% in the last 10 years, representing 102 fewer renter households.

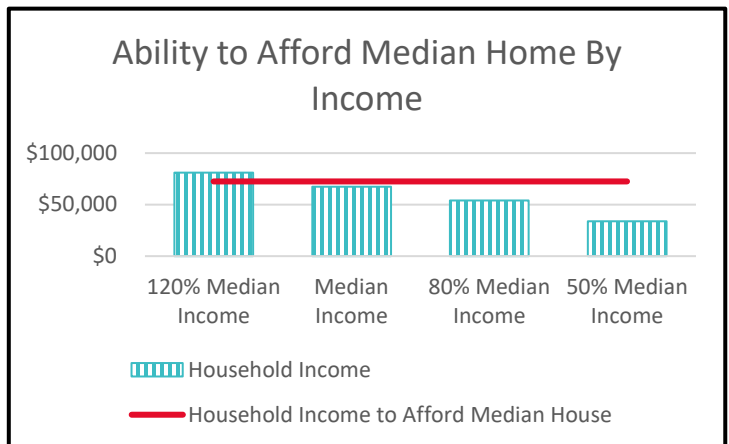
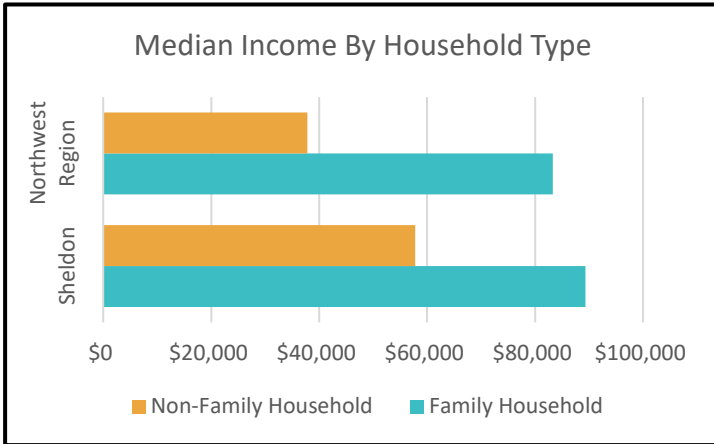


893 Housing Units

Household, Family and Total Housing Units: US. Census 2020

All data from 2020 US American Community Survey except where otherwise noted.

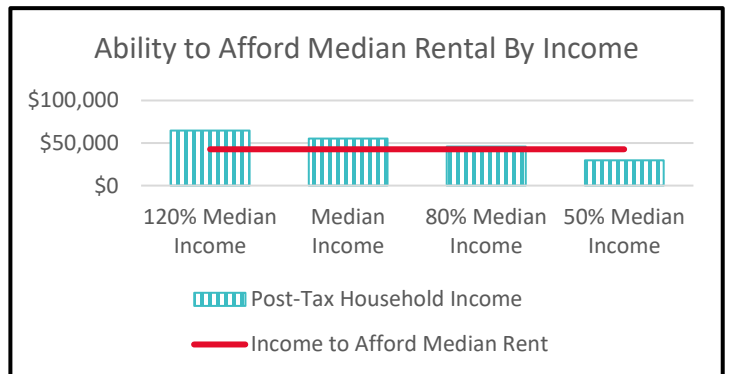
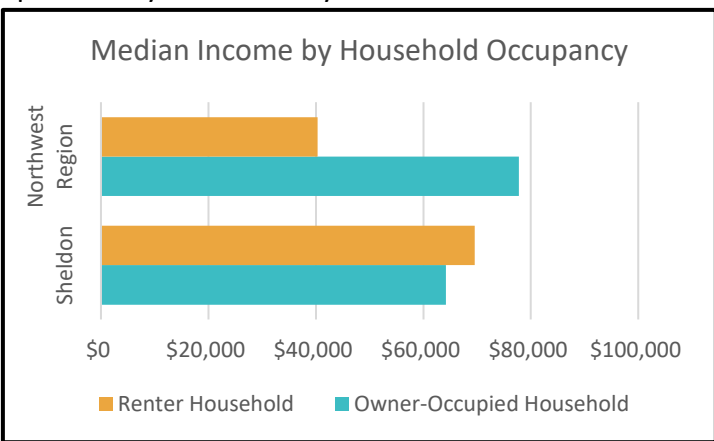
Sheldon Housing Needs Assessment



Family households have higher average median income than non-family households, however this trend is not as extreme as in the region average. Since most of the new household growth in Sheldon is of non-family households, more affordable housing options may be necessary.

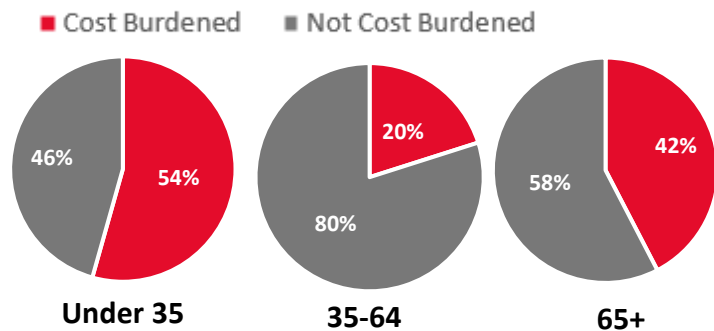
Median Home Price: VT Property Tax Records via Housingdata.org

Homeownership is generally not affordable in Sheldon. To afford the median house price of \$250,000, a household would need to earn \$72,000 a year, while regional median income is only \$67,000. The median family household could afford the median home, but the median non-family household cannot.



Renter and owner-occupied households in Sheldon 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 Sheldon, with rental units being affordable to median and low-income residents. However, given that only 10% households are renters, there are limited options for lower-income residents.



