

# Waterbury Planning Commission Unified Development Bylaws | Public Hearing

February 20, 2024

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# Planning Commission

## Members

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Dana Allen

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Kati Gallagher, Vice Chair

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Billy Vigdor

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The Planning Commission is appointed by Town Select Board.

Meetings: 2nd and 4th Monday of each month at the Steele Community Room at 28 North Main Street

# Goal of Public Hearing

- Obtain public feedback regarding proposed updated zoning bylaws (Uniform Development Bylaws – Phase 1)
- The 2nd Public Hearing will be held Thursday, March 14th
- Feedback will be considered and incorporated as the Planning Commission finalizes the zoning bylaws



# Logistics

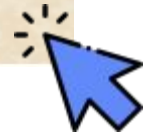
- Planning Commission will provide a brief introduction
- If you wish to comment, please:
  - Sign up to speak OR write your comment on an index card
  - Come up to the podium when called
  - Share your thoughts in no more than 2 minutes
- If something comes to mind after this evening, please email or call Planning Director Neal Leitner, or share at a subsequent meeting
  - [nleitner@waterburyvt.com](mailto:nleitner@waterburyvt.com)
  - Telephone: (802) 244-1018

# Recommended Online Resources

- [Background](#)
- [UDB-P1 Draft Document](#)
- [Slider Map Illustrating Zoning District Revisions](#)
- [Online StoryMap describing the entire process of UDB Development](#)
  - NOTE: Some Story Boards and maps have evolved based upon input from the Informational Meetings. Current links on the Town of Waterbury website are accurate. Please use those links to read the UDB-P1 draft and to review our proposed Zoning Maps.



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# Background | Primary Goals

- Bring in-line with the 2018 Town Plan maintaining and enhance the quality of life and community character
- Ensure compliance with recent State legislation Act 47
- Increase housing density
- Increase diverse mix of uses, including combined uses on the same parcel and in the same building
- Provide more opportunities for economic development consistent with smart growth principles as defined in 24 V.S.A § 4302;
- Increase our community's flood resilience



# Background | Actions

The updated bylaws will:

- Limit number of Zoning Districts;
- Give more space to build up and out, more height for more multi-dwellings;
- Keep a pedestrian friendly community;
- Acknowledge floodplain challenges;
- Provide neighborhoods an opportunity for small commerce; and
- Provide the Development Review Board clarity and specificity.





# Highlighted Revisions

- Home Occupations Specific Use Standards (1606.2)
- Building/Structure heights are increased in DWN, MU and CAM
- Setbacks
- Lot allowances
- The new Campus District (State Complex) permits more uses-- in particular an opportunity for multi-family housing (5+ units)
- Act 47 requirements:
  - Accessory Dwelling Units (ADU) as public buildings;
  - Eliminates Single-Family Dwelling zoning with the establishment of Duplex Zoning By Right on residentially zoned properties in areas with existing infrastructure such as sewer/water
  - Addressing parking standards.
- Downtown and Mixed Use Zoning Districts will no longer allow Single Family Dwellings as Permitted.

# Highlighted Revisions

Recommend Review of the Appendix Use Tables:

- Zoning Districts Permitted (P)/Conditional (C)/Not Permitted (X) uses
- Dimensional Standards Table
- Dimensional Definitions specifically for definitions such as building/structure height is measured, what constitutes a setback (front, side, back), or what lot coverage is.



