

Waterbury Zoning Regulation Update



WELCOME!

At this Open House, you will have the opportunity to learn about Waterbury's updates to the zoning bylaws and what they may mean for you and the Waterbury community.

The Town of Waterbury has been updating the Unified Development Bylaws (UDBs), which dictate zoning regulations for the town. These updates seek to unify the Town and former Village of Waterbury, promoting economic vitality and increased housing in this vibrant community.

Zoning regulation bylaws determine which uses are allowed in a given area, as well as the scale and form of those uses. For example, a bylaw could permit or prohibit certain housing types or businesses in a given district and set parameters for the height and bulk of buildings.

Waterbury is one of many communities across Vermont that are modernizing their land use, development, and zoning regulations in support of pedestrian-oriented development patterns that increase housing choice, affordability, and opportunity.

HOW DID WE GET HERE?

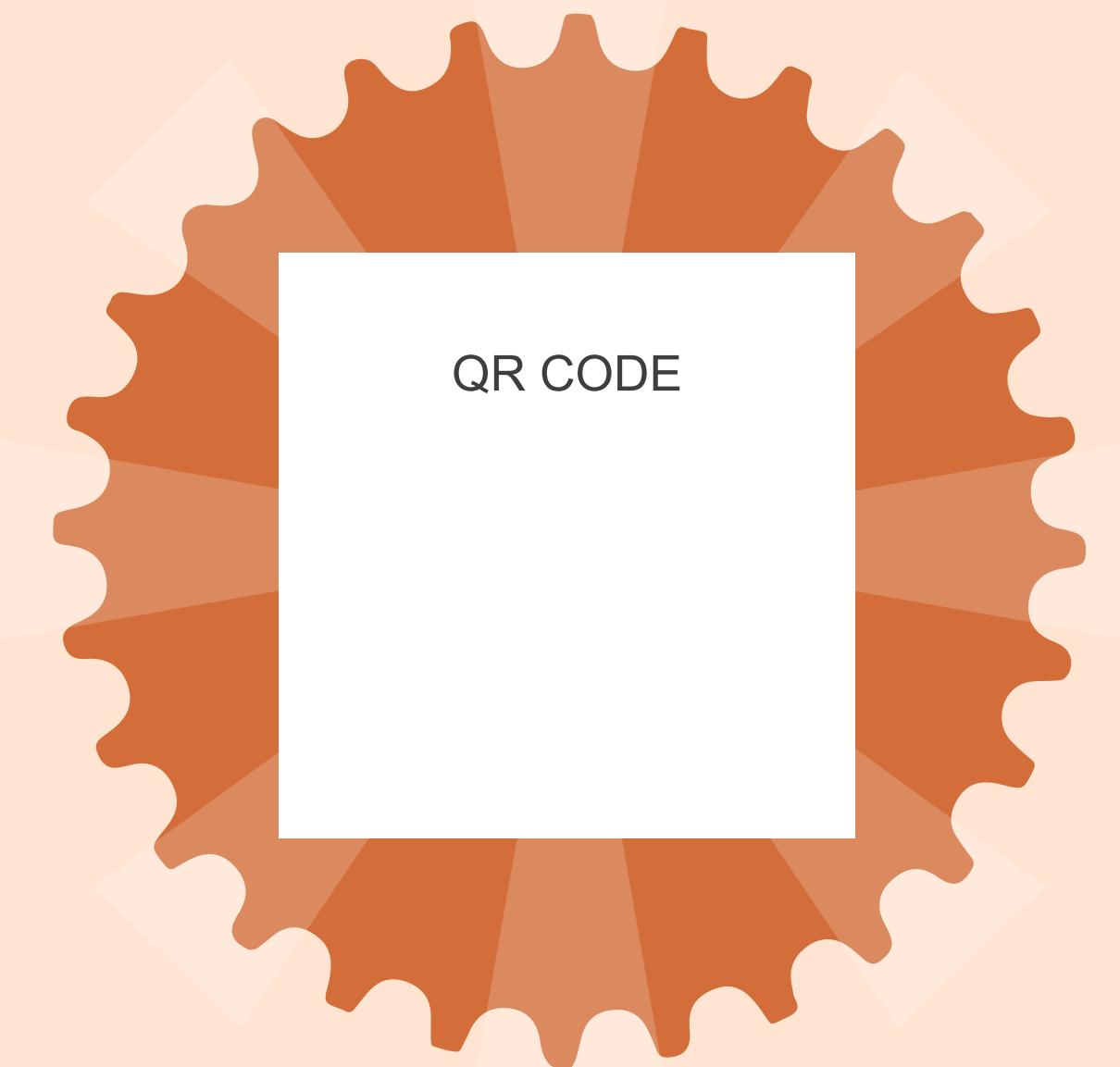
- In 2017, the former Village of Waterbury voted to be dissolved into the Town of Waterbury, which went into effect in 2018.
- In 2018, the Town of Waterbury received a grant to hire an outside consultant to update the zoning regulations and maps for the Town in an effort to better incorporate the former Village of Waterbury into Town zoning.
- In 2019, following the recommendations of the outside consultant, the Waterbury Planning Commission began updating the zoning regulations for the town.
- In 2021, Interim Bylaws were adopted for the Downtown zoning district, overriding earlier zoning regulations that were out of date. These Interim Bylaws were readopted in 2023, and are set to expire in 2024.
- In 2023, the Town of Waterbury was one of several Vermont communities to win a Bylaw Modernization Grant, administered by the Vermont Agency of Commerce and Community Development, and is using this funding to finalize these updates to the zoning regulations.



SURVEY INSTRUCTIONS

As you walk through the open house, please complete the Open House survey, either on paper or using the QR code here. On each board you will see a note indicating which questions in the survey to answer. Your feedback will be collected, analyzed, and incorporated as the Planning Commission finalizes the draft regulations.

QR CODE



Waterbury Zoning Regulation Update



PROJECT PHASING

The Town of Waterbury is focusing on updating the area between Interstate 89, the Winooski River and the Town borders of Bolton and Middlesex, also known as “Phase 1.” This area is being updated first, as most of it used to be part of Waterbury Village and had its own zoning regulations. Now combined with the Town, these bylaws must be updated to better integrate with the Town’s bylaws, while also reflecting the desired uses, densities, and dimensional standards in the vibrant village core.