Conclusions

Household growth has slowed in Sheldon compared to the region overall. The majority of new homes constructed are single-family or mobile homes, and the number of renters has decreased. Homeownership is generally not affordable in Sheldon, and cost-burden for housing is high amongst both young residents and senior residents. The increased number of mobile homes may be one way residents are finding affordable housing, but there appears to be a decrease in smaller multi-unit options that can also be an affordable option for residents.

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



Housing Bylaw Audit Report

SHELDON 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 Sheldon Land Use and Development Regulations, adopted February 23, 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 Sheldon 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.

Sheldon 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 Sheldon’s Village District, which is the only district that is intended for high density residential development. However, we also reviewed the Industrial/Commercial District and the Rural Lands 1 District for appropriate measures to increase housing opportunities in these areas. The purpose and intent of each Sheldon zoning district included in the assessment is provided below.

Sheldon Town Zoning District Purpose Statements

Village District

The purpose of this district is to maintain the Villages of Sheldon Creek and Sheldon Springs as residential and commercial centers. Municipal water and sewage disposal is available, and development on small lots will be encouraged to take advantage of these services, as well as to maintain the traditional pattern of development.

Industrial/Commercial District

The purpose of this district is to set aside land for future industrial and commercial development in an area with good highway access and potential for municipal water and sewage disposal. Development of this district should be planned to take the greatest advantage of available land while limiting conflicts with surrounding land uses. Access points to the area from Route 105 should be limited to the extent possible and shared accesses are encouraged.

Rural Lands I District

The Rural Lands I District is comprised of all land not more than 800 feet from the center of all Class I, Class II or Class III roads in existence on the effective date of these regulations and that is not otherwise designated as Village or Commercial/Industrial. Any new Class I, Class II, or Class III roads taken over by the town after the effective date of these regulations shall not be used in delineating the Rural Land I District.

The purpose of this district is to provide opportunities for low-density rural development. These areas, in combination with the village districts, should meet local needs for residential and commercial growth over the next five years. Included will be lands with good highway access, lands adjacent to existing villages, and lands currently committed to extensive rural residential settlement or commercial use. Some parcels or portions of parcels, which fall within the designated district, may, upon closer inspection, be limited in their suitability for development. Development within the district should be planned to minimize the number of access points onto town and state highways in order to maintain smooth traffic flow. Agriculture will still be a predominant land use in much of the district, and new development should be required to minimize potential conflicts with existing agricultural operations.

Key to New Zoning Standards and Terms

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

Build-To Zone/Flexible Setback

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

Building Coverage (Lot Coverage)

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

Cottage Court

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

Townhouse

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

Character-Based Frontage Requirements

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

Public Realm

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

Administrative Review of Site Plan

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

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Zoning Assessment for Housing Choice and Affordability

Town Zoning District:	Model District	Standard	Target Standards Met	Comments	
Village District	Village Center	Dimensional	Height	No	<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.</p> <p>Setbacks. Front setback is appropriate for a village district. Has the town measured existing setbacks? Consider reducing side/back setbacks to 5'.</p> <p>Lot size and Frontage. Reduce minimum lot size from ½ acre to ¼ acre, or less. Have existing lot sizes been measured? Reduce village frontage requirement to 75' (if min lot size is set at ¼ acre). Consider whether regulating lot width would be more appropriate than frontage in this district and consider whether frontage complicates development approvals.</p> <p>Lot coverage. Sheldon 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>
			Front setback	Yes	
			Yard Setback	No	
			Frontage	No	
			Lot Coverage	Yes	
			Min lot size/density	No	
			Allowable Uses	Allowed by Right	
		Allowed P/S		No	
		Allowed C/S		Yes	
		Uses/Structures		N	
Parking	Spaces per unit	N	<p>Spaces per unit. Reduce parking minimum to 1 space/unit. Consider factoring in on-street parking.</p>		
	Location	N	<p>Location. Consider stronger standards that require parking to be at the side or back of the building.</p>		

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Other Standards

Standard	Comments
Street Standards	<p>Connectivity. Current standards for connectivity are strong.</p> <p>Sidewalks/Complete Streets. Current standards require developers to add sidewalks for subdivisions of 4 units or more. Consider requiring sidewalks for all developments in the Village District.</p> <p>Street/road design standards. When new state design standards come out, review for appropriate updates. Consider whether 11 ft traveled way is sufficient (rather than 16 ft). Develop design standards for sidewalks. Consider updating stormwater regulations to require on-site treatment of stormwater through low-impact development.</p>
Accessory Dwelling Units	<p>Current development regulations exceed state minimum standard for percentage of building size by allowing an ADU of up to 45% size of principal dwelling. Updates need to be made to meet state requirements of at least 900 square feet and allowing for an ADU with any number of bedrooms. Allowing a larger ADU size if ADU is in existing structure could further support ADU development. ADUs could be further encouraged by allowing more than 1 ADU per lot if setback and parking standards are met.</p>
Development Review Provisions	<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"> • Form Based Standards, including character-based frontage requirements • Administrative Review for Site Plan Review • Are density bonuses working for Growth Center District, or should the standards that enable density bonuses just be required? • Consider complexity and efficiency of PUD regulations • Evaluate number of nonconformities

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Town Zoning District:	Model District	Standard	Target Standards Met	Comments		
Commercial/Industrial District	Town 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.</p> <p>Setbacks. Front setback is appropriate for a village district. Consider reducing side/back setbacks to 5'.</p> <p>Frontage and lot size. Reduce village frontage requirement to 40'. Consider whether regulating lot width would be more appropriate than frontage in this district. Reduce minimum lot size from ½ acre to ¼ acre.</p> <p>Lot coverage. Sheldon does not regulate by lot coverage, since up to 100% lot coverage is appropriate for this district this is appropriate.</p>		
			Front setback		No	
			Yard Setback		Yes	
			Frontage		No	
			Lot Coverage		No	
			Min lot size/density		Yes	
		Allowable Uses			Allowed by Right	Y
					Allowed P/S	No
					Allowed C/S	Yes
					Uses/Structures	N
Parking			Spaces per unit	N		
			Location	N		