# Zoning District | Downtown (DWN)

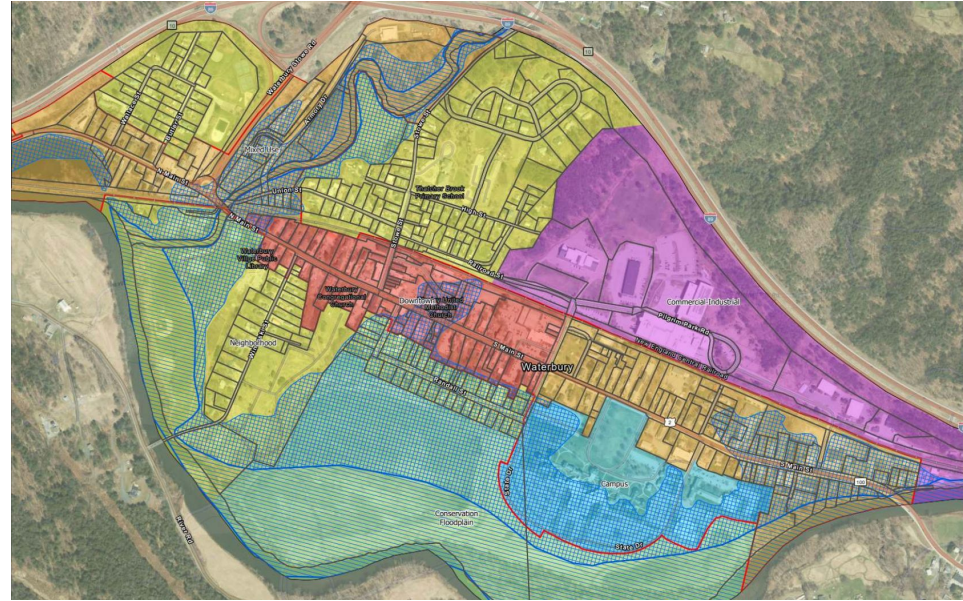
The Downtown Zoning District provides concentrated retail, service, office, housing and other compatible mixed uses in Waterbury's historic downtown. It is the intent of this district to maintain or enhance the traditional pattern, scale, massing, pedestrian orientation and quality of the built environment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



# Zoning District | Mixed Use (MU)

The Mixed Use Zoning District is a focal point for development in the community that accommodates a variety of housing opportunities with a mix of small-scale commercial, service and other compatible uses. It is the intent of this district to maintain or enhance a traditional village character, pattern, scale, massing and pedestrian-friendly setting.

Mixed Use

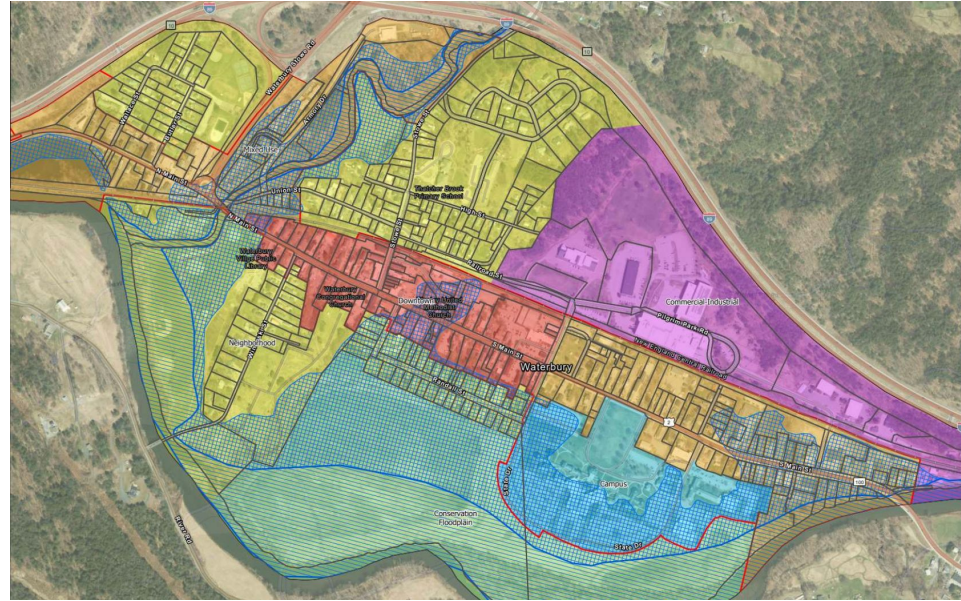




# Zoning District | Neighborhood (NH)

The Neighborhood Zoning District provides for residential uses in areas near public services and infrastructure. It is the intent of this Zoning District to promote higher density housing and the option for future neighborhood - compatible commercial uses in proximity to the locally designated growth centers and the state Designated Downtown.

