

# Mad River Valley Housing Summit

*Addressing the Mad River Valley's Housing Challenge*

Lareau Farm Pavilion

Wednesday, October 12 | 4:30 - 7 p.m.

Hosted by the Mad River Valley Planning District

**Panel Discussion:**

*What The Regulations Can Do: Zoning For Better  
Neighborhoods & Communities*

Jacob Hemmerick, Planning & Policy Manager

Vermont Department of Housing & Community Development

# Infill Homes Expand Opportunity

A planning approach that creates or expands existing local destinations [and opportunities for development] by reactivating underutilized buildings and lots to align with community needs.

# Infill Homes Welcome Neighbors



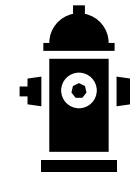
A typical South Bend neighborhood block showing potential development of vacant lots using the pre-approved building types.

Credit: South Bend Indiana Neighborhood Infill Guide 2022

# Infill Homes Are Efficient



# Infill Homes Support Affordability



# Infill Homes Are Convenient



# BUT .... Infill Homes Are Not Always Allowed

**PERMIT NOTICE**


Address: \_\_\_\_\_  
Applicant: \_\_\_\_\_  
Project Description: \_\_\_\_\_

Permit / Approval  
Type: \_\_\_\_\_  
Date Issued: \_\_\_\_\_  
Appeal by: \_\_\_\_\_

Public Hearing  
Date / Time: \_\_\_\_\_  
Place: \_\_\_\_\_  
Purpose: \_\_\_\_\_

For more information contact: \_\_\_\_\_

**Applicant:** This notice shall be displayed on the subject premises and be clearly visible from the public way. Notice shall be displayed at the time of application and shall not be removed until after the appeals expiration date.

 VERMONT LAND USE  
Education & Training Collaborative

# Allowing Infill



ENABLING BETTER PLACES:  
A ZONING GUIDE FOR  
VERMONT NEIGHBORHOODS



## Dimensional Requirements

Building heights, setbacks, and lot coverage regulations are often similar between towns, in spite of differences in character. These dimensional requirements should be carefully crafted to reflect the existing built patterns and local goals, and should avoid needlessly restricting desirable housing options.



## Parking Standards

The effects of excessive parking requirements on housing availability are often underestimated. Especially in areas that have transit and are walkable to school, jobs, and other daily needs, the cost of each unneeded parking space inflates the cost of housing. (The average cost of a parking space is estimated at about \$4,000.) High parking requirements can block new housing options that fit seamlessly into existing neighborhoods, such as ADUs, small infill buildings, and conversions of large houses into more than one residence.



## Allowable Uses

Restrictions on the use of property is a central purpose of zoning, but many Vermont towns and villages severely restrict housing other than a single-family home by requiring complex review processes and/or applying onerous restrictions. Small buildings containing two, three, or four dwellings have historically provided housing variety with minimal neighborhood impacts. These buildings can be enabled again through minor changes to local regulations.



## Street Standards

Streets should be designed according to the intensity of activity through which the street passes. The capital and maintenance costs of overly wide streets can increase the cost of delivering housing as well creating a long-term drain on municipal budgets. Disconnected street networks hinder walking, biking, and transit, increasing individual household transportation costs.



## Accessory Dwelling Unit (ADU)

Vermont has progressive ADU provisions that are applied through regulations of individual towns. Local regulations could be improved to encourage creation of more ADUs through minor changes to parking standards and to size and ownership restrictions.

