



CHARLOTTE VILLAGES

LAND USE REGULATION UPDATES

FEBRUARY 20, 2024

1. Timeline & Work Plan
2. Finalize East & West Villages Report
3. Dimensional Standards
4. Act 181 – Finalize Outreach Plan

Timeline & Work Plan

Date	Topic
12/19/24	Approaches to Regulating Uses
1/16/25	Act 181 – Regional Future Land Use Map & Engagement Plan
2/20/25	Dimensional Standards: Lot Area, Density, Coverage, Side / Rear Setback
3/20/25	Development Pattern: PUDs, Subdivisions, Frontage
4/17/25	Roads / Driveways, Parking, Front Setbacks
5/15/25	Clarify Environmental Protections, TDR
6/19/25	Review New Draft LURs

East & West Villages Report

- Links to:
 - [Revised Final Report](#)
 - [Appendices \(no changes made\)](#)
 - [Summary of comments addressed](#)
- Key changes:
 - Condense language on public participation
 - Highlight that mix of uses (not just housing) are desired
 - Deemphasize idea that village zoning is driving rural development
 - Shift away from discussing proportions of development in village vs. rural areas
- Seek Planning Commission acceptance of final report
- No further CCRPC staff time available for this task



Previous Meeting Recap

- Learned about Act 181, including:
 - New regional future land use maps
 - New designation program
 - New Act 250 exemptions
 - Housing targets
- Reviewed CCRPC proposal for edits to use table
 - Removed duplicative uses and definitions
 - Considered changes that would enable desired uses in the Villages
 - Began to discuss how site-specific requirements interact with the use table to guide Village development

ADUs



Source: DuBois & King

Duplex



Source: DuBois & King

Triplex - Quad - Multifamily



Source: DuBois & King



Source: Enabling Better Places (ACCD)



Source: Enabling Better Places (ACCD)



Source: Housing For All Toolkit (Jonah Richard)

Cottage Court



Source: Bristol Villages Cohousing

Mixed Use



Source: DuBois & King



Source: Housing For All Toolkit (DHCD)



Source: Housing For All Toolkit (Utile)



Source: Champlain Valley Cohousing



Source: DuBois & King



Source: Redfn



Source: Champlain Housing Trust

Dimensional Standards Overview



- Lot Area (typically minimum)
 - *In Villages: 5 acres*

- Density (typically maximum)



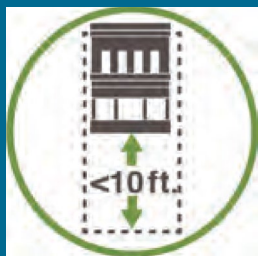
- Residential: typically based on dwelling unit
- Non-Residential: typically based on floor area (sq. ft.)

- *In Villages: 5 acres / dwelling, 1 acre / use*

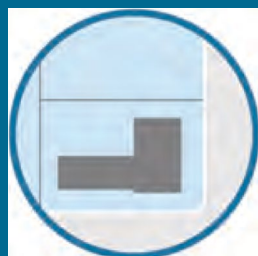


- Lot Frontage (minimum)
 - *In Villages: 75 ft. – 150 ft.*

Dimensional Standards Overview



- Front / Side / Rear Setbacks (minimum)
 - *In Villages: 25 ft. (15 ft. side / rear VCM)*



- Lot coverage (maximum)
 - Building Footprint (*In Villages: 20%-25%*)
 - Total Lot (impervious) Coverage
 - *In Villages: 30% - 40%*



