

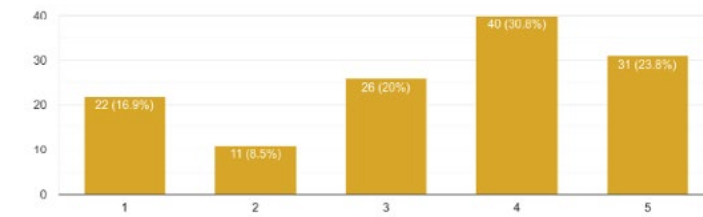
Visual Preference Survey: Housing Types

In the Visual Preference Survey conducted in spring 2024, nearly 30% of respondents emphasized the importance of maintaining the small-town character



Single family homes on small lots with common space.
Source: Cottages at Erie Commons

and aesthetic of their community when considering new housing developments. **There was a strong preference for housing that blends with existing architectural styles and is scaled appropriately to the rural setting,** avoiding large, modern structures that could dominate the landscape. About 15% of respondents expressed strong opposition to high-density housing and large-



55% Favorable and Very Favorable Responses (4 & 5)

scale developments, which they felt were inappropriate for the rural setting and could lead to undesirable changes in community dynamics, such as increased traffic and loss of local charm.

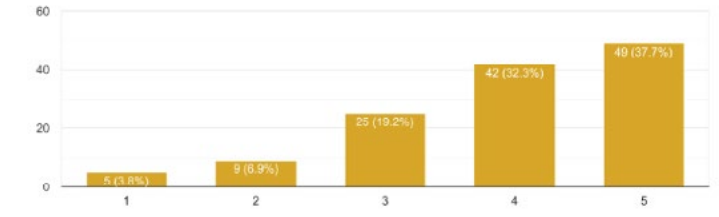
About 25% of the feedback focused on the need for affordable and diverse housing options, including senior housing, multifamily units, and smaller



Cottage community.
Source: Bristol Villages Cohousing

single-family homes. **Respondents highlighted the necessity of providing housing that supports various demographic groups, including young workers and working families, seniors, and low-income residents, towards a more diverse and balanced community.**

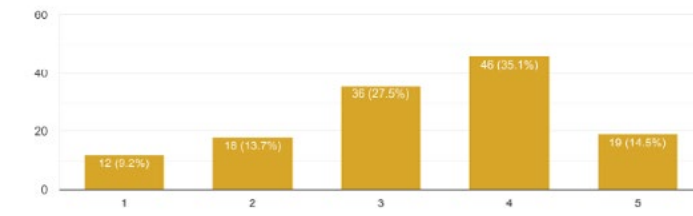
The images shown here are those that received more than 50% favorable and very favorable responses.



70% Favorable and Very Favorable Responses (4 & 5)



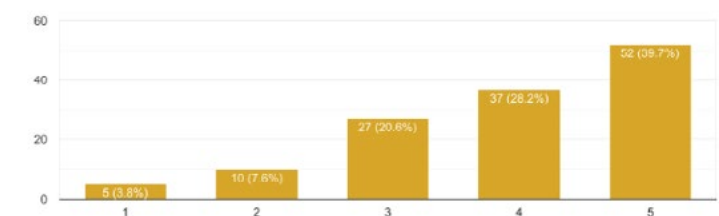
Small detached home.
Source: Unknown



51% Favorable and Very Favorable Responses (4 & 5)



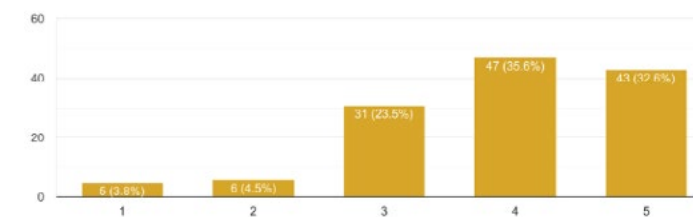
Cottage community.
Source: The Cottages on Vaughan, microLife Institute



67% Favorable and Very Favorable Responses (4 & 5)



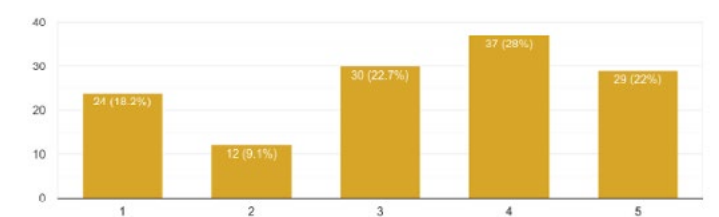
Accessory dwelling unit.
Source: Seven Days