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Town Zoning District:	Model District	Standard	Target Standards Met	Comments												
Rural Lands 1 District	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>No</td> </tr> </table>	Height	No	Front setback	Yes	Yard Setback	No	Frontage	No	Lot Coverage	Yes	Min lot size/density	No	<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.</p> <p>Setbacks. Front setback is appropriate for a village district. Consider reducing side/back setbacks to 5'.</p> <p>Frontage and lot size. Reduce village frontage requirement to 40'. Consider whether regulating lot width would be more appropriate than frontage in this district. Reduce minimum lot size from ½ acre to ¼ acre.</p> <p>Lot coverage. Sheldon does not regulate by lot coverage, since up to 100% lot coverage is appropriate for this district this is appropriate.</p>
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Allowable Uses	<table border="1"> <tr> <td>Allowed by Right</td> <td>Y</td> </tr> <tr> <td>Allowed P/S</td> <td>No</td> </tr> <tr> <td>Allowed C/S</td> <td>Yes</td> </tr> <tr> <td>Uses/Structures</td> <td>N</td> </tr> </table>	Allowed by Right	Y	Allowed P/S	No	Allowed C/S	Yes	Uses/Structures	N	<p>Allowed by right. Allowing duplexes by right is appropriate for a village center.</p> <p>Allowed P/S and C/S. Permitted use with site plan review may be appropriate for up to 8 units to confirm design standards are met. Conditional use review standards need not apply 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. The district allows for multiple uses which is appropriate for a village district. Consider allowing multiple principal structures without requiring a PUD.</p>						
Allowed by Right	Y															
Allowed P/S	No															
Allowed C/S	Yes															
Uses/Structures	N															
		Parking	<table border="1"> <tr> <td>Spaces per unit</td> <td>N</td> </tr> <tr> <td>Location</td> <td>N</td> </tr> </table>	Spaces per unit	N	Location	N	<p>Spaces per unit. Reduce parking minimum to 1 space/unit.</p> <p>Location. Consider stronger standards that require parking to be at the side or back of the building.</p>								
Spaces per unit	N															
Location	N															



Recommended Zoning Standards

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

Sheldon Housing Bylaw Audit - Recommended Zoning Standards		
Type	Recommended Standard	Notes
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 District & Commercial/Industrial 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> 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. Nearby fire departments- such as Enosburgh have tower trucks and are available for mutual aid. For large structures of any height, departments will usually call 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 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 5-25 feet (current 10 ft) for Village District, 10-40 feet (current 50 ft) for commercial/industrial district. For both districts, consider 5' side & back setbacks.</p>	<p>Front line/edge of ROW is usually at nearest edge of sidewalk if there is one or curb if not.</p> <p>Diagram of lot size, dimensional standards and buildable area.</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 in village & commercial/industrial district to ¼ acre or 1/5 acre.	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). Complete Character Survey to determine existing lot size range, which can factor into future amendments.
Lot frontage and Lot Width	Reduce lot frontage to 75' (1/4 acre lot) or 60' (1/5 acre lot) Current: 100' in Village District, 200' in Industrial/Commercial District	Existing bylaw uses lot frontage. Some communities regulate lot width as opposed to lot frontage. <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>
Lot coverage	Include green infrastructure/low impact development standards in site plan review. Standards encouraging low impact development & green stormwater techniques, which may include 1. Use of bioretention areas, gravel wetlands or rain gardens to collect runoff and allow for short- term ponding and slow infiltration 2. Use of permeable pavement for parking stalls and spillover parking, sidewalks, driveways and bike trails.	Consider encouraging low impact development or green infrastructure standards.

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

Uses	
Type	Specific Standard
Type of Review	<p>- See attached Administrative Site Plan Review language.</p> <p>Village District (Tier 2)</p> <ul style="list-style-type: none"> - 1-2 units permitted - 3-4 units permitted with administrative site plan review - 5-12 units site plan review <p>III 12-25 units conditional use review</p> <p>Industrial/Commercial District</p> <ul style="list-style-type: none"> - Under 4 units prohibited (same as current) - 5-8 units permitted with administrative site plan review - 9-25 units site plan review - >25 dwelling units conditional use review
Notes	<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 and Industrial/Commercial Districts that would allow more than one structure per lot (multiple uses is already allowed):</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>
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>Single-Unit Dwelling Two-Unit Dwelling Multi-Unit Dwelling</p>

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	<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>	
Parking		
<i>Type</i>	<i>Specific Standard</i>	<i>Notes</i>
Parking spaces	1.5 parking spaces per unit according to new housing bill.	Adapting from latest language from omnibus housing bill, which allows for flexibility.
Parking location	<p>Add language requiring that parking be on the back or side of structures for 3+ unit multi-units in the Village District & Industrial/Commercial District Section 4.8(K)</p> <p>Siting of Off-Street Parking in Village and Industrial/Commercial District</p> <p>In the Village District and Industrial/Commercial District, parking lots for all uses other than single-unit and duplexes shall be located on the side or rear of the building. The DRB may waive this requirement where physical site constraints exist.</p>	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	Section X.X Accessory Dwelling Units 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	Two tiers of ADU standards proposed – most lenient short be being a duplex (allow more than

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	<p>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>	<p>one, no owner occupancy etc.) vs tier 2 of meeting statute (which is already quite enabling).</p>
Development Review		
<i>Type</i>	<i>Specific Standard</i>	<i>Notes</i>
Administrative Site Plan	See above.	
Eliminate CU and PUD	- Eliminate conditional use for smaller multi-unit structures (see above)	
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 in the Village and Industrial/Commercial District. See attached language.	
Road standards	Refer to A-76 and B-71 standard.	



