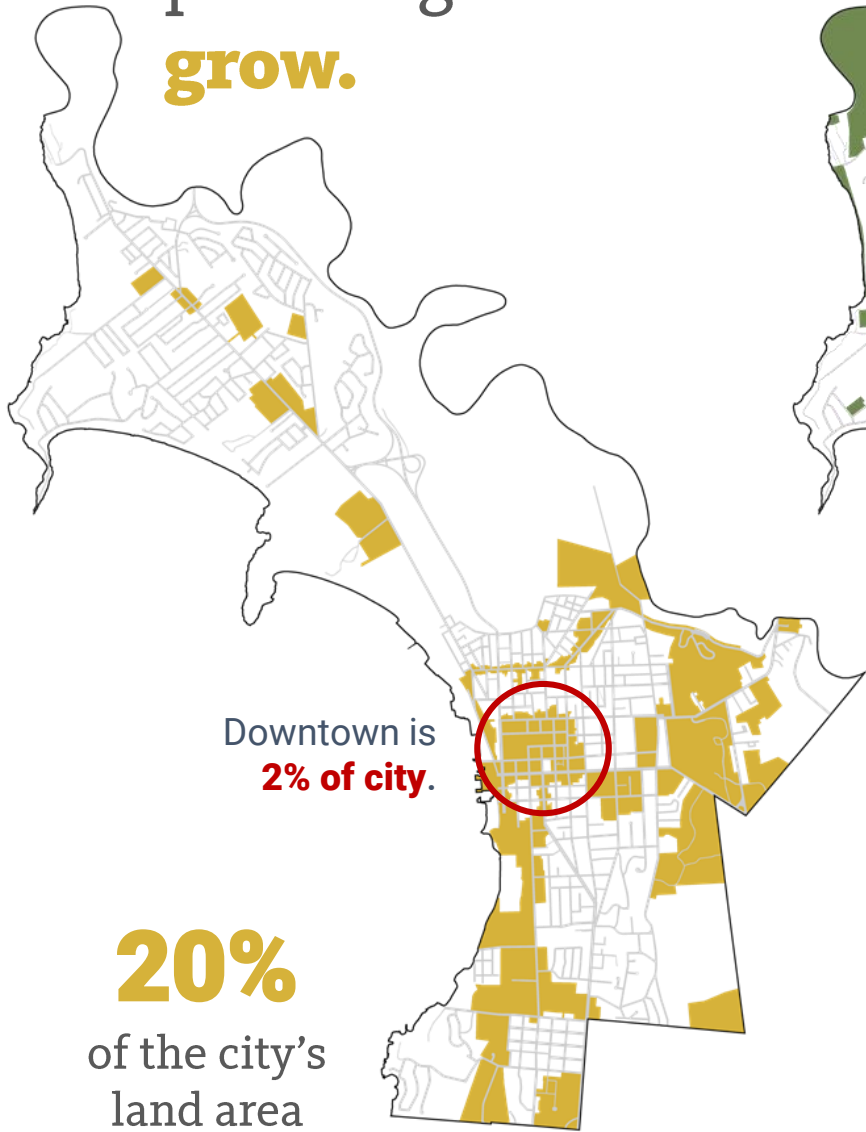




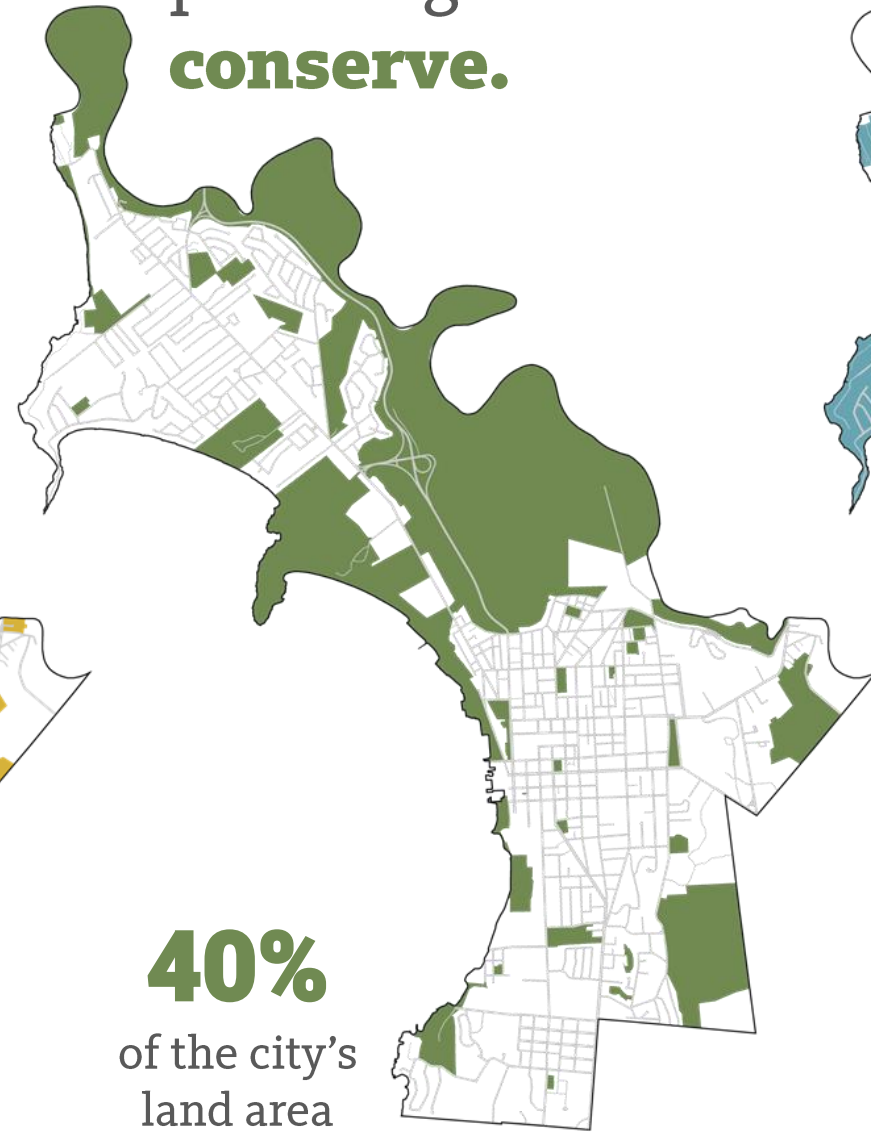
BTV Neighborhood Code

Graphic by jodi wahlen

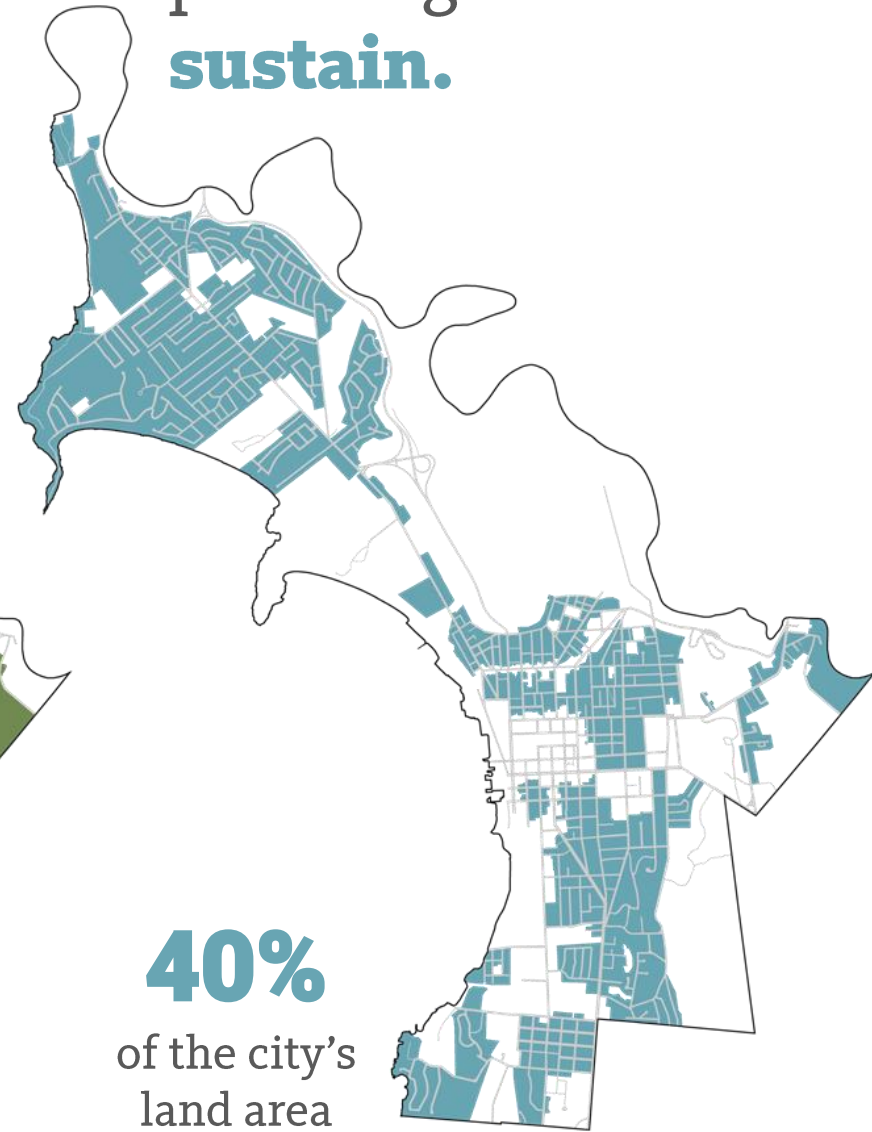
planning to
grow.



planning to
conserve.



planning to
sustain.

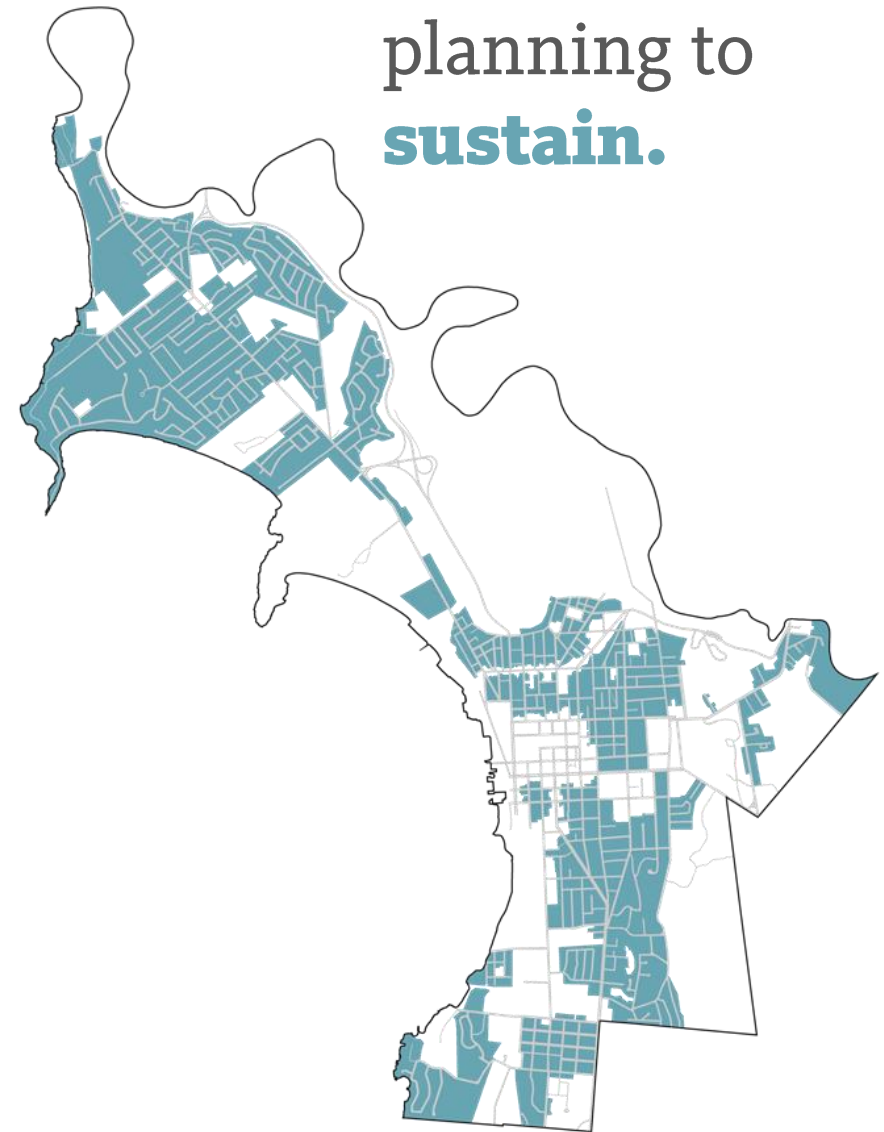


more homes **in all neighborhoods**

City's neighborhoods have **strong identities, unique patterns, and distinct architectural features.**



Opportunities to **evolve in incremental ways** to meet the needs of households and community, address housing challenges, increase resilience to climate emergency.



Low, Medium & High
Density Neighborhoods

what is **Missing Middle Housing**?

Middle Housing: “House-scale buildings with multiple units in walkable neighborhoods”

– Opticos Design



missing middle housing types



Duplex Side-By-Side



Fourplex: Stacked



Duplex: Stacked



Courtyard Building



Townhouse



Cottage Court



Live/Work



Triplex: Stacked



Multiplex: Medium

missing middle housing **in Burlington, VT**



why encourage **Missing Middle Housing**?