Within Phase 1, there are two different parts. Part A focuses on changes to the proposed Neighborhood, Downtown, and Mixed Use zoning districts, while Part B focuses on changes to the proposed Commercial Industrial, Campus, Conservation, and Rural-1 zoning districts. The open house for Part B will take place in December, 2023.

GOALS

The goals of Waterbury’s Phase 1 zoning regulation bylaws update are to:

- be more **clear, understandable**, and **user-friendly** to all
- be adaptable for **existing, new**, and **expanding** uses across the town zoning districts
- allow for increased downtown density to **support local housing needs**
- facilitate **strategic commercial, industrial**, and **mixed-use development**
- protect the **scenic and natural resources** of the rural districts

IMPLICATIONS OF VERMONT HOME ACT S.100

In June 2023, the Vermont State Legislature adopted S.100, the Housing Opportunities Made for Everyone (HOME) Act, establishing a new set of statewide minimum standards for housing in Vermont. These new rules make it easier to develop much-needed housing in town centers and require solutions and minimum standards for increasing residential density.

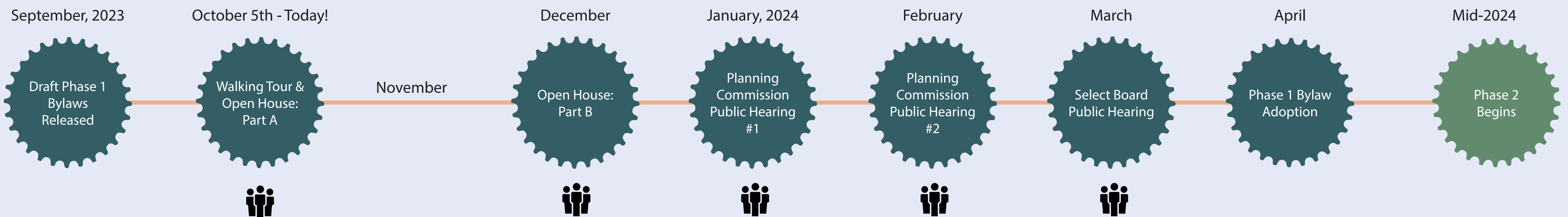
These new regulations are mandatory for areas that are served by municipal sewer and water - which includes nearly all of the downtown Waterbury area of Phase 1. These new regulations have been included in the updates to Waterbury's zoning regulations.

S.100 regulations will go into effect in 2024.

Some of these new regulations include:

- **Parking Requirements:** The town is not allowed to require a minimum of more than 1 parking space per dwelling unit. The town may, however, require 1.5 spaces per dwelling for multi-unit dwellings that are not served by sewer and water.
- **Residential Density:** Duplexes must be allowed anywhere that a single-family home is allowed. Multi-unit dwellings with up to four units must be allowed.
- **Building and Lot Standards:** In residential districts, building and lot standards must allow five or more units per acre; no dimensional standard for multi-unit dwellings can be more restrictive than those for single-family dwellings.
- **Affordable Housing:** In residential districts, affordable housing developments may add up to 40% additional density and may add an additional floor.

