

## Overview of Recent State & Town Changes That Support Small-Scale Development

### STATE

The State of Vermont has taken steps to encourage small-scale, incremental development (see full statutory language as passed by Act 47, the *HOME Act*, [here](#)):

- Accessory dwelling units (“in-law apartments” or ADUs) and duplexes are now allowed wherever single-family homes are located.
  - Duplexes and ADUs cannot be constrained by more prohibitive dimensional standards, review, or other regulations than what is required for single-unit homes.
- Higher density development (4 units/building) must be allowed in areas with municipal sewer and water service;
- Parking requirements are reduced so that:
  - The town cannot require more than one parking space/unit in areas served by water and sewer;
  - The town may require 1.5 spaces for multi-unit homes (including duplexes) in areas without sewer and water if existing other parking isn’t sufficient.
- Five or more homes per acre must be allowed in areas served by municipal sewer and water that allow residential development.
  - Density requirements for multi-unit dwellings cannot be more restrictive than those for single family dwellings.
- The town’s Development Review Board cannot require larger lot sizes, more parking spaces, limit the building size or height, or limit the density if otherwise allowed by the bylaws.

### TOWN

Waterbury is modernizing its land use regulations (“zoning”) to support walkable, housing-rich neighborhoods by removing unnecessary barriers to creating more homes and small-scale mixed-use development. A primary goal of the first phase of this [zoning update \(the area south of I-89 only\)](#) was to allow for increased housing density in Waterbury’s downtown, where the town has invested in water, wastewater and transportation infrastructure:

- Expanded allowance for multi-unit homes to Campus and Commercial-Industrial Zoning Districts
- Increases ability to maximize lots and housing potential by:
  - Reducing lot size requirements;

- Increasing lot coverage allowances;
- Reducing required setbacks
- Removes density limitations

DISTRICT	DWN	MU	NH	R-1	CAM	CI	CFP
RESIDENTIAL							
Accessory Dwelling Unit	P	P	P	P	X	X	X
Assisted or Supported Living	P	C	C	P	C	X	X
Multi-Family Dwelling (5+ Units)	P	P	P	C	C	C	X
Residential Care and Group home	P	P	P	P	X	X	X
Single-Family Dwelling	X	X	P	P	X	X	X
Three- or Four-Family Dwelling	P	P	P	P	X	X	X
Two-Family Dwelling	P	P	P	P	X	X	X

DISTRICT	DWN	MU	NH	R-1	CAM	CI
LOTS						
<b>Minimum Lot Size</b>	4,000 sf	4,000 sf	4,000 sf	1 acre	n/a	10,000 sf
<b>Maximum Lot Coverage</b>	100%	80%	80%	80%	60% for CAM as a whole	80%
SETBACKS						
<b>Minimum Front Setback</b>	0 ft	0 ft	12 ft	20 ft	0 ft interior lot lines; 20 ft ext	16 ft
<b>Minimum Side Setback</b>	0 ft	4 ft	8 ft	8 ft	0 ft interior lot lines; 20 ft ext	12 or 20 ft if abutting res lot or district
<b>Minimum Rear Setback</b>	0 ft	8 ft	12 ft	12 ft	0 ft interior lot lines; 20 ft ext	12 or 20 ft if abutting res lot or district
<b>Max Height</b>	60 ft	48 ft	48 ft	48 ft	60 ft	48 ft