- More housing choices
- Blends with existing neighborhoods
- Requires less land
- More affordable homes
- Greater socioeconomic integration
- Multigenerational housing-age in place
- Expand the tax base, relieve pressure on property taxes

housing needs change **throughout a lifetime.**

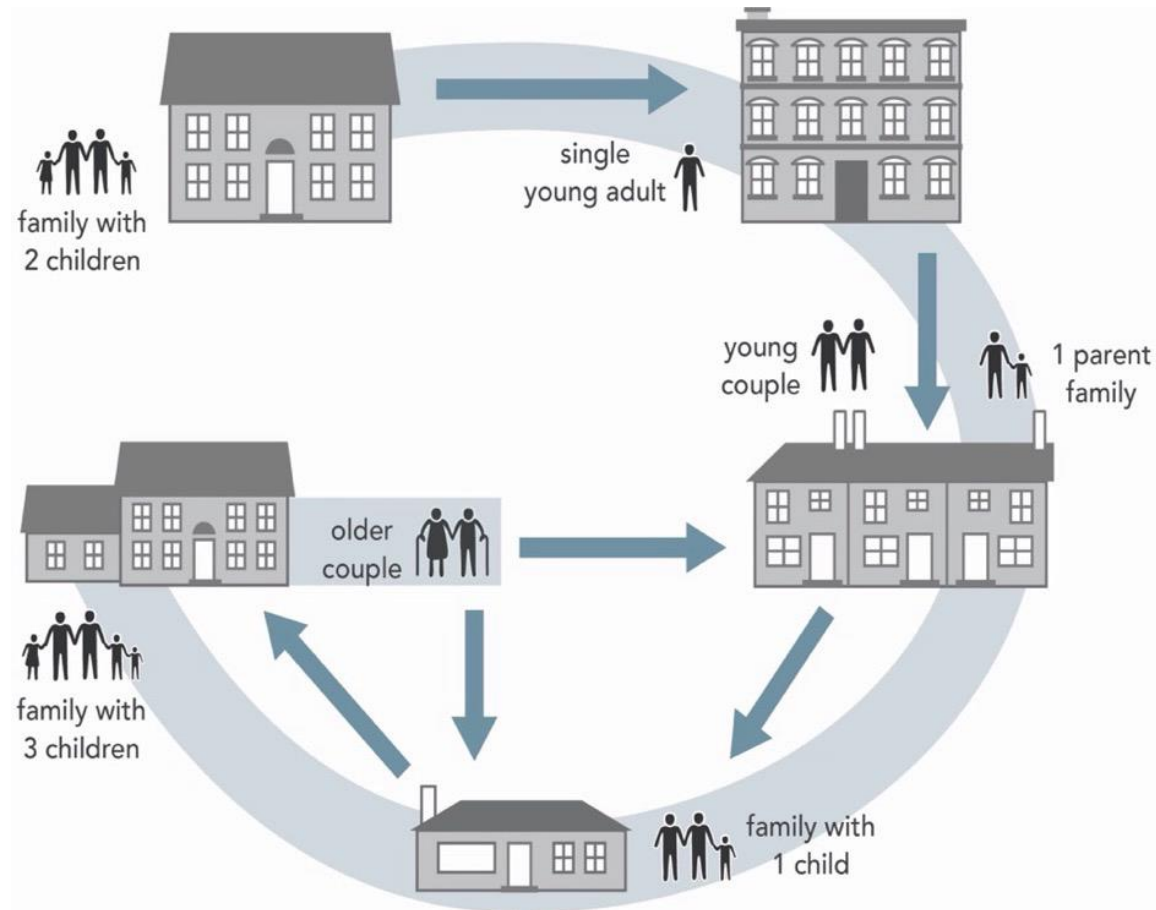


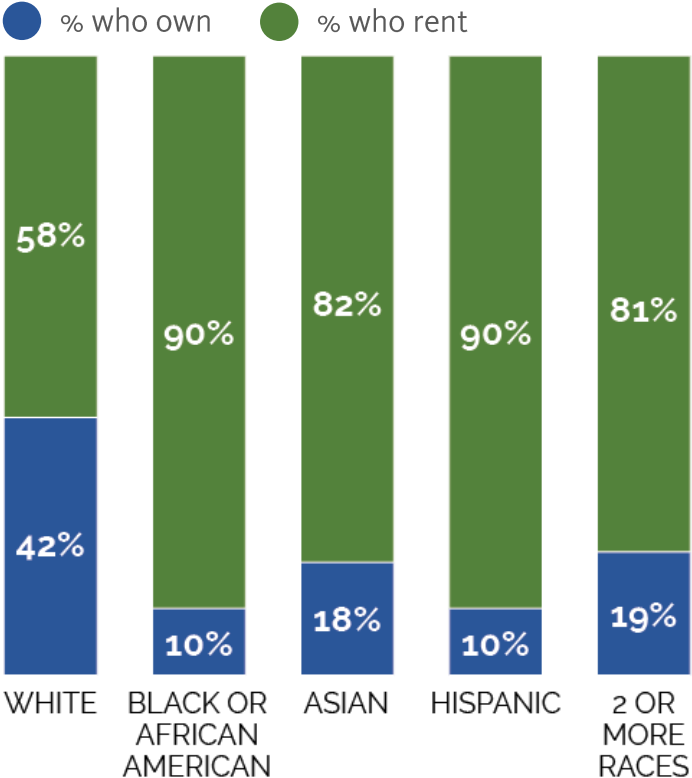
Image source: EcoNorthwest

Key Middle Housing Users:

- **Older adults** seeking lower maintenance housing needs: Accessibility / Universal Design
- **Younger Households** and **First-time Homebuyers** needs: Attainable pricing, homeownership supports
- **Single-Person and Single-Parent Households** needs: Smaller units, rental and ownership options

Burlington's Renters & Homeowners.

Owner + Renter Households By Race

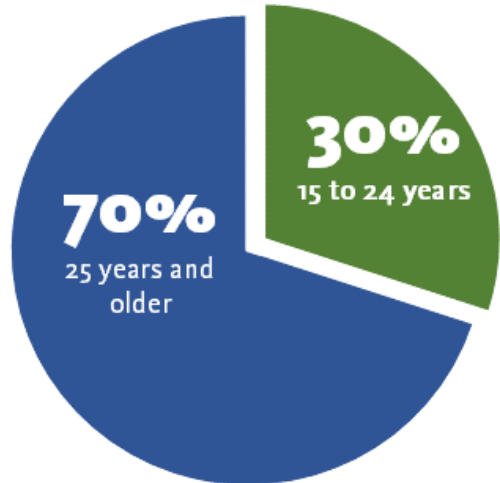


The median income for renter households in 2021 was **\$59,331**, while the median income for owner households is **\$113,750**.

White households own their homes at higher rates than any other race.