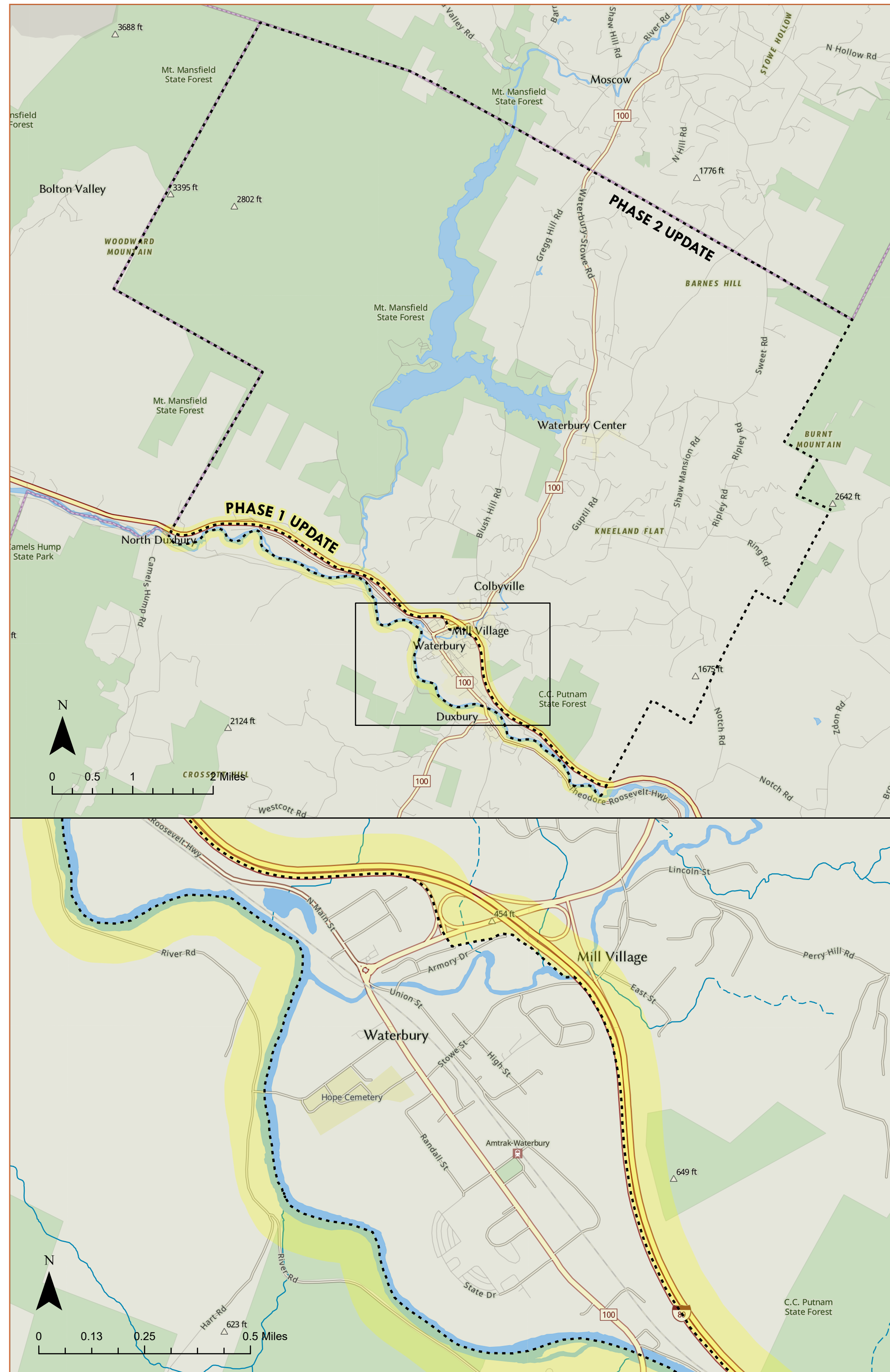
PROJECT TIMELINE



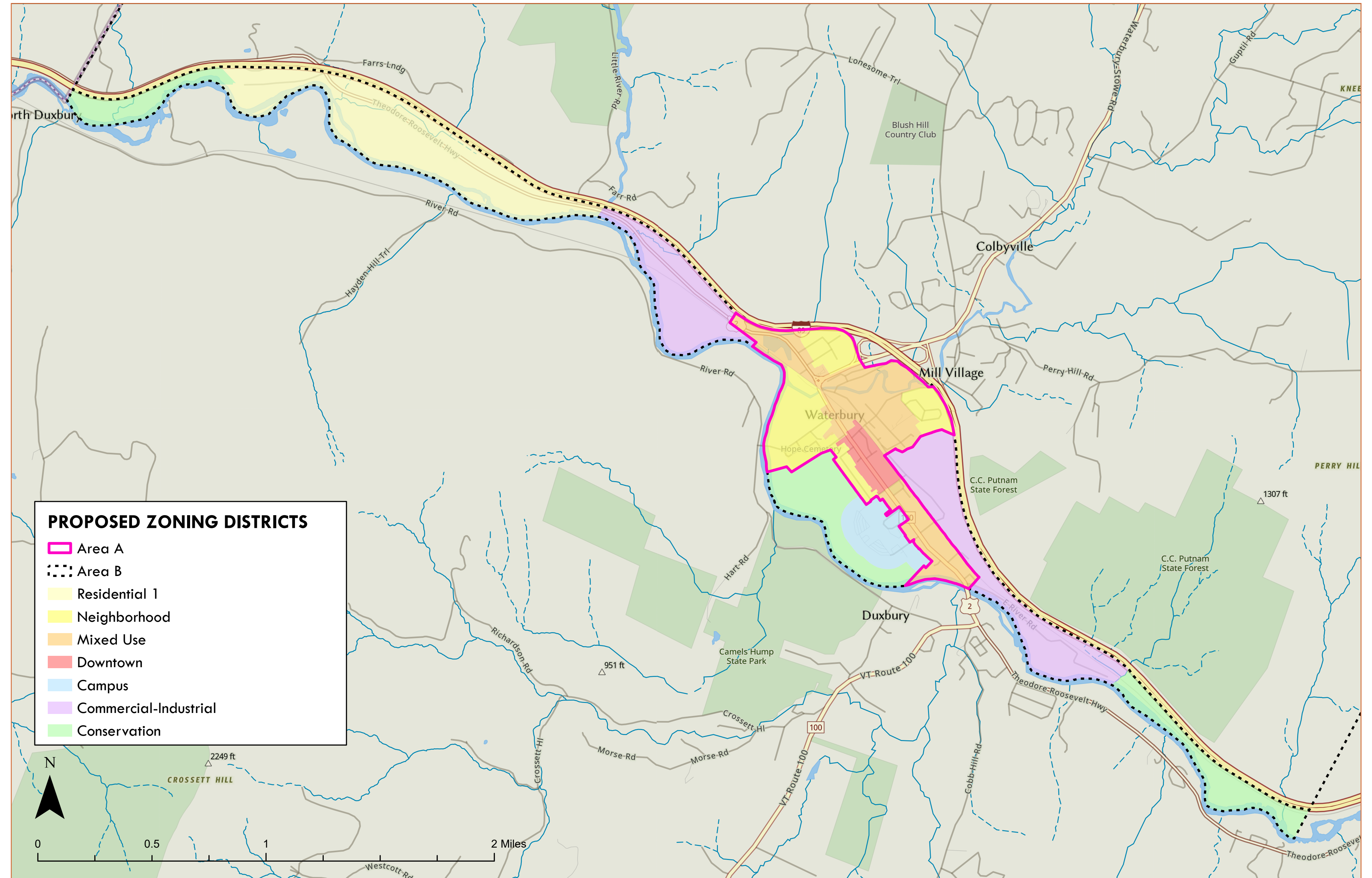
Context Maps



EXTENT OF PHASE 1 AND PHASE 2



EXTENT OF PHASE 1 PART A AND PART B



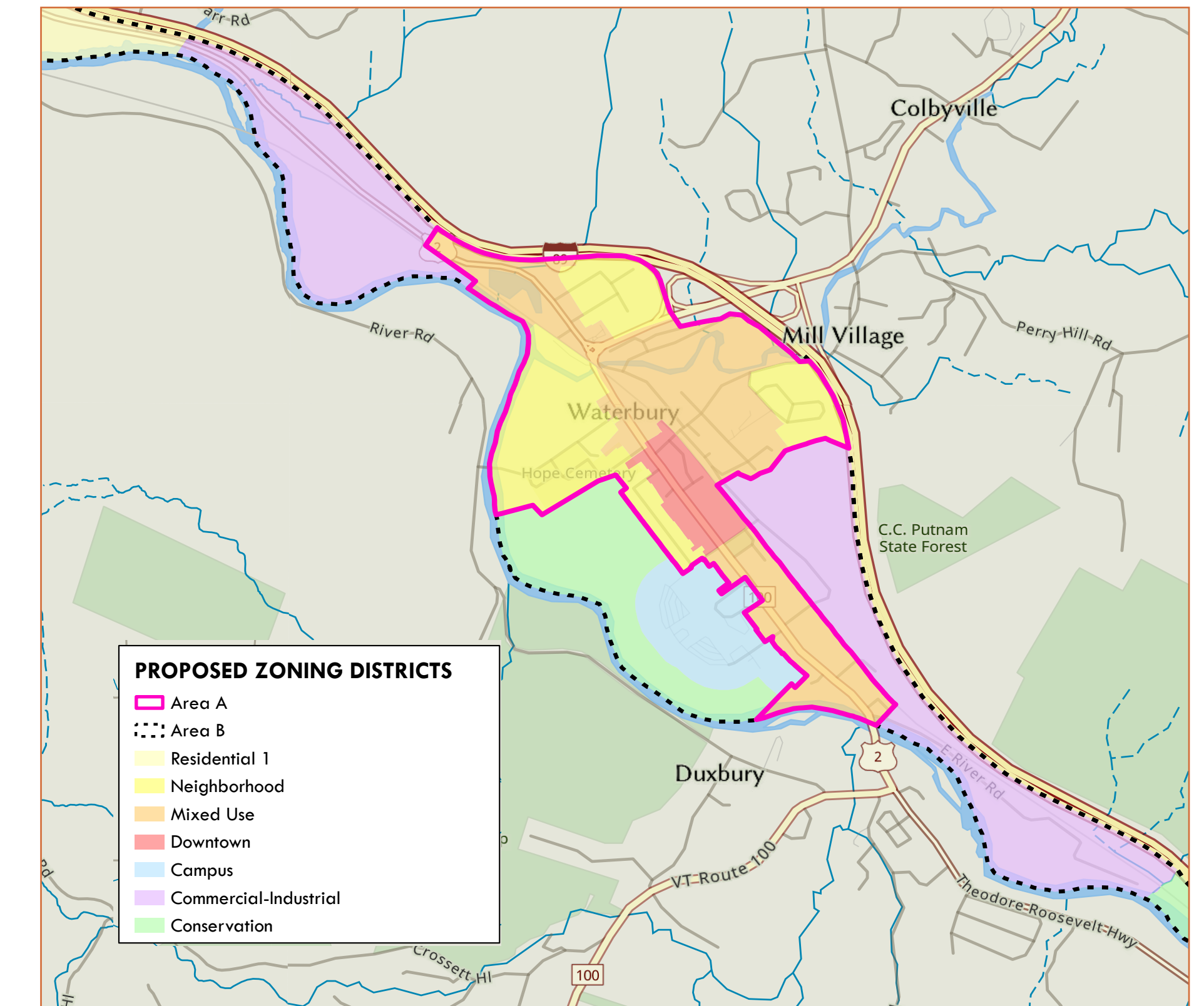
Phase 1 includes the area south of Interstate 89, including the former Village of Waterbury.
 Part A zoning districts: Neighborhood, Mixed Use, Downtown
 Part B zoning districts: Residential 1, Campus, Commercial-Industrial, Conservation

Neighborhood Zone



FORMERLY VILLAGE RESIDENTIAL ZONING DISTRICT

Zoning District Purpose: The Neighborhood zoning district provides for residential uses in areas near public services and infrastructure. It is the intent of this district to promote higher density housing in proximity to the locally designated growth centers and the state Designated Downtown and Village center.



SUMMARY OF CHANGES

Use Changes:

- Expanded number of permitted and conditional residential uses.
- Expanded commercial lodging uses, Short-Term Rentals are allowed.
- Formerly allowed agricultural and commercial uses are no longer allowed.

Dimensional Standard Changes:

- Large reduction in minimum lot size and setbacks.
- Large increase in maximum lot coverage, slight increase in maximum building height.
- New standards added, including lot frontage, maximum principal building footprint, and unit densities.

USE TABLE

Permitted Use: May be approved by the Zoning Administrator.

Conditional Use: Must be reviewed and approved by the Development Review Board, requiring public noticinag and a public hearing.

Orange Highlight: New uses that were not previously included in the existing Village Residential zoning district.

PERMITTED USES

Residential

- Single-family dwelling
- Two-family dwelling
- **Three- or four-family dwelling**
- Accessory dwelling
- Home occupation
- Family childcare home
- **Senior housing**
- **Group home**
- **Farmers Markets**

Lodging

- Bed and Breakfast
- Rooming and boarding house
