



**Winooski Planning Commission - Virtual Meeting
Thursday, March 10, 2022, at 6:30 PM**

- Attend online: <https://us06web.zoom.us/j/82080432198>
- Attend by phone: 1 646 558 8656
- Webinar ID: 820 8043 2198

I. Call to Order

II. Changes to the Agenda

III. Public Comment

IV. Approve Previous Meeting Minutes

<https://winooskivt.gov/AgendaCenter/ViewFile/Minutes/02242022-917>

V. Continue Discussion on Draft Incentives for Housing Priorities

Documents:

[Section 4.12 and 5.14 Working Draft - v.1 - 03.10.2022.pdf](#)

VI. City Updates

VII. Other Business

VIII. Adjourn

ARTICLE V – SPECIFIC USE STANDARDS

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SECTION 5.14 – INCENTIVES FOR PRIORITY HOUSING

- A. **Intent.** The intent of these regulations is to provide incentives for the development of dwelling units that meet specific criteria as identified by the City to provide a mix of housing options for current and future residents. The standards outlined herein are optional and not required to be included in any application for land development.
- B. **Applicability.** These incentives will apply to any dwelling units as identified under Section 5.14.C regardless of the zoning district.
- C. **Qualifications.** To qualify for the incentives identified herein, dwelling units shall meet at least one of the following standards:
1. **Housing Affordability.** Where affordability is included as part of the identified incentive, the dwelling units included in the project shall be affordable to households making up to 100% of the median household income (as identified in the most current year by the U.S. Census Bureau) for the Burlington-South Burlington Metropolitan Statistical Area.
 - a. Dwelling units shall be perpetually affordable to identified households for a minimum of 20 years.
 - b. The applicant shall contract with an affordable housing provider (such as the Winooski Housing Authority, Champlain Housing Trust, or other provider working in Chittenden County) to ensure income eligibility is maintained for tenants of the qualifying units.
 - c. The applicant or owner of the project shall annually submit to the City verification of affordability and income qualification for the units. This provision shall be waived if the management of the qualifying units, including leasing, is contracted to, or supervised by, a provider as identified under Section 5.14.C.1.b.
 - d. If the owner of a proposed project is an affordable housing developer, Sections 5.14.C.1.b and c shall be waived provided ownership in the project is maintained for the duration of affordability as described in Section 5.14.C.1.a.
 - e. Documentation indicating compliance with Section 5.14.C shall be submitted to the City with the application for development.
 2. **Bedroom Count.** Where bedroom count is included as part of the identified incentive, the dwelling units shall have a minimum of three bedrooms per unit.
 - a. The applicant shall provide architectural plans prepared by a qualified design professional or similar entity in a clearly legible format.
 - b. Submissions shall include a level of detail sufficient to ensure a minimum of three bedrooms with a minimum size consistent with the City's Municipal Code or other applicable regulations are included in each unit.
 3. Applicants are encouraged, but not required, to utilize both the affordability and bedroom count components of these incentives.

D. **Incentives.** The following incentives may be utilized for projects that propose qualifying dwelling units.

1. **Planned Unit Developments.** Planned Unit Developments, as outlined in [Section 6.3](#), are eligible for the following incentives.

a. Projects proposed in the Residential A (R-A), Residential B (R-B), or Residential C (R-C) Zoning Districts that include dwelling units with three or more bedrooms per unit or affordable units as outlined in [Section 5.14.C](#) may configure these dwellings in multi-unit buildings based on the following.

i. Projects in the R-A or R-B Zoning Districts may configure buildings with up to four units per building.

ii. Projects in the R-C Zoning District may configure buildings with up to six units per building.

b. A minimum of 50% of the dwelling units included in any individual building with two or more dwelling units in the R-A Zoning District; or three or more dwelling units in the R-B and R-C Zoning Districts; shall meet at least one of the qualifications as outlined in [Section 5.14.C](#).

c. All other standards and requirements for Planned Unit Developments, as outlined in [Section 6.3](#) shall still apply.

2. **Minimum Parking.** Qualifying dwelling units that meet both of the standards included in [Section 5.14.C](#) shall be eligible for exemptions or reductions to the minimum parking standards outlined in [Section 4.12](#) as follows:

a. Up to four qualifying dwelling units will be exempt from the minimum parking standards of [Section 4.12](#).

b. Qualifying dwelling units shall not be included in the total unit count to determine additional parking spaces as calculated in increments of four dwelling units.

Commented [EV1]: Should we allow for reduced parking in the RA, RB, or RC for PUDs that meet these standards?

ADDITIONAL AMENDMENTS NEEDED BASED ON ABOVE:

Definition for Priority Housing: For the purposes of these regulations, priority housing shall mean dwelling units that have been identified by the City of Winooski that are desired for development due to their size, bedroom count, configuration, or similar elements. The desired housing may change from time-to-time based on the policies and priorities of the City Council which may necessitate amendments to these regulations.