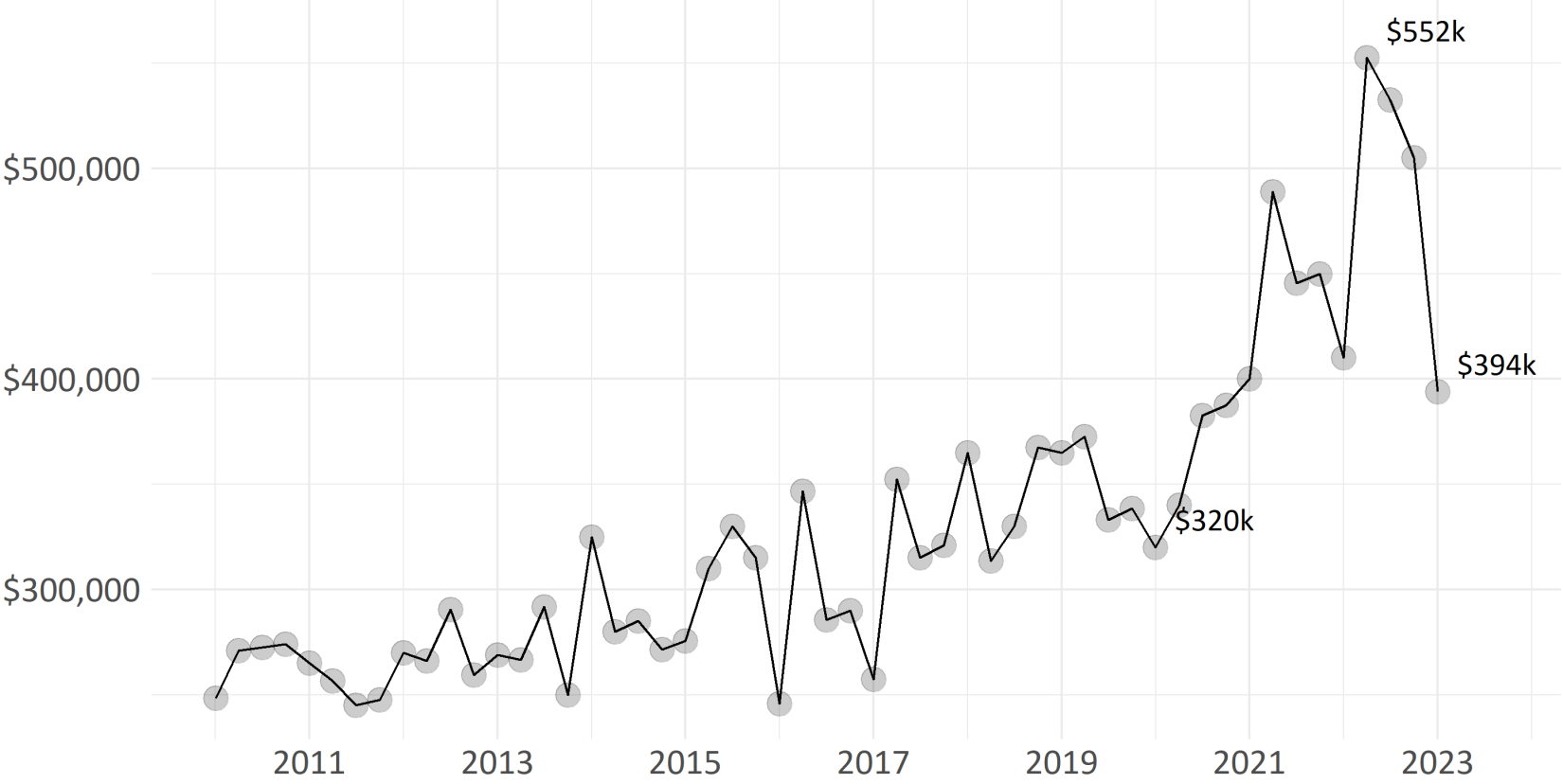
Average age of renters

While many off-campus students live in rental households, **70%** of rental households in Burlington include individuals 25 and older.



Burlington's **Housing Costs.**

Median Single Family Sale Price



A home at current median price would cost **\$2,850/month**, affordable to a household earning **\$114,000/year**

Last quarter incomplete, through 2023-02-28.

relating **incomes** to **affordable housing**.

In 2022, if your **2-person household in Burlington*** earns...

\$25,770
per year

\$51,540
per year

\$68,720
per year

\$85,900
per year

\$103,080
per year

Then your **affordable rental** is...

\$644
per month

\$1,289
per month

\$1,718
per month

\$2,148
per month

\$2,577
per month

Then your **affordable home sale price** is...

\$77-90k

\$180-206k

\$240-274k

\$300-343k

\$360-412k

Most New Middle Housing is Affordable Here

Food Service
Workers:
\$27k



30% AMI

Firefighters:
\$47k



60% AMI

Elementary
Teachers:
\$61k



80% AMI

Registered
Nurses:
\$75k



100% AMI

Lawyers:
\$95k



120% AMI

Financial
Managers:
\$109k



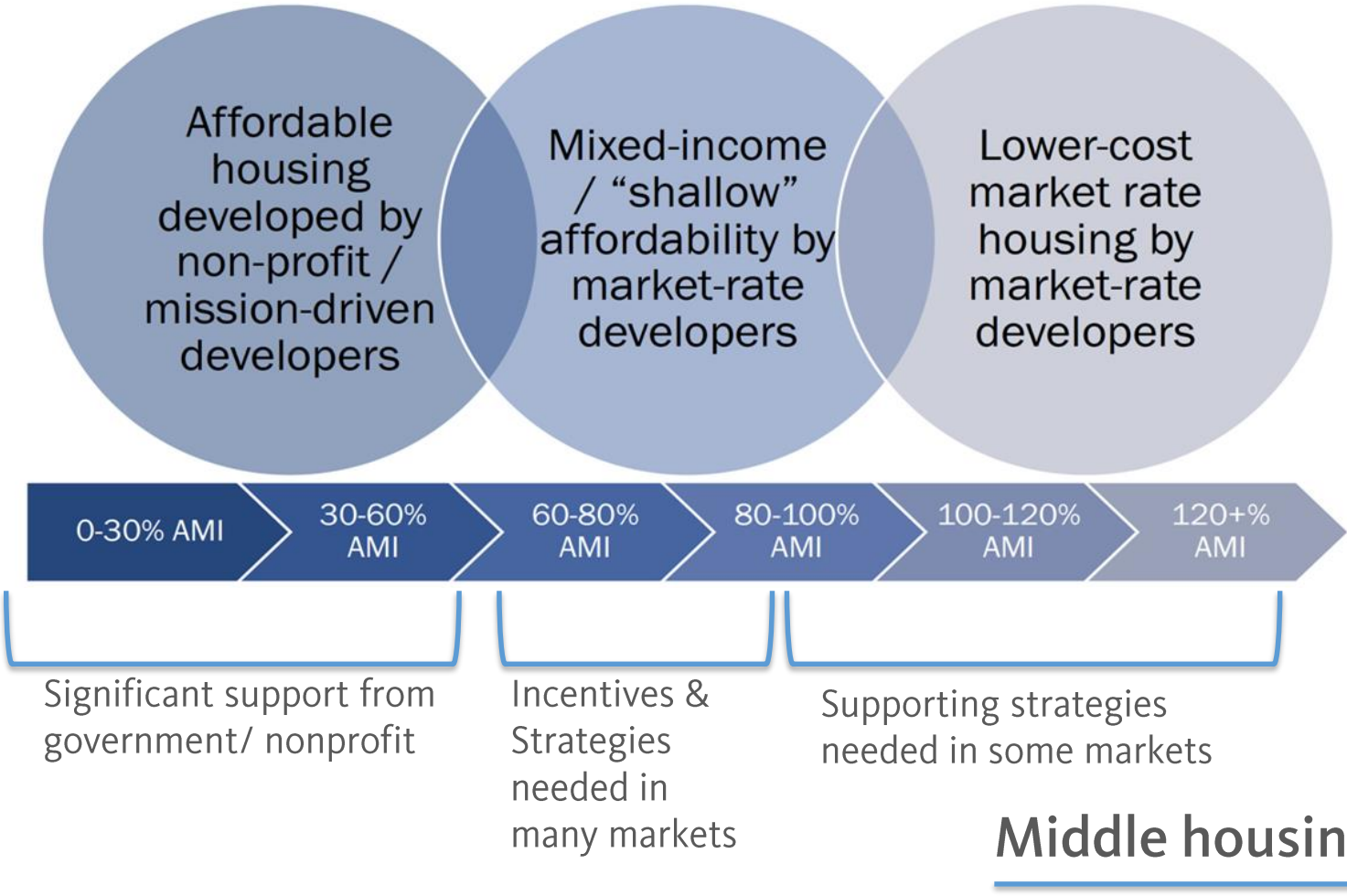
Note: Average annual wages by occupation are based on the Bureau of Labor Statistics' Occupational Employment and Wage Statistics (OEWS) metropolitan area estimates for Burlington-South Burlington, VT in 2021. Annual Median Income (AMI) reflects the US Dept of Housing and Urban Development limits for 2022-2023 for a **two person household**.