68% Favorable and Very Favorable Responses (4 & 5)



Eight unit apartment building in single-family style.
Source: DuBois & King



50% Favorable and Very Favorable Responses (4 & 5)



Housing Types

As seen in the Visual Preference Survey and discussed during various public engagement events and conversations, the housing style and character in Charlotte is extremely important. People moved here for the quaint village feel and agricultural surroundings and any new housing needs to reflect that desire, particularly as the housing types shift from single family and duplex to triplex, quadplex, and multifamily units. There are examples throughout the State of Vermont, and elsewhere, of large farmhouses repurposed into multifamily units as well as new construction built with a similar style in mind.

This page shows examples of various housing typologies throughout Vermont.

ADUs



Source: DuBois & King



Source: Enabling Better Places (ACCD)

Duplex



Source: DuBois & King



Source: Enabling Better Places (ACCD)

Triplex - Quad - Multifamily



Source: DuBois & King



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: Redfin



Source: Champlain Housing Trust



Five 1-acre Lots Concept

This page shows what could be achieved by **reducing lot sizes from 5-acres to 1-acre**, with mixed dwelling types, including single family, duplex, and accessory dwelling units.

These illustrate the following Land Use Regulations amendment recommendations:

- Minimum Lot Area reduced from 5 acres to 1 acre
- Potential for single family, duplex or accessory dwelling unit residences

- Property Line Setbacks reduced from 25 to 15 feet
- Maximum Building Footprint of residences: 2,500 SF
- "Flag lots" or access easements without road frontage
- Avoids environmentally sensitive features such as mature trees
- Frontage Sidewalk



