



Housing Choice and Affordability in Northwest Vermont – **ST. ALBANS TOWN**

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 St. Albans Town 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 St. Albans Town 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) Local Outreach Press Release
- 8) Supplemental Materials
 - Housing Bylaw Audit Matrix
 - Draft Zoning Bylaws with Proposed Amendments (Available by request)
 - Draft template standards

Summary of Project Deliverables

Housing Needs Assessment

NRPC analyzed data from the 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 St. Albans Town. St. Albans Town is a rapidly growing community, to date most of that growth has been in single unit dwellings, although several large housing developments have been built. Both homeownership and renting are unaffordable to median income households, with cost-burden being particularly high for senior residents. There is a need for more “missing middle” housing development to provide additional affordable options.

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 St. Albans Town’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 non-growth center districts intended for higher density housing growth: the Residential District, the Mixed Residential/ Commercial District, the Commercial District and the St. Albans Bay Overlay District. The Town of St. Albans is working on a transit-oriented development master plan and bylaw project for the Growth Center starting in June 2024 and therefore it was not considered in this audit.

In all districts considered, NRPC identified a 35-foot height maximum large minimum lot size as major barriers to new housing. Other possible barriers include conditional review for multi-unit housing, dimensional standards, the complexity of development standards and use of density bonuses for design that should be required.

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, provided initial conservative ranges but recommends physical assessment to determine appropriate zone width.
- Eliminate minimum lot sizes for multi-unit dwellings.

- Reduce minimum lot size in the Mixed Residential Commercial and Residential to 7500 square feet, regardless of municipal wastewater and water supply. Reduce minimum in St. Albans Bay Overlay to 1/5 Acre.
- Reduce frontage requirement to between 40 and 60 feet in all districts based on lot size.
- Instead of regulating lot coverage, consider including green infrastructure/low impact development standards in site plan review.
- Consider 15% Outdoor Activity Zone or minimum Greenspace requirement for developments. Alternatively, increase maximum lot coverage in Mixed Res/Comm and Commercial to 85% across the board.
- Create administrative site plan review for 3–4-unit dwellings and define small versus large multi-units separately.
- Consider master plan approval for lot layout, road and maximum density standards for developments on 1 acre or more in appropriate districts.
- Convert PUD to conservation subdivision allowed in rural district only. Good design and density standards incentivized with PUD should be made stand alone standards.
- Update language that allows more than one structure/use per lot in Village District for clarity to allow cottage court like developments.
- Update dwelling unit definitions.
- Allow for shared off-site parking and reduction in parking space minimum in appropriate districts for uses that don't require long term or overnight parking.
- Consider being more permissive with accessory dwelling units such as more than 1 per single unit dwelling or allowing for larger units.

Final Proposed Standards

In response to discussion and input on the initial recommendations from the Planning Commission and public in attendance at meetings, St. Albans Town incorporated recommendations into their bylaw and moved forward with adoption. These bylaw changes were adopted in November of 2023 and are currently effective. NRPC developed standards for a new St. Albans Bay Zoning District, converting it from an overlay district to two standalone districts – a mixed use core and adjacent residential district. Proposed district standards included 40-foot maximum height, minimum lot size of 8,700 square feet with associated setbacks, 60-foot minimum frontage and 85% maximum lot coverage. Small multi-unit dwellings are a permitted use. Proposed language addressed allowing multiple residential uses per lot using building type standards.

Press Release and Community Outreach; Project Next Steps

The Town continues to work on refining and incorporating the new St. Albans Bay District and standards into the zoning regulations in 2024, along with other unrelated bylaw updates. Leading up to and during the adoption process, NRPC recommends that the Town use the press release to communicate the project to the community on the municipal website and at public hearings and that there be specific outreach to all residents of the new St. Albans Bay District.

In the meantime, planners in St. Albans Town have started to shift their focus to a transit-oriented development master plan and subsequent development regulations for their growth

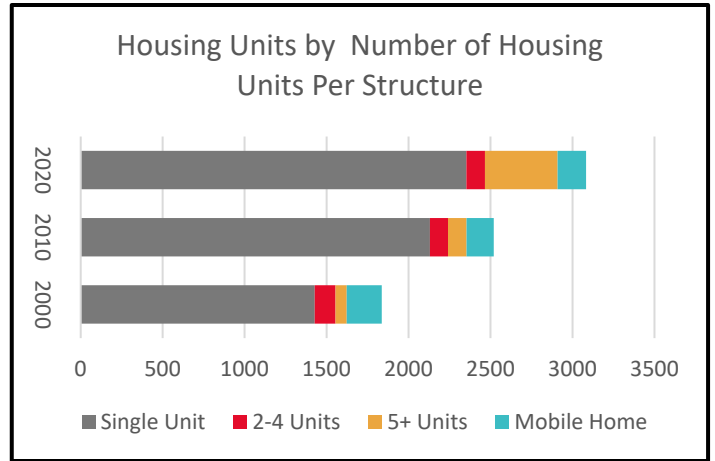
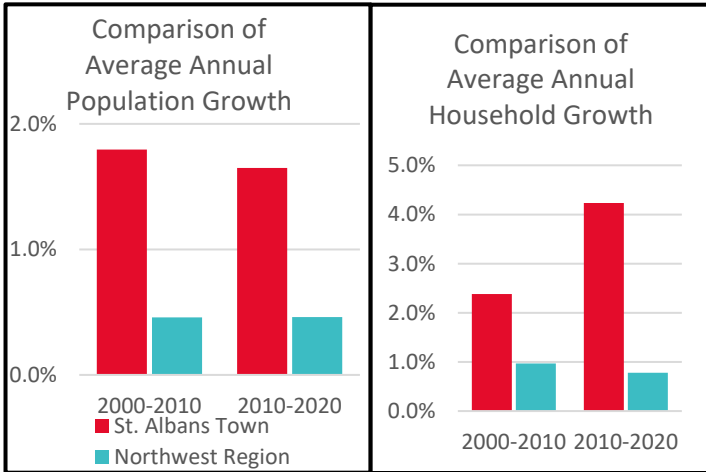
center areas, which will have great impact in allowing for new housing opportunities. They are currently working with Stantec and Northwest Regional Planning Commission on this project, which is funded by the Chittenden County Regional Planning Commission RAISE grant.



Housing Needs Assessment Town Summary

St. Albans Town Housing Needs Assessment

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



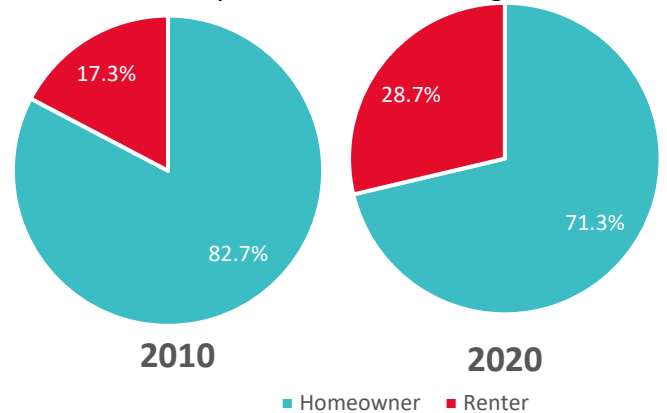
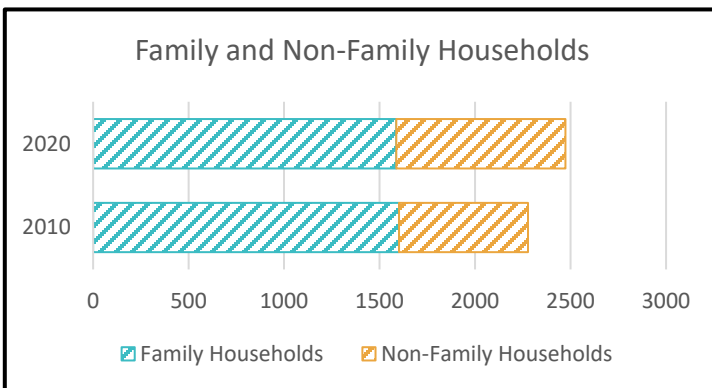
St. Albans Town is the fastest growing town in the region, with a 1.6% annual growth in population. Household growth is at an even higher rate, which may be a result of smaller average household size. Data on non-family and family households in St. Albans Town is somewhat unclear because American Community Survey data shows a far slower growth in total households than the 2020 Census. However, there appears to be growth in nonfamily households and this is consistent with the regional trend.

Non-family households refers to any household where members are not related by birth, adoption or marriage. Roughly 6.2% of St. Albans Town's population lives with nonrelatives excluding unmarried partners. 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 the Town.

According to the 2020 Census, there are 3241 housing units in St. Albans Town. The majority of growth has been in single-unit homes, as well as large 20+ unit structures. Many of these large apartment complexes are affordable housing, while others are market-rate senior units. There has been little growth in smaller multi-unit developments that can provide additional housing options.

13.5 % Seasonal Units
Short-term rental data: AirDNA via Housingdata.org.

Seasonal units are common in St. Albans Town. Data on short-term rentals does not separate St. Albans Town & City, but even if we assume all such short-term rentals for both communities were in St. Albans Town, it would only be .9% of all housing units.