Image source: EcoNorthwest

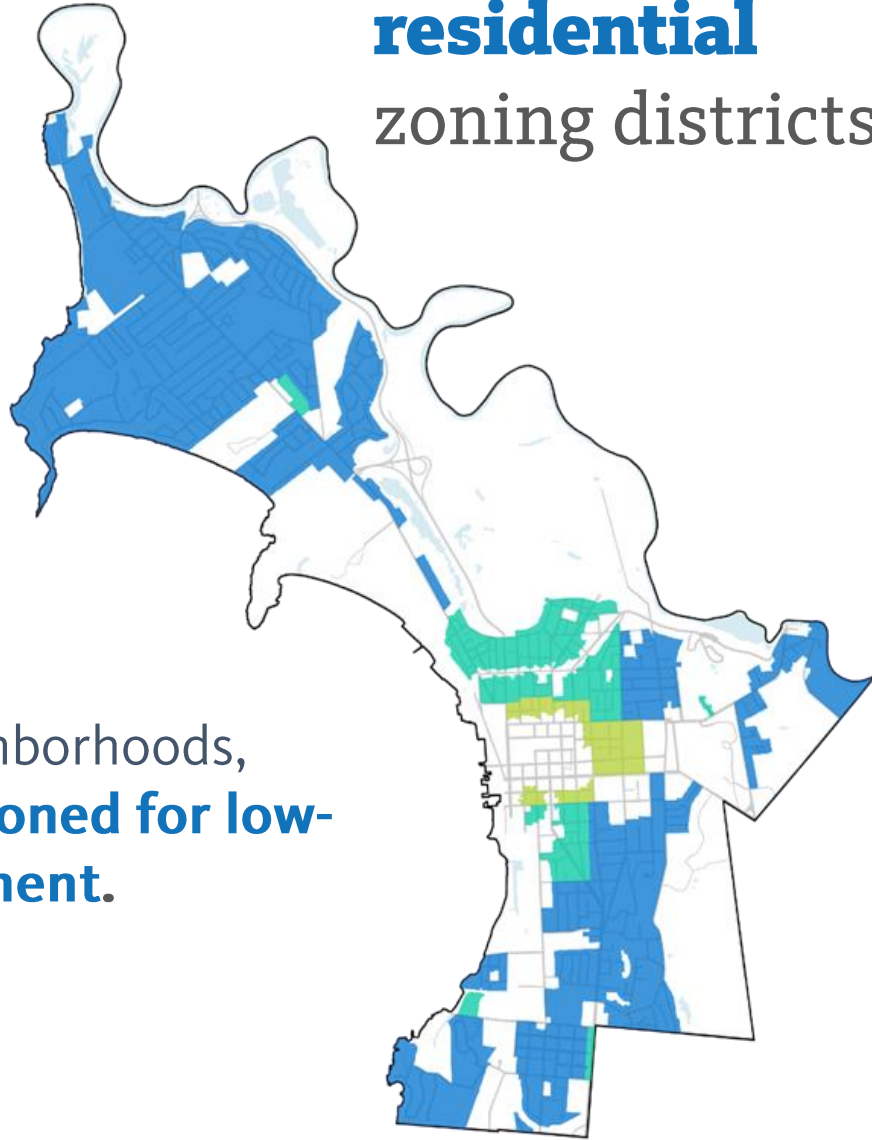
Diverse Housing for Diverse Needs.

Image source: EcoNorthwest

Affordable and workforce housing development basics



residential
zoning districts.

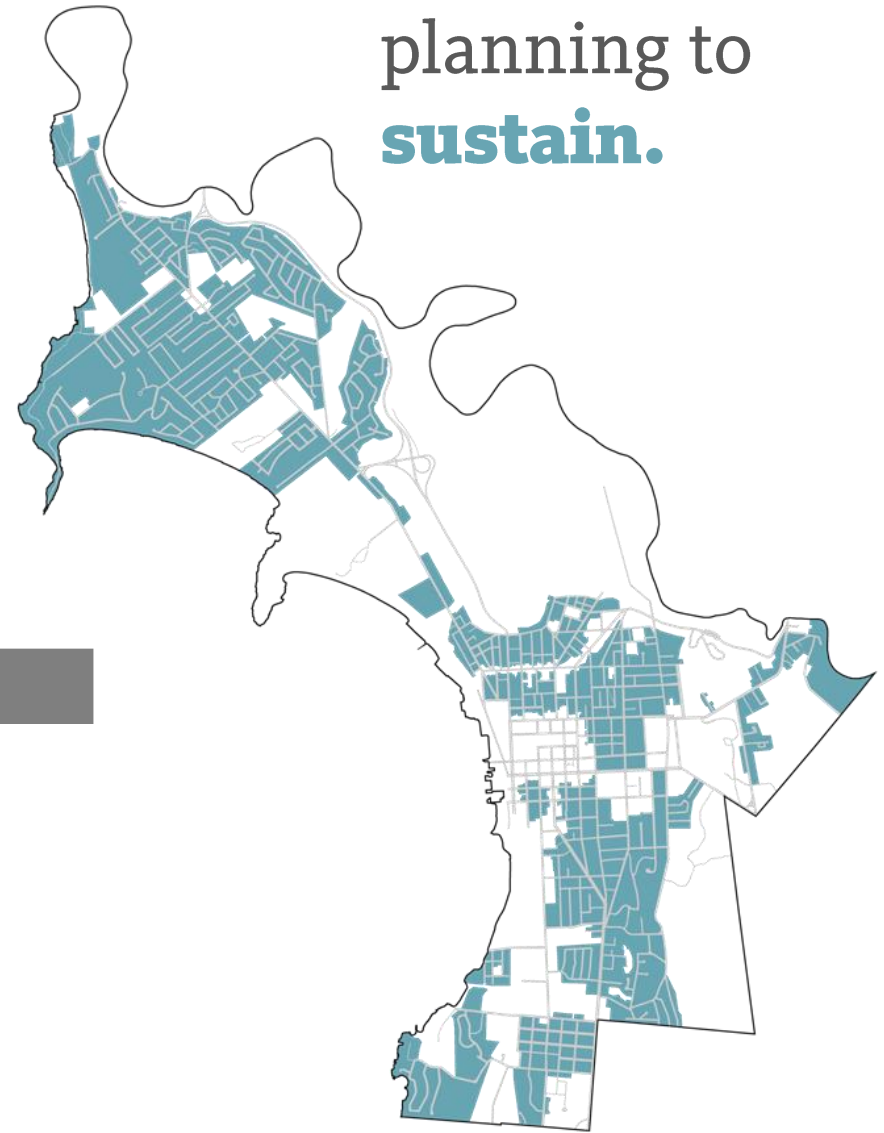


In residential neighborhoods,
80%+ of land is zoned for low-density development.

