

City of Barre, Vermont

September 8, 2022, 5:30 PM

Regular Meeting of the
Planning Commission

Venue Options:

Walking Site Visit, In person only, see agenda items for details.

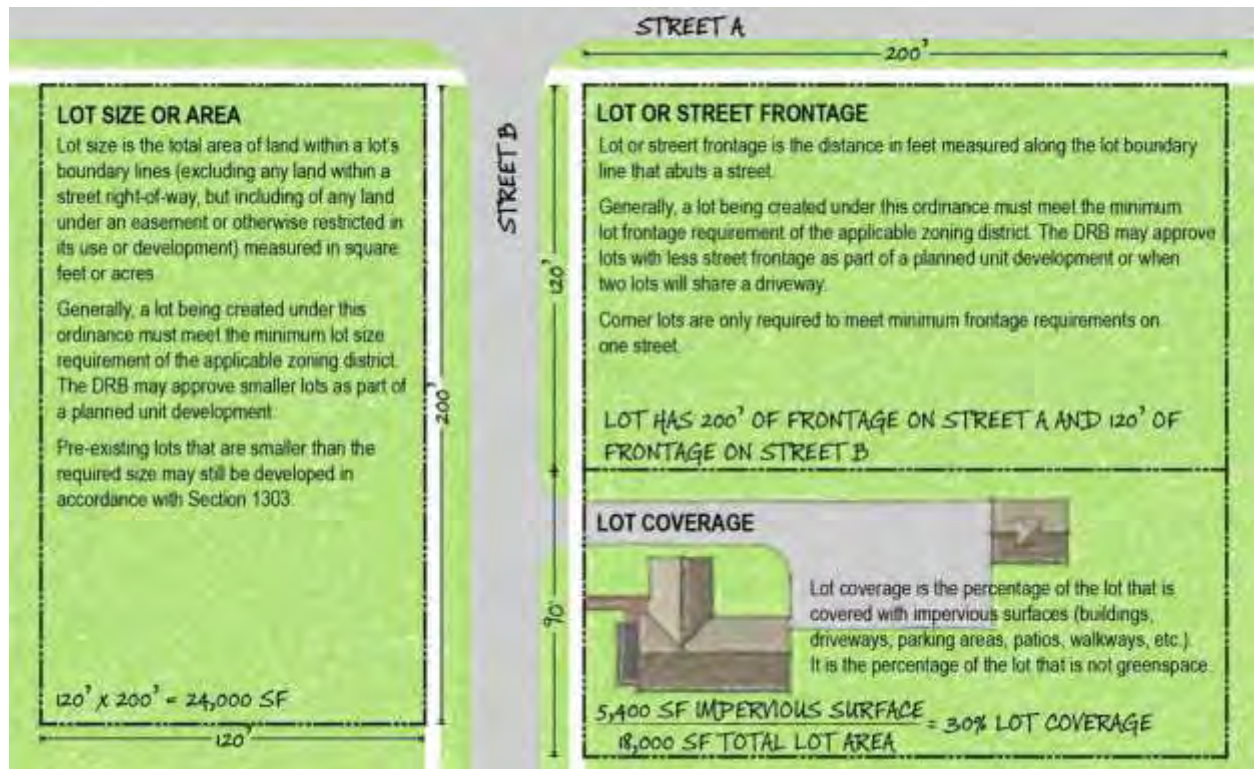
Agenda

1. Call to order - 5:30 PM
2. New business
 1. **5:30 PM** Site Visit, Beckley Street. Meet at Beckley Street and Hunter Avenue (about 500 feet from Saint Monica's Cemetery) to view representative parcels from this neighborhood and review residential zoning constraints. Map: <https://goo.gl/maps/uwfguAe2CHC6L93DA>
 2. **6:15 PM** Site Visit, Brooklyn Street. Meet near 21 Brooklyn Street (about 500 feet from Prospect Street) to view representative parcels from this neighborhood and review residential zoning constraints. Map: <https://goo.gl/maps/Fg3NPNMzQ1jMJUG49>
3. Adjourn



Neighborhood Site Visits

Figure 2- 1: Dimensional Standards for Lots



2005.F **Setbacks.** Development must meet applicable setback requirements as follows:

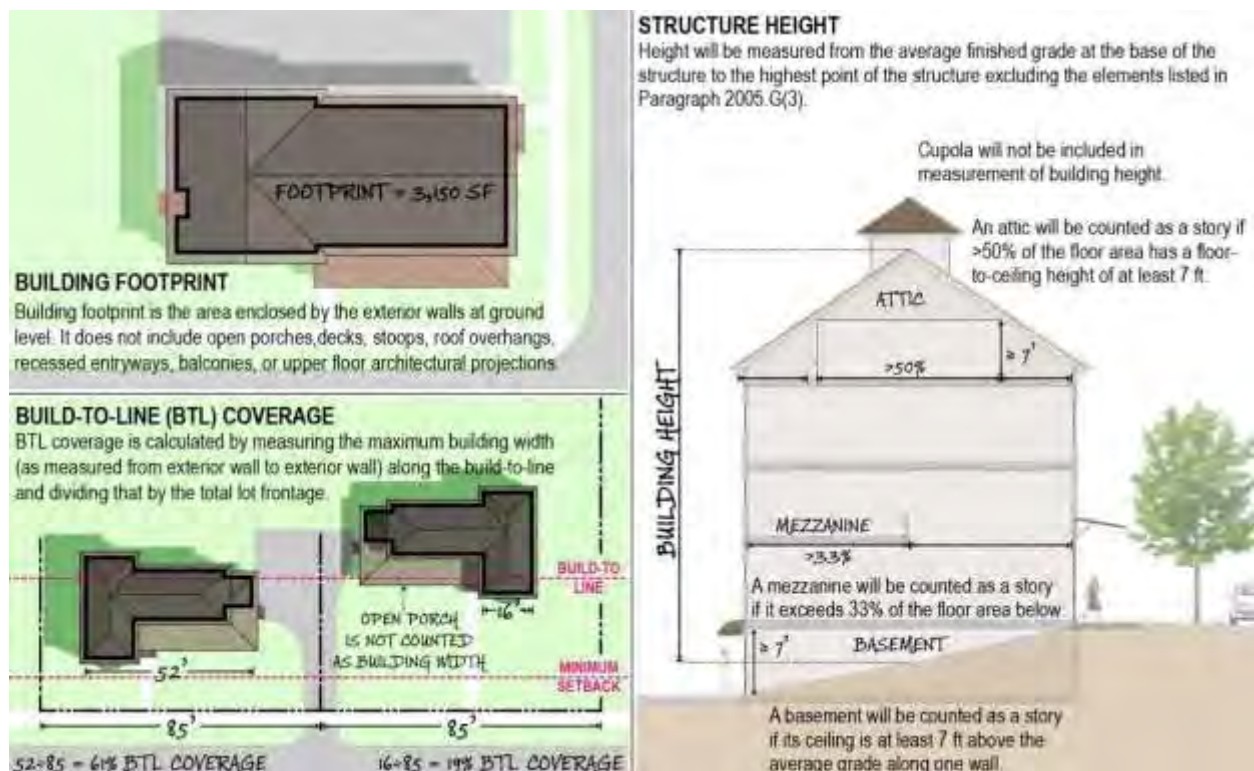
- (1) All development and structures subject to this ordinance must be set back from streets and property lines as shown in the dimensional table (see [Section 2116](#)) unless otherwise specified in this ordinance.
- (2) Lots with frontage on more than one street must meet front setback requirements on each street, and must meet side setback requirements on the remaining sides.
- (3) Setback requirements will apply to lots in common ownership to the same extent as if the lots were not in common ownership.

2005.G **Height.** No structure subject to this ordinance may exceed district height limits as specified below unless otherwise specified in this ordinance:

- (1) Minimum and/or maximum height requirements for principal structures are shown in the dimensional table (see [Section 2116](#)) for each zoning district.
- (2) Accessory structures must not exceed the maximum height specified in [Figure 3-1](#), or 36 feet if no maximum height specified in [Figure 3-1](#).
- (3) Height limits do not apply to:

- (a) Belfries, spires, steeples, cupolas, domes or similar architectural features not used for human habitation; and
- (b) Skylights, parapet walls, cornices, chimneys, ventilators, bulkheads, or mechanical equipment usually located on the roof level, provided that such features are limited to the height necessary for their proper functioning.
- (4) Height limits do apply to flag poles, light poles, signs and similar freestanding structures not located within public rights-of-way.
- (5) Where a minimum building height is specified, that height must be maintained along the entire facade for a depth of at least 30 feet or the depth of the building, whichever is less.
- (6) When height is measured in feet, the measurement will be taken from the average finished grade at ground level to the highest portion of the structure excluding the building elements listed in Paragraph (3) above.