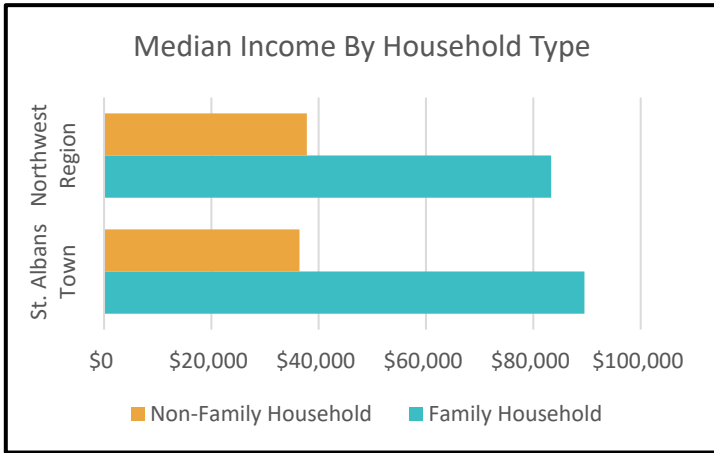


Based on ACS data, the proportion of renters in St. Albans Town has increased over the last 10 years, however the Grand List data shows a small increase in homeowner occupied households. There is a rental housing shortage, with a less than 1% vacancy rate.

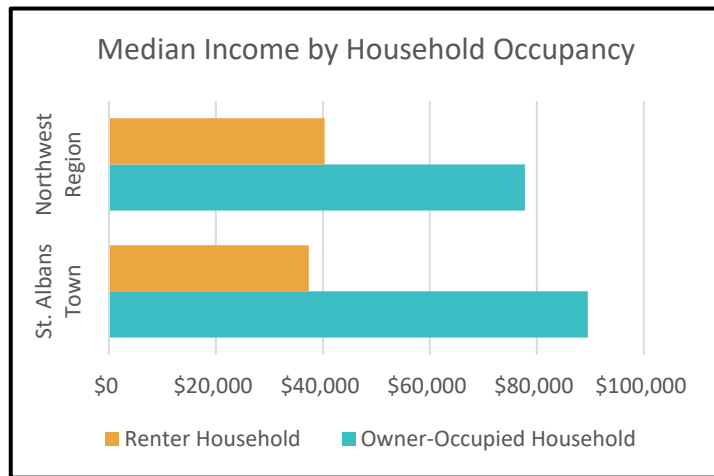


3241 Housing Units

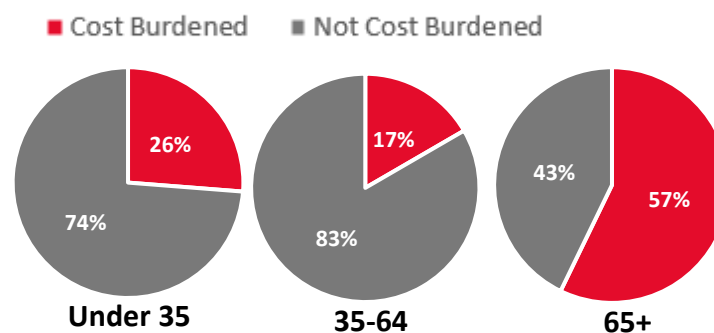
St. Albans Town Housing Needs Assessment



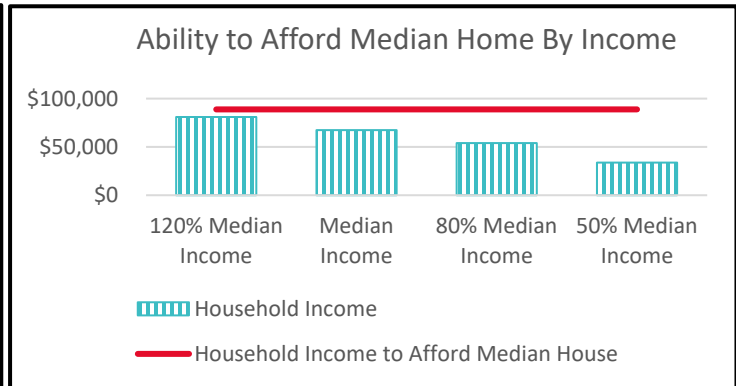
Family households have higher average median income than non-family households, similar to the region average.



Renter households have significantly lower incomes than homeowner households in St. Albans Town. This trend is even more extreme than regional averages.

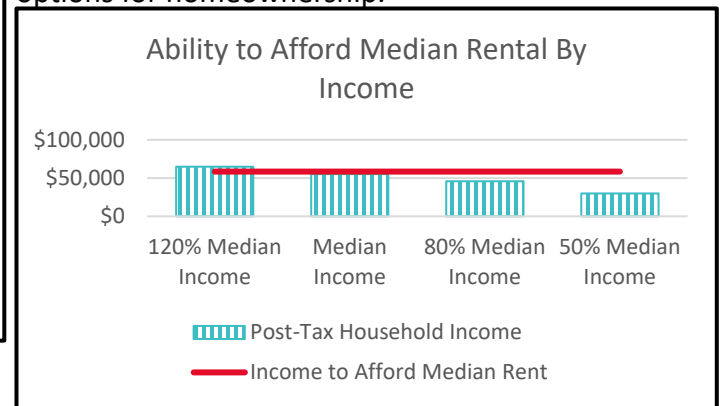


Senior residents are disproportionately cost-burdened in St. Albans Town. More than half of all senior households and almost 90% of senior renters are cost-burdened. Region-wide, residents identifying as other than white only are more likely to be cost-burdened at all income levels.



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

Homeownership in St. Albans Town is not affordable to many households. To afford the median house price of \$307,000, a household would need to earn over \$88,000 a year, while regional median income is only \$67,000. The incomes of current renters in St. Albans are less than 80% of regional median, so current renters will have very limited affordable options for homeownership.



Rental units are also not affordable to households making the regional median income. While St. Albans Town has had a significant increase in designated affordable units, outside of such units renting is not affordable to most.

Conclusions

St. Albans Town is rapidly growing. The majority of that growth has been in single unit dwellings. However, several large housing developments with designated affordable housing have been built. Both homeownership & rental options are not affordable to regional residents making median incomes. Cost burden is especially high for senior residents. While the Town has made progress in providing affordable housing units through larger developments, there has not been much growth in smaller “missing middle” development.



Housing Bylaw Audit Report

ST. ALBANS TOWN HOUSING BYLAW AUDIT

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

Introduction and Methodology

The Northwest Regional Planning Commission (NRPC) completed an audit of the St. Albans Town Development Regulations, adopted September 7, 2022. 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 St. Albans Town 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.

St. Albans Town Zoning District Purpose Statements

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

St. Albans Town Zoning District Purpose Statements

St. Albans Bay Overlay District

The purpose of the St Albans Bay Overlay is to allow for new residential and commercial development that maintains the historic village character of this area. Zoning in this district will support the Bay District as a center of social and economic activities in traditional development patterns.

Growth Center Overlay

The purpose of the Growth Center Overlay is to provide incentives to encourage dense, clustered, and concentrated residential and commercial development in designated areas where public utilities and access to major thoroughfares is available.

Mixed Residential/Commercial District (Partially in Growth Center)

The purpose of the Residential/Mixed Commercial District is to provide for residential development and certain commercial uses that enhance residential living by the provision of shopping facilities, personal services, and professional services.

Commercial District (Partially in Growth Center)

The purpose of the Commercial District is to provide an area for primarily commercial development with Conditional Use Review of multi-family residential uses (in Growth Center Overlay only) that clusters development. These Zoning Districts are in areas that have access to public services and facilities, including major thoroughfares. The land developments in this Zoning District serve the needs of the Town of St. Albans by providing services, a tax base and employment opportunities.

Residential District

The purpose of the Residential District is to provide areas for residential development that maintains the characteristics of existing neighborhoods and sets aside areas for new residential-only development.

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.

DRAFT 1/24/23

Zoning Assessment for Housing Choice and Affordability

Town Zoning District:	Model District	Standard	Target Standards Met	Comments
Mixed Residential/Commercial/Commercial District – In Growth Center	Downtown	Dimensional	Height	No Height. The current height restriction would not allow for a 4-story structure with a higher 24' first floor such as would be desired in a multi-use building, consider increasing or regulating height by story.
		Front setback	Yard Setback	No Setbacks. In growth center district, consider reducing setbacks to orient buildings closer to sidewalk/street to create walkability and accommodate desired density.
		Frontage	Lot coverage	No Yard setbacks should be reduced for density desired in growth center district.
		Lot coverage	Min lot size/density	No Maximum setbacks or build-to zones could be considered.
		Frontage	Lot Coverage	No Frontage. Consider reducing minimum frontage to not more than 75ft; don't require more frontage for multi-unit dwellings. Is frontage a valuable tool in this district?
		Lot Coverage	Minimum Lot Size	No Lot Coverage. Lot coverage could be increased to up to 100% in growth center district. Minimum Lot Size. Minimum lot size should be smaller in growth center, not larger than 1/8 acre. Do not require more acreage for multi-unit structures.
	Allowable Uses	Allowed by right	Allowed P/S	No Allowed by Right. A Downtown District may consider not allowing single and two-family dwellings by right due to the density not being high enough. Consider the growth center district in this context.
		Allowed C/S	Uses per lot	No Allowed P/S and C/S. Conditional use review may be appropriate for dwellings up to 4 units due to density not being high enough. For dwellings with 5+units, site plan review can be used to confirm design standards are met. Conditional use review standards need not apply since these uses are desired and intended for the district.
		Structures per lot		No Uses/Structures per lot. Consider whether there is enough flexibility to allow for different housing types. Conflicting language around multiple principal uses exists (multi-use building vs Section 3.3). Consider making dwelling units in multiple structures clearly allowed. Discuss character-based frontage requirements.
Parking	Spaces per unit	Location	Yes Where on-street parking is allowed, consider allowing for some on-street parking to count for off-street requirement if needed.	
			Yes Location. Good standard on parking location to side, rear or under. Any areas that on-street parking should be allowed where it is currently not?	