- **Short-term rental**

Industrial

- **Communications antenna**

Arts, Entertainment and Recreation

- Public outdoor recreation or park

CONDITIONAL USES

Residential

- Multi-family dwelling
- Home Business
- Assisted Living
- **Skilled Nursing Services**
- **Emergency Housing**
- Child Day Care

Lodging

- **Inn**

NO LONGER PERMITTED

- Library
- Public Utility Uses
- Agricultural Land Cultivation
- Tree farming/commercial forestry
- Agricultural livestock

Arts, Entertainment and Recreation

- Museum
- **Fitness club or gym**

Civic and Community

- Government Facility
- Educational Institution
- Religious Institution
- Social and Charitable Services

- Agricultural non-residential buildings
- Stables, commercial riding
- Animal hospital/ veterinary clinic
- Greenhouse (commercial)
- Outdoor recreation (commercial)

DIMENSIONAL STANDARDS

	EXISTING ZONE: VILLAGE RESIDENTIAL			PROPOSED ZONE: NEIGHBORHOOD
	1 FAMILY	2 FAMILIES	OTHER	
Lot Area	10,000 SF	15,000 SF	20,000 SF	4,000 sf min
Lot frontage	n/a	n/a	n/a	45 ft min
Lot Coverage	25%	25%	25%	80% max
Front Yard Setback	30 ft	30 ft	40 ft	12 ft
Side Yard Setback	10 ft	15 ft	25 ft	8 ft
Back Yard Setback	30 ft	30 ft	50 ft	12 ft
Height	35 ft	35 ft	35 ft	36 ft max
Principal building footprint	n/a	n/a	n/a	6,000 sf max
Dwelling unit density	n/a	n/a	n/a	1 dwelling unit per 4,000 sf of lot area max
All other principal uses density	n/a	n/a	n/a	1 principal use per 4,000 sf of lot area max

Neighborhood Zone



The following four options are examples of how the dimensional and use standard changes between the existing Village Residential and the updated Neighborhood zoning district may be implemented for residential units. These options each provide a scenario that shows the full extent of the changes in the updated Neighborhood zone, such as the smallest allowable lot size, as well as a "typical" option that shows a more realistic way that existing lots may take advantage of these zoning bylaw updates.