Figure 2- 2: Dimensional Standards for Buildings

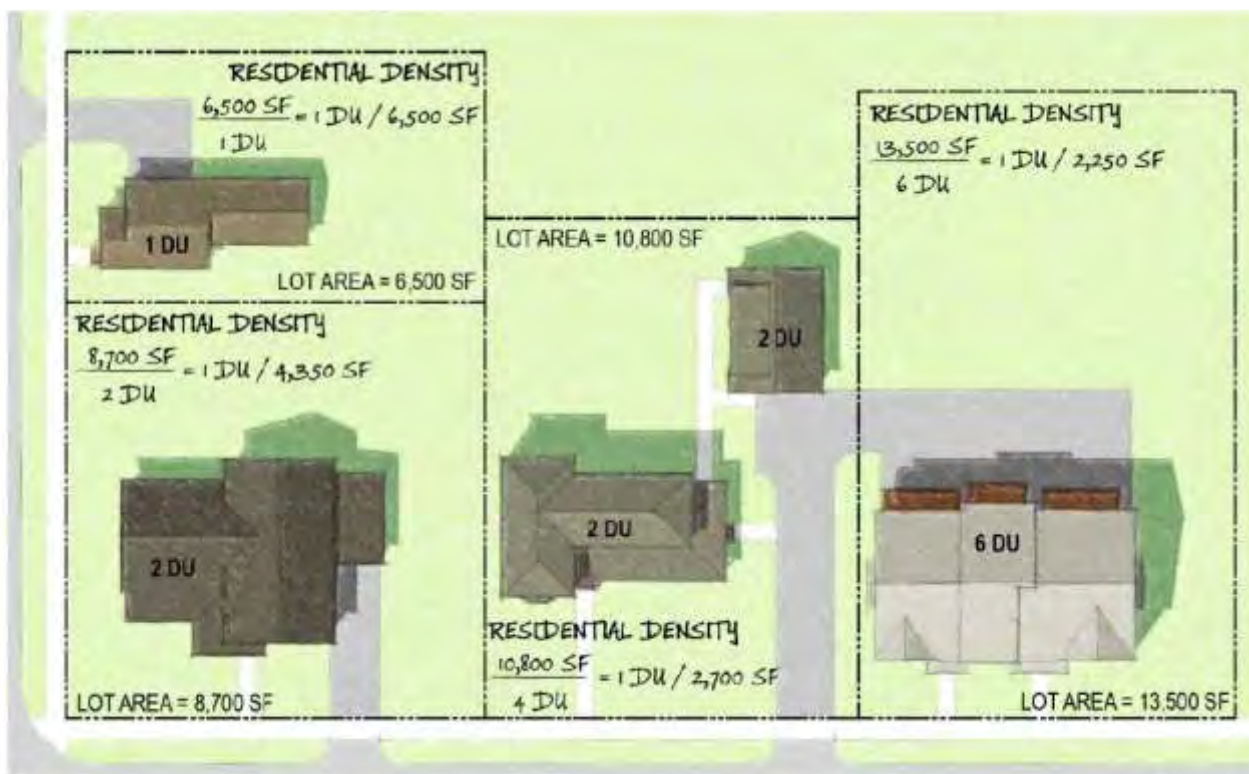


2006 Residential Density Standards

2006.A The number of dwelling units on a lot must not exceed the maximum density specified in the applicable zoning district except:

- (1) Accessory dwellings approved under [Section 3202](#) will not count as a dwelling unit for the purposes of calculating density.
- (2) A pre-existing small lot may be developed in accordance with [Section 1303](#) irrespective of whether it will comply with the residential density standard for the applicable district.