80% in low density zoning

● Low Density ● Medium Density ● High Density

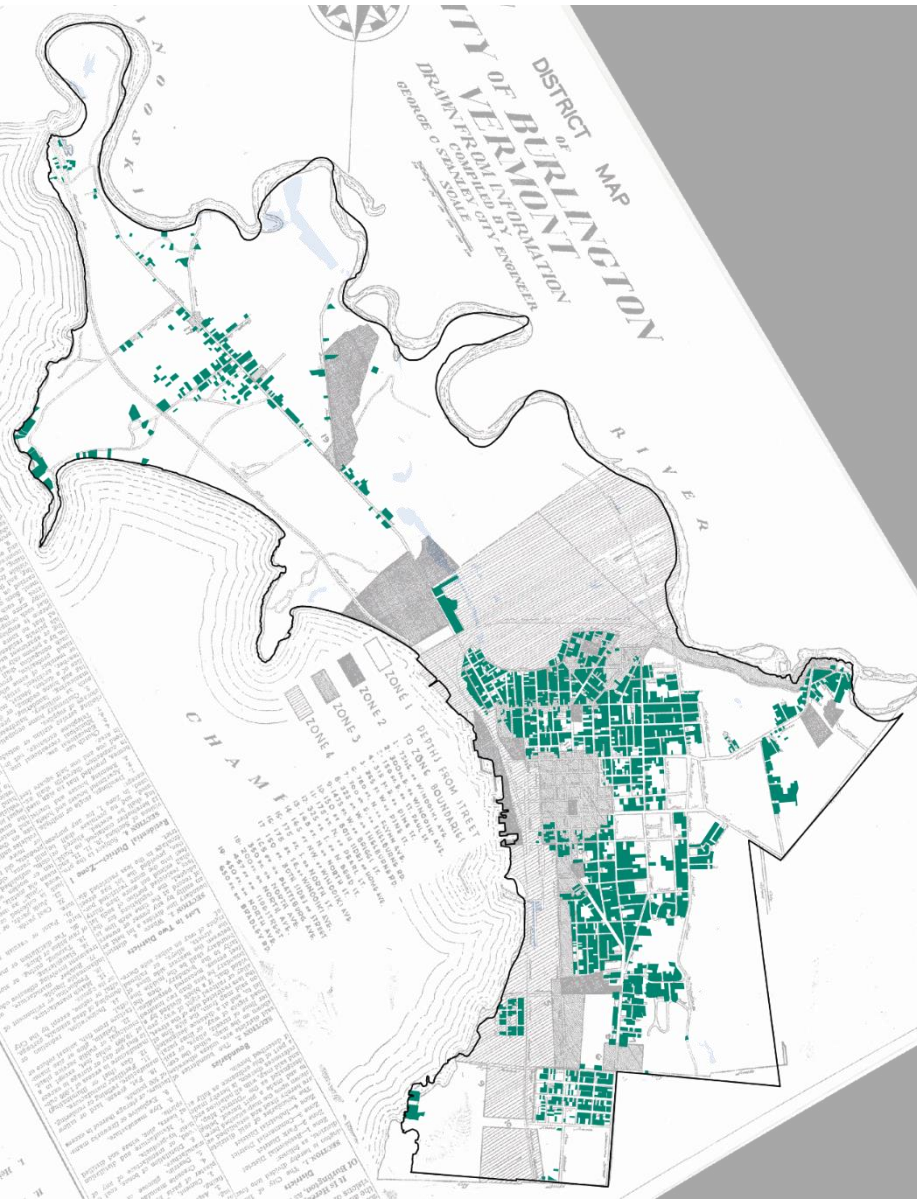
planning to
sustain.