SINGLE FAMILY OPTION

EXISTING
10K SF LOT (MIN)
25% LOT COV.
LOT: 135' X 75'
BLDG: 2,500 SF
DRIVE: 200 SF

UPDATED
4K SF LOT (MIN)
50% LOT COV.
LOT: 80' X 50'
BLDG: 1,850 SF
DRIVE: 160 SF

DIMENSIONAL STANDARD	VILLAGE RESIDENTIAL	NEIGHBORHOOD
LOT AREA (MINIMUM)	10,000 SF	4,000 SF
LOT COVERAGE (MAX)	25%	80% <i>IN UPDATED BYLAWS, DRIVEWAYS CONTRIBUTE TO LOT COVERAGE</i>
A FRONT YARD SETBACK (MINIMUM)	30 FT	12 FT
B SIDE YARD SETBACK (MINIMUM)	10 FT	8 FT
C REAR YARD SETBACK (MINIMUM)	30 FT	12 FT
D STREET FRONTAGE (MINIMUM)	NA	45' MIN
BUILDING HEIGHT (MAX)	35 FT	36 FT
PARKING (MINIMUM)	1.5 SPACES PER UNIT	1 SPACE PER UNIT

SINGLE FAMILY OPTION WITH ADU

EXISTING
10K SF LOT (MIN)
22% LOT COV.
LOT: 135' X 75'
BLDG: 1,600 SF
ADU: 900 SF
DRIVE: 800 SF

UPDATED
LOT 1
4K SF LOT (MIN)
53% LOT COV.
LOT: 80' X 50'
BLDG: 1,100 SF
ADU: 700 SF
DRIVE: 325 SF

LOT 2
10K SF LOT
35% LOT COV.
LOT: 115' X 70'
BLDG: 1,700 SF
ADU: 650 SF
DRIVE: 1,100 SF

DIMENSIONAL STANDARD	VILLAGE RESIDENTIAL	THE NEIGHBORHOOD
LOT AREA (MINIMUM)	10,000 SF	4,000 SF
LOT COVERAGE (MAX)	25%	80% <i>IN UPDATED BYLAWS, DRIVEWAYS CONTRIBUTE TO LOT COVERAGE</i>
A FRONT YARD SETBACK (MINIMUM)	30 FT	12 FT
B SIDE YARD SETBACK (MINIMUM)	10 FT	8 FT
C REAR YARD SETBACK (MINIMUM)	30 FT	12 FT
D STREET FRONTAGE (MINIMUM)	NA	45' MIN
BUILDING HEIGHT (MAX)	35 FT	36 FT
PARKING (MINIMUM)	1.5 SPACES PER UNIT	1 SPACE PER UNIT
MAX ADU SIZE	1,400 SF	1,400 SF
MINIMUM ADU SIZE		

TWO FAMILY OPTION

EXISTING
15K SF LOT
25% LOT COV.
LOT: 150' X 100'
BLDG: 3,750 SF
DRIVE: 800 SF

UPDATED
LOT 1: 4K SF LOT
50% LOT COV.
LOT: 80' X 50'
BLDG: 1,850 SF
DRIVE: 320 SF

LOT 2: 8K SF LOT
28% LOT COV.
LOT: 115' X 70'
BLDG: 1,800 SF
DRIVE: 320 SF

LOT 3: 10K SF LOT
49% LOT COV.
LOT: 115' X 70'
BLDG: 4,600 SF
DRIVE: 320 SF

DIMENSIONAL STANDARD	VILLAGE RESIDENTIAL	THE NEIGHBORHOOD
LOT AREA (MINIMUM)	15,000 SF	4,000 SF
LOT COVERAGE (MAX)	25%	80% <i>IN UPDATED BYLAWS, DRIVEWAYS CONTRIBUTE TO LOT COVERAGE</i>
A FRONT YARD SETBACK (MINIMUM)	30 FT	12 FT
B SIDE YARD SETBACK (MINIMUM)	15 FT	8 FT
C REAR YARD SETBACK (MINIMUM)	30 FT	12 FT
D STREET FRONTAGE (MINIMUM)	NA	45' MIN
BUILDING HEIGHT (MAX)	35 FT	36 FT
PARKING (MINIMUM)	1.5 SPACES PER UNIT	1 SPACE PER UNIT
DWELLING UNIT DENSITY (MAX)	15,000 SF FOR TWO UNITS	1 DWELLING UNIT PER 4,000 SF

THREE FAMILY OPTION

UPDATED 1
12K SF LOT
60% LOT COV.
LOT: 120' X 100'
BLDG: 5,400 SF
DRIVE: 1,850 SF

UPDATED 2
12K SF LOT
61% LOT COV.
LOT: 120' X 100'
BLDG: 4,000 SF
DRIVE: 3,300 SF

DIMENSIONAL STANDARD	VILLAGE RESIDENTIAL	THE NEIGHBORHOOD
LOT AREA (MINIMUM)	NA	12,000 SF
LOT COVERAGE (MAX)	NA	80% <i>IN UPDATED BYLAWS, DRIVEWAYS CONTRIBUTE TO LOT COVERAGE</i>
A FRONT YARD SETBACK (MINIMUM)	NA	12 FT
B SIDE YARD SETBACK (MINIMUM)	NA	8 FT
C REAR YARD SETBACK (MINIMUM)	NA	12 FT
D STREET FRONTAGE (MINIMUM)	NA	45' MIN
BUILDING HEIGHT (MAX)	NA	36 FT
PARKING (MINIMUM)	NA	1 SPACE PER UNIT
DWELLING UNIT DENSITY (MAX)	NA	1 DWELLING UNIT PER 4,000 SF

PRECEDENT IMAGERY

The following images show examples of different housing densities, styles, and characters that are representative of some of the updates to the Neighborhood Zoning district.