- Structure Height (maximum)
 - *In Villages: 35 ft.*

A Note on Density

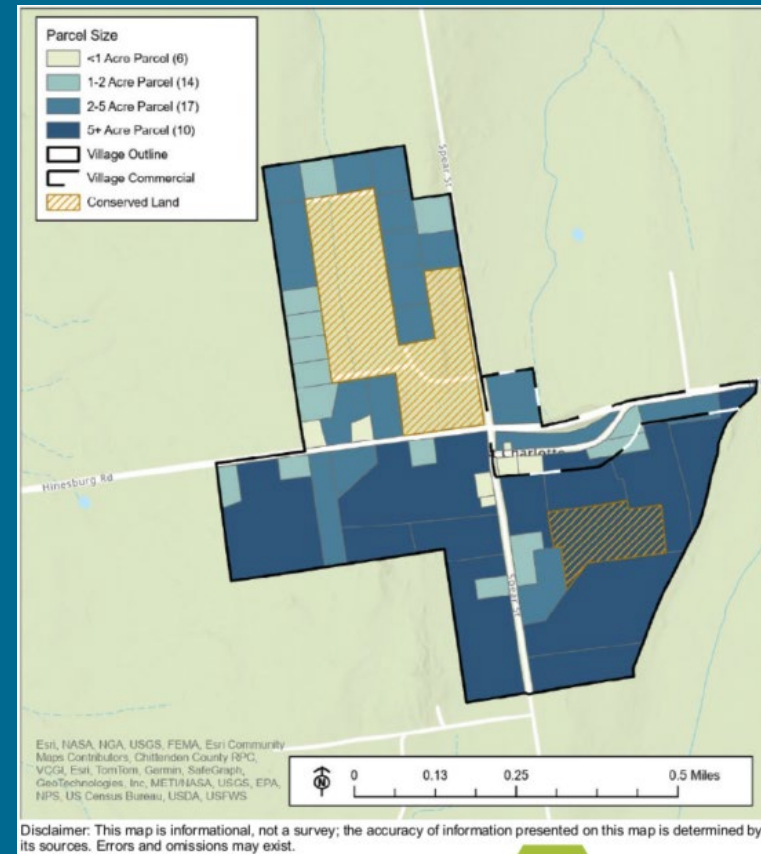
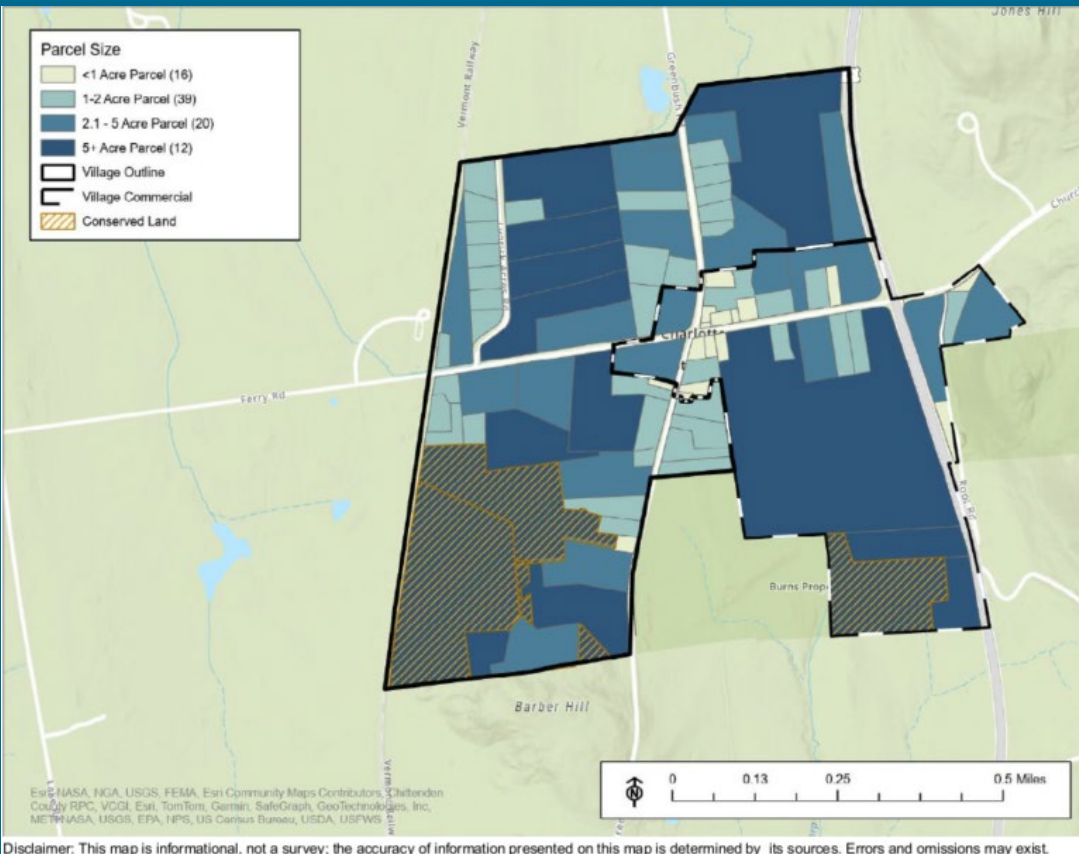
- What is density?