Neighborhood



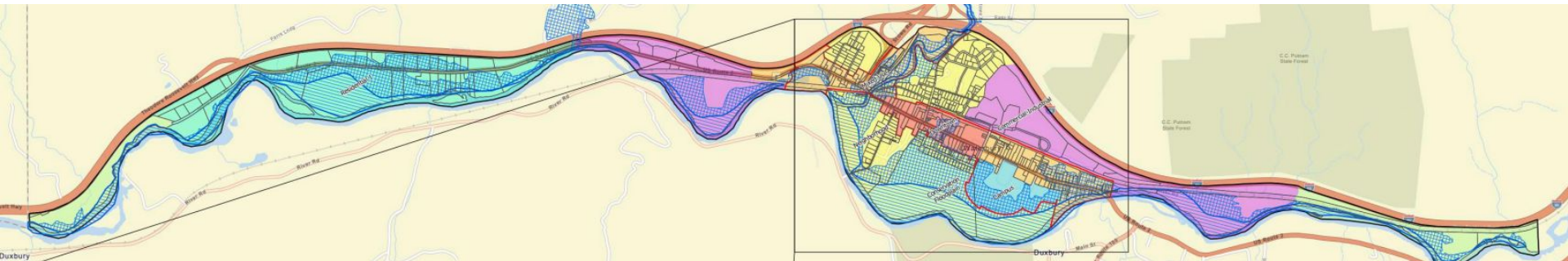


# Zoning District | Residential 1 (R-1)



The Residential 1 Zoning District provides for residential uses in a rural setting. It is the intent of this district to accommodate housing that will meet the needs of current and future residents while minimizing adverse impacts on environmental quality.

Residential 1



# Zoning District | Campus (CAM)

The Campus Zoning District is established to protect and enhance architectural and historic resources within the Zoning District; protect and enhance the character of the area as described in the Municipal Plan; encourage a consistently high standard of design in new construction and renovations to support a pedestrian-oriented area; maintain and enhance property values; and strengthen the community's economic vitality and the Zoning District's historic function as a center for commerce, government, and housing.

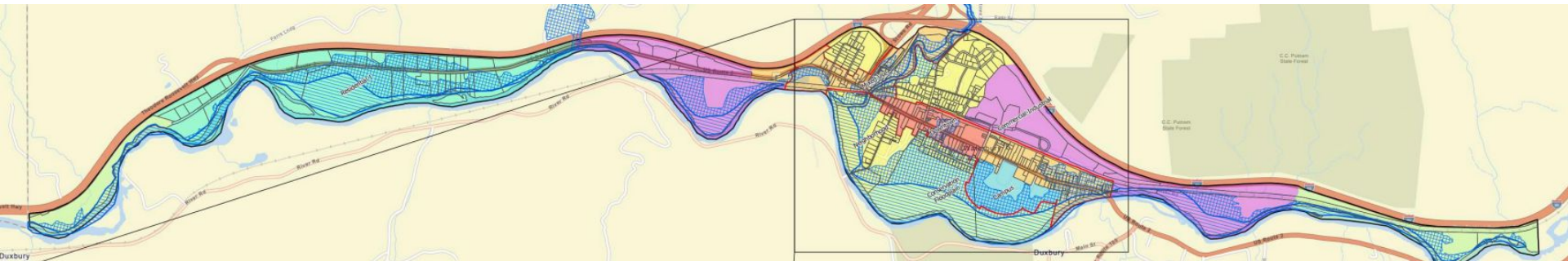
Campus



# Zoning District | Commercial-Industrial (CI)

The Commercial-Industrial Zoning District promotes the growth and diversification of Waterbury's economy by offering suitable locations for new or expanded businesses in areas served by existing or planned infrastructure, including manufacturing and multi-family housing.

Commercial-Industrial





# Zoning District | Conservation Floodplain (CFP)

The Conservation Floodplain Zoning District protects Waterbury's environmental quality and rural character. This district provides for and conserves land that is maintained in a primarily unimproved natural state.

Conservation Floodplain