SINGLE FAMILY HOUSE WITH ADU
MONTPELIER, VT



TWO FAMILY DUPLEX
CAVENDISH, VT



THREE FAMILY EXAMPLE
BURLINGTON, VT



COONVERTED MULTI-FAMILY HOUSING
BRISTOL, VT

Mixed Use Zone



FORMERLY VILLAGE MIXED RESIDENTIAL ZONING DISTRICT

Zoning District Purpose: The Mixed Use zoning district accommodates a mix of housing and small-scale service, office, retail and other compatible uses in Waterbury's traditional centers. It is the intent of this district to maintain or enhance a traditional village character, pattern, scale, massing and pedestrian orientation, and to provide neighborhoods that offer a desirable quality of life.

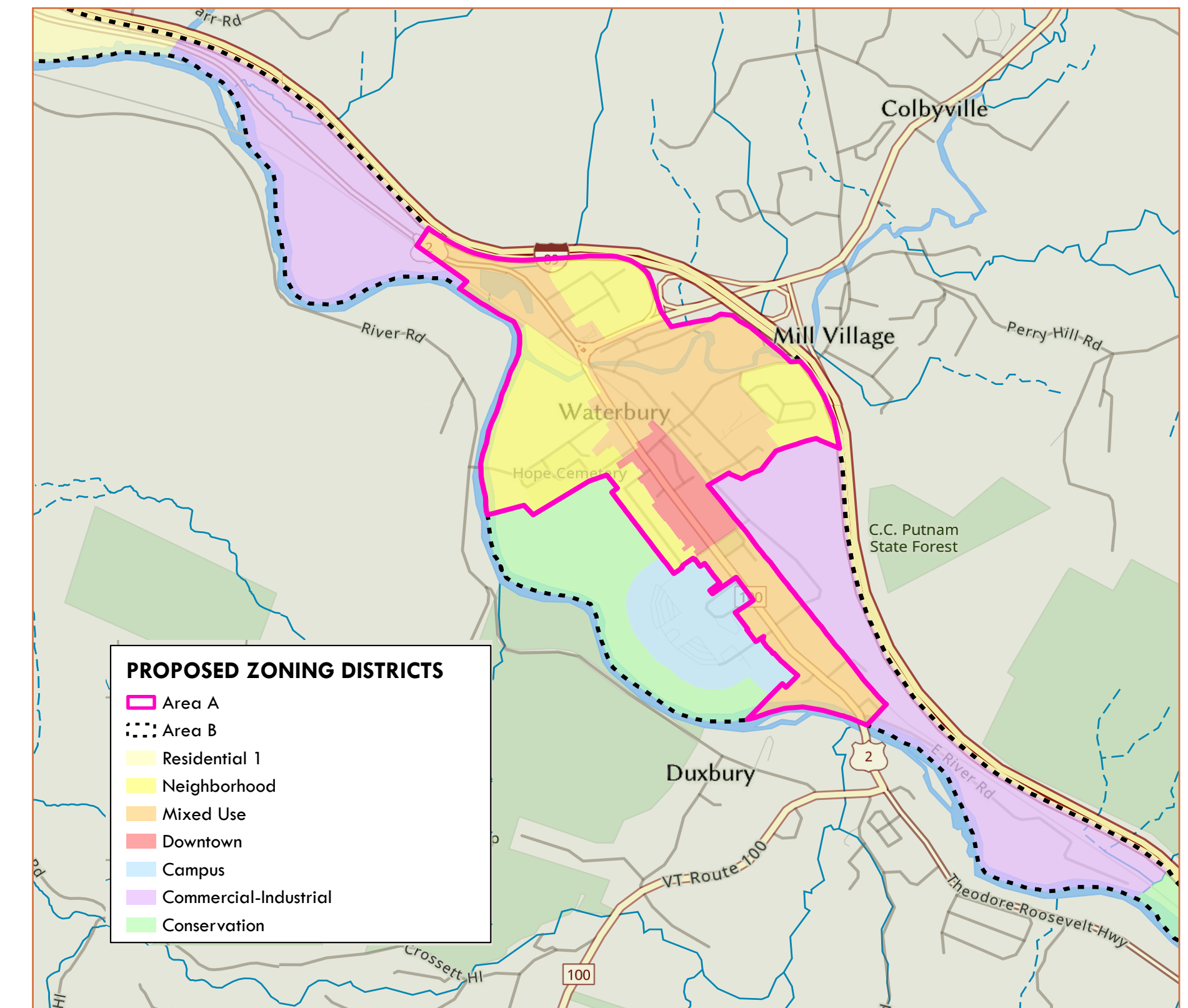
SUMMARY OF CHANGES

Use Changes:

- Expanded number of permitted and conditional residential uses; dwelling densities from single-family to multi-family are permitted by right.
- Expanded number of commercial uses, including an increase in retail, lodging, industrial, and arts & entertainment.
- Some formerly permitted commercial uses are no longer allowed.

Dimensional Standard Changes:

- Large reduction in minimum lot size and setbacks.
- Large increase in maximum lot coverage and maximum building height.
- New standards added, including lot frontage, minimum building height, build-to lines, maximum principal building footprint, and unit densities.



USE TABLE

PERMITTED USES

Residential

- Single-family dwelling
- Two-family dwelling
- Three- or four-family dwelling
- Multi-family dwelling
- Accessory dwelling
- Home Occupation
- Home Business
- Family childcare home
- Senior housing
- Assisted Living
- Skilled Nursing Service
- Group home

Lodging

- Bed and Breakfast
- Inn
- Rooming and boarding house
- Short-term rental

Commercial

- Retail Sales, up to 4,000 sf
- Repair service, small goods, up to 4,000 sf
- Office, professional, business or admin. services, up to 4,000 sf
- Personal Services, up to 4,000 sf
- Veterinary, pet, or animal services, up to 4,000 sf
- Catering or Commercial Kitchen

Industrial

- Media recording or broadcast studio
- Communications antenna

Arts, Entertainment and Recreation

- Artist gallery or studio, up to 4,000 sf
- Indoor recreation, up to 4,000 sf
- Fitness club or gym
- Public outdoor recreation or park

Civic and Community

- Government Facility
- Educational Institution
- Specialty school, indoor and up to 4,000 sf
- Child Daycare
- Social assistance and charitable services
- Religious institution
- Social Club
- Clinic or Outpatient Care Services, up to 4,000 sf

Permitted Use: May be approved by the Zoning Administrator.