Final Proposed Zoning Standards

Sheldon Bylaw Modernization: Proposed Zoning Amendments 3.4.24

<i>Type</i>	<i>Notes on Standards</i>	<i>Bylaw Section</i>
Review Standard	<ul style="list-style-type: none"> - Allow duplexes wherever single unit dwellings are allowed, this is a change from restricted to conditional in the Rural Lands 2 and Source Protection District. - Do not require conditional use review for multi-unit dwellings with 3-4 units in the Village District. Site plan review is still required. 	2.4
District Boundaries	In Sheldon Springs Village District, align district boundary to match proposed sewer district. Maintain Sheldon Creek at ½ acre.	2.4
Lot Size	In Sheldon Springs Village District, reduce minimum lot size to 8,700 square feet (about 1/5 acre).	2.4
Setbacks	<ul style="list-style-type: none"> - In Sheldon Springs Village District, establish minimum and maximum setback in the village districts (10-40 ft). - In Sheldon Springs Village District, reduce side and rear yard setback from 15 ft to 10 ft. 	2.4
Frontage	In Sheldon Springs Village District, reduce the minimum frontage requirement to 70 feet.	2.4
By-right bylaws for housing	HOME Act provision regarding by-right bylaws for housing developments.	3.3(C)
Height	In the Village District no structure shall exceed 40 feet nor shall be more than 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.	4.5
ADU Regulations	Update to meet state minimum standards.	5.2
Uses/structures per lot	Rename Section 5.8 to Multiple Uses/Structures Per Lot (from Mixed Use)	5.8
Connectivity	Add street connectivity into subdivision standards.	7.3
Definitions	Use language of units instead of families, separate small and large multi-unit. Define Story.	10

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

Red text is new proposed language

SECTION 2.4 ZONING DISTRICT USES AND DIMENSIONAL STANDARDS

Allowed Uses (See Section 2.4(C) for allowed uses in the Flood Hazard Overlay District) "P" – Permitted Use "C" – Conditional Use "S" – Site Plan Review "R" – Not Allowed						
	Sheldon Creek Village District	Sheldon Springs Village District	Industrial/Commercial District	Rural Lands I District	Rural Lands II District	Source Protection Overlay District
Residential Uses						
Accessory Structure/Use	P	<u>P</u>	P	P	R	C
Accessory Dwelling to Single-Unit Dwellings	P	<u>P</u>	P	P	P	<u>P</u>
Accessory Agricultural Dwellings (Section 5.2)	R	<u>R</u>	R	C	R	R
Mobile Home Park (Section 5.9)	R	<u>R</u>	R	C/S	R	R
Multi-unit dwelling, small	P/S	P/S	C/S	C/S	R	R
Multi-unit dwelling, large	<u>C/S</u>	<u>C/S</u>	<u>C/S</u>	<u>R</u>	<u>R</u>	<u>R</u>
Seasonal Dwelling	P	<u>P</u>	R	P	P	R
Single-unit dwelling ¹	P	<u>P</u>	C	P	C	C
Two-unit dwelling	P	<u>P</u>	C	P	<u>C</u>	<u>C</u>

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SECTION 2.4 ZONING DISTRICT USES AND DIMENSIONAL STANDARDS

Table 2.1 Dimensional Standards and Uses by Zoning Districts						
Dimensional Standards						
	Sheldon Creek Village District	Sheldon Springs Village District	Industrial/Commercial	Rural Lands I District	Rural Lands II District	Source Protection Overlay District
Min. Lot Size	1/2 acre	1/5 acre	2 acres	1 acre	10 acres	The same as underlying District
Min. Frontage	100 feet	70 feet	200 feet	150 feet	250 feet	The same as underlying District
Min Front Property Line Setback	10 feet	10 feet	50 feet	40 feet	40 feet	The same as underlying District
Min. Side and Rear Property Line Setback for preexisting and new lots 1/5 acre or less	2 feet	2 feet	30 feet	25 feet	25 feet	The same as underlying District
Min. Side and Rear Property Line	5 feet	5 feet	30 feet	25 feet	25 feet	The same as underlying District
Min. Side and Rear Property Line	10 feet	10 feet	30 feet	25 feet	25 feet	The same as underlying District
Min. Setback/Stream	50 feet	50 feet	50 feet	50 feet	50 feet	The same as underlying District

Commented [GB1]: The Town is considering whether to set a sewer service area that would match the village district boundaries so that the HOME Act density provisions would not apply outside those boundaries.

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SECTION 2.4 ZONING DISTRICT USES AND DIMENSIONAL STANDARDS

E) Setback requirements: All primary and accessory structures shall conform with the minimum setback requirements of the district in which they are located as required in Table 2.1, unless expressly permitted as a variance or waiver to these bylaws. The setback is a horizontal line measured from the edge of the property line to the nearest part of a building, structure, or parking area on the premises. In the Village Districts, there is a minimum front setback and a maximum front setback that shall be applied, see (4) below.

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- 1) The following uses may be permitted in the setback area: Fences (see Section 4.3), signs (see Section 4.10), utilities, pedestrian walkways and paths.
- 2) Driveways are permitted in setback areas except within 10 feet of a side or rear property line. Shared driveways are exempt from this regulation.
- 3) Any interior (non-frontage) lot which does not have frontage on a public or private road or public waters shall meet minimum setbacks from all property lines equal to the front setback distance for the district in which it is located.

4) In the Sheldon Springs Village District, there is a minimum front setback and a maximum front setback. The area in between the minimum and maximum setback is called the build-to zone. The front façade of the proposed building shall be constructed within the build-to-zone; however, if preexisting adjacent primary structures have established a consistent setback line within the build-to zone, that setback line shall be the minimum setback and the front boundary of the build-to zone.

Consistent Setback Lines

- A consistent setback shall be established by:
 - 1) At least two adjacent buildings with the same setback (within 5 feet), one of which is adjacent to the proposed structure, or
 - 2) At least one primary structure located on both sides of the proposed structure with the same setback (within 5 feet).
- When assessing whether a consistent setback line exists, the front setback of adjacent primary structures may vary within 5 feet of each other. The smallest setback shall determine the new minimum setback and front boundary of the build-to zone.

