

A photograph of a white, two-story house with a large porch. The porch has a white railing and a white railing. A person is riding a bicycle on a sidewalk in the foreground. The scene is set in a residential neighborhood with trees and a clear sky.

Beyond Cars: Allowing More Homes in Walkable Places

Community Planning + Revitalization

Providing tools, training, grants, and incentives for local leaders to plan and implement projects that support thriving, walkable communities.





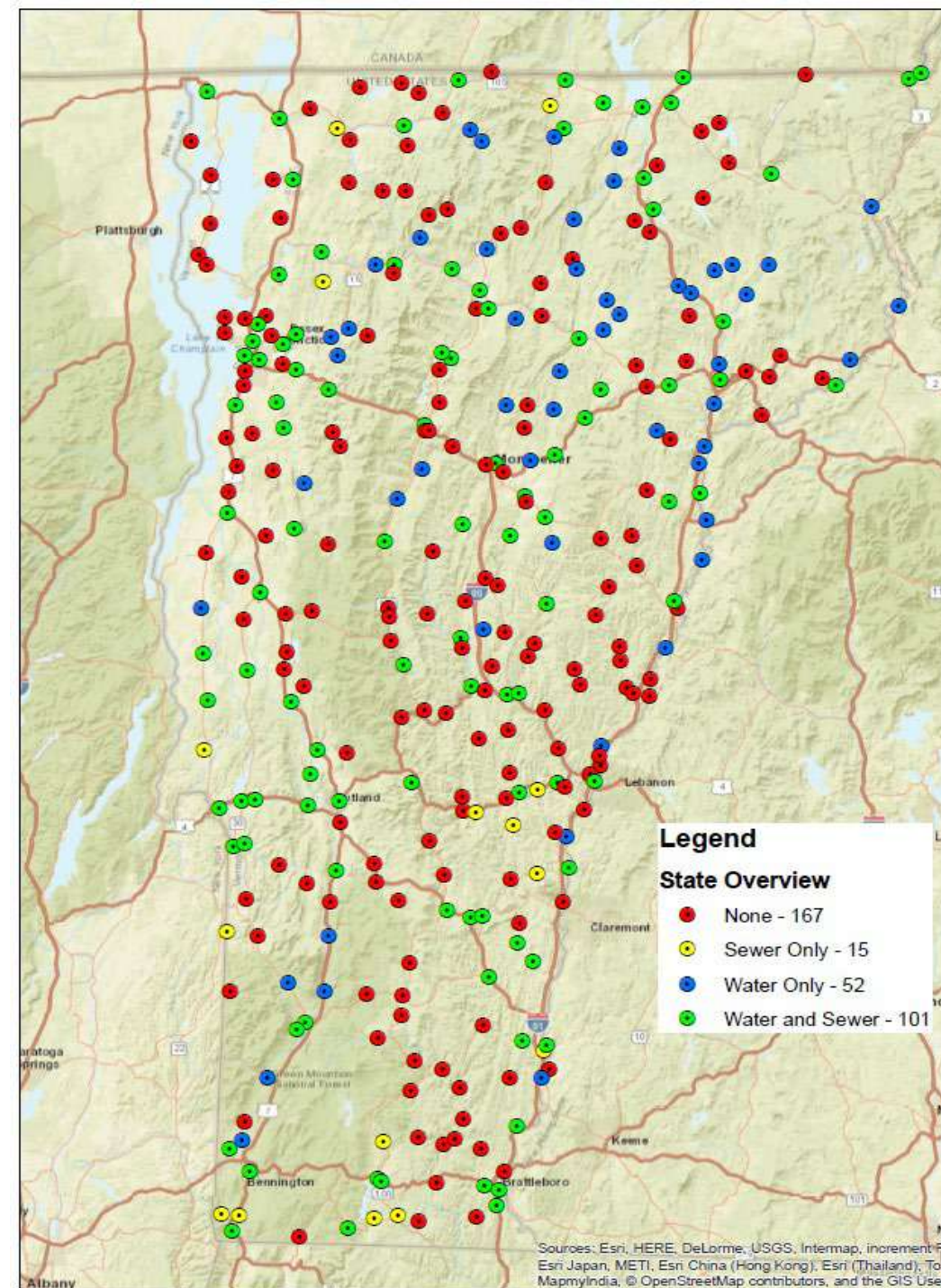
Statewide Planning Goal #1

To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

24 V.S.A. § 4302 (c) (1)

335 Walkable Settlements in Vermont

Hamlets to Cities



Walk Score for Small City


Walker's Paradise ?

