

## 6.13 Multi-family Housing Development Standards

6.13.1 Applicability. The provisions of this section apply to land development creating new multi-family dwelling uses, and additional dwelling units within a lot that result in the creation of three or more dwelling units on the lot. **Okay. Clarification on Dwelling units or Structure. Suture and clarify with section 3.3.5(c). Must align throughout the RZR.**

6.13.2. Front Doors. Buildings must have at least one entrance door on the façade facing the front yard that is sheltered and defined by a porch, pent roof, roof overhang, hooded front door or other similar architectural element. If each unit has a separate door on the front facade, then each door must be sheltered and defined. **I would think an allowance for rear or side entry, especially if a multi-unit with garages in the rear. Too rigid to single out the front yard facing requirement but all entrances having to be covered, especially in VT is easily administered. Recommendation: Remove front yard facing requirement but keep “sheltered and defined by a porch” requirement.**

6.13.3. Fire Escapes and Entry Stairs. Exterior fire escapes when needed and exterior entry stairs to upper floor units if included must be located to the side or rear of the building. If located to the side, they must be set back at least 8 feet from the frontline of the building. Fully or partially enclosing exterior stairs with durable materials that are compatible with the exterior cladding of the building is strongly encouraged. **This has a subjective component to administering, specifically the “strongly encouraged” language. No upper floor access should be considered to emanate within the front setback... ever. Recommendation: Revise the setback language to state a prohibition that upper floor outside access must meet all setback requirements.**

6.13.4. Garages and Underbuilding Parking Entries. Garage doors and entrances to underbuilding parking must either be: a) Oriented to the side or rear (not facing a street) of the lot; or b) Set back at least 8 feet from the frontline of the building if facing a street. **Not sure of the purpose here but at the very least remove the setback language completely along with any mention of underbuilding parking. Currently garages must adhere to district dimensional requirements if attached to the principal structure and accessory structure requirements if detached. Further, this appears to be geared toward sfd’s and not strictly multi-family. Recommendation: At the very least front facing attached garages should be allowed, see multi-family spit/multi-level design or detached multi-garages in the rear. Consideration should be given to removing this whole section for administrative clarity. Remove this please.**

6.13.5. Driveways and Parking Areas. The width of residential driveways between the street and building frontline must not exceed the lesser of 20% of the lot width or 20 feet. The driveway may widen at a point at least 8 feet behind the frontline of the building to provide parking, turnaround space and/or access to garage or underbuilding parking entrances. **Huh? Administratively unnecessary. Recommendation: Remove this completely as the lot will dictate the location, width, and length of driveways and any turn-arounds.**

6.13.6. Parking areas must be screened with privacy fencing and/or vegetation as needed to prevent light trespass from vehicle headlights onto adjoining properties. **Laudable but difficult to enforce over time. The language “as needed” is subjective and “must” to “shall” is stronger in the parlance of zoning. Recommendation: Remove the “as needed” and make screening a requirement for “parking areas” or remove it altogether.**

6.13.7. Privacy. Buildings must be located, oriented and designed to protect the privacy of residents and their neighbors. Consideration should be given to factors such as:

- a) The height and proximity of ground floor windows to the sidewalk, street or public spaces;
- b) The alignment of windows between adjacent buildings;
- c) The potential for overlook from surrounding buildings into private outdoor space; and
- d) The use of building offsets, architectural features, fences, walls and landscaping to shield views into private outdoor spaces.

**Recommendation: Remove this section entirely. The presence of multi-family structures ensures that privacy is compromised. This clause is highly restrictive and is a classic example of a regulatory and administrative burden. But if to remain require subsection d and remove “consideration” language and make it mandatory. Or, let DRB decide if screening is required and screening will take the form of...fences, landscaping or a combination. Clean this up.**

6.13.8. Outdoor Living Space. Twenty percent of the lot or project area shall have private, semiprivate or common outdoor living space(s) that satisfy (a), (b) or (c) below.

a) Each unit has a private or semi-private outdoor living space (yard, patio, courtyard, terrace, porch, balcony, deck, rooftop garden, etc.) that is accessible from the residential unit for the exclusive use of unit residents and that is at least 80 square feet in area and not less than 8 feet in any dimension; or

b) The lot or project area has one or more common outdoor living space(s) to be shared by building residents with the following standards:

i. The common outdoor living space(s) must be located in one or more areas conveniently accessible to building residents via an ADA-compliant path.

ii. No area of the common outdoor living space(s) shall be less than 20 feet in any dimension.

iii. Common outdoor living space(s) must be landscaped with trees, shrubs, groundcover, ornamental plants, and the like.

iv. At least one area of the common outdoor living space(s), must be improved to accommodate activities such as sitting, walking, dining, children’s play, community gardening, or other such typical outdoor activities; or

c) The lot or project has a combination of private and/or commonly shared outdoor living space(s) as described in a) and b) above.

**With parks, schools, a river and multiple trails in town, all within walking distance, not sure this section is necessary. Also, the fact that a certain percentage of any given lot has maximum coverage requirements, this appears to be unnecessary as a whole. Recommendation: Remove completely. If not, state what and where for screening specifically. To what level of screening should be clear. Clean this up...for DRB.**

6.13.9. Landscaping. The front yard must be landscaped with a mix of trees, shrubs and ornamental plants in a manner characteristic of other residential properties in the neighborhood. This may include planting, potentially in combination with fencing, along the frontage and property lines, as well as planting areas along walkways or building foundations). Street trees must be installed where they are not present. Applications for buildings with five or more units must provide a professionally prepared planting plan. **Be specific with what is required. Remove “may” language, Street trees need to be vetted with highway and must be salt tolerant. The street trees requirement needs to be fleshed out or removed.**

6.13.10. Laundry. There must be laundry hook-ups in each unit or common laundry facilities in the building. Clotheslines shall not be prohibited pursuant to 24 V.S.A. §4413. **Okay and good.**

6.13.11. Bulk Storage. Residential units must have a secured, enclosed bulk storage area for the exclusive use of unit residents that is at least 80 square feet in area and not less than 8 feet in any dimension. The storage area may be separate from the residential unit and may be located within the building or within an accessory building. If the storage area will be located within a garage, it must be in addition to the area necessary to accommodate any required parking. **Revise to include each unit and not communal. Needs work. Recommendation- Allotted, secure space for each unit or remove.**

6.13.12. Mechanicals and Utilities. Mechanicals and utilities shall be located on the side or rear of the building if feasible, and free-standing mechanicals and utilities shall be landscaped or screened to prevent visibility from a public road. **Unnecessary and restrictive from a logistical standpoint, not to mention subjective. Recommendation: Remove this section completely.**

6.13.13. Waste Storage. Trash and recycling receptacles must be stored on a hard surface in a location that is readily accessible to building residents and completely screened from view from a public road. If dumpsters are provided for waste collection, they must be kept within an enclosure constructed of durable materials or completely screened with vegetation. **Recommendation. All trash receptacles located in the front yard must be completely screened. Potential prohibition, on dumpsters only, in front of any principal structure.**

6.13.14. EV-Charging Parking Spaces. One EV-charging parking space for every 10 residential units shall be provided. **Site law if present. Okay and good regardless.**