SECTION 4.5 HEIGHT LIMITS

- A) In the Rural Land I, Rural Lands II, Industrial/Commercial, Source Protection Overlay District, no structure shall exceed 35 feet in height above the average ground level.
- B) In the Village Districts, no structure shall exceed 40 feet nor shall be more than 3 stores. Any ground story exceeding 16 feet and any upper story exceeding 12 feet shall be considered two stories for the purposes of this section.
- C) Measuring Height: As applied to a structure, the vertical distance measured from the finished grade to the peak of the roof, including any mechanical equipment or other rooftop features but excluding roof top solar arrays. Where a structure is located on sloping terrain, the height may be measured from the average ground level along the wall of the structure.
- D) Exceptions. Under conditional use review, the Development Review Board may permit a structure that exceeds the height limits established in this section provided the structure meets all other applicable standards required by these regulations, that the structure does not constitute a hazard, and that the portion above the applicable height limit shall remain unoccupied except for normal maintenance.

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SECTION 5.8 MULTIPLE USES/STRUCTURES PER LOT

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SECTION 3.3 CONDITIONAL USE REVIEW

- 1) C) **Conditions of Approval.** In permitting a conditional use, the Development Review Board may impose conditions deemed necessary to meet the five conditional use criteria outlined above, the district standards outlined in Section 3.3 (C) below, or any other provision of this regulation. These conditions may include, but are not limited to, the standards listed below; however, conditions for housing developments or the housing portion of a mixed-use development shall not be more restrictive than any specific minimum standard set by these regulations unless justified according to 24 VSA 4464(b)(7)(A).
- Increased or decreased lot size or yard dimensions;
- 2) Limitations on the coverage or height of buildings because of obstructions to view, the reduction of light and air to adjacent property, or to prevent adverse impacts to water quality or other identified natural features;
- 3) Limitations on the location and number of vehicular access points to the property, in accordance with

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Section 4.2 and 7.3(G).

- 4) Increased or decreased street width requirements or other modifications to street design to ensure vehicular and pedestrian safety.
- 5) Limitations on the hours of operation or levels of daily truck traffic permissible.
- 6) Requiring measures to minimize the adverse effects of land alterations on soil erosion, water quality, and scenic beauty as may be recommended by the county forester, Natural Resource Conservation Service, district highway engineer, and other experts.
- 7) Requirements for suitable landscaping where necessary to reduce noise and glare and to maintain the property in keeping with the surrounding area.
- 8) Specifying a time limit for construction of improvements to land or structures, including conditions to phase residential developments to minimize the impact on schools and other community facilities and services.
- 9) Requiring a performance bond from the applicant to ensure that the project is constructed and maintained in compliance with the permit and these regulations.

SECTION 5.2 ACCESSORY DWELLINGS

A) **Accessory to single family residences.** One accessory dwelling to a single unit dwelling may be allowed as a permitted use of property. The accessory dwelling unit shall satisfy the following requirements:

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1) Floor space of the habitable living area shall not to exceed forty-five (45) percent of the floor space of the habitable living area of the single unit residence or 900 feet, whichever is greater; and

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2) The accessory dwelling shall be a distinct unit and shall have provisions for independent living including areas for sleeping, food preparation, and sanitation; and

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3) The property shall have sufficient wastewater capacity; and

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4) All applicable setbacks, coverage and parking requirements for the district in which the residence is located shall be met; and

5) The accessory dwelling shall be located within or appurtenant to the single unit dwelling.

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6) Either the primary or the accessory dwelling shall be occupied by the owner of the property.

B) **Accessory agricultural dwellings.** Up to two (2) additional single-unit dwellings, one (1) duplex dwelling, or one (1) multifamily dwelling, not including the primary farm residence, may be approved subject to conditional use approval in the Rural Land I Zoning District to house farm workers and their families, subject to the following requirements:

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1) Occupancy is restricted to farm workers and their families;

2) Each dwelling unit shall meet all district requirements pertaining to single-family dwellings, duplex dwellings, and multi-family dwellings, including maximum density;

3) Adequate water and wastewater systems (in accordance with Section 4.12) and off-street parking capacity (in accordance with Section 4.8) exist to accommodate residents;

4) If approved, the conditional use decision shall clearly state as a condition of approval that such housing is accessory to the principal agricultural use of the property and shall be retained in common ownership

for this purpose. Such housing may only be subdivided and/or converted for sale or use as dwelling units separate from the agricultural use if it meets all current local regulations applying to single-unit or multi-unit dwellings, as applicable, including all density, dimensional and other requirements for the district in which it is located. Separate permits shall be required prior to sale and/or conversion.

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- C) **Permit Requirement.** A zoning permit issued for an accessory dwelling shall clearly state that the dwelling(s) is permitted only as an accessory to the principal residential or agricultural use of the property and as such shall be retained in common ownership. Such a dwelling unit may be subdivided and/or converted for conveyance or use as a principle dwelling only if it is found to meet all current municipal regulations applying to a single (or two) unit dwelling, including all density and dimensional requirements for the district in which it is located. All applicable municipal permits and approvals shall be required prior to the subdivision, conversion, or conveyance as a principal dwelling.

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SECTION 7.3 ROAD STANDARDS

- A) **Additional Design Standards.** All roads shall meet the following additional design standards.
- 1) Dead end roads are specifically discouraged and are prohibited in excess of 1,200 feet. All dead end roads shall be constructed with a suitable turn around at the end; "T", "Y", and cul-de-sac configurations suitable to topography and adequate for emergency vehicles to turn around efficiently are permitted.
 - 2) Roads shall logically relate to topography to minimize site disturbance and to produce usable lots in relation to the proposed use of the land they will serve, including the amount of cut and fill required, reasonable grades, and safe intersections. Road grades should be consistent with local terrain. Maximum road grade shall not, in any 50-foot section, exceed an average of eight percent.
 - 3) Roads shall be designed and laid out to:
 - a) avoid impacts on natural, historic, cultural and scenic resources, and to enhance the vitality of the village areas.
 - b) follow existing linear features, such as utility corridors, tree lines, hedgerows, and fence lines, and should avoid fragmentation of agricultural land and open fields.
 - c) be consistent with existing road patterns in village and other settlement areas, including the selection of visually compatible materials, the preservation of existing features, and the management of vegetation within the road corridor; and
 - d) to maximize connectivity within the subdivision and to adjoining parcels and road networks.
 - 4) Specific connectivity standards for the Village District. In the Village District, new public and private roads shall comply with the following standards to further a pedestrian friendly network of roads: 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.
 - a) 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. 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.