[Add scores to your site](#)

A location in Montpelier

Commute to **Downtown South Burlington** 

 60+ min  60+ min  60+ min [View Routes](#)

 [Favorite](#)

 [Map](#)

 [Nearby Apartments](#)

Walk Score
90

Walker's Paradise

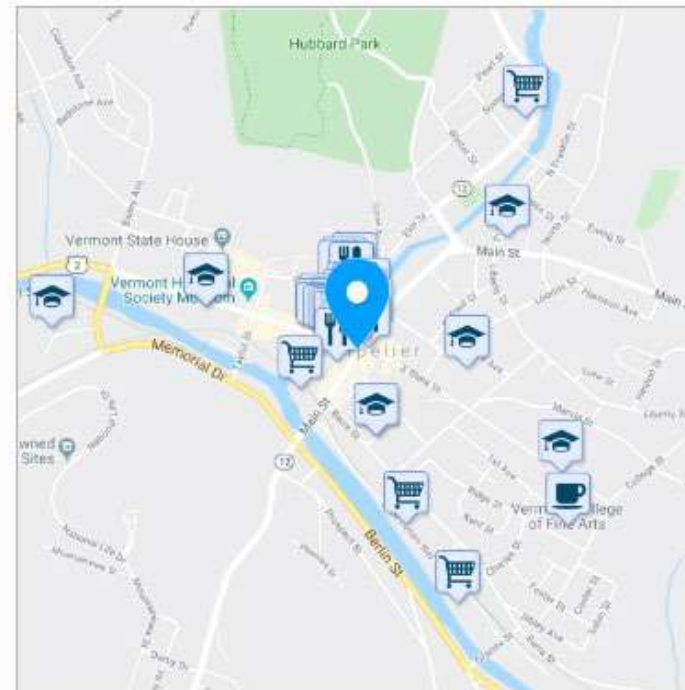
Daily errands do not require a car.

Bike Score
60

Bikeable

Some bike infrastructure.

[About your score](#)



Walk Score for Unsewered Village

School Street

[Add scores to your site](#)

A location in Fairlee

 Favorite

 Map

 Nearby Apartments

Walk Score
35

Car-Dependent

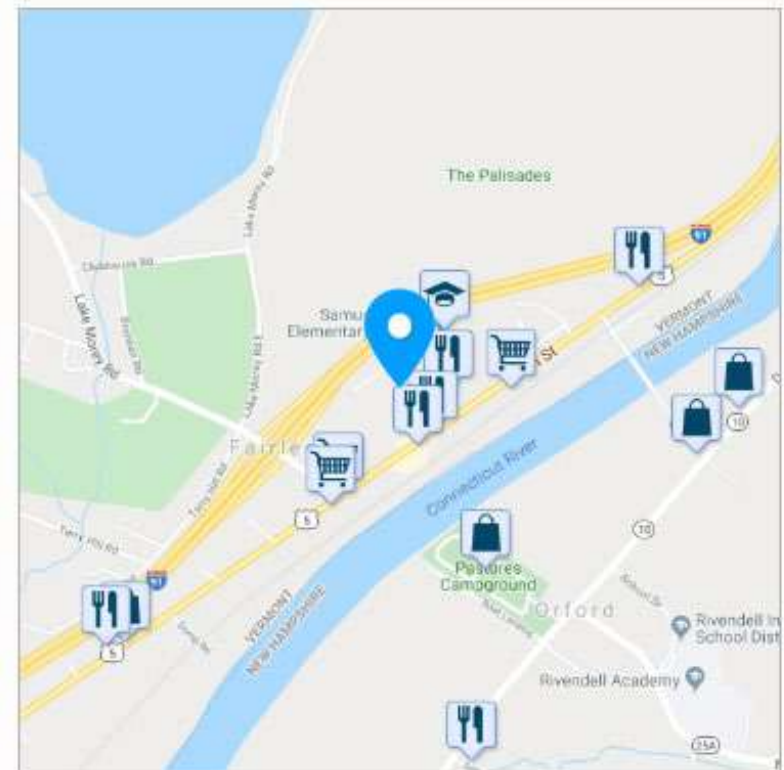
Most errands require a car.

Bike Score
33

Somewhat Bikeable

Minimal bike infrastructure.