Figure 2- 3: Residential Density Calculation



2116 Dimensional Table

USE & DEFINITION	UC-1	UC-2	UC- 3	MU-1	MU-2	MU-3	R-16	R-12	R-8	R-4	GB	IN	CIV	CON
LOTS														
Minimum lot size Inclusive of all land within the property boundaries, but excluding any land within a street right-of-way.	2,000 sf	3,000 sf	3,000 sf	4,000 sf	4,000 sf	10,800 sf	4,000 sf	4,000 sf	5,400 sf	10,800 sf	10,000 sf	20,000 sf	20,000 sf	40,000 sf
Minimum lot frontage On a maintained public or private street, excluding any frontage on limited access highways, or Class 4 roads or unimproved rights-of-way.	15 ft	30 ft	45 ft	30 ft	30 ft	60 ft	30 ft	30 ft	45 ft	60 ft	60 ft	90 ft	90 ft	180 ft
Maximum lot coverage Total amount of impervious surface as a percentage of total lot area.	100%	90%	80%	80%	80%	50%	80%	70%	60%	50%	80%	80%	40%	20%
SETBACKS														
Minimum front setback Measured from the edge of the street right-of-way, or if no right-of-way from the front lot line. For accessory structures, also see Section 3005 .	0 ft	0 ft	8 ft	8 ft	8 ft	12 ft	8 ft	12 ft	16 ft	16 ft	12 ft	16 ft	20 ft	40 ft
Minimum side setback Measured from the side lot lines. For accessory structures, also see Section 3005 .	0 ft	8 ft	8 ft	8 ft	8 ft	12 ft	8 ft	8 ft	12 ft	16 ft	12 ft	16 ft	20 ft	40 ft
Minimum rear setback Measured from the rear lot line. For accessory structures, also see Section 3005 .	0 ft	8 ft	8 ft	12 ft	12 ft	16 ft	12 ft	16 ft	16 ft	16 ft	12 ft	16 ft	20 ft	40 ft
BUILDINGS														
Build-to-line Measured as a line drawn the specified distance from and parallel to the street right-of-way.	8 ft	16 ft	24 ft	24 ft	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum build-to-line coverage Percentage of the build-to-line that must be covered by a principal building.	80%	65%	50%	50%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum principal building height Measured from the average finished grade at the base of a principal building to the eaves or the roof deck if roof is flat.	18 ft	18 ft	18 ft	18 ft	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum structure height Measured from the average finished grade at the base of the structure to the highest point of the structure, excluding architectural and roof-top elements listed in Paragraph 2005.G(3). For accessory structures, also see Section 3005 .	72 ft	60 ft	48 ft	36 ft	36 ft	36 ft	36 ft	36 ft	36 ft	36 ft	48 ft	48 ft	36 ft	30 ft
DENSITY														
Maximum residential density Measured as number of dwelling units per square foot of total lot area, except that accessory dwellings in accordance with Section 3202 will not be included.	no maximum	1 du per 1,200 sf	1 du per 1,800 sf	1 du per 2,100 sf	1 du per 2,700 sf	1 du per 10,800 sf	1 du per 2,700 sf	1 du per 3,600 sf	1 du per 5,400 sf	1 du per 10,800 sf	1 du per 2,100 sf	n/a	n/a	n/a



Images of different housing types can help minimize resistance to increased density. The site Missing Middle Housing offers images and videos to help educate your community on what to expect. Courtesy of Opticos Design, Inc.



Search: Parcel numbe



no matches found

St. Monica's
Cemetery
CIV

Beckley Street

Layers



99-111 Beckley Street

Lot area acres	0.62	Percent of structure area usable	50
Current zoning district	R-4	Average unit size (sf)	1500
Dwelling units	12		

Values by Zoning District

	R-4	R-8	R-12	R-16	UC-3
Allowed units	2	4	7	9	14
Est setback acres	0.22	0.19	0.16	0.13	0.11
Est developable acres	0.31	0.37	0.43	0.49	0.50
Est max usable sq feet of structure	20,255	24,306	28,358	32,117	43,212
Est max buildable units	13	16	18	21	28

https://next.axisgis.com/Barre_CityVT/3P9PUSS2OkVg



135 Beckley Street

Lot area acres	0.88	Percent of structure area usable	50
Current zoning district	R-4	Average unit size (sf)	1500
Dwelling units	1		

Values by Zoning District

	R-4	R-8	R-12	R-16	UC-3
Allowed units	3	7	10	14	21
Est setback acres	0.26	0.23	0.19	0.15	0.14
Est developable acres	0.44	0.53	0.62	0.70	0.70
Est max usable sq feet of structure	28,750	34,500	40,249	45,999	61,332
Est max buildable units	19	22	26	30	40

https://next.axisgis.com/Barre_CityVT/3P9PUSS2OkVg



96 Beckley Street

Lot area acres	2.29	Percent of structure area usable	50
Current zoning district	R-4	Average unit size (sf)	1000
Dwelling units	12		

Values by Zoning District

	R-4	R-8	R-12	R-16	UC-3
Allowed units	9	18	27	36	54
Est setback acres	0.44	0.39	0.31	0.25	0.23
Est developable acres	1.15	1.37	1.60	1.83	1.83
Est max usable sq feet of structure	74,814	89,777	104,740	119,703	159,604
Est max buildable units	74	89	104	119	159