Definition for Affordable Housing Developer: Still in process...

ARTICLE IV - GENERAL USE REGULATIONS

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SECTION 4.12 - PARKING, LOADING AND SERVICE AREAS

- A. **Intent.** Off-street parking is required with all developments or redevelopments and therefore a permitted use on all building lots, in all zoning districts. These parking standards are intended to:
 1. Enable people to conveniently park and access a variety of commercial, residential, and civic enterprises in pedestrian friendly environments by encouraging shared parking.
 2. Reduce fragmented, uncoordinated, inefficient, reserved single-purpose parking.
 3. Avoid adverse parking impacts on neighborhoods adjacent to redevelopment areas.
 4. Maximize on-street parking where available.
- B. **Applicability.** These parking requirements shall apply only to uses and buildings newly constructed, changed, extended, or restored and shall not apply to those uses and buildings lawfully repaired or improved where no increase in gross floor area or change of use is made. The regulations in this section shall apply to all Zoning Districts except the Downtown Core Zoning District; and only Section 4.12.C. shall apply to the Gateway Districts.
- C. **Minimum Reserved Parking Requirements.**
 1. The minimum quantity of parking spaces to be provided in each development proposal shall be determined based on the following requirements. When calculating the spaces required, a decimal shall be rounded up to the nearest whole number. There shall be no maximum quantity of parking unless specifically identified.

Uses	Base Parking Requirements
Residential in R-A, R-B and R-C districts	2.0 space/dwelling unit, except 1.0 space/accessory unit
Residential - in all other districts	1.0 space/dwelling unit + 0.50 space/3 bedroom or larger dwelling unit + 1 space for every 4 units (calculated at increments of 4)
Commercial (retail, restaurant, etc.)	3.0 spaces/1,000 sq. ft. of gross floor area
Hotel/B&B	1.0 space/room
Theater	0.25 spaces/seat
Industrial	3.0 spaces/1,000 sq. ft. of gross floor area
Office	4.0 spaces/1,000 sq. ft. of gross floor area

ARTICLE II - ZONING DISTRICTS

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SECTION 2.4 - LAND USE TABLE

LAND USE	Residential A	Residential B	Residential C	Central Business District	General Commercial	Downtown Core	Gateway Urban General & Storefront ³	Gateway Townhouse Small Apartment/ Detached Residential ³	Industrial	Public
	R-A ¹	R-B ¹	R-C ²	C-1	C-2	DC			I	P
RESIDENTIAL USES										
Single Unit Dwelling	P	P	P							
Accessory Dwelling Unit ⁴	P	P	P							
Two Unit Dwelling (attached)	<i>See Note 9</i>	P	P		CU		See Part 4 of the Form-Based Code	See Part 4 of the Form-Based Code		
Detached Cottage	CU	CU	CU							
Multi-Unit Dwelling (3+ Units) ⁵	<i>See Note 10</i>	<i>See Note 10</i>	<i>See Note 10</i>	P	CU	P				
Assisted Living & Residential Care Homes				P	CU	P	P	P		
Bed-and-Breakfast (B&B)		CU	CU	P	CU	P	P	P		
Family Child Care Home	P	P	P	P	P	P	P	P		
Group Home ⁶	P/CU	P/CU	P/CU	P/CU	P/CU	P/CU	P/CU	P/CU		
Home Occupation	P	P	P	P	P	P	P	P		
COMMERCIAL USES										
Adult Establishment									CU	
Alcohol Manufacturing Facility				CU	CU	CU	P		P	
Animal Care & Boarding									P	
Bar				CU		P	P			
Brew Pub				CU	CU	P	P		CU	
Industry				CU	P				P	
Laboratory				CU					P	
Lodging Establishment				P	CU	P	P			
Office				P	P	P	P		CU	
Personal Service Establishment				P	P	P	P			
Retail Sales				P	P	P	P		CU	
Retail Sales, Neighborhood Commercial		CU	CU					P		
Recreation & Entertainment, Commercial				P	CU	P	P		CU	
Restaurant				P	P	P	P			
Restaurant, Safe Neighborhood	CU	CU	CU					P	CU	
Restaurant with Drive-thru							P			
Vehicle Repair & Sales				CU			P		P	