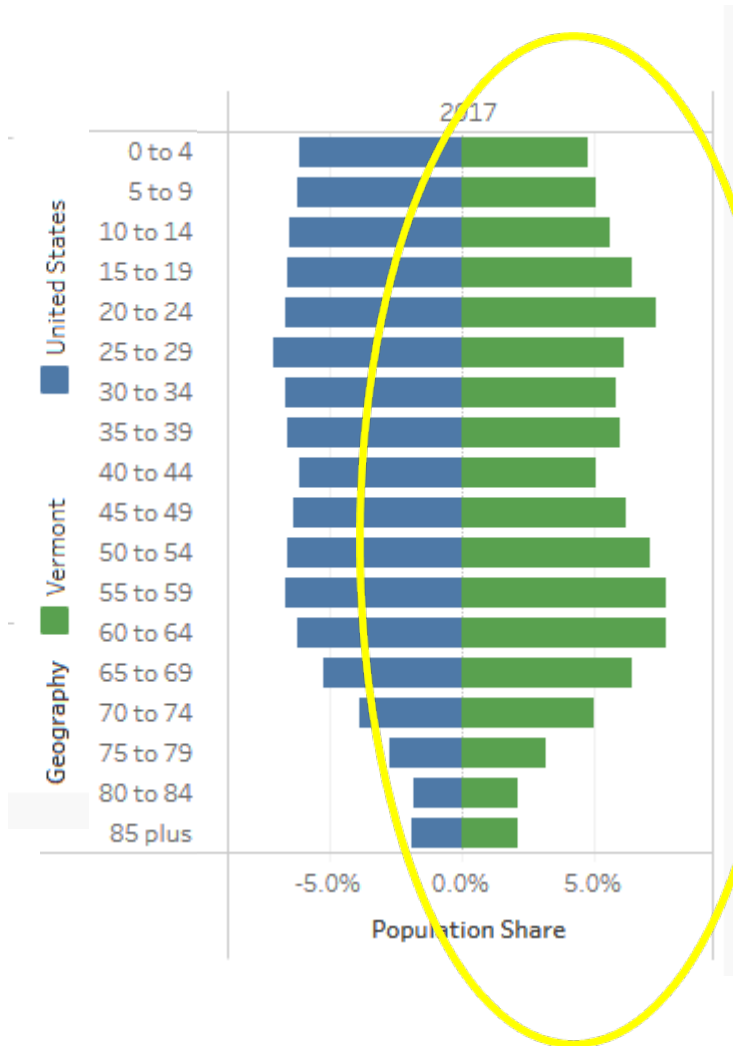
[About your score](#)



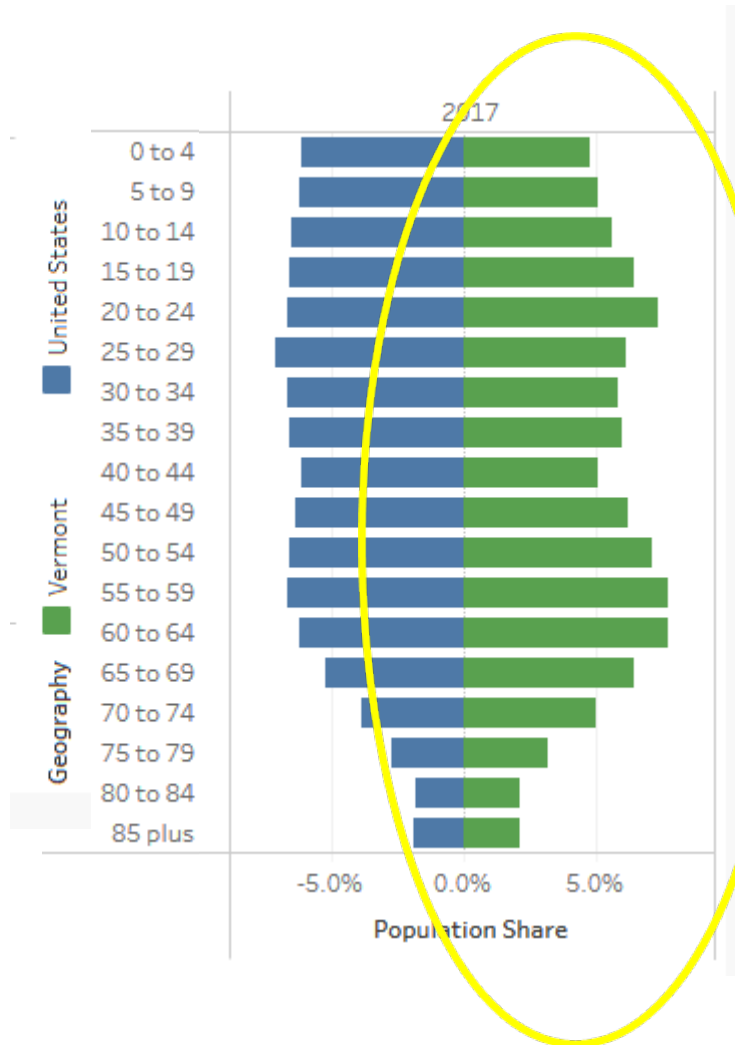




MILLENNIALS AND BOOMERS DOMINATE VERMONT'S POPULATION



MILLENNIALS AND BOOMERS DOMINATE VERMONT'S POPULATION.



