

East Montpelier Zoning Update New Definitions

Topic: Boarding Houses

Issue: Currently allowed as a permitted use only in Zone C (Residential-Commercial), however no definition exists.

Boarding House/Lodging House: A building in which rooms are rented with or without meals to three or more, but not exceeding, twenty persons. Furthermore, each boarding house shall have no more than one kitchen facility whether shared or not. (*Source: Barre Town; Conditional Use in Highway Commercial District*)

Rooming and Boarding House: Accessory use of a single-family residential property to provide accommodations that will typically serve as the boarder's principal residence, and that commonly includes meals, housekeeping and/or laundry services. (*Source: PlaceSense; Permitted Use in all but R3 and R10 districts*)

Recommendation:

Boarding House/Rooming House: Accessory use of a single-family residential property to provide rental accommodations that will typically serve as the boarder's principal residence.

Notes:

1. As an accessory use to a single family dwelling, Boarding Houses would not receive site plan review by the DRB.
2. If regulated, allow as a permitted use in all Village Districts. Consider allowing as a Conditional Use in other districts.

Topic: Lot Coverage

Issue: This is a new concept for LUDR. Need a definition.

Impervious Surface: a surface composed of a material that impedes or prevents the natural infiltration of water into the soil including, but not limited to, rooftops, parking lots, streets, driveways, sidewalks, walkways, patios and similar hard surfaced areas whether constructed of concrete, asphalt, stone, brick, gravel, compacted earth or similar materials. This definition excludes hard surfaces and materials used as a green stormwater infrastructure practice that are specifically designed, constructed and maintained to pervious. (Source: PlaceSense)

Maximum Lot Coverage: Total amount of impervious surface as a percentage of total lot area. (Source: Waterbury).

Overall development includes building coverage, parking areas, leachfield areas, right-of-ways & easements. Driveway accessing the parcel shall not be counted. These standards shall only apply to parcels created after the adoption of this bylaw. (Source: Barre Town)

Lot Coverage: That portion (percentage) of a lot area which is covered by buildings, structures and other human-made improvements, such as parking and loading areas, access roads, service areas, tennis courts, and other impermeable surfaces, which prevent the infiltration of stormwater. Lawn areas are specifically excluded from this definition. (Source: Calais)

Impervious Surface: *constructed* surfaces, including paved and unpaved roads, parking areas, roofs, driveways, and walkways, from which precipitation runs off rather than infiltrates. (Source: Calais)

Recommendation:

Use Calais definition for **Impervious Surface**.

Modify Calais definition for Lot Coverage to read:

Lot Coverage: That portion (percentage) of a lot area which is covered by buildings, structures and other human-made improvements, such as parking and loading areas, access roads, service areas, tennis courts, and other impervious surfaces, which prevent the infiltration of stormwater. Lawn areas and municipal sidewalks are specifically excluded from this definition.

Topic: Corporate/Franchise Architecture

Issue: VMU District prohibits corporate or franchise architecture. This is a new concept and needs a definition.

Franchise or Corporate Design: standardized design that is trademarked or identified with a particular franchise or corporation and that is replicated in multiple locations with minimal variation. (Source: PlaceSense)

Franchise Architecture: Building design that is trademarked or identified with a particular chain or corporation and is generic in nature. (Source: Hopkins, MN)

Recommendation:

Corporate or Franchise Architecture: Standardized building design that is trademarked or identified with a particular corporation or franchise chain and that is replicated in multiple locations with minimal variation.