Single Family Home



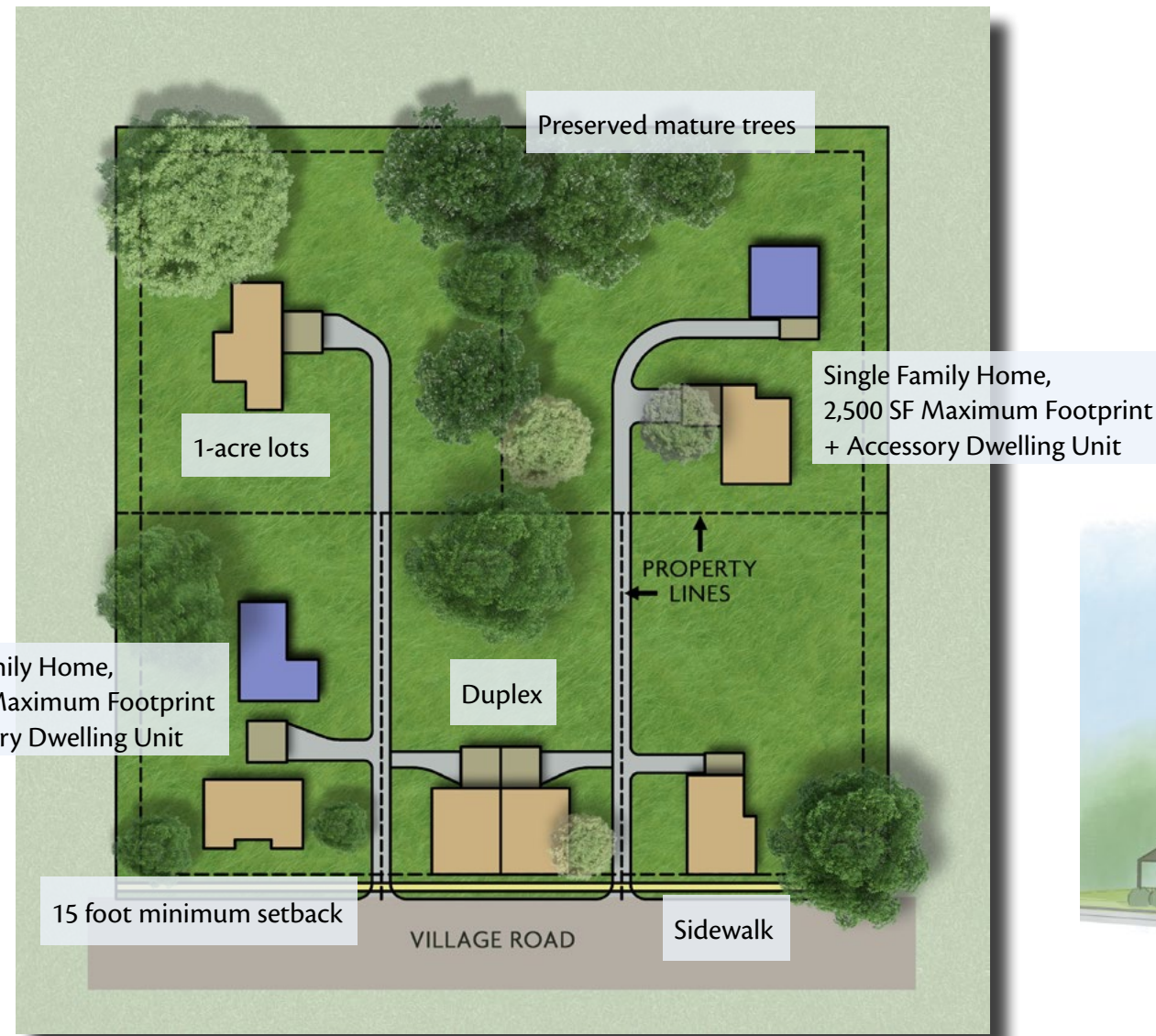
Duplex



Accessory Dwelling Unit



Duplex



"I think clustered housing is key. Also helps keep some of our land free of housing so there's room for wildlife."

Cottage Court and Mixed Use Concept

This page shows two (2) mixed-use buildings and six (6) smaller "cottage court" style residences. In a configuration such as this, the mixed-use buildings could host small commercial on the first floor, such as a restaurant or hardware store, with residences above. The cottage court buildings are small homes, which may share some common green space and gardens.

- Multiple permitted Principal Structures on a Lot
- Property line Setbacks reduced from 25 to 15 feet
- Parking to the rear of buildings
- Maximum Building Height increased from 35 to 45 feet

Also shown are a frontage sidewalk, community garden, shared parking, and a pond. The mixed-use properties could be rehabilitated existing buildings, or newly built.

These illustrate the following Land Use Regulations amendment recommendations:



Cottage Court



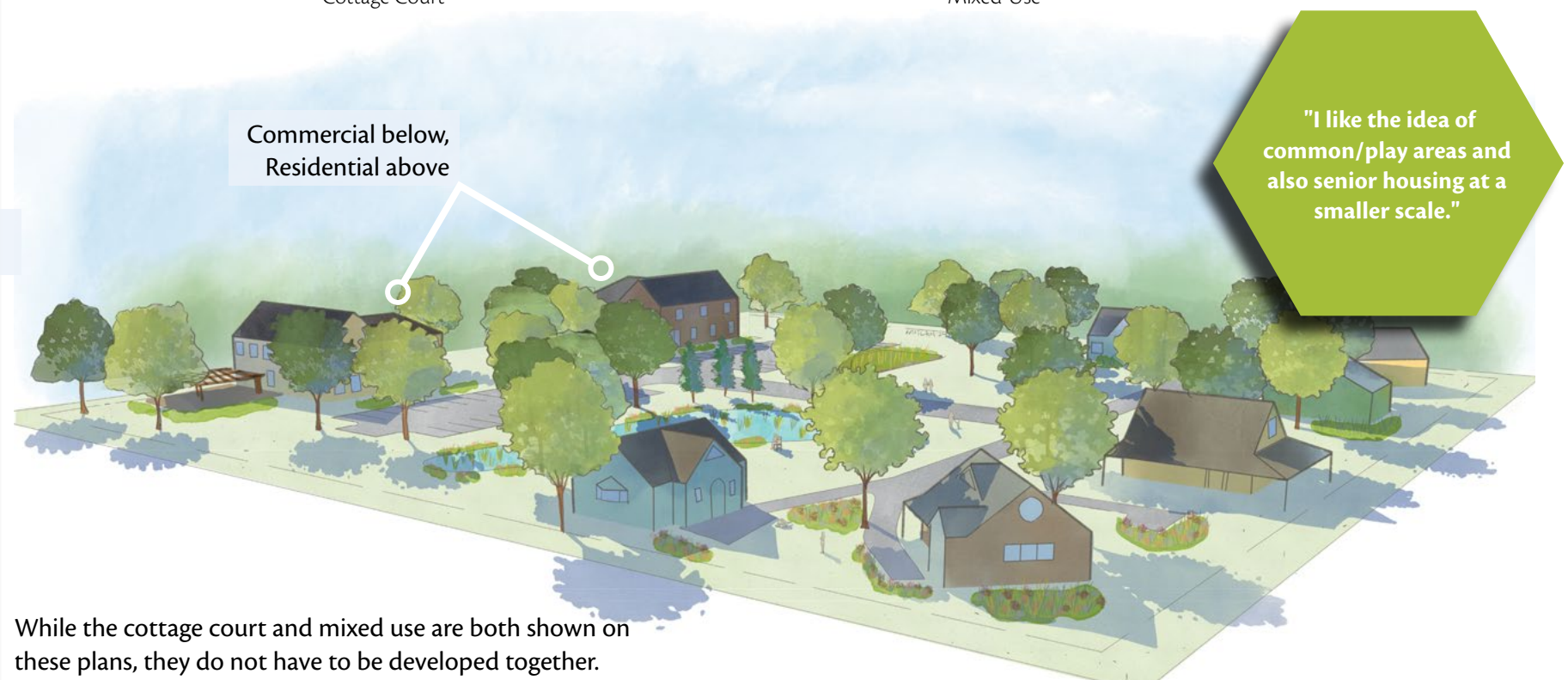
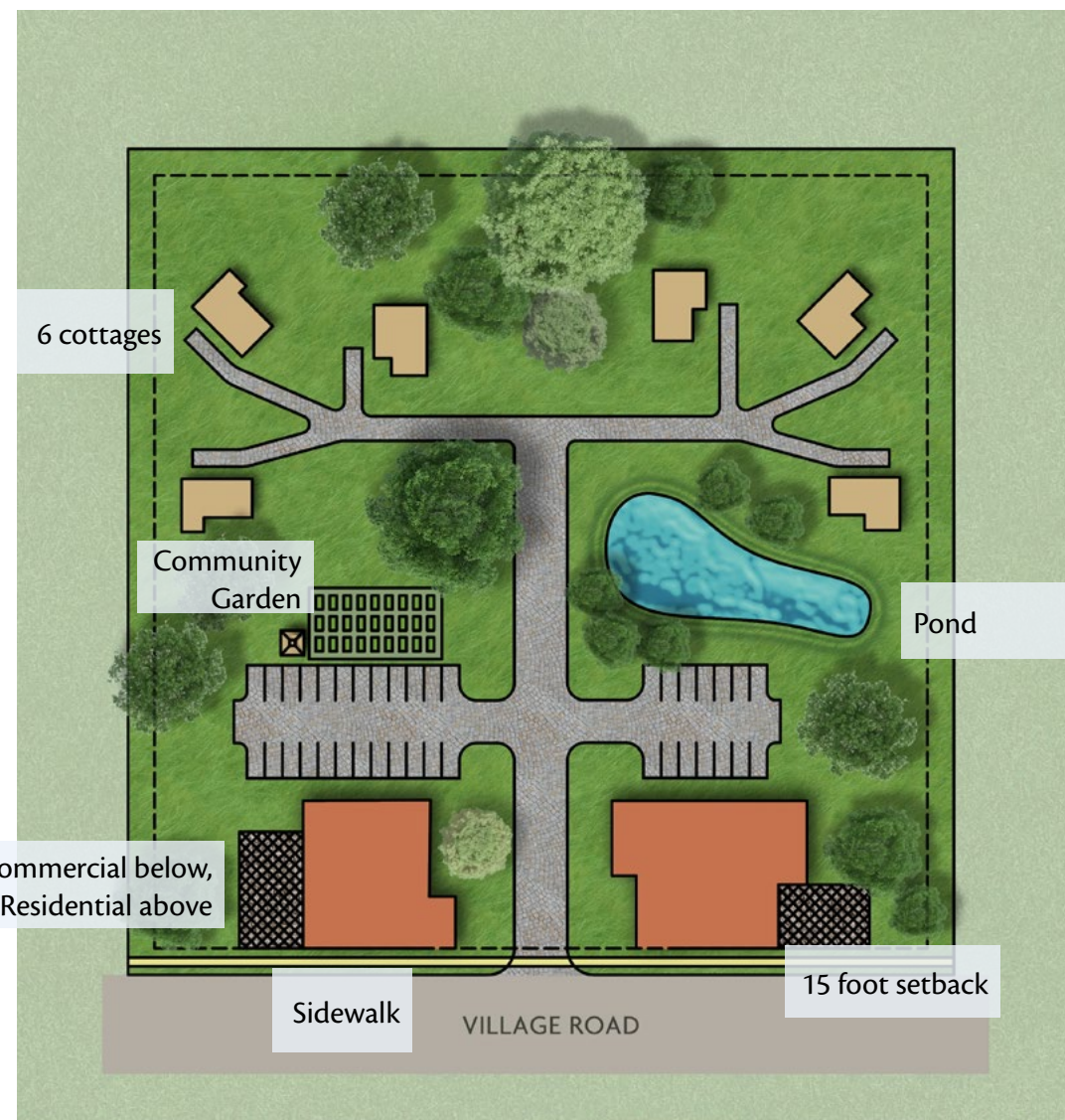
Mixed-Use