BOOMERS & MILLENNIALS WANT SIMILAR HOMES IN WALKABLE PALCES

Low-Maintenance

Walkable

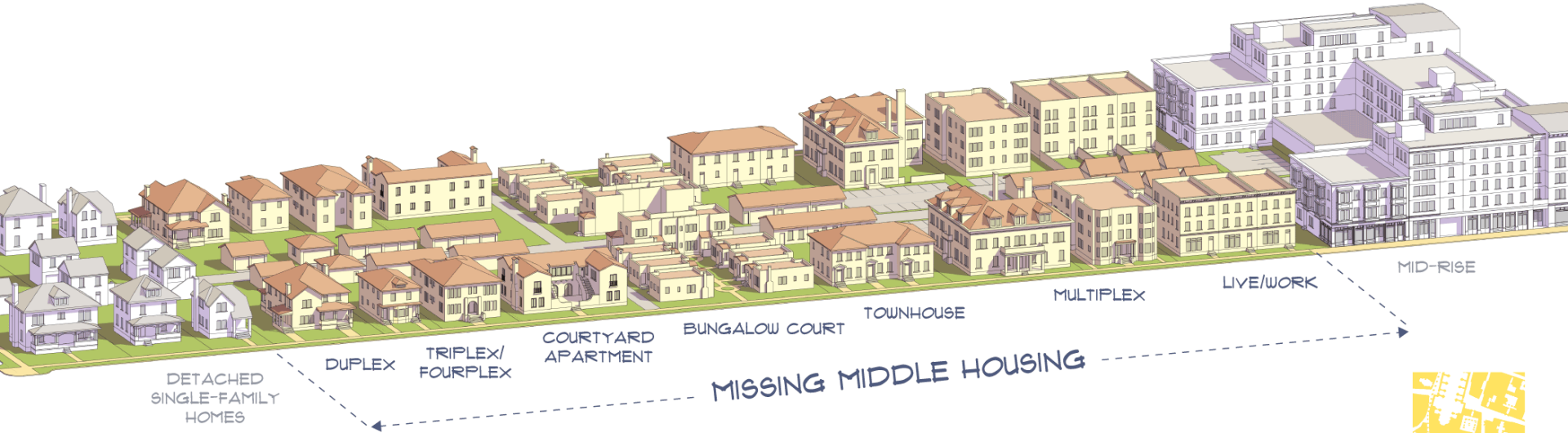
Near Amenities

Active

Social



MISSING MIDDLE HOMES



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Most Needed Housing Types



Survey Results

Difficulties (Top 4 out of 8)