$$\frac{\textit{Dwelling Units}}{\textit{Total Area}} \quad \text{OR} \quad \frac{\textit{Built Area}}{\textit{Total Area}}$$

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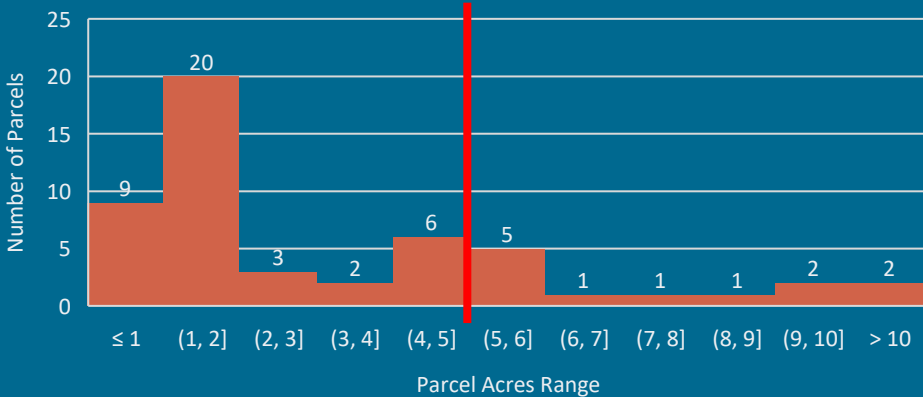
- Build Area = area not restricted by Setbacks or Lot Coverage
- Total Area = Minimum Lot Area
- # of Dwelling Units is practically limited by size of dwelling unit

Discussion: Lot Area



Existing Lot Area	WCV	VCM West	ECV	VCM East
5 acres or less	77%	84%	72%	85%
2 acres or less	56%	66%	38%	31%
1 acre or less	17%	44%	13%	23%