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SECTION 10.2 DEFINITIONS

Dwelling Unit: A distinct unit with facilities and provisions for independent living, including sleeping, food preparation, and sanitation.

Deleted: One or more rooms designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single family or individual maintaining a household.

Dwelling, Accessory: A distinct unit that is located within or appurtenant to a single-unit dwelling and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation, provided there is compliance Section 5.2.

Deleted: A secondary dwelling unit established in conjunction with and clearly subordinate to a primary single family dwelling unit which is retained in common ownership, is located within, attached to or on the same lot as the primary dwelling unit, and which otherwise meets applicable criteria of this bylaw. The accessory dwelling unit shall have facilities and provisions for independent living, including sleeping, food preparation, and sanitation facilities. ¶

Dwelling, Single-Unit: 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: A structure containing two dwelling units.

Dwelling, Small Multi-Unit: A structure containing three or four dwelling units, including units that are located one over the other and units in a row separated (townhouses and rowhouses).

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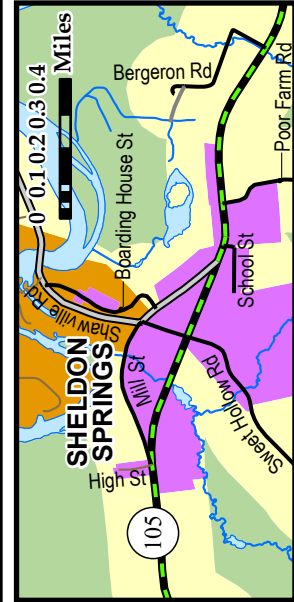
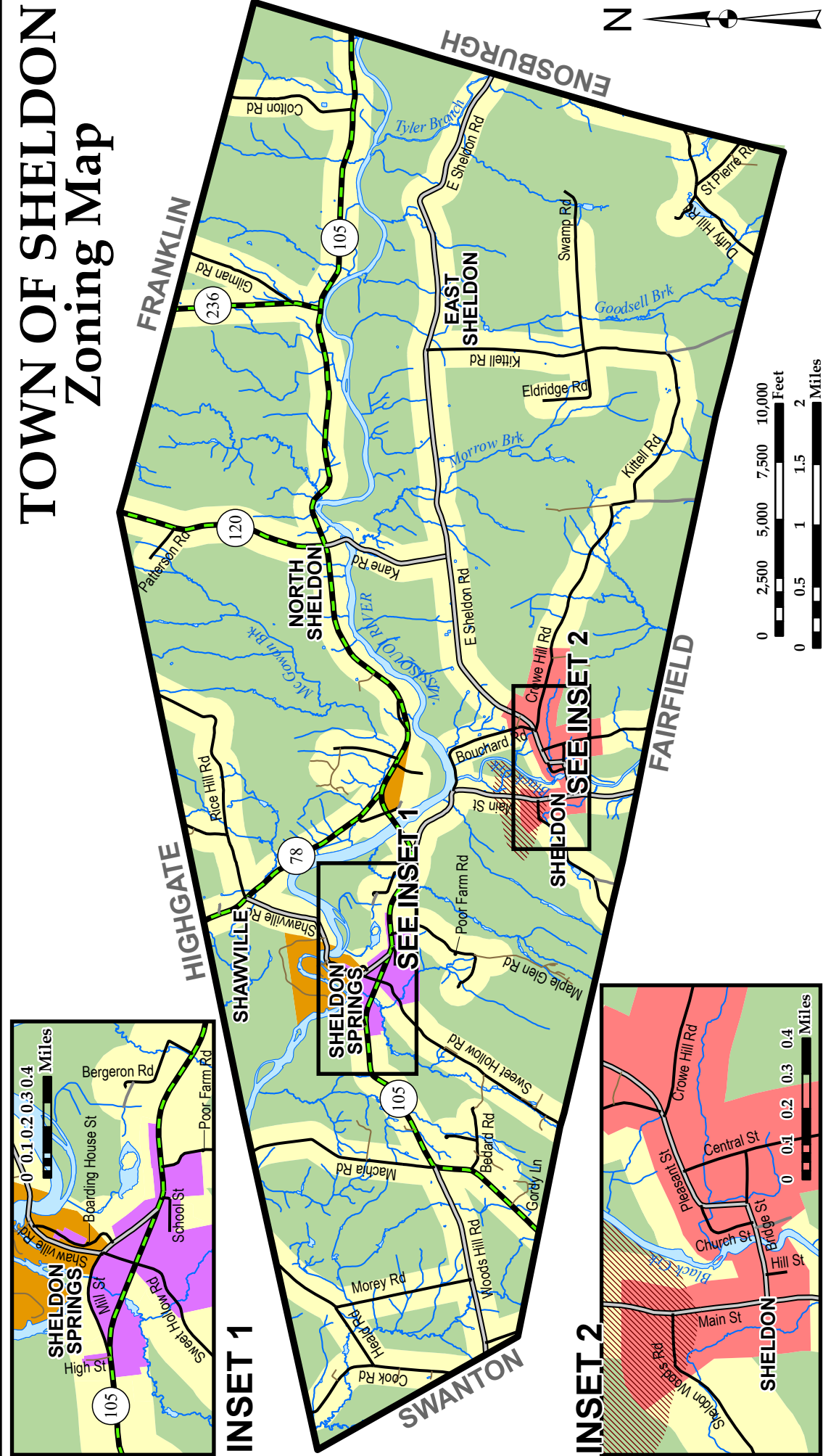
Dwelling, Large Multi-Unit: A structure containing five or more dwelling units, including units that are located one over the other and units in a row separated (townhouses and rowhouses).