1

Lack or High Cost of Real Estate

2

High Construction Costs

3

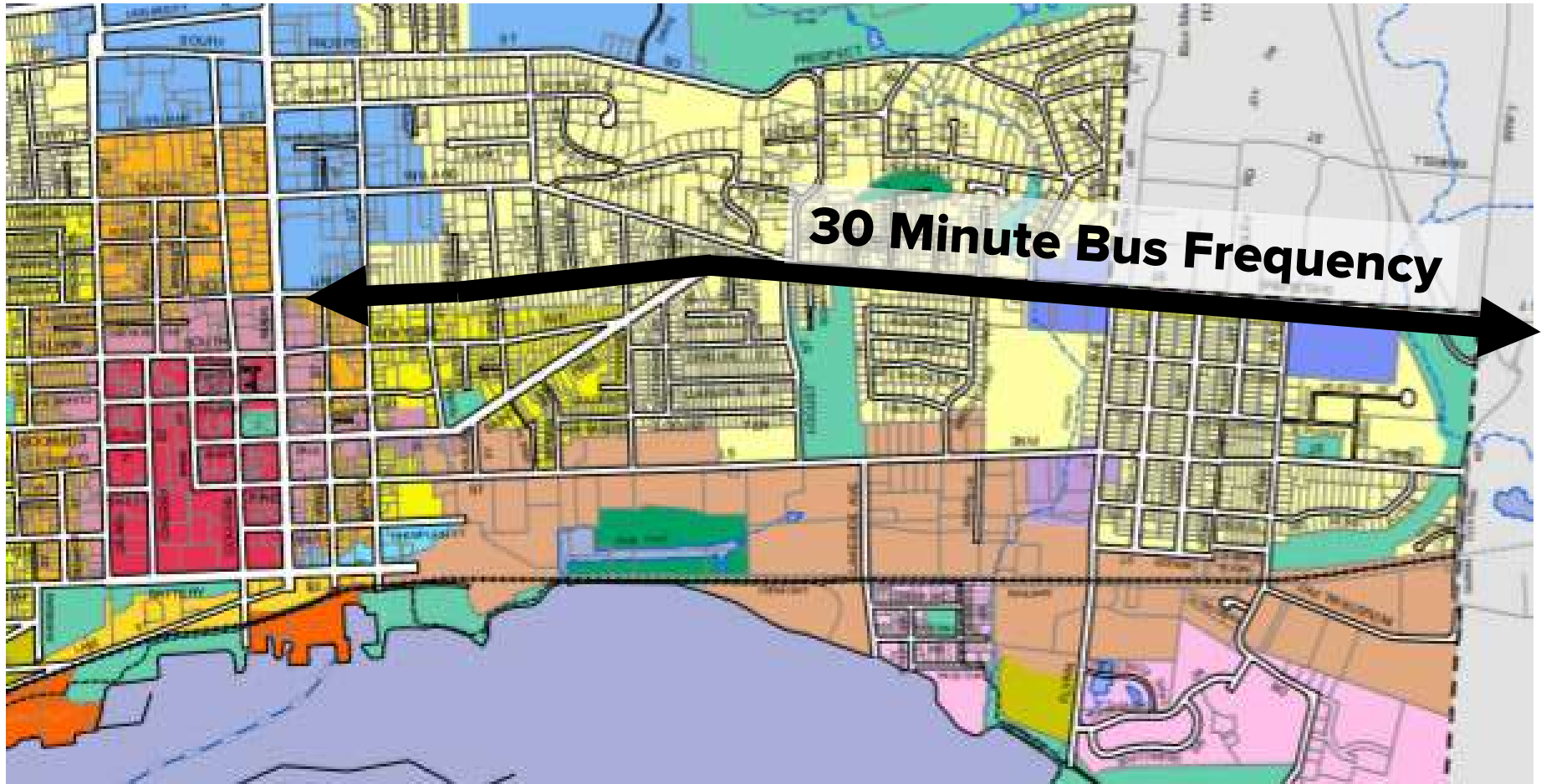
Resistance to Neighborhood Change


4

Municipal Zoning/Land Use Regulations

Burlington Zoning Map

 Low Density Residential District



A photograph of a residential street. On the left, there are houses with