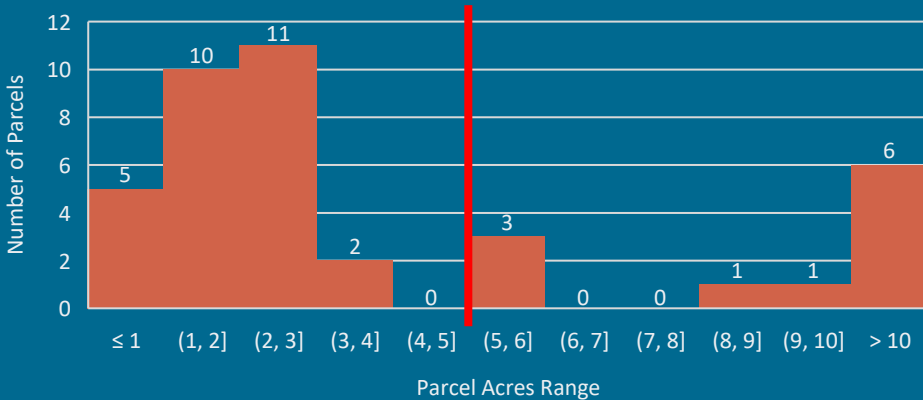
West Charlotte Village Parcel Sizes



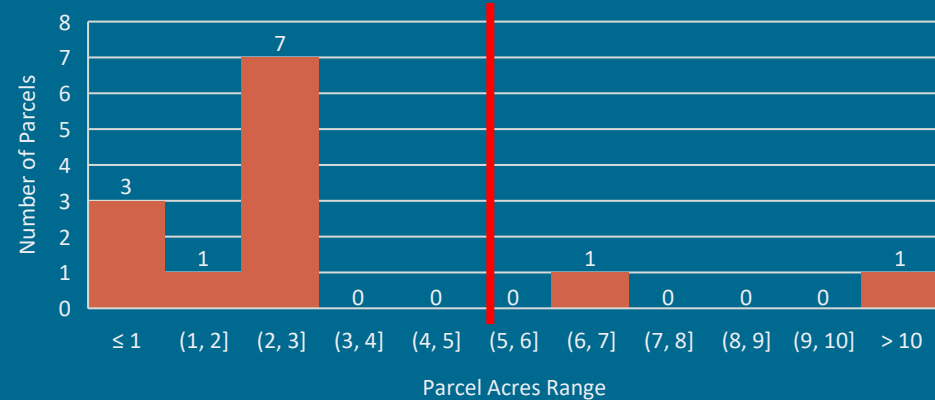
East Charlotte Village Parcel Sizes



Village Commercial (West) Parcel Sizes



Village Commercial (East) Parcel Sizes



Lot Area: Camel View Lane (VCM – East)



Lot Area: Lynrick Acres (WCV)



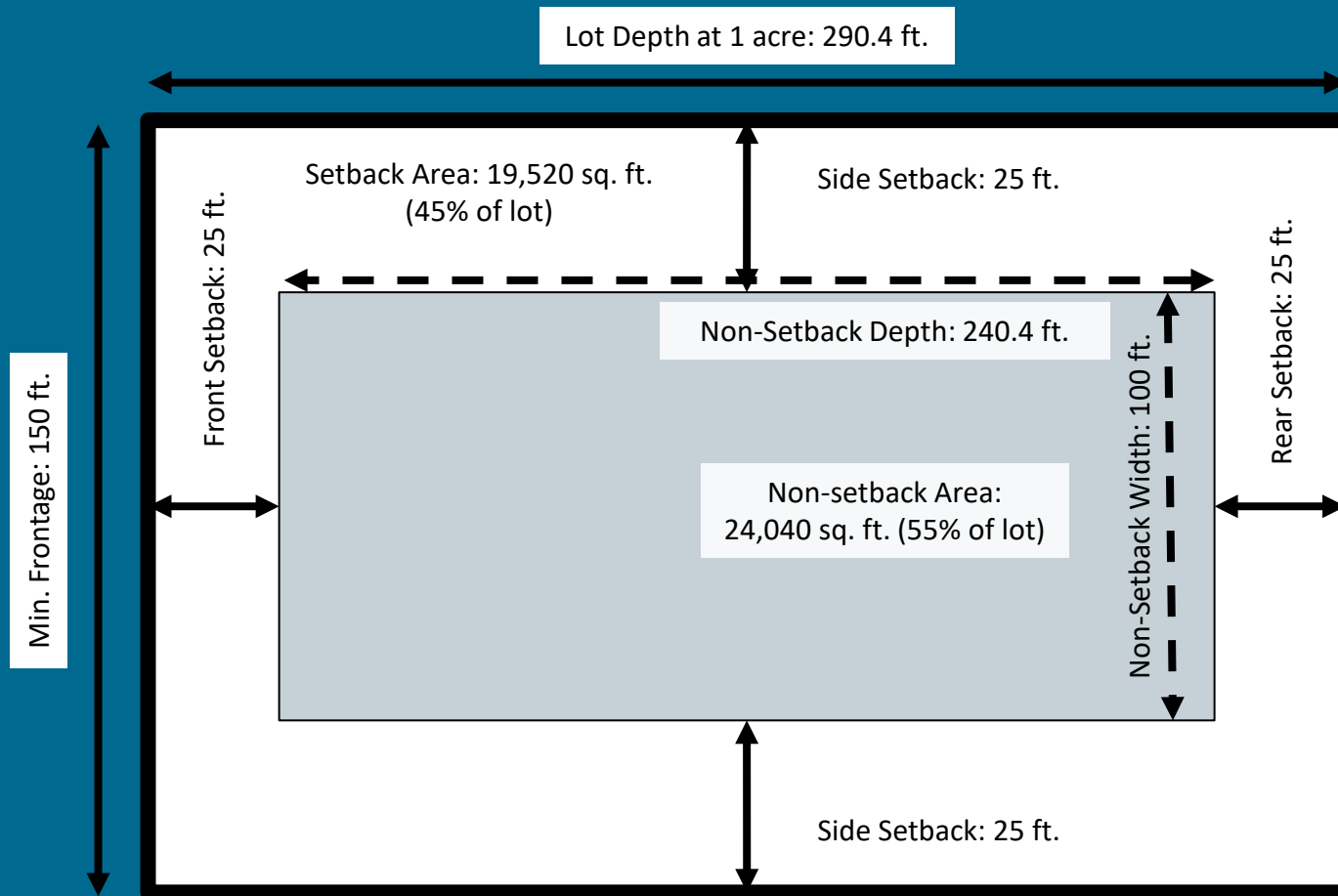
Lot Area: 251 Ferry Road (VCM – West)