DRAFT 1/24/23

Town Zoning District:	Model District	Standard	Target Standards Met	Comments
Mixed Residential/Commercial District - Outside Growth Center	Town Center	Dimensional	Height No Front setback No Yard Setback No Frontage No Lot Coverage No Min lot size/density No	<p>Height. The current height may limit stories with higher heights, such as first floor shopfronts in multi-use buildings. The standard will restrict structures over 3 stories with average story heights. Consider regulating by story.</p> <p>Front and Yard setback. The district has large front and side setbacks that will not further high-density residential development. For example, the setbacks are the same in the rural district. Consider reducing.</p> <p>Frontage and Lot Size. Frontage and lot sizes should be significantly smaller in line with intended density, allowing for at least 5 units/acre. Consider 1/5 acre (8,712 sq. ft) for minimum lot size and no larger than 100 ft for minimum frontage.</p> <p>Lot Coverage. Lot coverage could be increased to a maximum of 75% to reflect a high density/built out area, but not as high as the growth center.</p>
		Allowed Uses	Allowed by Right Yes Allowed P/S No Allowed C/S Yes Uses/Structures No	<p>Allowed by right. Current standards allow single family and duplexes by right which is appropriate "town center" type district.</p> <p>Allowed P/S and C/S. Consider allowing larger multi-unit up to 25 units with discrete site plan review standards rather than conditional use as this district is appropriate for larger multi-unit dwellings.</p> <p>Uses/Structures per lot. Consider whether there is enough flexibility to allow for different housing types. Conflicting language around multiple principal uses exists (multi-use building vs Section 3.3). Consider making dwelling units in multiple structures clearly allowed. Discuss character-based frontage requirements.</p>
		Parking	Spaces per unit Yes Location Yes	<p>Spaces per unit. In a district that doesn't have on-street parking, it is appropriate to require a modest minimum of off-street parking. 1 space per unit is appropriate. Where on-street parking is allowed, consider allowing for some on-street parking to count for off-street requirement if needed.</p> <p>Location. Good standard to locate parking on side, rear or under. Are there areas that on-street parking should be allowed where it is currently not?</p>

Town Zoning District:	Model District	Standard	Target Standards Met	Comments												
St. Albans Bay Overlay District	Village Center	Dimensional	<table border="1"> <tr> <td data-bbox="316 1018 349 1123">Height</td> <td data-bbox="349 1018 381 1123">No</td> </tr> <tr> <td data-bbox="316 1123 349 1186">Front setback</td> <td data-bbox="349 1123 381 1186">Yes</td> </tr> <tr> <td data-bbox="316 1186 349 1249">Yard Setback</td> <td data-bbox="349 1186 381 1249">No</td> </tr> <tr> <td data-bbox="316 1249 349 1312">Frontage</td> <td data-bbox="349 1249 381 1312">No</td> </tr> <tr> <td data-bbox="316 1312 349 1375">Lot Coverage</td> <td data-bbox="349 1312 381 1375">No</td> </tr> <tr> <td data-bbox="316 1375 349 1438">Min lot size/density</td> <td data-bbox="349 1375 381 1438">No</td> </tr> </table>	Height	No	Front setback	Yes	Yard Setback	No	Frontage	No	Lot Coverage	No	Min lot size/density	No	<p>Height. The current height may limit stories with higher heights, such as first floor shopfronts in multi-use buildings. The standard will restrict structures over 3 stories with average story heights. Consider regulating by story.</p> <p>Setbacks. Have existing/historic setbacks been measured in this district? Consider maximum setback or build to zone to allow for development closer to sidewalk if appropriate. Side yard setback could be reduced to reflect historic density of development.</p> <p>Frontage and lot size. Frontage and minimum lot sizes should be decreased to allow for greater density and housing options. Consider ¼ acre minimum or less regardless of wastewater or water.</p> <p>Lot coverage. Consider measuring existing lot coverage (if it has not been) and whether an increase in maximum lot coverage would allow for greater flexibility in permitting new housing options.</p> <p>Allowed by right. The current standard of allowing single unit dwellings and duplexes by right is appropriate for village context.</p> <p>Allowed P/S and C/S. Allowing 3–8-unit dwellings as permitted with site plan review would streamline review for small multi-unit dwellings appropriate to the village context.</p> <p>Uses/Structures per lot. Consider whether there is enough flexibility to allow for different housing types. Conflicting language around multiple principal uses exists (multi-use building vs Section 3.3). Consider making dwelling units in multiple structures clearly allowed. Discuss character-based frontage requirements.</p>
		Height	No													
		Front setback	Yes													
		Yard Setback	No													
		Frontage	No													
		Lot Coverage	No													
		Min lot size/density	No													
Allowable Uses	<table border="1"> <tr> <td data-bbox="316 1438 349 1501">Allowed by Right</td> <td data-bbox="349 1438 381 1501">Yes</td> </tr> <tr> <td data-bbox="316 1501 349 1564">Allowed P/S</td> <td data-bbox="349 1501 381 1564">No</td> </tr> <tr> <td data-bbox="316 1564 349 1627">Allowed C/S</td> <td data-bbox="349 1564 381 1627">No</td> </tr> <tr> <td data-bbox="316 1627 349 1686">Uses/Structures</td> <td data-bbox="349 1627 381 1686">No</td> </tr> </table>	Allowed by Right	Yes	Allowed P/S	No	Allowed C/S	No	Uses/Structures	No	<p>Spaces per unit. In a district that doesn't have on-street parking, it is appropriate to require a minimum of off-site parking. 1 space per unit is appropriate.</p> <p>Location. Good standard to locate parking on side, rear or under. Are there areas that on-street parking should be allowed where it is currently not?</p>						
Allowed by Right	Yes															
Allowed P/S	No															
Allowed C/S	No															
Uses/Structures	No															
Parking	<table border="1"> <tr> <td data-bbox="316 1686 349 1749">Spaces per unit</td> <td data-bbox="349 1686 381 1749">Yes</td> </tr> <tr> <td data-bbox="316 1749 349 1812">Location</td> <td data-bbox="349 1749 381 1812">Yes</td> </tr> </table>	Spaces per unit	Yes	Location	Yes											
Spaces per unit	Yes															
Location	Yes															

DRAFT 1/24/23

Town Zoning District:	Model District	Standard	Target Standards Met	Comments	
Commercial District – In Growth Center	Downtown	Dimensional	Height	<p>Height. The current height standards allow for 4 story structures which is appropriate for a downtown district. In line with comments from other districts, consider whether regulating by story is better fit.</p> <p>Setbacks. In growth center district, consider reducing setbacks to orient buildings closer to sidewalk/street to create walkability and accommodate desired density.</p> <p>Yard setbacks should be reduced for density desired in growth center district. Maximum setbacks or build-to zones could be considered.</p> <p>Frontage. Consider reducing minimum frontage to not more than 75ft; don't require more frontage for multi-unit dwellings. Is frontage a valuable tool in this district?</p> <p>Minimum lot size. Minimum lot size should be smaller in growth center, not larger than 1/8 acre. Do not require more acreage for multi-unit structures.</p>	
			Front setback	Yes	
			Yard Setback	No	
			Frontage	No	
			Lot Coverage	Yes	
			Min lot size/density	No	
		Allowable Uses	Allowed by Right	Yes	<p>Allowed by right. 1-4 units are prohibited in the district, which is appropriate for a commercial growth district. Are there situations where 1-4 units could be appropriate, such as attached townhouses?</p> <p>Allowed P/S and C/S. Residential developments from 4-25 units should be permitted with discrete site plan review standards rather than discretionary conditional use review.</p> <p>Uses/Structures. Consider whether there is enough flexibility to allow for different housing types. Conflicting language around multiple principal uses exists (multi-use building vs Section 3.3). Consider making dwelling units in multiple structures clearly allowed. Discuss character-based frontage requirements.</p>
			Allowed P/S	No	
			Allowed C/S	No	
			Uses/Structures	No	
Parking	Spaces per unit	Yes	<p>Spaces per unit. In a district that doesn't have on-street parking, it is appropriate to require a modest minimum of off-site parking. 1 space per unit is appropriate.</p> <p>Where on-street parking is allowed, consider allowing for some on-street parking to count for off-street requirement if needed.</p> <p>Location. Good standard to locate parking on side, rear or under. Are there areas that on-street parking should be allowed where it is currently not?</p>		
	Location	Yes			