red and yellow siding. A large, leafy tree stands in the middle of the street. On the right, there are white houses and a silver SUV parked on the street. The sky is blue with some clouds.

Existing Housing Variety Can't be Replicated Or Much Added

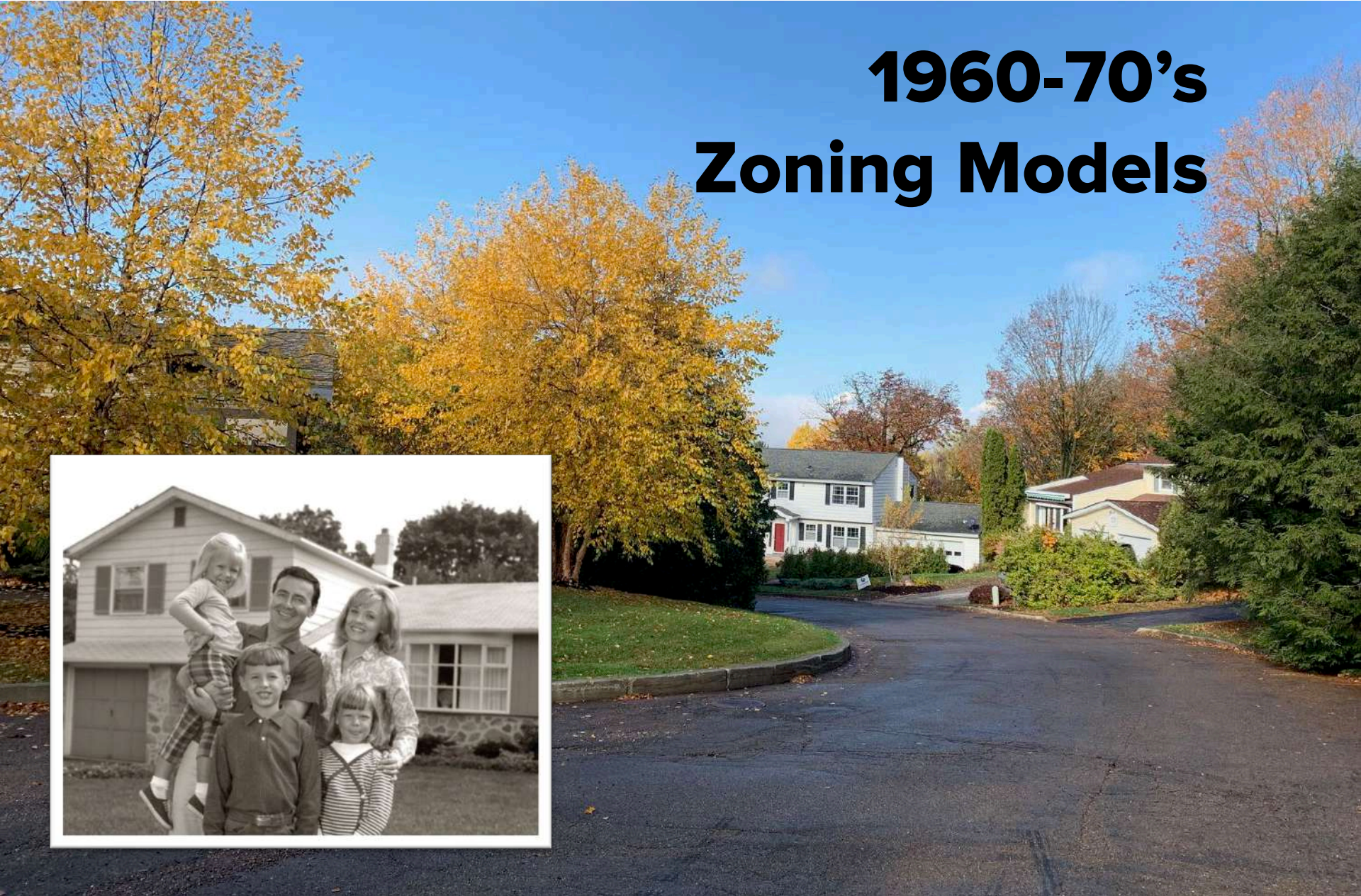
EXISTING HOUSING VARIETY:

- 2 Fourplexes
- 3 Duplexes
- 2 ADUs

4 BUILDABLE SITES:

Minimum lot size = 6,000 s.f.
Existing sites = 5,500 s.f. or
slightly less

1960-70's Zoning Models





Not Just in Vermont

The New York Times

Cities Start to Question an American Ideal: A House With a Yard on Every Lot

By EMILY BADGER and QUOCTRUNG BUI | JUNE 16, 2019

Townhomes, duplexes and apartments are effectively banned in many neighborhoods. Now some communities regret it.

 **NEWS**

U.S. NEWS

Housing crisis has Seattle weighing end of single-family zoning

Can the city solve its housing crisis by doing away with single-family zoning?

How do we start?

1. Allow what exists
2. Allow infill
3. Update outdated provisions



Measure and allow what exists



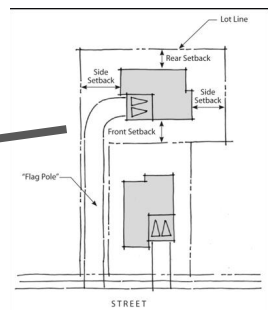
Right-size dimensional requirements to what exists

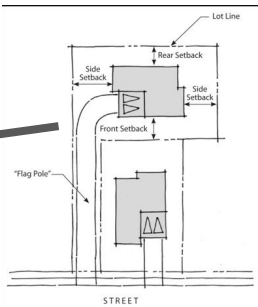
Allow a Variety of Homes

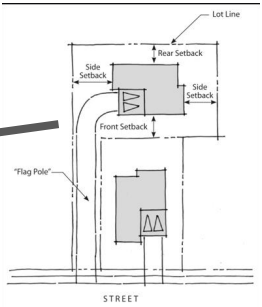


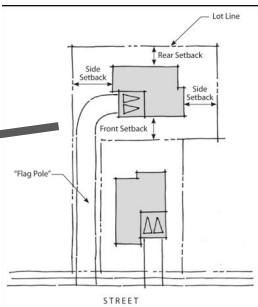
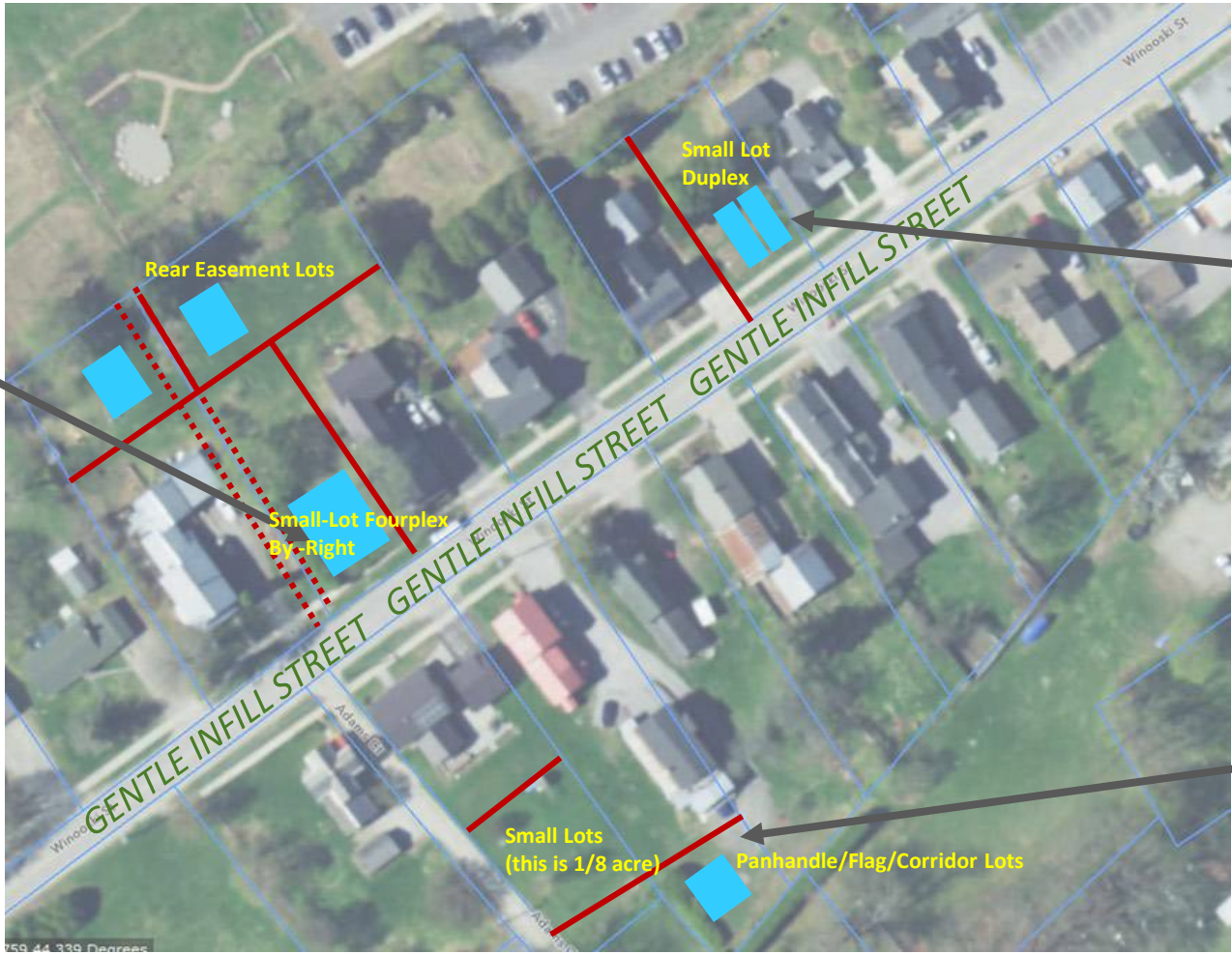
Make ADU's easier, allow multi-units on a lot, etc.

