

The Village Zone

Housing and Economic Development
Challenges and Opportunities

Why are we changing the village zoning regulations?

Based on meetings, forums, and surveys we found the citizens wanted:

- Lower taxes and costs of services
- Increased availability of services and retail shopping
- Housing for returning children and grandchildren
- More public events in the Village



The Village in 2014

- Off lot water systems allow greater density
- The water system includes areas outside the village core
- We are concerned with the narrower part that contains the densest housing and retail.

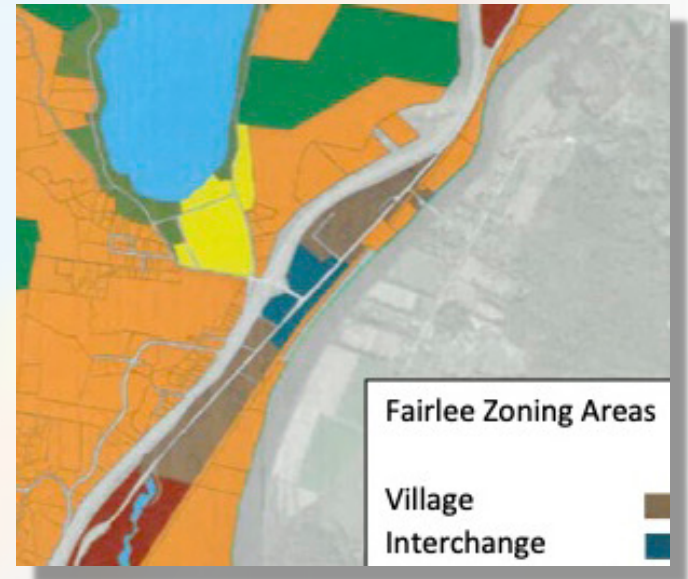
2015

State of Vermont Downtown Development Board Village Designation

Access to:

- Grants
- State Funding Priority
- Access to tax credits for local business

Adopted Unified Development Development Bylaw



2017 - 2019

- bonded significant capital funding for the renovation of the Town Hall Auditorium
- upgrades to the water system
- significant signal of support for a general Village Revitalization effort

We did the homework

Capacity and marketing studies show:

- capacity for development in the Village Area
- market to fill that capacity
- demand on the part of the citizens for development

In 2019 the voters approved an update of the Town Plan that clearly spelled out those goals and directed the Selectboard and Planning Commission to undertake steps to attract both commercial revitalization and housing construction.

Regulatory and non-regulatory tools specified in the Town Plan aims to:

- Increase numbers of workforce housing units
- Diversify the retail and service sector
- Improve the quality of life through built environment upgrades

How does all of this lower tax rates and costs?

Tax Base Growth

- New construction increases the size of the tax base faster than it increases fixed costs

Amortization

- The built infrastructure is a fixed cost excluding the customer borne expense of hooking up, the system which is almost as expensive to operate for 10 users than for 20
- More hookups within capacity means lower cost per hook up

To increase the number of possible housing units the amendments:

- Make “apartment buildings” a conditional use in the Village Area
- Reduce the minimum frontage on lots
- Increase the maximum height of structures to 3 full stories
- Reduce the required common outdoor space by half
- Reduce the number of required parking spaces from one per bedroom to a per unit schedule

Amendments allow for complexes

The amendments allow an apartment building for every half acre, this permits multiple buildings on larger lots.

Accessory Dwellings (ADUs)

The new amendments allow:

- ADUs up to 900 square feet
- Property owners to live in either the main building or the ADU
- Increased maximum buildout on a residential lot to three units

Increased Housing Units:

- Larger market for our commercial district
- Larger labor pool
- More system users means lower costs per user
- Larger tax base

A blurred background image showing a group of people in a meeting or conference. The colors are muted and out of focus, with shades of green, blue, and orange. The text "Questions?" is centered in the middle of the image.

Questions?