40% of city's land area

the **abbreviated history.**

The City first adopted **zoning in 1947.**

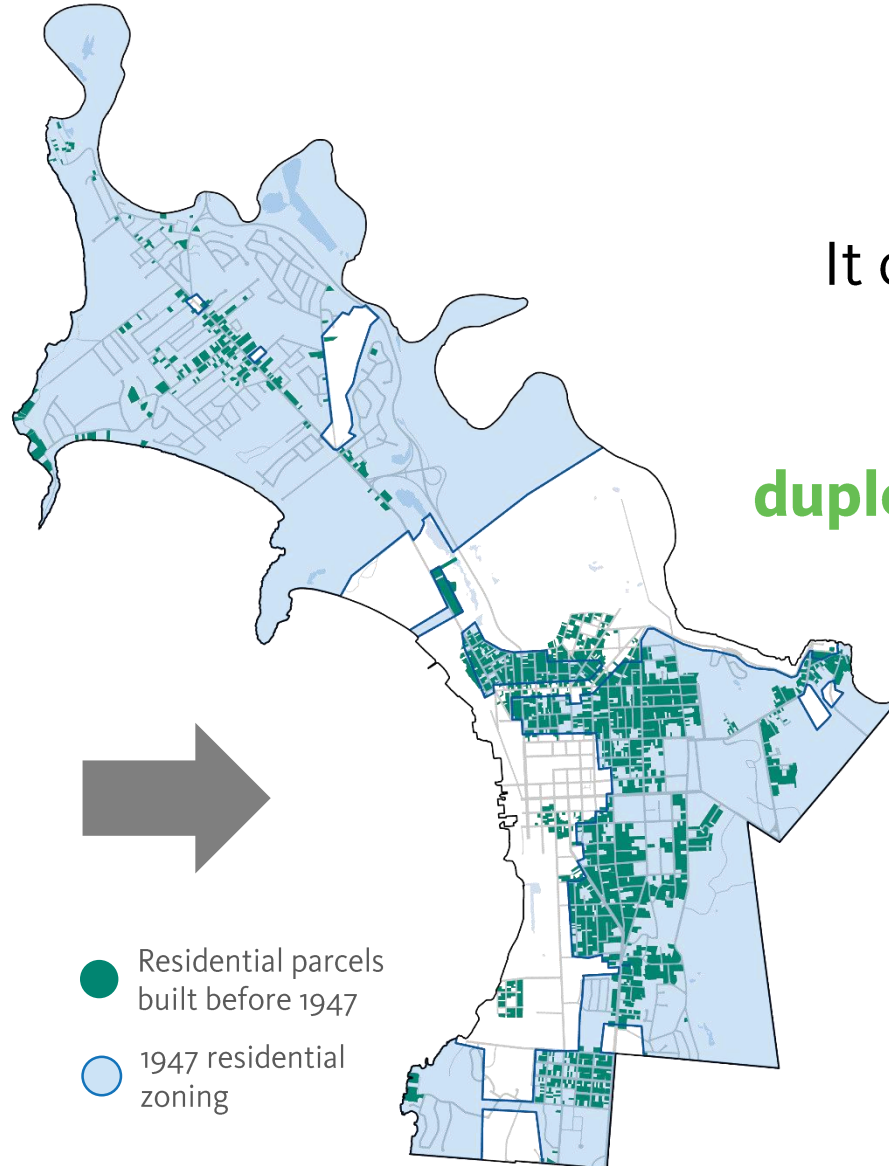
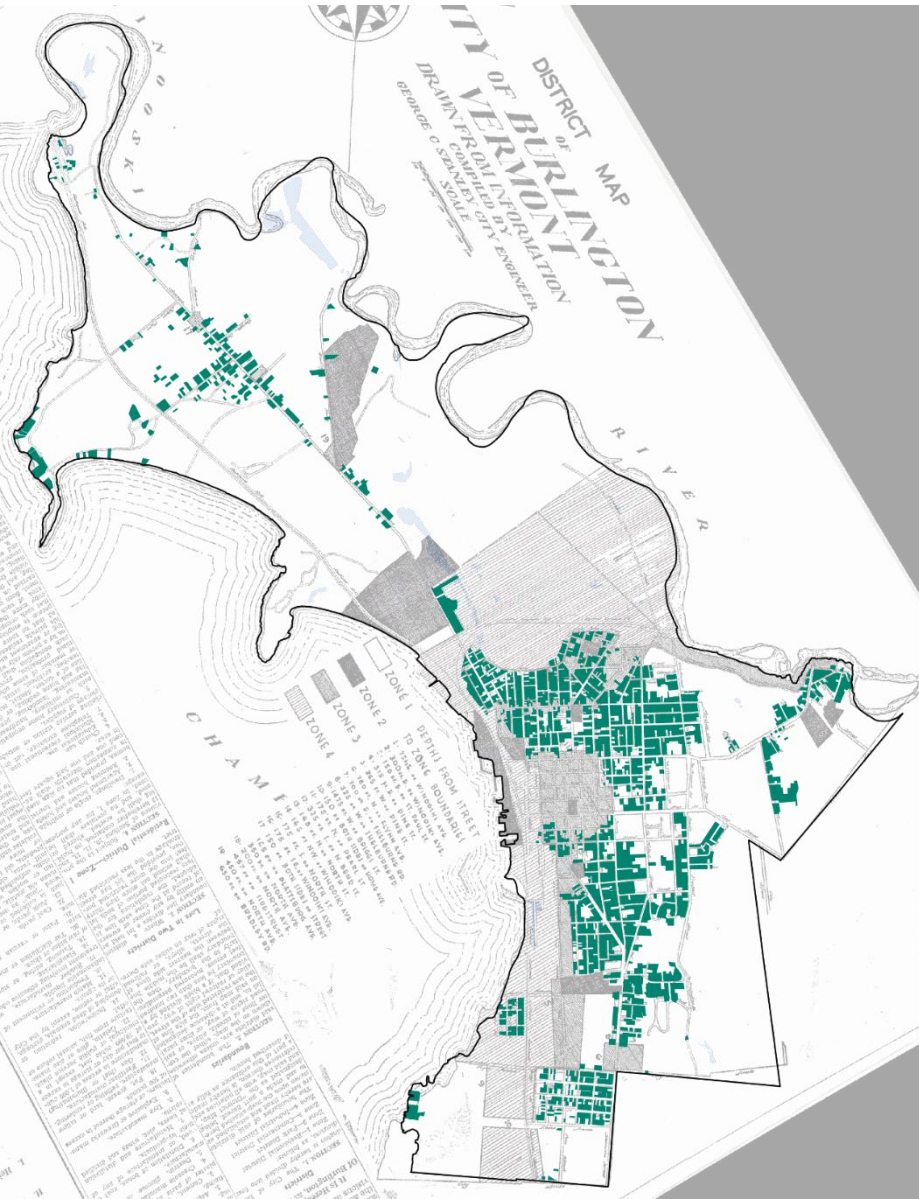


● Residential parcels
built before 1947

the **abbreviated history.**

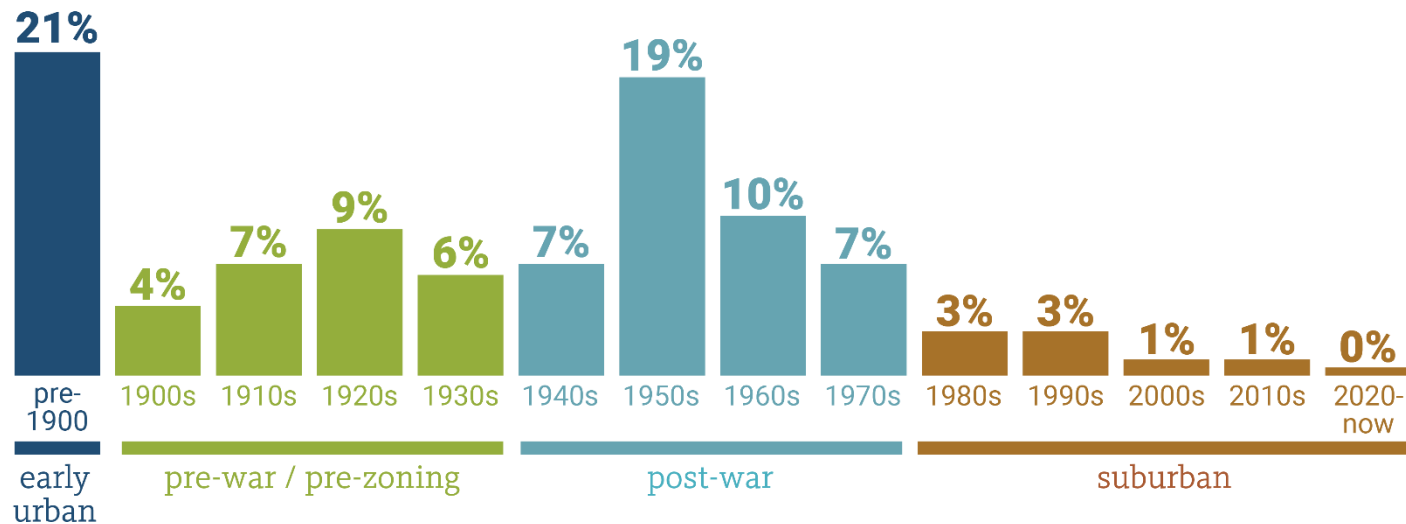
The City first adopted **zoning in 1947.**

It only had one residential zoning district, which **allowed single family, duplex, apartment houses, rooming houses, etc.**