Town Zoning District:	Model District	Standard	Target Standards Met	Comments												
Commercial District- Outside Growth Center	Town Center	Dimensional	<table border="1"> <tr> <td data-bbox="316 1018 349 1123">Height</td> <td data-bbox="349 1018 381 1123">No</td> </tr> <tr> <td data-bbox="316 1123 381 1165">Front setback</td> <td data-bbox="381 1123 414 1165">No</td> </tr> <tr> <td data-bbox="316 1165 414 1207">Yard Setback</td> <td data-bbox="414 1165 446 1207">No</td> </tr> <tr> <td data-bbox="316 1207 446 1249">Frontage</td> <td data-bbox="446 1207 479 1249">No</td> </tr> <tr> <td data-bbox="316 1249 479 1291">Lot Coverage</td> <td data-bbox="479 1249 511 1291">No</td> </tr> <tr> <td data-bbox="316 1291 511 1333">Min lot size/density</td> <td data-bbox="511 1291 544 1333">No</td> </tr> </table>	Height	No	Front setback	No	Yard Setback	No	Frontage	No	Lot Coverage	No	Min lot size/density	No	<p>Height. The current height may limit stories with higher heights, such as first floor shopfronts in multi-use buildings. The standard will restrict structures over 3 stories with average story heights. Consider regulating by story and right height/density for district.</p> <p>Setbacks. Front and side setbacks are much larger than what is typical for a walkable area intended for relatively high-density development. Consider appropriate reduction in setbacks. Maximum setbacks or build-to zones could be considered.</p> <p>Frontage and lot size. Frontage and lot sizes should be significantly smaller in line with intended density, allowing for at least 5 units/acre. Consider 1/5 acre (8,712 sq. ft) for minimum lot size and no larger than 100 ft for minimum frontage.</p> <p>Lot coverage. Lot coverage could be increased to a maximum of 75% to reflect a high density/built out area, but not as high as the growth center.</p>
		Height	No													
		Front setback	No													
		Yard Setback	No													
		Frontage	No													
		Lot Coverage	No													
		Min lot size/density	No													
		Allowable Uses	No	<p>Allowed by right. 1-4 units are prohibited in the district, which is appropriate for a commercial growth district. Are there situations where 1-4 units could be appropriate, such as attached townhouses?</p> <p>Allowed P/S and C/S. Allow up to 25 units with prescriptive site plan review standard rather than via conditional use.</p> <p>Uses/Structures. Consider whether there is enough flexibility to allow for different housing types. Conflicting language around multiple principal uses exists (multi-use building vs Section 3.3). Consider making dwelling units in multiple structures clearly allowed. Discuss character-based frontage requirements.</p>												
		Parking	Yes	Yes	<p>Spaces per unit. In a district that doesn't have on-street parking, it is appropriate to require a modest minimum of off-site parking. 1 space per unit is appropriate.</p> <p>Where on-street parking is allowed, consider allowing for some on-street parking to count for off-street requirement if needed.</p> <p>Location. Good standard to locate parking on side, rear or under. Are there areas that on-street parking should be allowed where it is currently not?</p>											

DRAFT 1/24/23

Town Zoning District:	Model District	Standard	Target Standards Met	Comments	
Residential District	Neighborhood	Dimensional	Height Front setback Yard Setback Frontage Lot Coverage Min lot size/density	No No No No Yes No	Height. Height standards could be increased to allow for 2.5 story buildings. Setbacks. Front and side setbacks should be reduced to enable greater density and walkability. Frontage. Frontage requirements should be the same for single and multi-unit dwellings and should be no more than 100'. Minimum lot size. Minimum lot size should be the same for single and multi-unit dwellings and should be no greater than ¼ acre. Smaller lots may be appropriate in the growth center.
		Allowable Uses	Allowed by Right	Yes	Allowed by right. Single household and duplexes are currently allowed by right and this is appropriate for this district.
			Allowed P/S	No	Allowed P/S and C/S. Consider allowing 3–7-unit dwellings with site plan review standards instead of with conditional use review. Conditional use review is appropriate for larger multi-unit dwellings of 8 or more units.
			Allowed C/S	Yes	Uses/Structures. Consider whether there is enough flexibility to allow for different housing types. Conflicting language around multiple principal uses exists (multi-use building vs Section 3.3). Consider making dwelling units in multiple structures clearly allowed. Discuss character-based frontage requirements.
			Uses/Structures	No	
		Parking	Spaces per unit Location	Yes Yes	Spaces per unit. 1 space per unit is an appropriate parking standard.

Other Standards

Standard	Comments
Street Standards	Connectivity. The current development regulations provide a 5% density bonus for PUDs that connect streets and contain no “dead-end” or cul-de-sac streets. Consider requiring new development of roads to meet connectivity standards regardless of if the proposed development is a PUD. Sidewalks/complete Streets. Require developers to install sidewalks and pedestrian connections in all districts included in the assessment. Street/road design standards. Not yet reviewed, comments TBD.
Accessory Dwelling Units	Current development regulations exceed state minimum standard by allowing an ADU of up to 40% size of principal dwelling or 900 sq ft. 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.

DRAFT 1/24/23

Development Review Provisions

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 be applied administratively and may require that your town hire additional staff. Consider and discuss the following tools:

- 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



Recommended Zoning Standards

ST. ALBANS TOWN Recommended Zoning Standards		
Dimensional Standards		
Type	Recommended Standard	Notes
Height	<p>Mixed Residential/Commercial- In Growth Center In the Mixed Residential/Commercial District within the growth center, no structure shall exceed 4 stories. Any ground story exceeding 24 feet and any upper story exceeding 12 feet shall be considered two stories for the purposes of this section.</p> <p>Commercial District- In Growth Center In the Commercial District within the growth center, no structure shall exceed 5 stories. Any ground story exceeding 24 feet and any upper story exceeding 12 feet shall be considered two stories for the purposes of this section.</p> <p>Residential District- In Growth Center and outside Growth Center In the Residential District within the growth center, no structure shall exceed 3 stories. Any story exceeding 12 feet shall be considered two stories for the purposes of this section.</p> <p>Mixed Res/Com- Outside of Growth Center, Commercial- Outside of Growth Center, St. Albans Bay Overlay 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.</p>	<p>Growth Center Districts: MRC - Increase to allow for 4 story development with commercial first floor. (Current MRC District height limit is 50' – recommended change would allow for up to 60' in a 4-story building) COM – Increase to allow 5 story development with commercial first floor (Current C District height limit is 65' – recommended change would allow for up to 72')</p> <p>Res District– In & Out of Growth Center, increase to allow 3 stories (no higher first floor) (Current R District height limit is 35' – recommended change would allow for up to 36').</p> <p>In other high-density mixed-use districts outside the growth center allow for three stories with higher first story.</p> <p>[<i>St. Albans City B1 District has 60' limit, with opportunity to increase to 72' and in B2, 28' with opportunity to increase to 36'.</i>]</p> <p>Add definition of story, including differentiation between ground and upper story.</p>

Recommended Zoning Standards		
Dimensional Standards		
Type	Recommended Standard	Notes
Setbacks	<p>Incorporate build to zone into dimensional standard table.</p> <p><i>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.</i></p> <p><u>Potential conservative ranges include:</u></p> <ul style="list-style-type: none"> – Mixed Residential/Commercial- In Growth Center: 10-40 ft (30 ft existing) – Mixed Residential/Commercial- Outside of Growth Center: 10-40 ft (30 ft existing) – Commercial District- In Growth Center: 0-35 ft (25 ft existing) – Commercial District- Outside Growth Center: 5-40 ft (30 ft existing) – Residential- In Growth Center: 10-30 ft (30 ft existing) – Residential District- Outside Growth Center: 10-40 ft (30 ft existing) – St. Albans Bay: 5-30 ft (20 ft existing) 	<p>A build-to-zone incorporates a minimum and maximum setback. A relatively consistent setback line with buildings oriented to the street and not set back too far helps create walkability and efficient use of land that allows for more density.</p> <p>Determine appropriate build-to-zone minimum and maximums. A survey is helpful to understand the existing range of setback distances. In areas targeted for growth that have a strip and/or auto oriented development pattern, a better understanding of the vision for development will be more helpful than a survey of existing setbacks. It may also be appropriate to have unique setbacks for specific road corridors, such as Route 7 and Route 36 as opposed to town roads. Because existing setbacks range so much (from 0 to 70ft for example in St. Albans Bay area), you may want to consider a context sensitive standard that sets the build to zone based on adjacent existing uses.</p> <p>Refer to diagram of lot size, dimensional standards and buildable area.</p> <p>Reference context sensitive setback standard from South Hero.</p> <p>Are they any setback changes the board is comfortable with making as part of this project?</p>

Recommended Zoning Standards	
Dimensional Standards	
Type	Recommended Standard
Lot Size	<p><u>Commercial</u> in and out of Growth Center: Retain no minimum lot size. Eliminate minimums for multi-unit dwellings, maintain restriction on single unit and duplexes. [In GC Existing 7,500 sq. ft. per unit, 5,000 per with w/ww; Outside GC Existing 6,000 sq ft per unit, 3,000 per with w/ww]</p> <p><u>Mixed Residential/Commercial</u> in and out of Growth Center: Reduce minimum to 7500 sq. ft., eliminate per unit density requirement for dwellings. [Existing single unit 30,000 sq. ft. or 20,000 sq.ft. with water/sewer; multi-unit 5,000 sq. ft. per unit]</p> <p><u>Residential District</u>: Outside GC 7,500 sq. ft. minimum regardless of water/wastewater. In GC retain 5,000 sq.ft. minimum. [Existing single unit 30,000 sq. ft. or 20,000 sq.ft. with water/sewer; multi-unit 20,000 sq. ft. per unit or 7,500 sq. ft. total with w/ww; in GC 5,000 sq. ft. total]</p> <p><u>St. Albans Bay Overlay District</u>: Reduce minimum to 1/5 acre (8,712 sq. ft.). [Existing 30,000 sq.ft.]</p>
	<p>Notes</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>Proposed revisions do not differentiate between growth center or water and sewer. Areas without water and sewer may require more lot size, but still comply with minimums. In future, consider maximum density provision (perhaps as part of master plan requirement).</p> <p>*Note: Based on S. 100 areas with water and wastewater should have a lot size of no less than 1/5 acre (8,712 sq.ft.)</p> <p>Do not require larger lots for multiunit housing, use setbacks, parking and (where appropriate) site plan review to address any impacts. Consider implementing a standard that requires greenspace designed for leisure use by residents (see also lot coverage standard below).</p>

