

## 6.13 Multifamily Housing Development Standards

**6.13.1 Applicability and Purpose.** The provisions of this section apply to multifamily dwelling structures, land development creating new multifamily dwelling uses, and additional dwelling units within a lot that result in the creation of three or more dwelling units on the lot. The purpose of the section is to protect or enhance the appearance and quality of neighborhoods, and to ensure basic standards of living for the residents of the multifamily dwelling.

**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.

**6.13.3. Fire Escapes and Entry Stairs.** Exterior fire escapes when needed and exterior entry stairs to upper floor units if included shall must be located to the side or rear of the building and must meet all setback requirements. If located to the side, they must be set back at least 8 feet from the front line 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.

**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 front line of the building if facing a street.

**6.13.5. Driveways and Parking Areas.** The width of residential driveways between the street and building front line must not exceed the lesser of 20% of the lot width or 20 feet in width. The driveway may widen at a point at least 8 feet behind the front line of the building to provide parking, turnaround space and/or access to garage or underbuilding parking entrances.

**6.13.6.** Parking areas shall must be screened with privacy fencing and/or vegetation as needed to prevent light trespass from vehicle headlights onto adjoining properties.

**6.13.7. Privacy.** Developers must provide evidence to show that consideration has been given to the location, orientation and design of multifamily buildings in order to protect the privacy of residents and neighbors. This consideration may include such factors as: 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 neighboring private outdoor space; and
- d) The use of building offsets, architectural features, fences, walls and landscaping to shield views into private outdoor spaces.

**6.13.8. Outdoor Living Space.** Twenty percent of the lot or project area has 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 spaces 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 spaces shall be less than 20 feet in any dimension.
  - iii. Common outdoor living spaces shall be at least 50% vegetated. must be landscaped with trees, shrubs, groundcover, ornamental plants, and like.
  - iv. At least one area of the common outdoor living spaces, 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.

**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.

**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.

**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.

**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.

**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 screened from view from a public road. If dumpsters ~~are will be~~ provided for waste collection, they must be kept within an enclosure constructed of durable materials or completely screened with vegetation, and may not be placed in the front yard. -

**6.13.14. EV-Charging Parking Spaces.** One EV-charging parking space for every 10 residential units shall be provided.