

# THINK LIKE A DEVELOPER

## Vermont Homes for All Toolkit

### Introduction

You are a small-scale, mission-oriented developer seeking to create more homes in your town of Waterbury, VT. You own the historic home at 102 South Main Street on a narrow 0.66 acre / 28,750 square foot parcel near the heart of downtown. To make the project pencil out financially, **you need to create 8 residential units** while following applicable zoning standards and considering the historic built pattern of the surrounding neighborhood.



**Fortunately for you, this site is served by municipal water and sewer and is free of any environmental constraints. The existing home is deemed historic by the State Historic Preservation Office and will need to stay and retain its historical character.**

### Instructions

1. Partner up with the people around you.
2. Review and consider the applicable zoning standards, then draw the developable area on the parcel map.
3. Review the home typologies from the **Vermont Homes for All Toolkit** and consider what typology(s) the parcel could accommodate while considering all pertinent requirements and constraints. Note that the historic home must stay.
4. Sketch out a basic site plan, including building footprints, parking areas, and pedestrian facilities using the aerial image and typology floor plans provided on page 3 (**these are to scale with the aerial image on page 2**). See if you can site 8 residential units!

### Mixed Use Zone - Key Standards

Description	Standard
Minimum Lot Size	4,000 sf
Maximum Lot Coverage*	80%
Minimum Front Setback	0 ft
Maximum Front Setback	n/a
Minimum Side Setback	4 ft
Maximum Rear Setback	8 ft
Minimum Lot Frontage Coverage	60%
Maximum Building Footprint	8,000 sf
Minimum Building Height	24 ft
Maximum Building Height	48 ft

\*Includes all impervious surfaces in site plan (e.g., building footprints, parking areas, pedestrian facilities).

### Neighborhood Context



## About the Homes for All Toolkit

Today, Vermont's home production is principally producing large and expensive single-households on large and mid-size lots, and large-scale multi-family apartments. Vermonters looking for housing options in-between, like a duplex or four-plex, cooperative housing, senior housing units, age-friendly homes, or townhouse condominiums have very limited options. Regulatory and financial barriers have made developing diverse homes on a small footprint harder and more complicated for people who want to earn a living through small-scale development and contribute to communities they love. This project aims to change that by unraveling the regulatory complexity and reviving common sense solutions that work for Vermont, such as Missing Middle Homes (MMH).

### Vermont Homes for All Toolkit

A 'Design & Do' Toolkit for Small-scale Home Builders, Investors, and Community Leaders



# 102 SOUTH MAIN ST



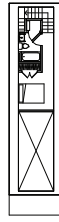
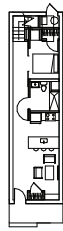
50 ft

100 ft

# Typologies and Parking

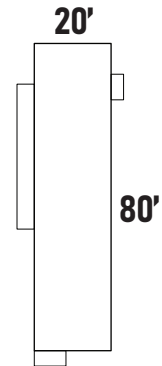
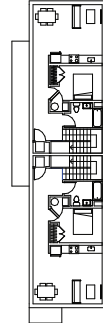
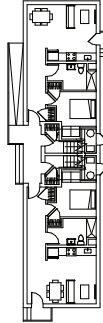
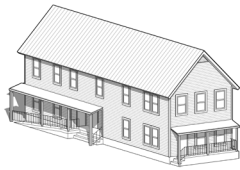
## Age-in-Place

1 one-bedroom unit  
Age-Friendly



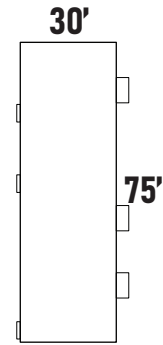
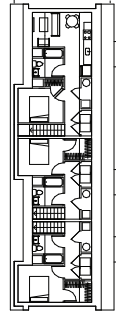
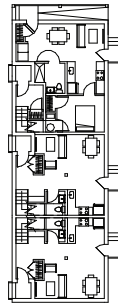
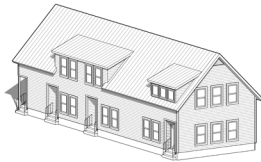
## Narrow Lot

4 one-bedroom units  
2 accessible, 2 conventional



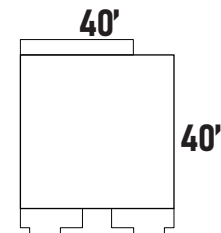
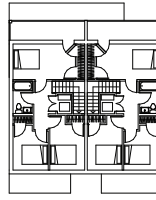
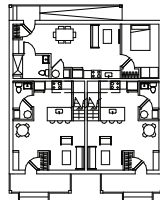
## Village Four

4 one-bedroom units  
1 accessible, 3 conventional



## Side-by-Side

1 accessible one-bedroom unit,  
2 conventional three-bedroom units



## Parking