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

Recommended Zoning Standards		
Dimensional Standards		
Type	Recommended Standard	Notes
Lot Frontage and Lot Width	<p>Reduce as follows: For 1/8-acre lot: 40 ft frontage For 1/5-acre lot: 50-60 ft frontage For ¼ acre lot: 60 ft frontage</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>
Lot Coverage	<p>Consider requiring 15% greenspace or outdoor activity zone instead of lot coverage in mixed residential/commercial and commercial districts. Alternatively, up to 85% lot coverage.</p> <p>Lot coverage may not be needed in St. Albans Bay or residential districts. However, outdoor activity zone could be required for multi-unit residential developments of a certain size.</p> <p>Consider applying LID standards to all development in site plan review.</p>	<p>Bylaw includes LID standards for ½ acre or more of impervious surface (trigger for stormwater review). What is the right size trigger to apply LID standards during site plan review?</p> <p>Stormwater utility works on district wide projects to improve stormwater management.</p> <p>Note: Incentives in growth center district are currently based on increases to lot coverage with a max of 77% unless PUD in MRC and 85% in Com. Are these incentives granted much? Are there alternative incentives that can be used?</p> <p>See example outdoor activity zone from Shelburne Form Based Code.</p>

Recommended Zoning Standards	
Uses	
Type	Recommended Standard
Type of Review	<p>Implement Tier 3 within growth center (mixed residential/commercial, commercial and residential)</p> <ul style="list-style-type: none"> - >25 units conditional use review - 8-25 units site plan review - 3-8 units- administrative site plan review - 1-2 units permitted <p><u>Outside of Growth Center and in St. Albans Bay Overlay District and Residential District</u></p> <ul style="list-style-type: none"> -12+ units for conditional use -5-12 units site plan review -3-4 units administrative site plan review 1-2 units permitted <p>Incorporate Administrative Site Plan Review. See attached Administrative Site Plan Review language.</p>
Notes	<p>Tier 1: Duplex allowed everywhere Tier 2: 3-4-unit dwellings permitted with administrative site plan review; 5-12-unit dwellings site plan review; >12-unit dwellings conditional use review. Tier 3: 3-8-unit dwelling permitted with administrative site plan review; 8-25-unit dwellings site plan review; >25-unit dwellings conditional use review.</p> <p>If administrative review for up to 8 units is concerning, could define form-based templates for certain building and lot types that if met receive administrative review. If not, then it requires regular site plan review.</p> <p>Longer term consideration: Master Plan requirement for 1 acre or more development (except rural and conservation districts) to meet lot layout, road and maximum density standards. Master plan be a preliminary approval for a development design to ensure lot and road layout meets standards and would (if used properly) streamline later phases of permit review.</p> <p>Longer term consideration: Enable PUD in Rural District only, implement as conservation subdivision. Work to integrate desired standards into regulations instead of deferring to the waivers enabled in PUDs for districts where growth and density are encouraged.</p>
Uses/ Structures Per Lot	<p>In Section 3.3 replace section paragraph with: “In the Commercial, Mixed Residential Commercial and Residential Districts, there is no restriction on the number of principal or accessory uses or structures per lot, provided</p>
	<p>Proposed language for districts targeted for smart growth that would allow more than one use/structure per lot.</p> <p>This change would allow a cottage court type development or a development with several multi-unit townhouse buildings without needing to go through PUD review.</p>

Recommended Zoning Standards		
Uses		
Type	Recommended Standard	Notes
	<p>that the minimum review process for each use or structure is followed and 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> <p>In all other districts, only one principal use or structure shall be located on a single lot, unless otherwise approved by the DRB as a part of a Planned Unit Development.”</p>	

Recommended Zoning Standards		
Uses		
Type	Recommended Standard	Notes
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, Small: A structure containing 3 to 12 dwelling units, including units that are located one over the other and units in a row separated by a fireproof wall (townhouses and rowhouses).</p> <p>Multi-Unit Dwelling, Large: A structure containing more than 12 dwelling units, including units that are located one over the other and units in a row separated by a fireproof wall (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>Mixed-Use Unit: A mixed-use unit consisting of a commercial or light industrial and residential function. The commercial function is in the ground floor of the unit.</p>	<p>Updates definitions to use 'unit' instead of 'family'. Also clarify types of multi-unit dwellings.</p>

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

Recommended Zoning Standards		
Parking	Recommended Standard	Notes
Parking spaces	<p>Add to Article IV, 908</p> <p>In the mixed residential/commercial district, commercial district and St. Albans Bay Overlay District where on-street and multi-use parking are used, off-street parking spaces may be provided on-site or off-site within approximately 600 feet from the use.</p> <p>When not feasible due to small lot sizes and high-density development, the Development Review Board may reduce off street parking space requirements required in Table X by up to 50% for commercial uses in the mixed residential/commercial district, commercial district and St. Albans Bay Overlay District that do not require overnight or long-term parking (such as lodging establishments). Before any reductions are approved, all opportunities for shared and off-site parking are used and parking space requirements are still not met.</p>	<p>The current standard of 1 space per unit is appropriate.</p>
Parking location		<p>Existing standards on parking location are good.</p>

Recommended Zoning Standards		
Accessory Dwelling Units		
Type	Specific Standard	Notes
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-unit 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>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).</p> <p>**Consider allowing 40% of total habitable floor area and/or up to 2 ADUs.</p>
Type	Recommended Standard	Notes
Administrative Site Plan	See above.	

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

<i>Type</i>	<i>Recommended Standard</i>	<i>Notes</i>
Eliminate CU and PUD	<p>– See Type of Review Above for review by number of units in each district.</p>	<p>Longer term consideration: Master Plan requirement for 1 acre or more development (except rural and conservation districts) to meet lot layout, road and maximum density standards. Master plan be a preliminary approval for a development design to ensure lot and road layout meets standards and would (if used properly) streamline later phases of permit review.</p> <p>Longer term consideration: Enable PUD in Rural District only, implement as conservation subdivision. Work to integrate desired standards into regulations instead of deferring to the waivers enabled in PUDs for districts where growth and density are encouraged.</p>



Final Proposed Zoning Standards

St. Albans Bay Village Core District (Replaces St. Albans Bay Overlay District) 10/2023

Existing St. Albans Bay Overlay District Purpose Statement

The purpose of the St. Albans Bay Overlay is to allow for new residential and commercial development that maintains the historic village character of this area. Zoning in this district will support the Bay District as a center of social and economic activities in traditional development patterns.

- *What's missing?* Walkability, sidewalks, types of residential development, scale of commercial development, density compared to rest of town, form and number of stories of buildings, public space and uses, Lake Champlain influence.
- *Example from Enabling Better Places:* The central mixed-use area of villages and hamlets, often oriented along a single street with a mix of housing and small-scale businesses in a walkable setting.

Draft purpose statement for consideration: The purpose of the St. Albans Bay Village Core District is to enable residential, commercial, civic and public uses in a concentrated area that maintains and furthers the village's historic character. The historic character consists of a small, walkable village with historic architecture and a modest network of local streets oriented around and influenced by Lake Champlain's St. Albans Bay. A variety of housing sizes and types mixed with small-scale commercial and public uses with small but varied setbacks are situated along Lake Rd and Georgia Shore Road and the side streets of Chubb and Cherry Streets.

St. Albans Bay Village Core District Boundary: Convert the existing St. Albans Bay Overlay District to the St. Albans Bay Village Core District. It will not be an overlay and the Mixed Commercial/Residential District in this area will be eliminated. The only potential change to consider is whether the area between Chubb Street and Little County Road should be included in the Village District or the Residential District. [Will provide visuals of boundary at meeting]

Residential District surrounding St. Albans Bay Village Core District

Existing Residential District Purpose Statement

The purpose of the Residential District is to provide areas for residential development that maintains the characteristics of existing neighborhoods and sets aside areas for new residential-only development.

- *What's missing?* The intention of allowing neighborhood scale commercial/mixed use development.
- *Example from Enabling Better Places:* A primarily residential area located walking distance to downtowns or village centers that may offer a variety of housing types.
- *Considerations:* Should the Residential and Mixed Commercial/Residential be replaced with a Neighborhood 1 and Neighborhood 2 District, with one allowing for more commercial, mixed uses and density than the other?

Proposed edit to Residential District Purpose Statement: The purpose of the Residential District is to provide areas for medium to high density residential neighborhoods. There are five areas designated as residential districts that vary in their specific characteristics and potential for infill and growth. These areas are located in the following areas:

- 1) Surrounding the St. Albans Bay Village Core District,
- 2) On the western side of St. Albans City extending towards St. Albans Bay but not including the Lake St. corridor,
- 3) The residential neighborhoods south of Exit 19 between Route 7 and Route 104,
- 4) On Lower Newton Road just beyond the St. Albans City boundary, and
- 5) The neighborhood around the north end of High Street, not extending past Route 105.

Residential District standards will ensure that infill and new growth aligns with the established character of existing neighborhoods. Streets and lots will be walkable with pedestrian amenities and trail connections where appropriate.

St. Albans Bay Village Core Proposed Dimensional Standards

Height Standard: Increase maximum height of 35 feet to 40 feet to ensure that a 3-story building with a commercial first floor will be allowable.

Height (Maximum)	40 feet or 3 stories, whichever is shorter.
Story (new definition): 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.	
Measuring Height (existing language, with proposed edit): 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.	

Minimum Lot Size, setbacks and frontage: Reduce minimum lot size to 8,700 sq. ft. (approximately 1/5 acre) in the St. Albans Bay Village Core District. This will align better with the small historic lots in the village area and provide for opportunity for small scale infill development. Setbacks and frontage are reduced to align with the smaller lot size.