Story: The part of a building between any floor and the next floor above, and if there is no floor above, then the ceiling above. A basement is a story if its ceiling has one-half of its clear story height above grade level of the lot and is used as the first floor of the building on which it is included. A half story means a space under a pitched roof which has the line of intersection of roof decking and wall face not more than four feet above the top floor level. Half stories are counted as a single story under these regulations.

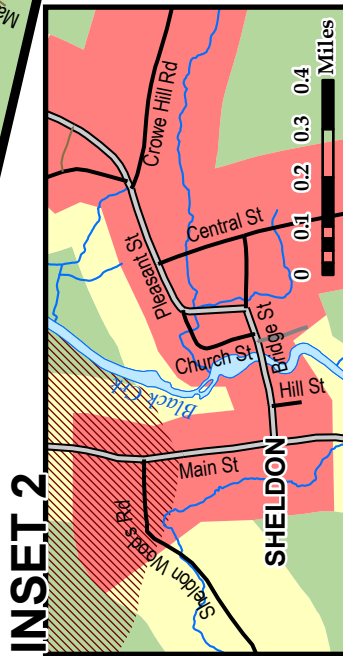


Draft Proposed Zoning District Map

TOWN OF SHELDON Zoning Map



INSET 1



INSET 2

LEGEND

Zoning Features	Transportation Features	Surface Water Features	Other Feature
Rural Lands 1	Federal Highway	River, Stream or Brook	Wellhead Protection Area
Rural Lands 2	Class 2 Town Highway	Pond or River	Town Boundary
Commercial/Industrial	Class 3 Town Highway		
Sheldon Creek Village	Class 4 Town Highway		
Sheldon Springs Village	Private Road		

Data Source: All map features derived from VGIS digital coverages. With the following exception: Zoning District boundaries description from the Sheldon Planning Commission. Interpreted in 2008.

North arrow on map refers to Grid North.

This is not the official Zoning Map. The official signed version is on file at the town clerk's office.

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











Prepared by:
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March, 2015.

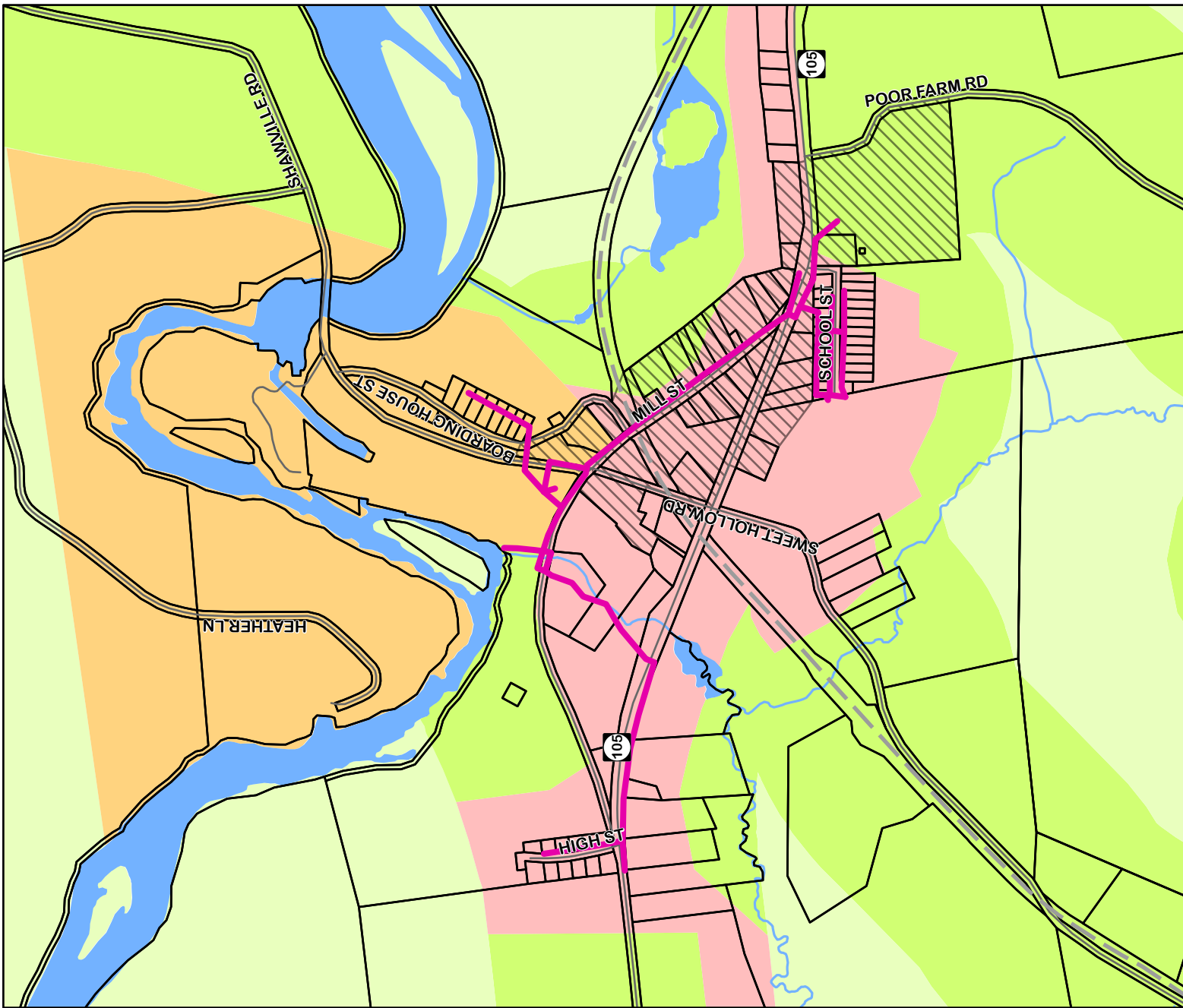


Draft Sewer Service Area Map

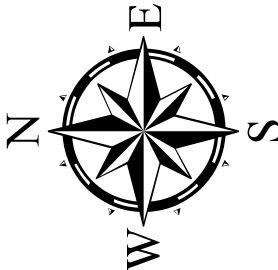
SHELDON SPRINGS

Wastewater Infrastructure

-  Wastewater Infrastructure
-  Roads
-  Missisquoi Valley Rail Trail
-  Surface Waters
-  Parcel Boundaries
-  Village Designation
- Zoning**
-  Commercial/Industrial
-  Rural Lands 1
-  Rural Lands 2
-  Village



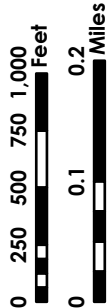
Northwest
Regional
Planning
Commission



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

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January 2024.