Cottage Court



Mixed-Use



While the cottage court and mixed use are both shown on these plans, they do not have to be developed together.

Existing Farmhouse and Barn Conversion Concept

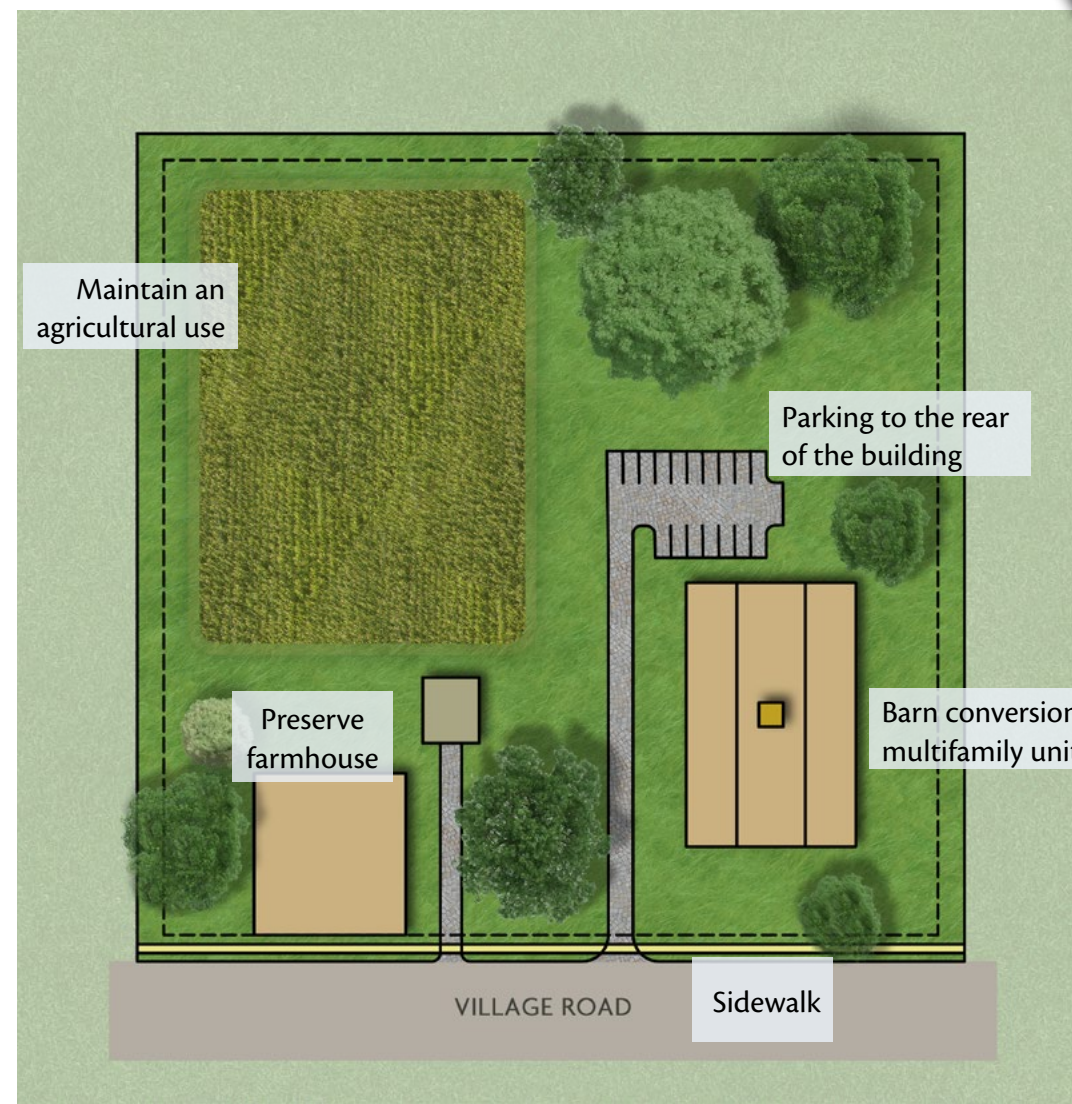
This page shows how an existing barn-type structure could be converted to house a multifamily residential use, while retaining an existing farmhouse—for single or multifamily occupancy—as well as the on-lot agricultural use.