*The table below includes bylaw changes currently under consideration with tracked changes in **Red** AND additional suggestions primarily related to the St. Albans Bay Village District in **Blue**.*

	Bay Village		Residential	Mixed Commercial/ Residential (Outside GC)	Commercial (Outside GC)	Lakeshore
Minimum Lot Size	<u>8,700 sq. ft.</u>		8,700 sq. ft.	7,500 sq. ft.	5,000 sq. ft.	20,000 sq. ft.
With off-site community, or public water and sewer					5,000 sq. ft.	15,000 sq. ft.
Front Setback	<u>15 ft.</u>		20 ft.	20 ft.	25 ft.	25 ft.
Side & Rear Setbacks	<u>10 ft.</u>		15 ft.	15 ft.	20 ft.	10 ft.
Lakeside Setback	<u>75 ft.</u>					75 ft.

	Bay Village		Residential	Mixed Commercial/ Residential (Outside GC)	Commercial (Outside GC)	Lakeshore
Planned Unit Development Perimeter		0 ft.	25 ft.	25 ft.		25 ft.
Frontage	60 ft.		100 ft 60 ft.	100 ft. 60 ft.	100 ft. 60 ft.	100 ft.
Frontage Single family						
Frontage Two family dwelling+ other uses						
Frontage Multi-Family						
Frontage Agricultural Uses						
Maximum Lot Coverage (building + parking)	85%		85%	75%	75%	
Maximum Height	40 ft., 3 stories	36 ft., 3 stories	40 ft., 3 stories	45 ft, 3 stories 45 ft., 4 stories	60 ft, 3 stories 60 ft, 5 stores	36 ft., 3 stories

Zoning District	Bay District	St. Albans Bay Overlay	Residential	Mixed Residential/ Commercial	Commercial	Lakeshore
RESIDENTIAL USES						
Dwelling, Single Unit	P	P	P	P	X	P
Dwelling, 2-4 unit	P	P	P	P	X	P
Dwelling, Seasonal	X	X	C	X	X	P
Dwelling, Small Multi-Unit	P	C	C	C	C	C
Dwelling, Multi-Unit Large	C	X	X	C	C	X
Mobile Home Park	X	X	C	C	C	X
Planned Unit Development (Residential)	X	P	P	P	X	P
PERMITTED WITH SINGLE UNIT DWELLING						
Dwelling, Accessory	X	P	P	P	X	P
Family Child Care Home	P	P	P	P	X	P

Zoning District	Bay District	St. Albans Bay Overlay	Residential	Mixed Residential/ Commercial	Commercial	Lakeshore
Residential Care Home or Group Home (< 9 people)	P	P	P	P	P	P
AGRICULTURAL USES (DISCUSS NEW APPROACH TO PERMITTING AGRICULTURAL USES)						
Agricultural or Farming		P	X	X	X	X
Agricultural Structures		X	X	X	X	P
Community Garden		P	P	P	C	C
Farmstand		X	C	X	X	X
Cannabis Cultivation		X	X	X	C	X
Dwelling, Farm Labor		C	P	P	X	P
Farming, Onsite Sales		C	C	C	X	C
RETAIL COMMERCIAL USES						
Building Contractor Shop	X	X	X	X	C	X
Convenience Store	P	C	C	C	C	C
Retail Business	P	C	X	C	C	X
Retail Cannabis	X	X	X	X	C	X
Supermarket	X	X	X	X	C	X
FOOD ESTABLISHMENTS						
Fast Food Restaurant	X	X	X	X	C	X
Restaurant	P	C	X	C	C	C
Pub, Tavern, Bar	P	C	X	C	C	C
PROFESSIONAL AND SERVICE COMMERCIAL USES						
Bank	P	X	X	C	C	X
Business Services	P	C	X	C	C	X
Funeral Home	C	C	X	C	C	X
Professional Office	P	C	X	C	C	C
Publisher, Printer	C	X	X	X	C	X
LODGING						
Lodging Establishment	C	C	X	C	C	C
Campground	X	X	X	X	X	C
AUTO RELATED USES						
Camping Sales and Services	X	X	X	X	C	X
Convenience Store with fuel pumps	X	X	X	C	C	X
Equipment Sales and Service (Small)	X	C	X	C	C	X

Zoning District	Bay District	St. Albans Bay Overlay	Residential	Mixed Residential/Commercial	Commercial	Lakeshore
Equipment Sales and Service (large)	X	X	X	X	C	X
Motor Vehicle Repair, Service or Sales	X	X	X	X	C	X
Car Wash	X	C	X	C	C	X
Service Station	X	X	X	X	C	X
PUBLIC SERVICE AND PUBLIC RECREATION USES						
Municipal Parks	P	P	P	P	X	P
Essential Public Services	C	C	X	C	C	X
Public Facilities	C	C	C	C	C	C
RECREATION, LEISURE, ENTERTAINMENT, ARTS, RELIGION (NOT PUBLIC)						
Artist Studio	P	C	X	C	X	C
Club	C	C	X	C	C	X
Indoor Theater	C	X	X	X	C	X
Parks	P	C	C	C	C	C
Place of Worship	C	C	C	C	C	C
Recreation Center	C	C	C	C	C	C
Rental of Outdoor Recreation Equipment	C	X	X	X	X	C
Theater	C	C	X	C	C	C
LAKESHORE RELATED						
Seawall	P	P	P	X	X	P
Marina	C	C	X	X	X	C
OTHER COMMERCIAL						
Agribusiness	C	C	X	C	C	X
Veterinary Office	C	X	X	X	C	X
Indoor Storage	C	C	X	C	C	X
Outdoor Storage	X	C	X	C	C	X
Kennel, Animal Shelter, Animal Boarding	X	X	X	X	C	X
Modular and Mobile Home Sales	X	X	X	X	C	X
Light Industry	X	X	X	X	C	X
Multi-Use Building	C	C	C	C	C	C
Planned Unit Development (Mixed Uses)	C	C	C	C	C	C
Research and Testing Facility	X	X	X	X	C	X

Zoning District	Bay District	St. Albans Bay Overlay	Residential	Mixed Residential/Commercial	Commercial	Lakeshore
Storage and Distribution Facility	X	X	X	X	C	X
Transportation Terminal	X	X	X	X	C	X
Warehousing	X	X	X	X	C	X
HEALTH CARE AND PUBLIC HEALTH RELATED SERVICES						
Assisted Living Facility	C	C	X	C	X	X
Residential Care Home or Group Home	C	X	C	X	X	X
Skilled Nursing Facility	C	C	X	C	C	X
Social Services	C	X	X	X	X	X
Emergency Shelter	P	P	X	P	P	X
EDUCATION AND DAYCARE USES (PUBLIC AND PRIVATE)						
Family Child Care Facility	C	X	C	C	X	C
Day Care Center	C	C	C	C	C	C
Educational Facility	C	C	C	C	X	X

Use Definitions

You have proposed a modification to the Dwelling, Multi-Unit Small. This will also require changing the existing definition of Dwelling, 2-unit to Dwelling, 2-4 Unit.

Separate Veterinary Office from Kennel, Animal Shelter and Animal Boarding?

Discuss Accessory On-Farm Business, limitations on regulating accepted agricultural practices and farm structures, etc.

Proposed Consideration for Uses Per Lot

Revise section 3.3 in the following way:

3.3 - LOT REQUIREMENTS

No lot shall be created that does not meet the minimum dimensional and frontage requirements of the district in which it is located unless it is in an approved Planned Unit Development or has been reviewed by the DRB under Right of Way or Easement Review for Land Development Without Frontage or with frontage via public waters. Only one principal use shall be located on a single lot, unless otherwise approved by the DRB as a multi-use building or as part of a Planned Unit Development.

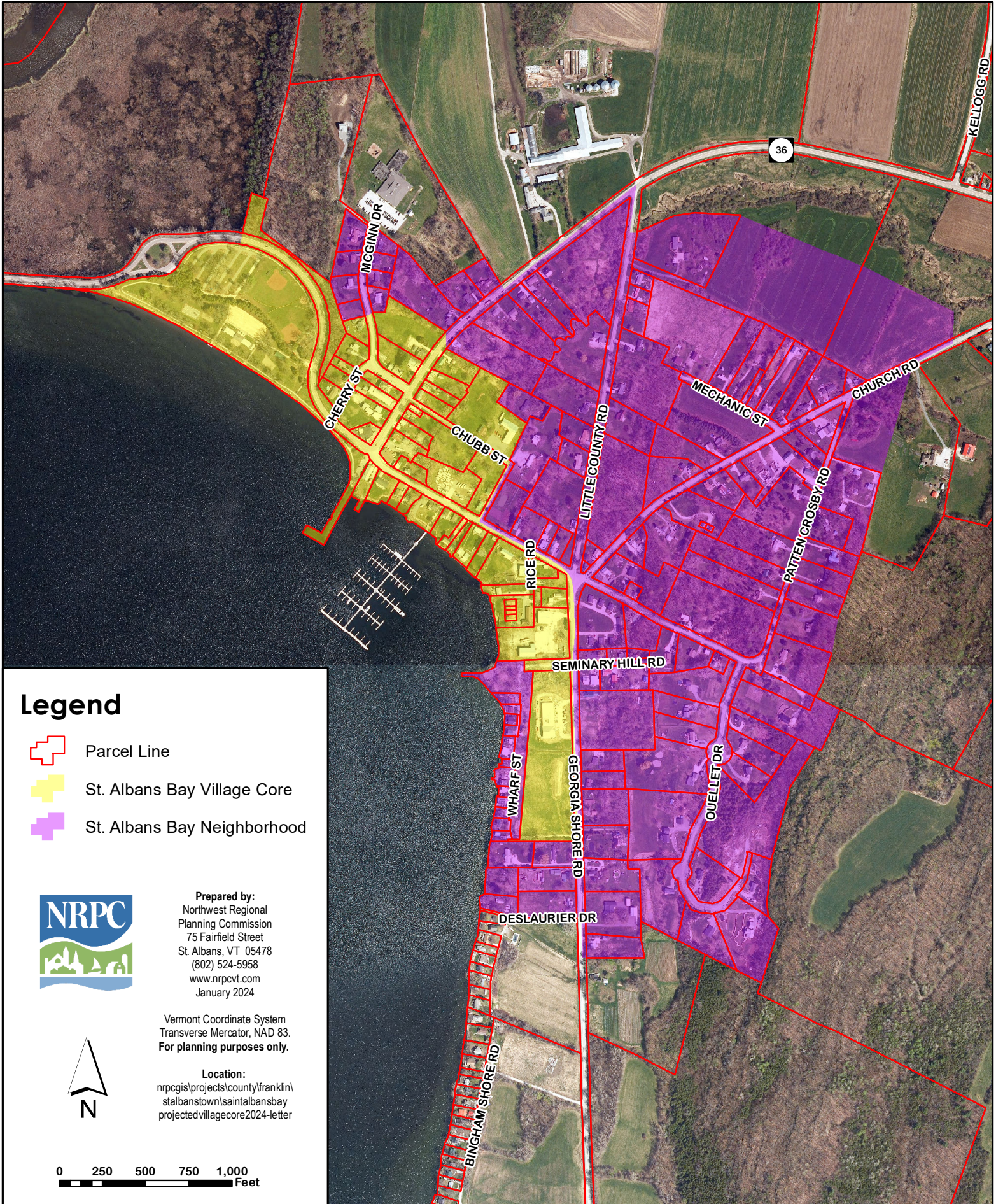
Multiple principal structures may be permitted on a single lot, provided density and/or lot coverage requirements are not exceeded, subject to the following standards:

4.1.5.1. Village Center District and Village Residential District: Two principal structures shall be permitted, subject to site plan review, provided the second principal structure meets the dimensional standard for a "carriage house" in the District in which the lot is located. Additional principal structures on a single lot may be permitted subject to PUD review. 4.1.5.2. Village Gateway Commercial Districts: Multiple principal structures may be permitted, subject to site plan review, provided additional principal structures meet the definition of a "frontage building." 4.1.5.3. Village Gateway Rural: On any lot containing a single family dwelling, a second principal structure containing a home occupation or outdoor recreation may be permitted, subject to site plan and conditional use review by the DRB. Additional principal structures on a single lot may be permitted subject to PUD review.






Draft Proposed Zoning District Map

ST. ALBANS BAY Village Core & Neighborhood



Legend

-  Parcel Line
-  St. Albans Bay Village Core
-  St. Albans Bay Neighborhood



Prepared by:
Northwest Regional
Planning Commission
75 Fairfield Street
St. Albans, VT 05478
(802) 524-5958
www.nrpcvt.com
January 2024

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

Location:
nrpcgis\projects\county\franklin\
stalbantown\saintalbanbay
projectedvillagecore2024-letter



0 250 500 750 1,000
Feet



Local Outreach Press Release

Press Release

May 31, 2024

St. Albans Town, Vermont. St. Albans Town planners continue to engage in a multi-year effort exploring how to reduce regulatory barriers in their zoning bylaws to better meet their housing goals. This effort was partially supported by the multi-town project - Housing Choice and Affordability in Northwest Vermont. It was funded by the Department of Housing and Community Development as a consortium bylaw modernization grant to the Town of St. Albans and the participating communities of Highgate, Sheldon, Enosburgh and Montgomery.

As a result, St. Albans Town adopted bylaw updates in November 2023 to make a variety of housing options easier to develop in residential and mixed-use districts. The Town continues its bylaw modernization efforts as they refine recommendations made by this project for an updated St. Albans Bay zoning district and standards.

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

St. Albans Town planners are working on multiple fronts to promote walkable neighborhoods and a variety of housing options in their community. The bylaw updates are in tandem with an effort to provide community wastewater to the Bay Village area and increase pedestrian accessibility and connectivity in the growth center areas (north and south). While efforts to date have largely focused on non-growth center areas, planners are now gearing up for a new project to develop a transit-oriented development master plan as subsequent development regulations for the growth center areas. This project is funded by the Chittenden County Regional Planning Commission via a RAISE grant from the US Department of Transportation.

“As one of the regions fastest growing communities and biggest employment and commercial center surrounding the region’s lively downtown center, we are taking deliberate and proactive steps to ensure our regulations are modernized in support of high-density housing and have the planning underfoot to increase and in some cases repair walkability and neighborhood connections in the town.” says Director of Community Development, Meghan Sherlund.

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 Meghan Sherlund, Community Development Director with any questions.



Supplemental Materials

St. Albans Town Zoning Bylaw Audit for Housing

Housing Zoning Audit Matrix

Zoning District		Zoning District		Zoning District	
Mixed Residential/Commercial District- In Growth Center		Mixed Residential/Commercial District-Outside Growth Center		Notes	
Dimensional Standards					
Building Height Restriction	41'-65'		≤ 35 feet		
Front Setback	26'-50'		26'-50'		30'
Yard Setback	>20'		>20'		10' minimum for structures under 200 sq. ft., 25'
Setback Measured From	Edge of ROW		Edge of ROW		
Frontage Requirement	100 ft-<200 ft		100 ft-<200 ft		125' for multi-unit
Lot Coverage Standard	50%-74%		50%-74%		60%
Minimum Lot Size	>1/2 acre-1 acre		>1/2 acre-1 acre		20,000 w/ w/ww
Duplex Minimum Lot Size	> 5,000 sq. ft.-1/4 acre		>1/4 acre-1/2 acre		20,000, 15,000 w/ w/ww
3+ Unit Minimum Lot Size	>1/4 acre-1/2 acre		>1/2 acre-1 acre		10,000 sq. ft. per unit, 7500 per w/ w/ww
Lot Size is Regulated Separately from Density	Yes-PUD Only		Yes-PUD Only		
Parking Standards					
Parking Minimums for Multi-Household Dwellings	1 space/unit		1 space/unit		For senior/assisted living .5 per unit
Parking Minimums for ADUs	1 space		1 space		*this is unclear, does it count under multi-family?
Parking Minimums for Single Household Dwellings	None		None		
Allows On-Street Parking to Count Towards Minimum	No		No		
Parking Lot Location Regulated	Allowed Only on Side/Back of Building		Allowed Only on Side/Back of Building		For commercial uses only
Allowable Uses					
Largest Conditional Multi-Unit Building (Including C/S)	>4 units dwelling allowed		>4 units dwelling allowed		No set maximum # of 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)	None		None		
Multiple Principal Uses Allowed	Yes		Yes		Multi-Use Building
Multiple Principal Structures Allowed	No		No		
Unit Description Used	Dwelling Unit (i.e. single dwelling unit)		Dwelling Unit (i.e. single dwelling unit)		Some instances still use family
Street Standards					
Has Connectivity Standards in PUD/Subdivision Regulations	No		No		Not required- density bonus incentive provided
Requires Sidewalks in PUD/Subdivision Regulation	Yes		No		"Provisions must be made" weaker language than growth center
Private Road Minimum Required Lane Width	> 10'-12'		> 10'-12'		Regulated via ordinance
ADUs					
Maximum Size of ADU	Greater than State Minimum		Greater than State Minimum		40% of building size or 900 sq ft (whichever larger)
Number of ADUs Allowed on Parcel	1		1		
Development Review Standards					
Setback Waiver Provisions for Permitted Uses	Never		Never		Permitted uses & 2-lot subdivision, BLA
Administrative Review Provisions (See Notes)					

Zoning District

Zoning District

	Residential District	Notes	Rural District	Notes
Dimensional Standards				
Building Height Restriction	≤ 35 feet		≤ 35 feet	
Front Setback	26'-50'	30'	26'-50'	40'
Yard Setback	>20'	10' minimum for structures under 200 sq. ft.	>20'	10' 200 sq. ft., 25'
Setback Measured From	Edge of ROW		Edge of ROW	
Frontage Requirement	100 ft-<200 ft	150' multiunit, 125' single unit	100 ft-<200 ft	200' for duplex
Lot Coverage Standard	None		None	
Minimum Lot Size	>1/2 acre-1 acre	30,000 sq ft., reduced to 20,000 sq ft w/ w/ww	>1/2 acre-1 acre	40,000 sq. ft., reduced to 30,000 sq. ft. w/ w/ww
Duplex Minimum Lot Size	>1/2 acre-1 acre	20,000 sq ft per dwelling unit, 7,500 per w/ w/ww, 5,000 per in	>1/2 acre-1 acre	40,000 sq. ft., reduced to 30,000 sq. ft. w/ w/ww
3+ Unit Minimum Lot Size	>1 acre-2 acres	20,000 sq ft per dwelling unit, 7,500 total w/ w/ww, 5,000 total	N/A	
Lot Size is Regulated Separately from Density	Yes-PUD Only		Yes-PUD Only	
Parking Standards				
Parking Minimums for Multi-Household Dwellings	1 space/unit	For senior/assisted living .5 per unit	1 space/unit	For senior/assisted living .5 per unit
Parking Minimums for ADUs	1 space		None	
Parking Minimums for Single Household Dwellings	None		None	
Allows On-Street Parking to Count Towards Minimum	No		No	
Parking Lot Location Regulated	Allowed Only on Side/Back of Building	For commercial uses only	Allowed Only on Side/Back of Building	For commercial uses only
Allowable Uses				
Largest Conditional Multi-Unit Building (Including C/S)	>4 units dwelling allowed			
Largest Allowed By Right Multi-Unit Building (P)	Duplex (2 units)	Up to 12 units	Duplex (2 units)	
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	None		None	
Multiple Principal Uses Allowed	Yes	Multi-Use Building	Yes	Multi-Use Building
Multiple Principal Structures Allowed	No		No	
Unit Description Used	Dwelling Unit (i.e. single dwelling unit)	Some instances still use family	Dwelling Unit (i.e. single dwelling unit)	Some instances still use family
Street Standards				
Has Connectivity Standards in PUD/Subdivision Regulations	No	Not required- density bonus incentive provided	No	Not required- density bonus incentive provided
Requires Sidewalks in PUD/Subdivision Regulation	No	"Provisions must be made" weaker language than growth center	No	"Provisions must be made" weaker language than growth center
Private Road Minimum Required Lane Width	> 10'-12'	Regulated via ordinance	> 10'-12'	Regulated via ordinance
ADUs				
Maximum Size of ADU	Greater than State Minimum	40% of building size or 900 sq ft (whichever larger)	Greater than State Minimum	40% of building size or 900 sq ft (whichever larger)
Number of ADUs Allowed on Parcel	1		1	
Development Review Standards				
Setback Waiver Provisions for Permitted Uses	Never		Never	
Administrative Review Provisions (See Notes)				