Conditional Use: Must be reviewed and approved by the Development Review Board, requiring public notice and a public hearing.

Orange Highlight: New uses that were not previously included in the existing Village Residential zoning district.

CONDITIONAL USES

Residential

- Skilled Nursing Services

Lodging

- Hotel or Motel

Commercial

- Restaurant, take-out
- Mobile Food Service
- Restaurant/Bar up to 4,000 sf
- Event Facility

Industrial

- Wholesale Trade
- Storage and Distribution Services, enclosed

- Passenger Transportation Facilities
- Information Services

Arts, Entertainment and Recreation

- Museum
- Performance/Movie Theater
- Artist Gallery or Studio, more than 4,000 sf
- Indoor recreation, more than 4,000 sf

Civic and Community

- Clinic or Outpatient Care Services
- Rehabilitation Services or Residential Treatment
- Funeral and Cremation Services

NO LONGER PERMITTED

- Library
- Commercial School
- Agricultural Land Cultivation
- Fruit, Vegetable Stand (on-site)

- Parking Area (commercial)
- Greenhouse (commercial)
- Outdoor recreation (commercial)

DIMENSIONAL STANDARDS

	EXISTING ZONE: VILLAGE MIXED RESIDENTIAL			PROPOSED ZONE: MIXED USE
	1 FAMILY	2 FAMILIES	OTHER	
Minimum Lot Area	10,000 SF	15,000 SF	20,000 SF	4,000 sf min
Lot Frontage	n/a	n/a	n/a	30 ft min
Lot Coverage	25%	25%	25%	80% max
Front Yard Setback	30 ft	30 ft	40 ft	0 ft
Side Yard Setback	10 ft	15 ft	25 ft	4 ft
Back Yard Setback	30 ft	30 ft	50 ft	8 ft
Build-to-line	n/a	n/a	n/a	16 ft
Build-to-line Coverage	n/a	n/a	n/a	60%
Minimum Height	n/a	n/a	n/a	18 ft
Maximum Height	35 ft	35 ft	35 ft	48 ft
Principal Building Footprint	n/a	n/a	n/a	8,000 sf max
Dwelling Unit Density	n/a	n/a	n/a	1 dwelling unit per 2,000 sf of lot area max
All Other Principle Uses Density	n/a	n/a	n/a	1 principal use per 2,000 sf of lot area max

Mixed Use Zone 2



Visualizations of changes in mixed-use, residential, and commercial uses, similar format to Neighborhood District examples

PRECEDENT IMAGERY

The following images show examples of different housing densities, styles, and characters that are representative of some of the updates to the Mixed Use Zoning district.

SEVERAL MORE EXAMPLES OF
COMMERCIAL SPECIFICALLY



MIXED-USE RETAIL AND RESIDENTIAL
WAITSFIELD, VT



EXAMPLE OF A 3-STORY TOWNHOME-STYLE
DEVELOPMENT



MULTI-FAMILY BUILDING
MONTPELIER, VT

Downtown Zone



FORMERLY INTERIM DOWNTOWN ZONING DISTRICT

Zoning District Purpose: The Downtown Zoning District provides concentrated retail, service, office, housing and other compatible mixed uses in Waterbury's historic downtown. It is the intent of this district to maintain or enhance the traditional pattern, scale, massing, pedestrian orientation and quality of the built environment in downtown Waterbury. This zoning district is within the Downtown Design Review Overlay District as shown on the Base Zoning District Map.