- be independent of the Planned Unit or Planned Residential Development process)
- Parking to the rear of buildings
- Frontage Sidewalk

" Maintaining the historical context of the villages is important. Housing for a diverse population is important. Any building should look historically appropriate."

These illustrate the following Land Use Regulations amendment recommendations:

- Multiple Principal Structures on a Lot
- More than four (4) residential units on a lot (as may



Existing Charlotte home



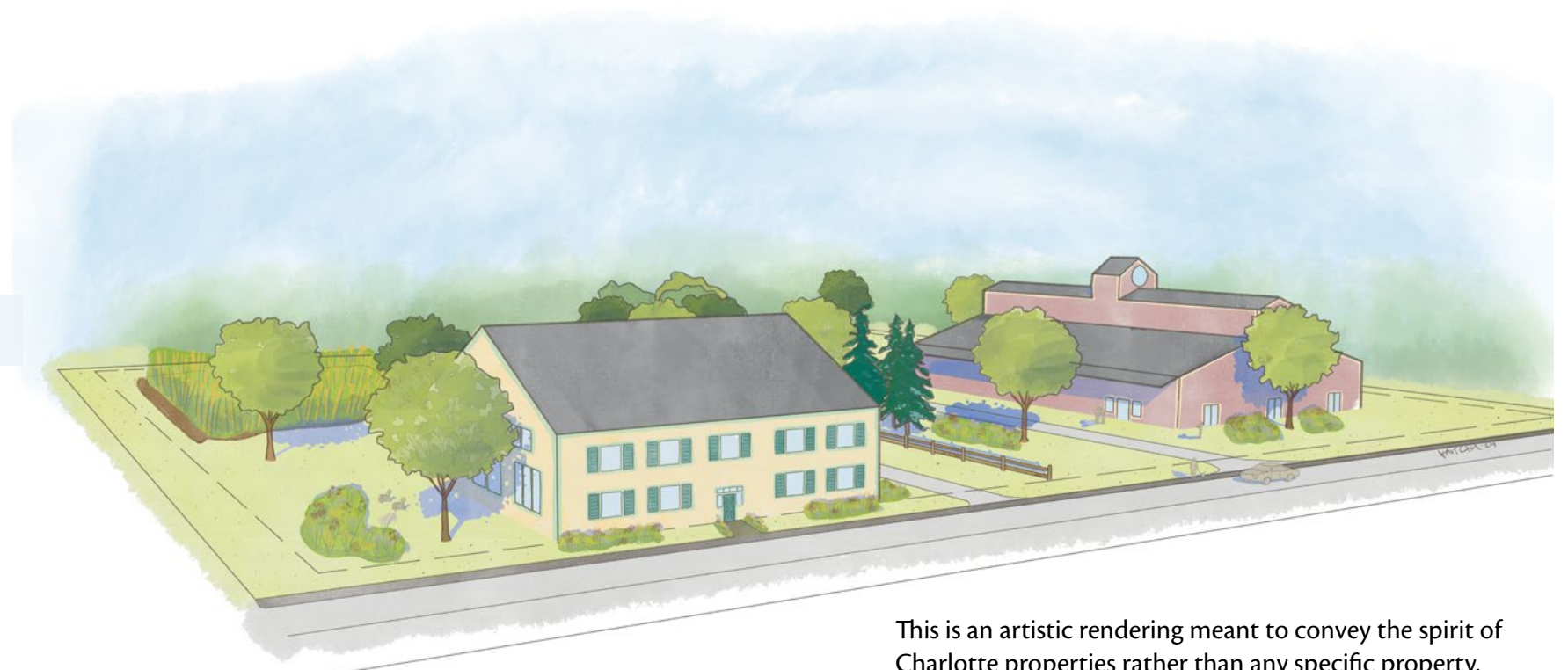
Example of a barn-to-residence conversion



Existing Charlotte farmhouse



Barn-to-residence. Source: Green Mountain Timberframes



This is an artistic rendering meant to convey the spirit of Charlotte properties rather than any specific property.