Zoning District

Zoning District

	Lakeshore District	Notes	Commercial District- In Growth Center	Notes
Dimensional Standards				
Building Height Restriction	≤ 35 feet		41'-65'	65 ft.
Front Setback	16'-25'		16'-25'	
Yard Setback	6'-10'		16'-20'	10' minimum for structures under 200 sq. ft.
Setback Measured From	Edge of ROW		Edge of ROW	
Frontage Requirement	100 ft-<200 ft		100 ft-<200 ft	
Lot Coverage Standard	None		<75%	SFH prohibited
Minimum Lot Size	>1/4 acre-1/2 acre		None	Duplex prohibited
Duplex Minimum Lot Size	>1/4 acre-1/2 acre		N/A	6,000 sq ft. per unit, 3,000 per w/ w/ww
3+ Unit Minimum Lot Size	>1/4 acre-1/2 acre		>1/4 acre-1/2 acre	
Lot Size is Regulated Separately from Density	No		Yes-PUD Only	
Parking Standards				
Parking Minimums for Multi-Household Dwellings	1 space/unit		1 space/unit	For senior/assisted living .5 per unit
Parking Minimums for ADUs	None		None	
Parking Minimums for Single Household Dwellings	None		None	
Allows On-Street Parking to Count Towards Minimum	No		No	
Parking Lot Location Regulated	Allowed Only on Side/Back of Building		Allowed Only on Side/Back of Building	For commercial uses only
Allowable Uses				
Largest Conditional Multi-Unit Building (Including C/S)	>4 units dwelling allowed		>4 units dwelling allowed	Any number over 2 units
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	"Multi-use building"
Multiple Principal Structures Allowed	No		No	
Unit Description Used	Dwelling Unit (i.e. single dwelling unit)		Dwelling Unit (i.e. single dwelling unit)	Some instances still use family
Street Standards				
Has Connectivity Standards in PUD/Subdivision Regulations	No		No	Not required- density bonus incentive provided
Requires Sidewalks in PUD/Subdivision Regulation	No		Yes	Town of St. Albans Bicycle and Pedestrian Master Plan
Private Road Minimum Required Lane Width	> 10'-12'		> 10'-12'	Regulated via ordinance
ADUs				
Maximum Size of ADU	Greater than State Minimum		Greater than State Minimum	40% of building size or 900 sq ft (whichever larger)
Number of ADUs Allowed on Parcel	1		1	
Development Review Standards				
Setback Waiver Provisions for Permitted Uses	Never		Never	
Administrative Review Provisions (See Notes)				

Zoning District

Zoning District

	Commercial District- Not in Growth Center	Notes	Conservation District	Notes
Dimensional Standards				
Building Height Restriction	≤ 35 feet		≤ 35 feet	
Front Setback	26'-50'	30'	26'-50'	30'
Yard Setback	>20'	25' side, 20' rear 10' under 200 sq. ft.	>20'	10' under 200 sq. ft., 30'
Setback Measured From	Edge of ROW		Edge of ROW	
Frontage Requirement	100 ft-<200 ft	125'	≥200 ft	
Lot Coverage Standard	50%-74%		>30%	10%
Minimum Lot Size	None	SFH Prohibited	>2 acres	120,000 sq ft
Duplex Minimum Lot Size	N/A	Duplex Prohibited	N/A	
3+ Unit Minimum Lot Size	>1/2 acre-1 acre	7,500 sq ft per unit, 5,000 per w/ w/ww	N/A	
Lot Size is Regulated Separately from Density	Yes-PUD Only		Yes-PUD Only	
Parking Standards				
Parking Minimums for Multi-Household Dwellings	1 space/unit	For senior/assisted living .5 per unit	1 space/unit	For senior/assisted living .5 per unit
Parking Minimums for ADUs	1 space	*this is unclear, does it count under multi-family?	1 space	*this is unclear, does it count under multi-family?
Parking Minimums for Single Household Dwellings	None		None	
Allows On-Street Parking to Count Towards Minimum	No		No	
Parking Lot Location Regulated	Allowed Only on Side/Back of Building	For commercial uses only	Allowed Only on Side/Back of Building	For commercial uses only
Allowable Uses				
Largest Conditional Multi-Unit Building (Including C/S)	>4 units dwelling allowed		Single-Household	
Largest Allowed By Right Multi-Unit Building (P)	None	Any number over 2 units	Single-Household	Farm Labor & ADU allowed
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	None		None	
Multiple Principal Uses Allowed	Yes	Multi-Use Building	Yes	Multi-Use Building
Multiple Principal Structures Allowed	No		No	
Unit Description Used	Dwelling Unit (i.e. single dwelling unit)	Some instances still use family	Dwelling Unit (i.e. single dwelling unit)	Some instances still use family
Street Standards				
Has Connectivity Standards in PUD/Subdivision Regulations	No	Not required- density bonus incentive provided	No	Not required- density bonus incentive provided
Requires Sidewalks in PUD/Subdivision Regulation	No	"Provisions must be made"	No	"Provisions must be made"
Private Road Minimum Required Lane Width	> 10'-12'	Regulated via ordinance	> 10'-12'	Regulated via ordinance
ADUs				
Maximum Size of ADU	Greater than State Minimum	40% of building size or 900 sq ft (whichever larger)	Greater than State Minimum	40% of building size or 900 sq ft (whichever larger)
Number of ADUs Allowed on Parcel	1		1	
Development Review Standards				
Setback Waiver Provisions for Permitted Uses	Never		Never	
Administrative Review Provisions (See Notes)				

Zoning District

St. Albans Bay Overlay District		Notes
Dimensional Standards		
Building Height Restriction	≤ 35 feet	
Front Setback	16'-25'	20'
Yard Setback	6'-10'	10' under 200 sq. ft., 30'
Setback Measured From	Edge of ROW	
Frontage Requirement	100 ft-<200 ft	
Lot Coverage Standard	50%-74%	60%
Minimum Lot Size	>1/2 acre-1 acre	30,000 sq ft
Duplex Minimum Lot Size	>1/2 acre-1 acre	
3+ Unit Minimum Lot Size	>1/2 acre-1 acre	
Lot Size is Regulated Separately from Density	Yes-PUD Only	
Parking Standards		
Parking Minimums for Multi-Household Dwellings	1 space/unit	For senior/assisted living .5 per unit
Parking Minimums for ADUs	1 space	
Parking Minimums for Single Household Dwellings	None	
Allows On-Street Parking to Count Towards Minimum	No	
Parking Lot Location Regulated	Allowed Only on Side/Back of Building	For commercial uses only
Allowable Uses		
Largest Conditional Multi-Unit Building (Including C/S)	>4 units dwelling allowed	Up to 12 units
Largest Allowed By Right Multi-Unit Building (P)	Duplex (2 units)	
Largest Permitted/Site Plan Review Multi-Unit Building (P/S)	None	
Multiple Principal Uses Allowed	Yes	"Multi-use building"
Multiple Principal Structures Allowed	No	
Unit Description Used	Dwelling Unit (i.e. single dwelling unit)	Family still used in some instances
Street Standards		
Has Connectivity Standards in PUD/Subdivision Regulations	No	Not required- density bonus incentive provided
Requires Sidewalks in PUD/Subdivision Regulation	No	"Provisions must be made" but weaker language than in growth center, density bonus incentive
Private Road Minimum Required Lane Width	> 10'-12'	Regulated via ordinance
ADUs		
Maximum Size of ADU	Greater than State Minimum	40% of building size or 900 sq ft (whichever larger)
Number of ADUs Allowed on Parcel	1	
Development Review Standards		
Setback Waiver Provisions for Permitted Uses	Never	
Administrative Review Provisions (See Notes)		

Model District and Target Standard Assessment Matrix Comparison

Zoning District		Zoning District	
Downtown District (D)		Neighborhood	
Dimensional Standards	Notes	Notes	Notes
Building Height Restriction	66'- 75'	4 stories (68') min. 24' in primary retail corridor	2.5 stories (44')
Front Setback	None	Recommended 0 maximum	8'-12'
Yard Setback	None		5' back, 3' rear
Setback Measured From	Edge of ROW		Local Context
Frontage Requirement	25'-100'		
Lot Coverage Standard	<75%	100%	
Minimum Lot Size	1/8 acre or less		
Duplex Minimum Lot Size	1/8 acre or less		
3+ Unit Minimum Lot Size	1/8 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
Allowable Uses			Unless no reasonable alternative
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	Form based standards- 60% of width of SFD, 80% height	Form based standards- 60% of width of SFD, 80% height
Number of ADUs Allowed on Parcel	1	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

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