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Local Outreach Press Release

Press Release

May 31, 2024

Sheldon, Vermont. Sheldon 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. The Northwest Regional Planning Commission (NRPC) was hired to complete the project. As a result, Sheldon has prepared a draft bylaw that intends to make housing easier to develop in the town's village areas, but primarily in Sheldon Springs where municipal sewer and water is available.

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.

Sheldon is reacting proactively to the need for more housing and is looking to take advantage of their municipal infrastructure in Sheldon Springs to spur new opportunities. Planners hope to work with the Selectboard on identifying a service area for their wastewater infrastructure, with the possibility of supporting new walkable neighborhoods. They may consider pursuing a Neighborhood Development Area designation from the Vermont Downtown Board in the future, which can extend tax credits and permit relief to housing developers and landowners. Planners are being somewhat cautious and intentional as they also weigh concerns and consider the impact of growth on local school capacity, which has been constrained in recent years.

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 Nancy West, Planning Commission Chair with any questions.



Supplemental Materials

Housing Zoning Assessment Matrix

Zoning District		Zoning District	
Village District	Village District	Rural Lands I District	Rural Lands I District
Notes	Notes	Notes	Notes
Dimensional Standards			
Building Height Restriction	≤ 35 feet	≤ 35 feet	
Front Setback	1'-15'	10'	40'
Yard Setback	11'-15'	15'	25'
Setback Measured From	Edge of ROW	Edge of ROW	
Frontage Requirement	100 ft-<200 ft	100 ft-<200 ft	150 ft
Lot Coverage Standard	None	None	
Minimum Lot Size	>1/4 acre-1/2 acre	1/2 acre	1 acre
Duplex Minimum Lot Size	>1/4 acre-1/2 acre	1/2 acre	1 acre
3+ Unit Minimum Lot Size	>1/4 acre-1/2 acre	1/2 acre	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)	2 spaces
Parking Minimums for Single Household Dwellings	2 spaces	2 spaces	
Allows On-Street Parking to Count Towards Minimum	No	No	
Parking Lot Location Regulated	No Regulation	No Regulation	Prohibited from front setback if other space available
Allowable Uses			
Largest Conditional Multi-Unit Building (Including C/S)	>4 units dwelling allowed	Any size	Larger multi-unit allowed for agricultural workers
Largest Allowed By Right Multi-Unit Building (P)	Duplex (2 units)	Duplex (2 units)	
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	None	None	
Multiple Principal Uses Allowed	Yes	Conditional Use, Section 5.8	PUD-Only
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	Yes	Requires new development to "maintain and extend" existing road layout, connectivity to adjoining neighborhoods	Requires new development to "maintain and extend" existing road layout, connectivity to adjoining neighborhoods
Requires Sidewalks in PUD/Subdivision Regulation	Yes	For major subdivision only (4+ lots)	For major subdivision only (4+ lots)
Private Road Minimum Required Lane Width	Other	8' for 4 units or less, VT State Standards for 4 or more (depends on road type)	8' for 4 units or less, VT State Standards for 4 or more (depends on road type)
ADUs			
Maximum Size of ADU	Greater than State Minimum	45%, language needs updating	45%, language needs updating
Number of ADUs Allowed on Parcel	1	1	1
Development Review Standards			
Setback Waiver Provisions for Permitted Uses	Never		
Administrative Review Provisions (See Notes)	Permitted uses only	Permitted uses only	Permitted uses only

Zoning District

Zoning District	Notes	Notes	Zoning District	Notes
Rural Lands II District			Industrial/Commercial District	
26'-50'	40'		26'-50'	50'
>20'	25'		>20'	30'
Edge of ROW			Edge of ROW	
≥200 ft	250'		≥200 ft	200'
None			None	
>2 acres	10 acres		>1 acre-2 acres	2 acres
N/A			>1 acre-2 acres	2 acres
N/A			>1 acre-2 acres	2 acres
Yes-PUD Only			Yes-PUD Only	
2 spaces/unit			2 spaces/unit	
>1 space (for any size)	2 spaces		>1 space (for any size)	2 spaces
2 spaces			2 spaces	
No			No	
No Regulation	Prohibited from front setback if other space available		No Regulation	Prohibited from front setback if other space available
Single-Household				
None	Seasonal Dwelling Permitted		>4 units dwelling allowed	Any Size
None	Seasonal Dwelling Permitted		None	
Yes			None	
Yes- PUD Only	PUD Only		Yes	PUD Only
Family (i.e. single family)			Yes- PUD Only	
			Family (i.e. single family)	
Yes	Requires new development to "maintain and extend" existing road layout, connectivity to adjoining neighborhoods			Requires new development to "maintain and extend" existing road layout, connectivity to adjoining neighborhoods
Yes	For major subdivision only (4+ lots)		Yes	For major subdivision only (4+ lots)
Other	8' for 4 units or less, VT State Standards for 4 or more (depends on road type)		Other	8' for 4 units or less, VT State Standards for 4 or more (depends on road type)
Greater than State Minimum	45%, language needs updating		Greater than State Minimum	45%, language needs updating
	1			1
Never			Never	Permitted uses 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