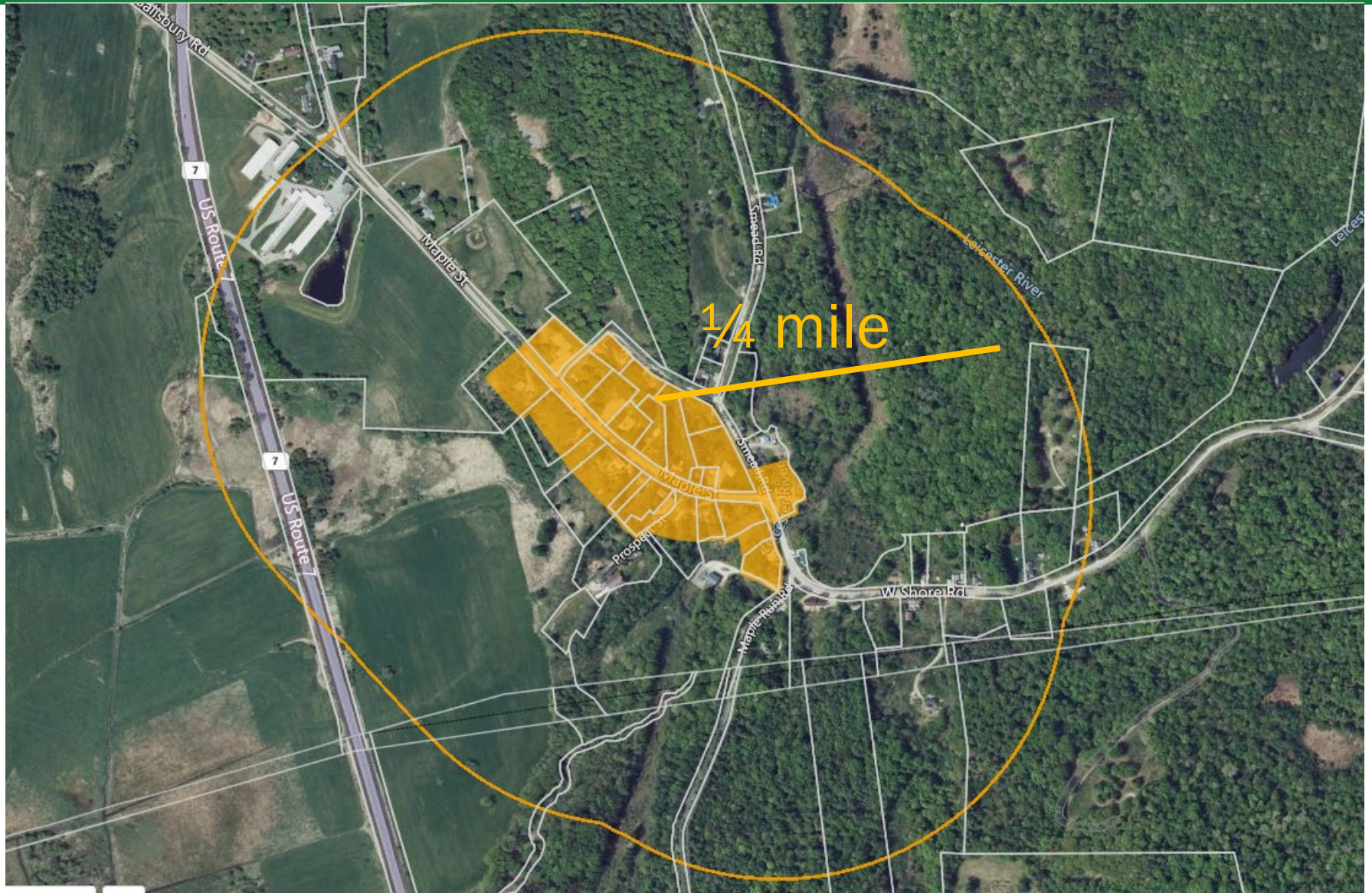


## Development Review Process

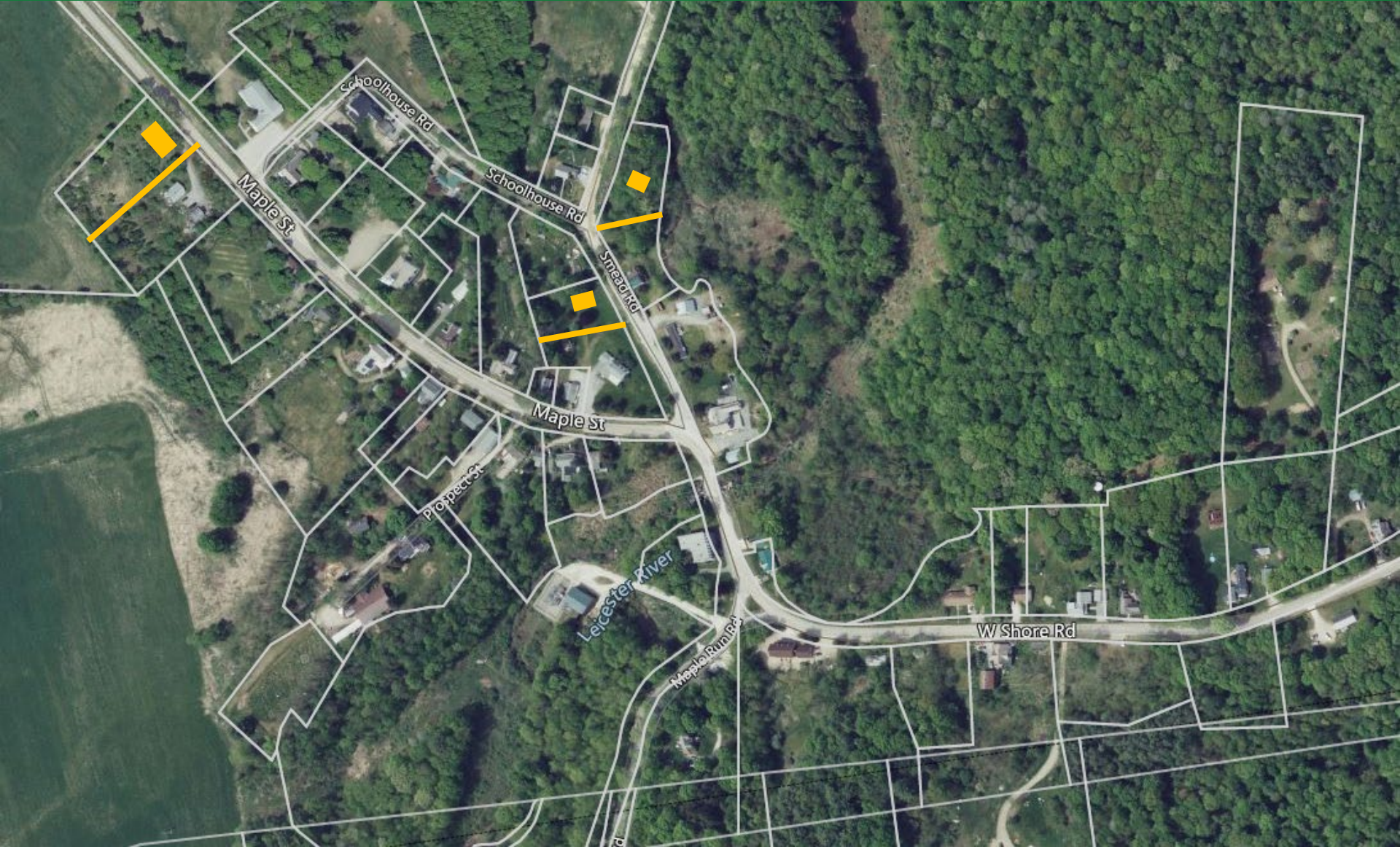
Layers of regulatory review can aid environmental stewardship and protect local character, but they also add time and cost to the production of housing. Strategic streamlining can retain the important functions of the development review process while eliminating unnecessary barriers to locally desired housing.