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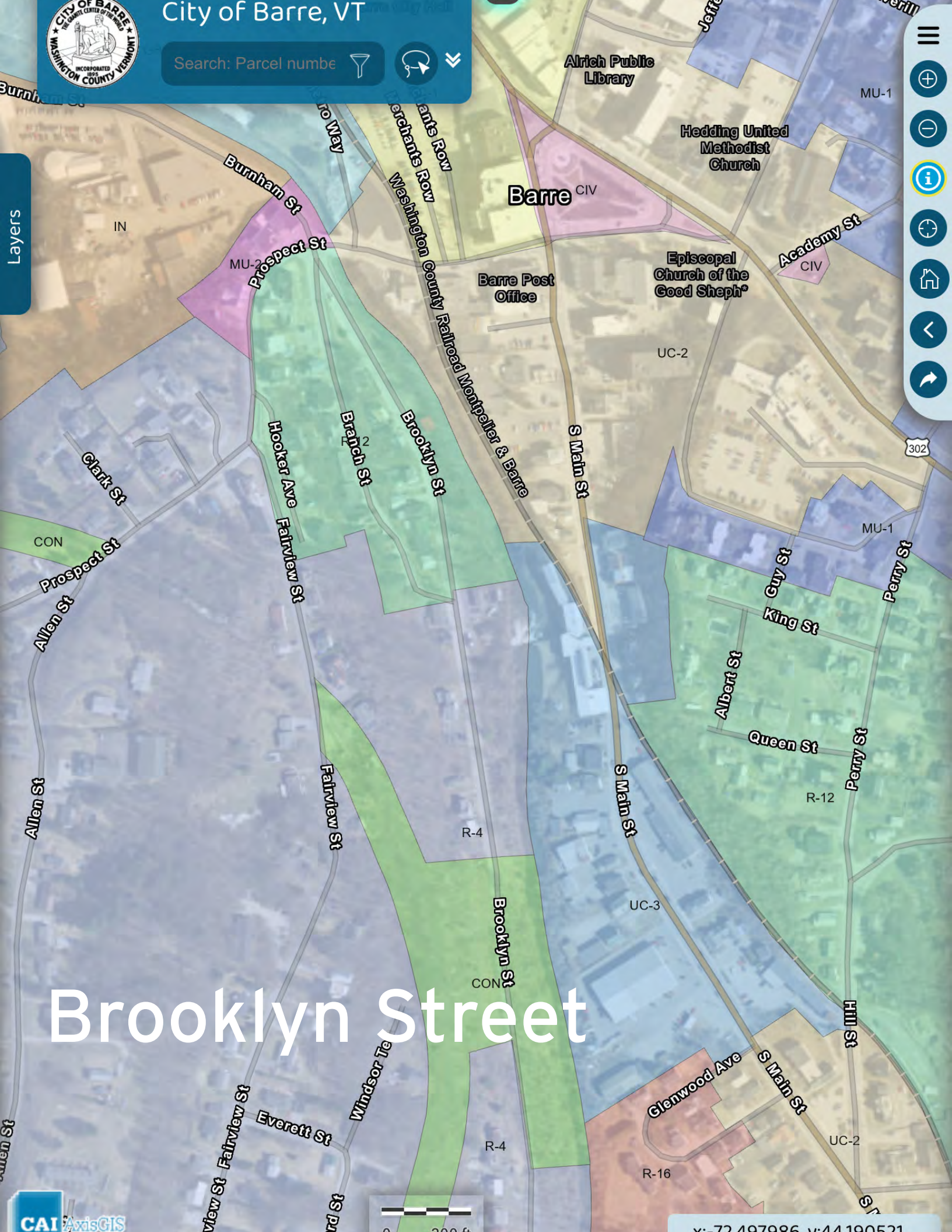




Search: Parcel number



Layers



Brooklyn Street



31 Brooklyn Street

Lot area acres	0.35	Percent of structure area usable	50
Current zoning district	R-12	Average unit size (sf)	1000
Dwelling units	4		

Values by Zoning District

	R-4	R-8	R-12	R-16	UC-3
Allowed units	1	2	4	5	8
Est setback acres	0.16	0.14	0.11	0.09	0.08
Est developable acres	0.18	0.21	0.24	0.26	0.27
Est max usable sq feet of structure	11,435	13,649	15,392	16,681	23,102
Est max buildable units	11	13	15	16	23

https://next.axisgis.com/Barre_CityVT/CH1GVnhAqXNq



53 Brooklyn Street

Lot area acres	0.22	Percent of structure area usable	50
Current zoning district	R-4	Average unit size (sf)	1000
Dwelling units	0		

Values by Zoning District

	R-4	R-8	R-12	R-16	UC-3
Allowed units	1	1	2	3	5
Est setback acres	0.12	0.11	0.09	0.07	0.07
Est developable acres	0.10	0.11	0.13	0.15	0.15
Est max usable sq feet of structure	6,513	7,304	8,586	9,569	13,413
Est max buildable units	6	7	8	9	13

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