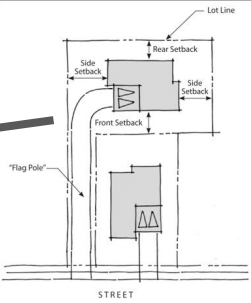
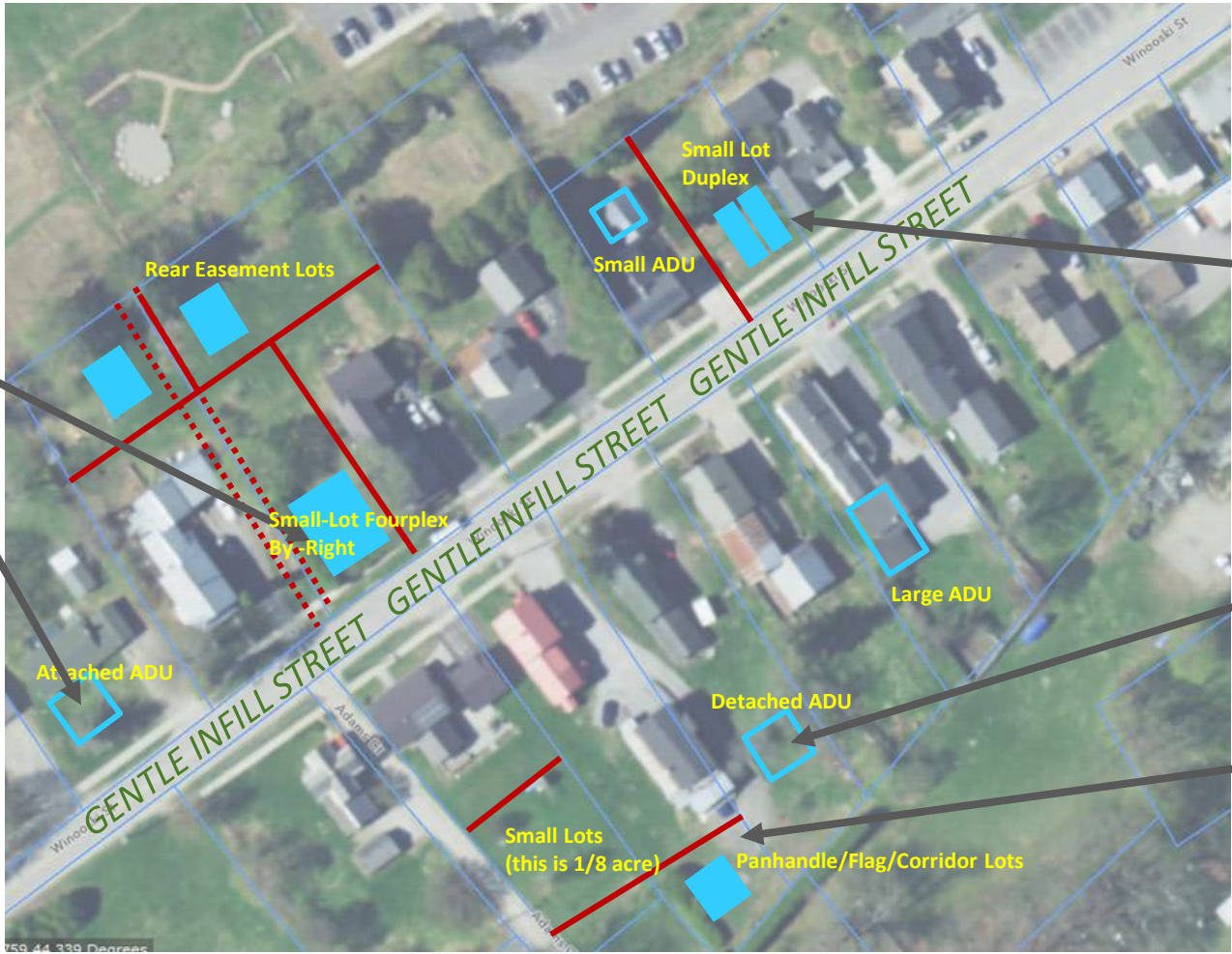


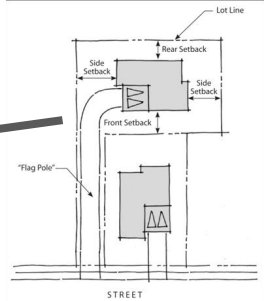


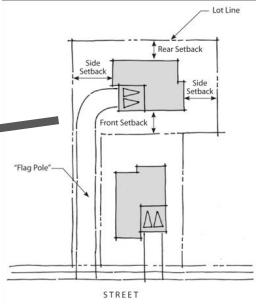




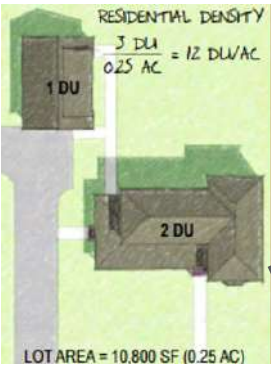
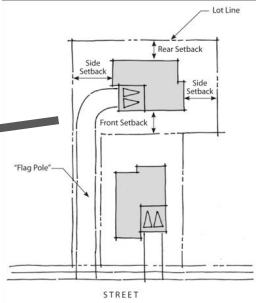




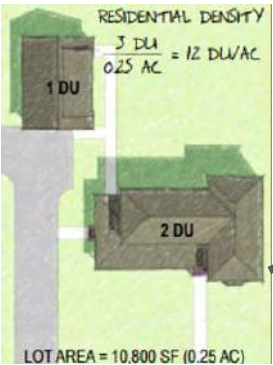
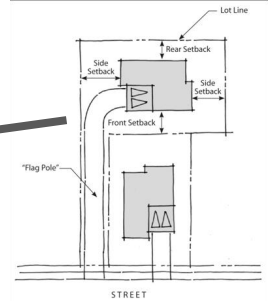




759.41.339 Degrees



7 NEW LOTS + 25 NEW UNITS



How we can help



Zoning for Great Neighborhoods

<https://accd.vermont.gov/content/zoning-for-great-neighborhoods>



Neighborhood Development Area Designation

<https://accd.vermont.gov/community-development/designation-programs/neighborhood-development-areas>



Let's give more people the
option to live in walkable
places!

Thank you

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