# Bylaws for Infill Homes: Let's Take a Tour



# Small Lots & Homes



# Small Lots & Small Homes



1/2 acre



1/3 acre



1 acre

# Duplexes



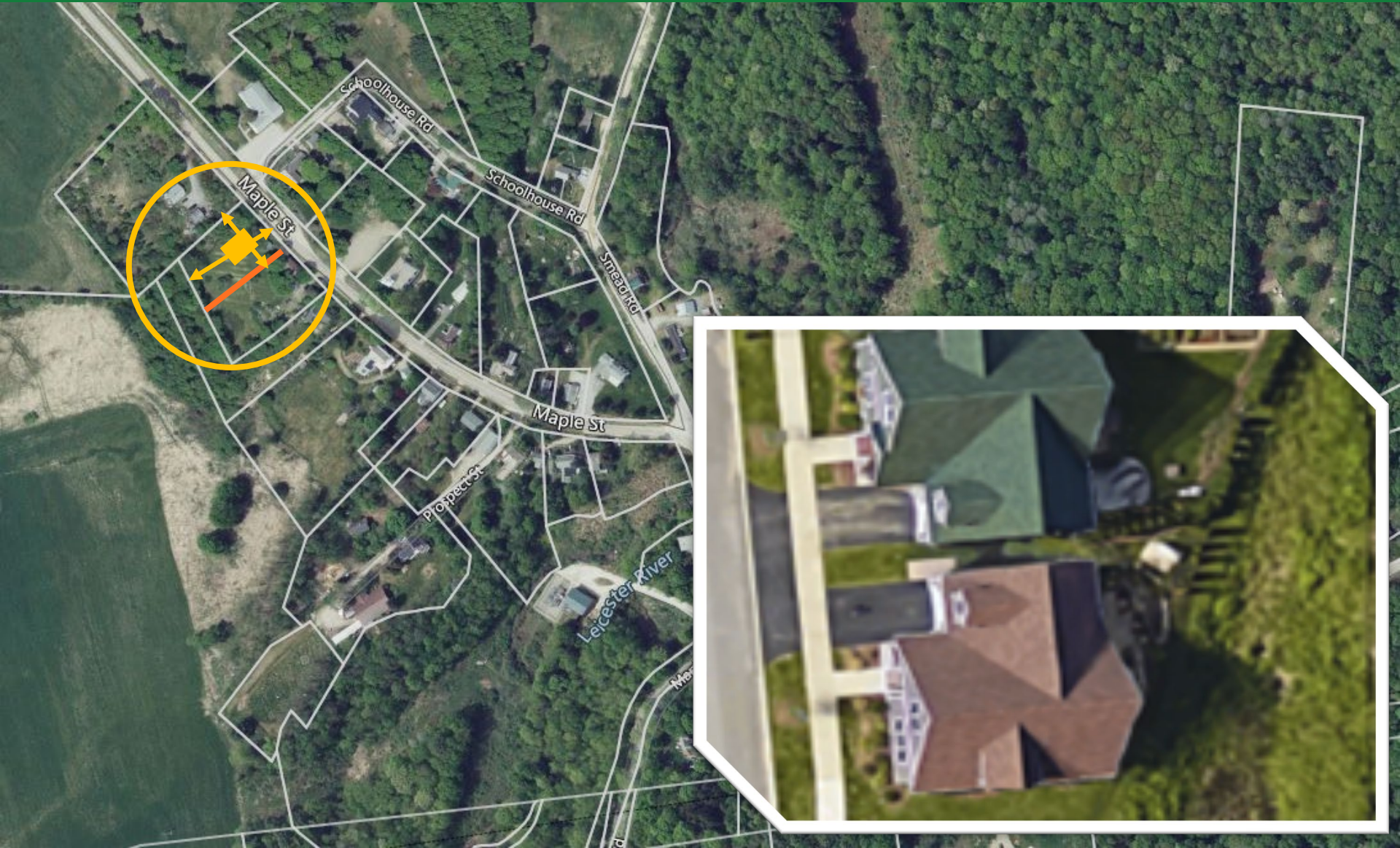
# Small Multi-Family



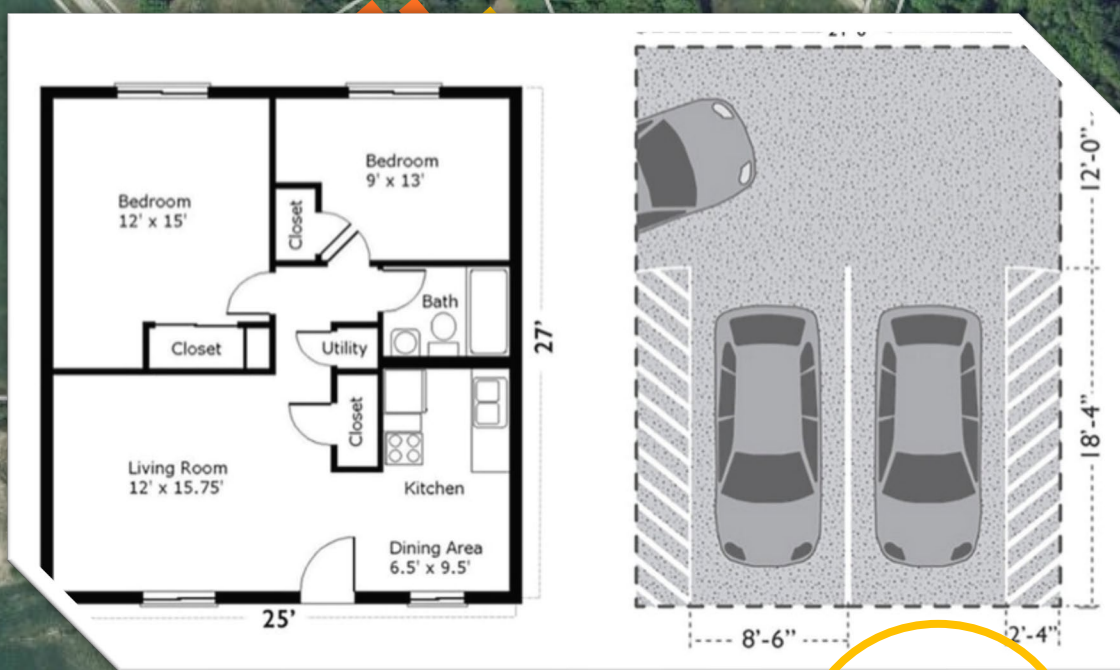
# Accessory Dwellings



# Reduced Setbacks



# Reduced Parking





# Adaptive Re-Use for Apartments



# Mixed-Use/Live-Work



# Cottage Cluster



Credit: Cottage Company

# State Wastewater Permits

VERMONT OFFICIAL STATE WEBSITE



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## WASTEWATER SYSTEMS AND POTABLE WATER SUPPLIES PERMIT APPLICATIONS

### Regional Office Permits

#### ANR Online

The application portal is located here: [ANR Online](#). To begin filling out an application, click on the title of the Wastewater System and Potable Water Supply Permit Application which is specific to your Regional Office. Further instructions are located on the opening pages of that form.



#### Instructions and Help

- [Frequently Asked Questions](#)
- [2016 Application Form Instructions](#) (PDF)
- [ANR Online Video Tutorials](#) (YouTube)
- [ANR Online Guide Document](#) (PDF)

#### Voluntary Revocation

You may request a voluntary revocation of your permit by submitting the following form: PDF form: [Voluntary Revocation Request Form](#).

# New Infill

Buildable Lots  
Dwelling Units  
Housing Choice  
New Business



# Infill Momentum



Figure 37: Salisbury Village, hypothetical gentle infill diagram

# Bylaw Modernization Grants

- Special funding for bylaw updates to expand opportunity & choice of homes available in and around Vermont's centers.
- Up to \$650,000 to award
- Applications due **November 1.**



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