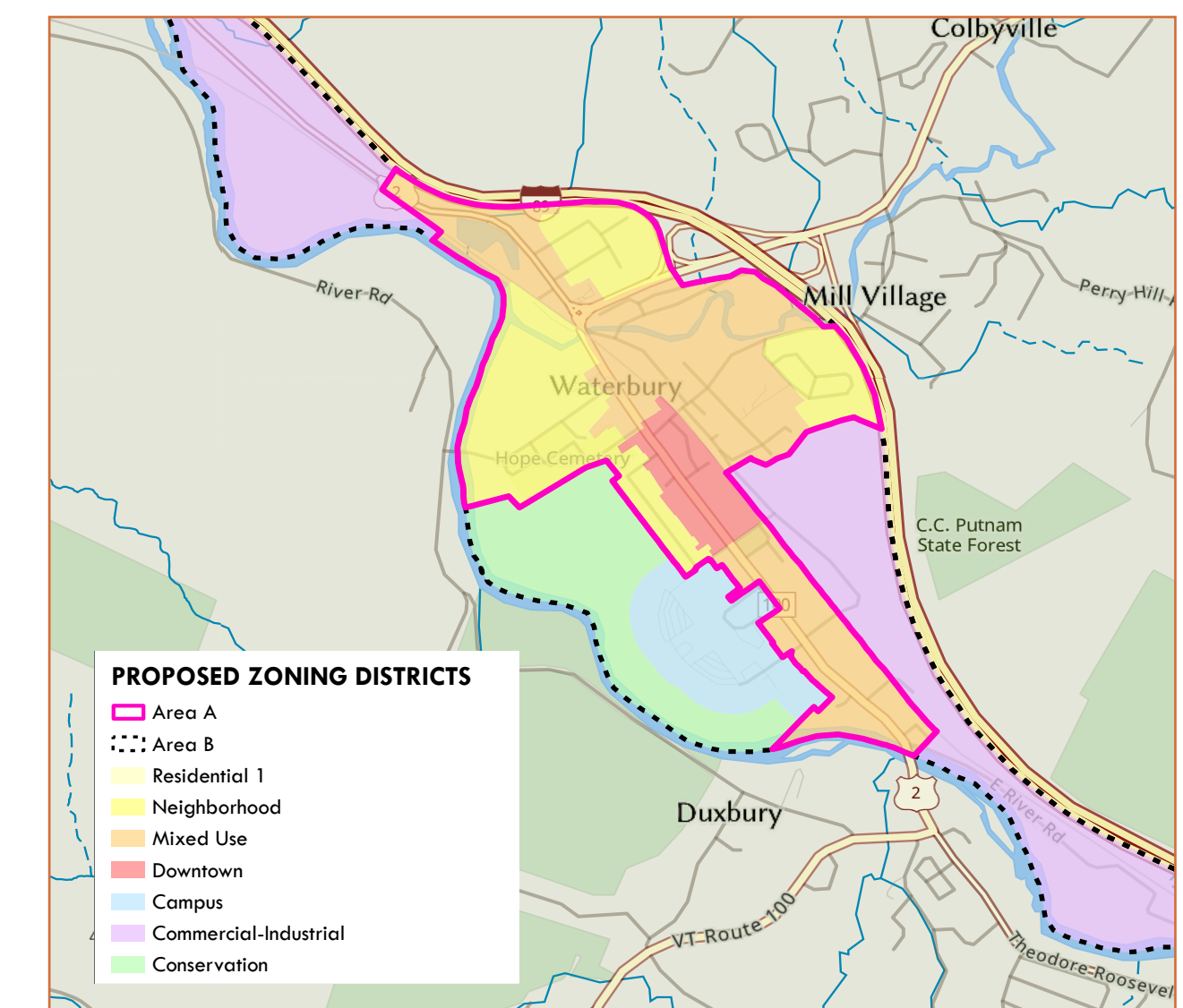
EXPLANATION OF INTERIM DOWNTOWN BYLAWS

In 2021, the Interim Bylaws for the Downtown Zoning District were adopted in order to implement development recommendations from previous planning studies in downtown Waterbury. Some of the goals of these Interim Bylaws were to:

- Protect public health, safety, and general welfare.
- Further economic development and housing.
- Provide for orderly physical and economic growth and recovery from the COVID-19 pandemic.
- Facilitate a diverse mix of uses, including combined uses on the same parcel and in the same building, and a diversity of higher density housing in the downtown.
- Ensure that industrial and commercial uses are defined and limited to an appropriate scale to be compatible with neighboring uses.

These bylaws were in effect for two years following their adoption in 2021, and in 2023, were readopted for one more year. These Interim Bylaws will officially expire in April 2024.

This current update to the Waterbury zoning bylaws will codify the Interim Downtown bylaws almost exactly as they were adopted in 2021.



SUMMARY OF CHANGES

- Minimum lot size increased from 2,000 sf to 4,000 sf.
- Distinction made between museums below 10,000 sf (permitted by right) and museums above 10,000 sf (conditional).
- Specialty schools, which were allowed in the interim Downtown zone, are not allowed in the updated bylaws.

USE TABLE

PERMITTED USES

Residential

- Single-family dwelling
- Two-family dwelling
- Three- or four-family dwelling
- Multi-family dwelling
- Accessory dwelling
- Home Occupation
- Home Business
- Family childcare home
- Assisted Living
- Group home

Lodging

- Bed and Breakfast
- Inn
- Short-term rental

Commercial

- Retail Sales, up to 4,000 sf
- Personal Services, up to 4,000 sf
- Open Market or Auction House, up to 4,000 sf
- Repair service, small goods, up to 4,000 sf
- Office, professional, business or admin. services, up to 4,000 sf

- Restaurant/Bar, up to 4,000 sf
- Mobile Food Service
- Catering or Commercial Kitchen, up to 4,000 sf

Arts, Entertainment and Recreation

- Performance/Movie Theater, up to 4,000 sf
- Social Club, up to 4,000 sf
- Artist gallery or studio, up to 4,000 sf
- Museum, up to 10,000 sf
- Indoor recreation, up to 4,000 sf

Industrial

- Communications Antenna

Civic and Community

- Government Facility
- Public Outdoor Recreation or Park
- Farmers Market
- Educational Institution
- Child Daycare
- Social assistance and charitable services
- Religious institution
- Clinic or Outpatient Care Services, up to 4,000 sf

Permitted Use: May be approved by the Zoning Administrator.

Conditional Use: Must be reviewed and approved by the Development Review Board, requiring public noticing and a public hearing.

CONDITIONAL USES

Residential

- Skilled Nursing Services

Lodging

- Hotel or Motel

Commercial

- Retail sales, more than 4,000 sf
- Personal services, more than 4,000 sf
- Open Market or Auction House, more than 4,000 sf
- Office, Professional, Business, or Admin. Services, more than 4,000 sf
- Restaurant/Bar, more than 4,000 sf
- Event Facility / Nightclub
- Catering or Commercial Kitchen, more than 4,000 sf

Industrial

- Food or beverage manufacturing, up to 10,000 sf
- Light Industry, enclosed, up to 10,000 sf
- Wholesale Trade
- Storage and Distribution Services, enclosed
- Passenger Transportation Facilities
- Information Services

Arts, Entertainment and Recreation

- Museum, more than 10,000 sf
- Performance/Movie Theater, more than 4,000 sf
- Social club, more than 4,000 sf
- Artist Gallery or Studio, more than 4,000 sf
- Indoor recreation, more than 4,000 sf

Civic and Community

- Clinic or Outpatient Care Services

DIMENSIONAL STANDARDS

	EXISTING ZONE: INTERIM DOWNTOWN	PROPOSED ZONE: UPDATED DOWNTOWN
Minimum Lot Area	2,000 sf	4,000 sf
Lot Frontage	30 ft min	30 ft min
Lot Coverage	100% max	100% max
Front Yard Setback (Min)	0 ft	0 ft
Front Yard Setback (Max)	10 ft	10 ft
Side Yard Setback	0 ft	0 ft
Back Yard Setback	0 ft	0 ft
Build-to-line	8 ft	8 ft
Build-to-line Coverage	60%	60%
Minimum Height	24 ft	24 ft
Maximum Height	60 ft	60 ft
Principal Building Footprint	10,000 sf max	10,000 sf max

Downtown Zone 2



Several examples of existing commercial, mixed use and residential uses in the downtown district - no comparisons of changes, because no real changes!

PRECEDENT IMAGERY

The following images show examples of different housing densities, styles, and characters that are representative of the standards in the Downtown zoning district.

SEVERAL MORE EXAMPLES



MIXED-USE COMMERCIAL AND
RESIDENTIAL DOWNTOWN
SPRINGFIELD, VT



MULTI-FAMILY BUILDING EXAMPLE

Please respond
to questions
XX - XX