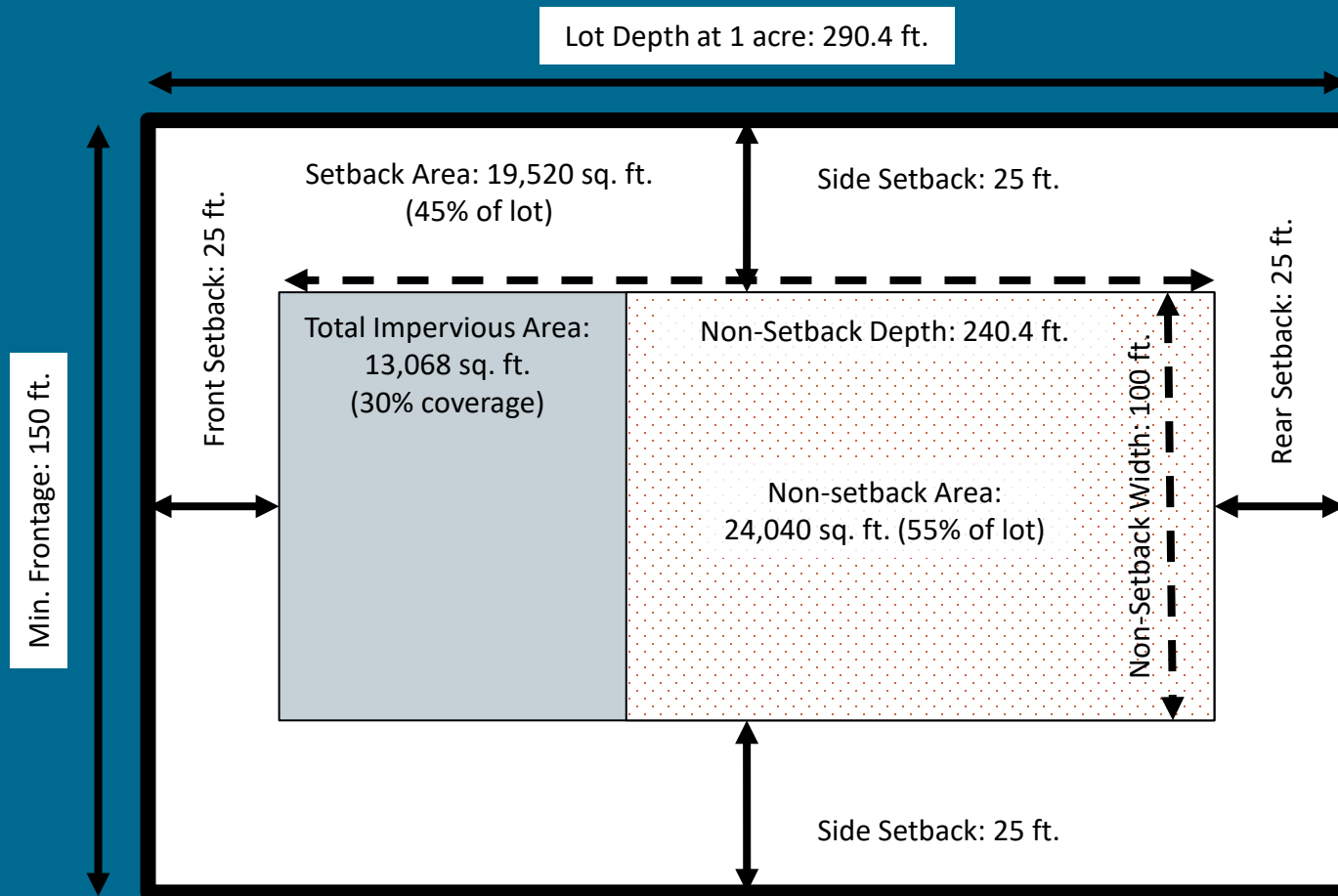
Lot Dimensions: 1-Acre Example



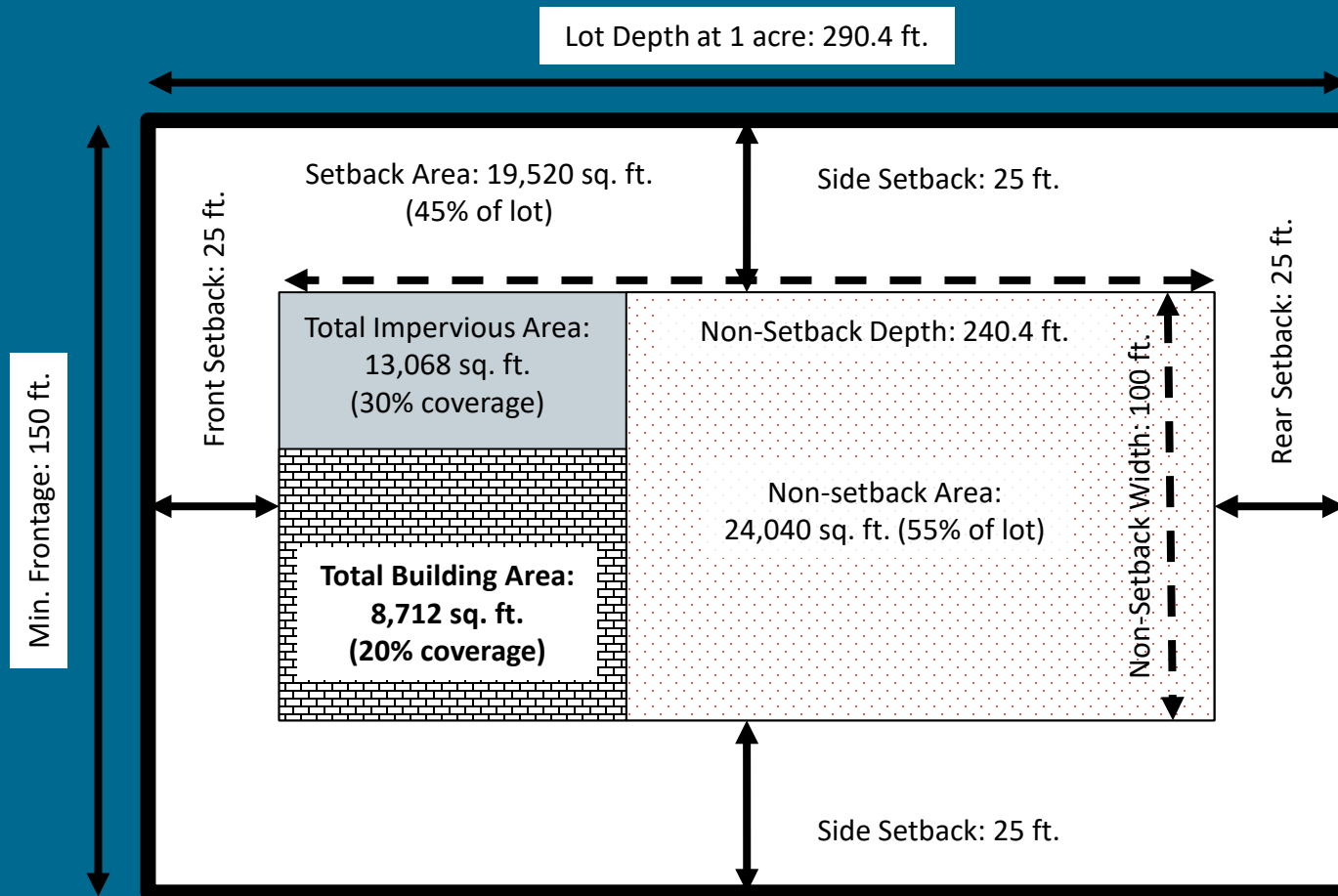
Lot Dimensions: 1-Acre Example



Lot Dimensions: 1-Acre Example



Lot Dimensions: 1-Acre Example



Discussion: Lot Area

Possible zoning update: Reduce minimum lot area from 5 acres to 1 acre

Problem being addressed

Zoning requirements do not match the existing development pattern, especially in the core of the Villages (Village Commercial). This limits options for incremental change and adaptive reuse.

Community goals that could be achieved

Make commercial development simpler, more housing choice, make adaptive reuse easier, make efficient use of buildable land

Feedback or additional information needed about this approach

[Discussion notes]

Discussion: Density

Possible zoning update: Remove density provision for both residential and non-residential uses

Problem being addressed

The residential density requirement limits the types of housing that can be built in the Villages by requiring large amounts of land that aren't used for building. Density requirement is duplicative when combined with Lot Area and Lot Coverage standards.

Community goals that could be achieved

Make commercial development simpler, restore property rights, more housing choice, make adaptive reuse & historic preservation easier, make efficient use of buildable land