LAND USE	Residential A	Residential B	Residential C	Central Business District	General Commercial	Downtown Core	Gateway Urban General & Storefront ³	Gateway Townhouse Small Apartment/ Detached Residential ⁴	Industrial	Public
	R- A ¹	R- B ¹	R- C ²	C-1	C-2	DC			I	P
CIVIC & PUBLIC USES										
Association, Fraternal Organization, Social Club				P	CU	P	P		P	
Crematorium							P		P	
Cultural Facility				P	CU	P	P			P
Daycare Facility	CU	CU	CU	P	P	P	P	P	P	P
Education Facility	CU	CU	CU	P	P	P	P	P	P	P
Funeral Home				P	P	P	P			
Healthcare Facility				P	CU	P	P			
Recreation & Entertainment, Non-Commercial	P	P	P	P	CU	P	P	P	CU	P
Religious Facility	P	P	P	P	P	P	P	P	P	
OTHER										
Accessory Structure ⁷	P	P	P	P	P	P	P	P	P	P
Supporting Use ⁸	CU	CU	CU	P	P	P	P	CU	CU	CU

Notes:

- Maximum dwelling units per lot in R-A and R-B shall be 2 total dwelling units no matter how it is configured in the allowable use types as listed above (i.e. Two Unit Dwelling in R-B only, Single Unit Dwelling and Accessory Dwelling, or Single Unit Dwelling and Detached Cottage).
- Maximum dwelling units per lot in R-C shall be 3 total dwelling units no matter how it is configured (i.e. Two Unit Dwelling and a Detached Cottage, or Single Unit Dwelling and Accessory Dwelling and Detached Cottage).
- Some of the FBC permitted uses are subject to specific Development and Performance Standards in [Section 804](#) of the code in Appendix B.
- One accessory dwelling consistent with [Section 5.1](#) is permitted per lot.
- Maximum density for Multi-Unit housing in C1 is 60 units/acre.
- If a group home locates within 1,000' of another group home it shall be subject to Conditional Use review and approval.
- One accessory structure not to exceed 100 square feet per lot is exempt under [Section 6.13](#) except for setback requirements. Otherwise all applicable dimensional standards in [Section 2.5](#) shall apply.
- Supporting Use shall be limited to "uses" such as administrative offices or services that relate to the "primary" use of the site/parcel and shall be operated (solely) by the property owner or owner representative for the purpose of providing services to the site. Supporting Uses may be incorporated into an existing structure or in a standalone structure provided the dimensional requirements of [Section 2.5](#) are met.
- ~~Two-unit dwellings are permitted in the R-A Zoning District if proposed as part of a Planned Unit Development consistent with the standards of [Section 5.14](#) and [Section 6.3](#). Otherwise, two-unit dwellings are not permitted in the R-A Zoning District.~~
- ~~Multi-unit dwellings are permitted in the R-A, R-B, and R-C Zoning Districts if proposed as part of a Planned Unit Development consistent with the standards of [Section 5.14](#) and [Section 6.3](#). Otherwise, multi-unit dwellings are not permitted in these districts.~~

SECTION 2.5 - DIMENSIONAL REQUIREMENTS TABLE

		Residential A R-A	Residential B R-B	Residential C R-C	Central Business District C-1	General Commercial C-2	Downtown Core DC	Gateway Districts	Industrial I	Public P
Parcel	Lot Size (Minimum Square Feet)	10,000	7,500	7,500	3,000	7,500	NA	See Appendix B	20,000	NA
	Frontage (Minimum Feet)	75	75	50	50	75	NA		100	NA
	Lot Depth (Minimum Feet)	100	100	60	60	60	NA		60	NA
	Lot Coverage (Maximum %)	40	50	50	100 ¹	80	NA		70	50
Primary Structure	Front Setback (Minimum Feet)	20	10	10	0	0	NA		10	10
	Rear Setback (Minimum Feet)	15	15	15	0	0	NA		10	15
	Side Setback (Minimum Feet)	15	10	10	0	0	NA		10	10
	Building Height (Maximum Feet)	35	35	35	60	35	See Article III		35	35
Accessory Structure	Front Setback (Minimum Feet)	10	10	10	NA	NA	NA			10
	Rear Setback (Minimum Feet)	5	5	5	NA	NA	NA			5
	Side Setback (Minimum Feet)	5	5	5	NA	NA	NA		5	
	Building Height (Maximum Feet)	35	35	35	NA	NA	See Article III		35	

Notes:

1. Conditional upon attainment of all necessary State and City stormwater management approvals.

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SECTION 2.13 - INDUSTRIAL, "I"

- A. Purpose. The regulations associated with this district are intended to encourage, retain, protect, and provide for wholesale and warehousing activities, manufacturing and commercial activities compatible to abutting residential districts.
- B. Permitted and Conditional Uses – See [Table 2.5](#) [Table 2.4](#).
- C. Dimensional Standards – See [Table 2.6](#) [Table 2.5](#).

SECTION - 2.14 - PUBLIC, "P"

- A. Purpose. The purpose of the Public District is to retain these lands for public use, public utility, natural resource management, and conservation. The Public District encompasses Landry Park, Gilbrook Natural Area, and the Winooski School District.
- B. Permitted and Conditional Uses – See [Table 2.5](#) [Table 2.4](#).
- C. Dimensional Standards – See [Table 2.6](#) [Table 2.5](#).