Feedback or additional information needed about this approach

[Discussion notes]

Discussion: Lot Frontage

Possible zoning update: Consider reducing lot frontage in Village districts to 75 ft or 50 ft, or allow flag lots.

Problem being addressed

Even if Minimum Lot Area is reduced, Minimum Lot Frontage precludes subdivision of new lots because most existing parcels do not have 300+ feet of frontage. Reducing frontage or using combined frontage would allow 1-2 additional lots per parcel.

Community goals that could be achieved

Increase housing choice, make efficient use of buildable land without adding new streets

Feedback or additional information needed about this approach

[Discussion notes]

Discussion: Lot Coverage

Possible zoning update: Increase maximum lot coverage if minimum lot area is reduced.

Problem being addressed

Currently, lot coverage allows 1-1.5 acres of impervious surface on a 5-acre lot. Reducing minimum lot size would right-size this to existing patterns, though adjustments may still be needed.

Community goals that could be achieved

Mitigate stormwater impacts, promote human-scale design, make efficient use of buildable land

Feedback or additional information needed about this approach

[Discussion notes]

Discussion: Lot Coverage

Possible zoning update: If Minimum Lot Area is not reduced, consider alternatives to Lot Coverage to regulate massing and scale.

Problem being addressed

Currently, lot coverage allows 1-1.5 acres of impervious surface on a 5-acre lot. Floor Area Ratio, building envelopes, maximum setbacks, open space requirements, or other tools would help maintain the existing scale of Village development.

Community goals that could be achieved

Mitigate stormwater impacts, promote human-scale design, make efficient use of buildable land

Feedback or additional information needed about this approach

[Discussion notes]

Summary: Approaches Charlotte could take

- Reduce Lot Area to match existing settlement pattern
- Remove duplicative Density requirements
- Revisit Lot Coverage in light of Lot Area and Density changes
- Reduce Lot Frontage

Act 181 Engagement Plan

- Set meeting dates with Planning Commission and/or Selectboard
- Identify any additional recommended public outreach, specifically including to:
 - Low-income households
 - Persons of Color and Indigenous Peoples
 - Households with limited English proficiency
 - People or groups we missed in outreach about the Villages project

Google: "Vermont State Housing Needs Assessment" - Appendix A has the details, but the whole report is good context.