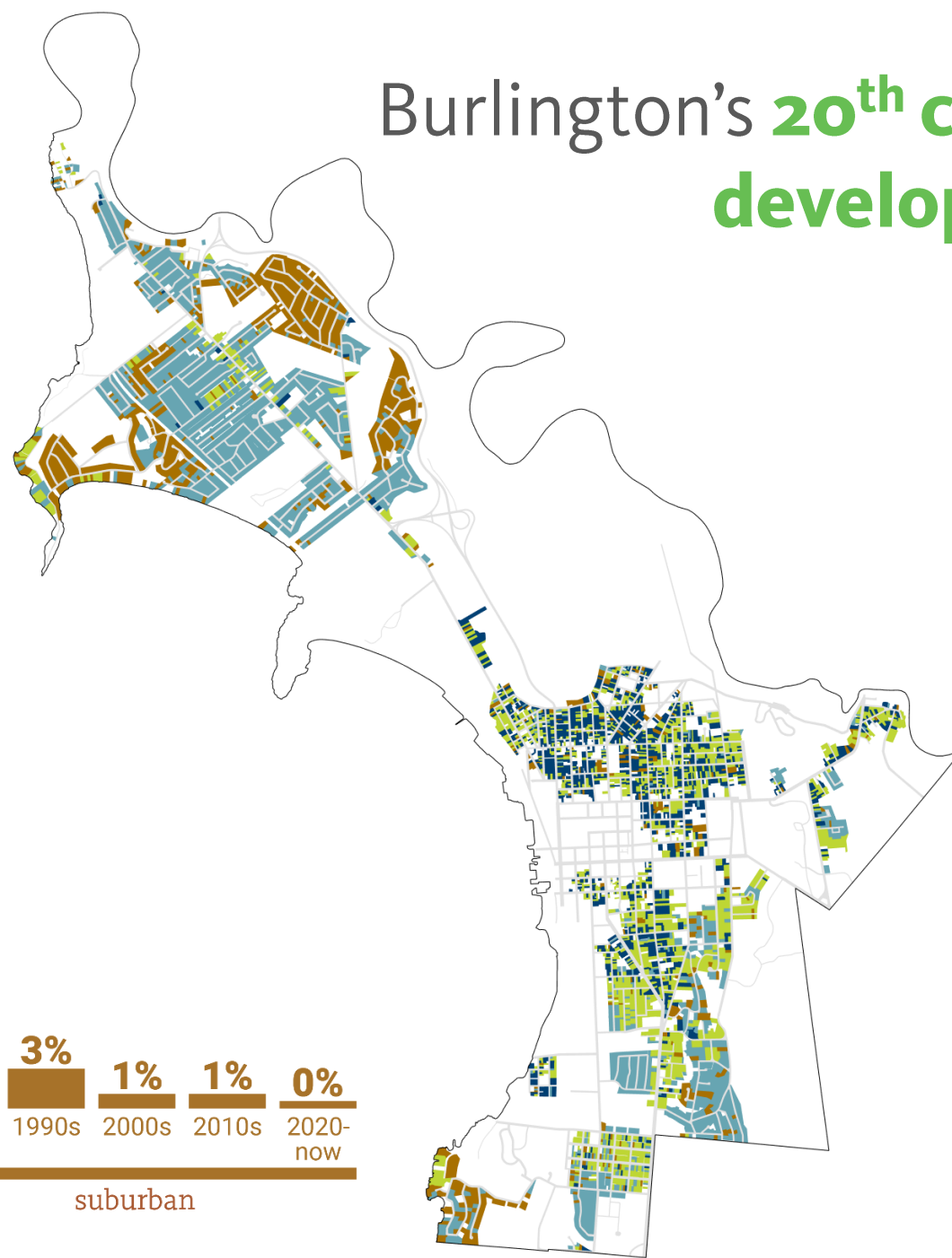


Many of the city's oldest residential properties were built to suit the needs of households in that era. Just under half of the city's residential properties¹ had been **developed by 1947** when zoning was first adopted.

But, as many as **80% did not meet the new zoning standards**, particularly due to lot size requirements

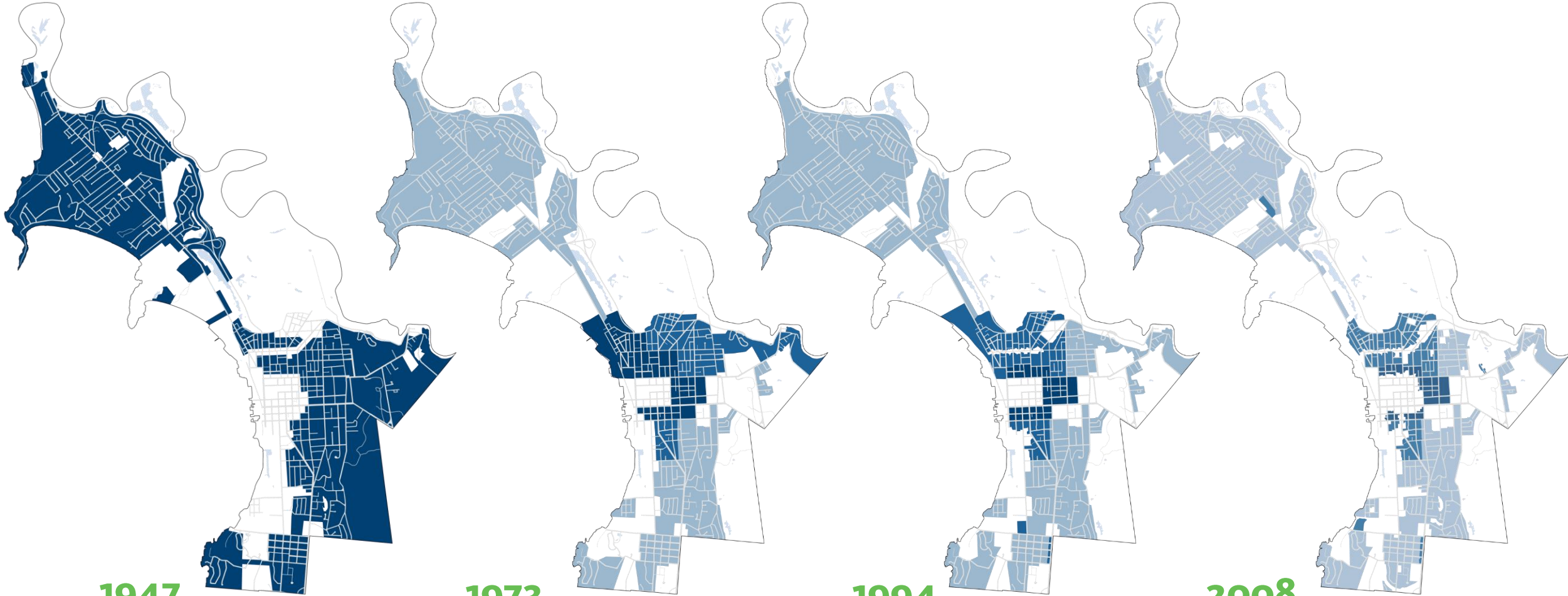


Burlington's 20th century development.



changing residential zoning.

● Primarily Single Family* ● Some Middle Housing ● Mix of Housing Types



1947

Allowed for single family, apartments, duplexes, rooming houses, etc.

1973

Established 5 residential districts, limited housing types by zone, created parking requirements, and established density limits.

1994

Lowered maximum density limits, downzoned the Old North End & Old East End

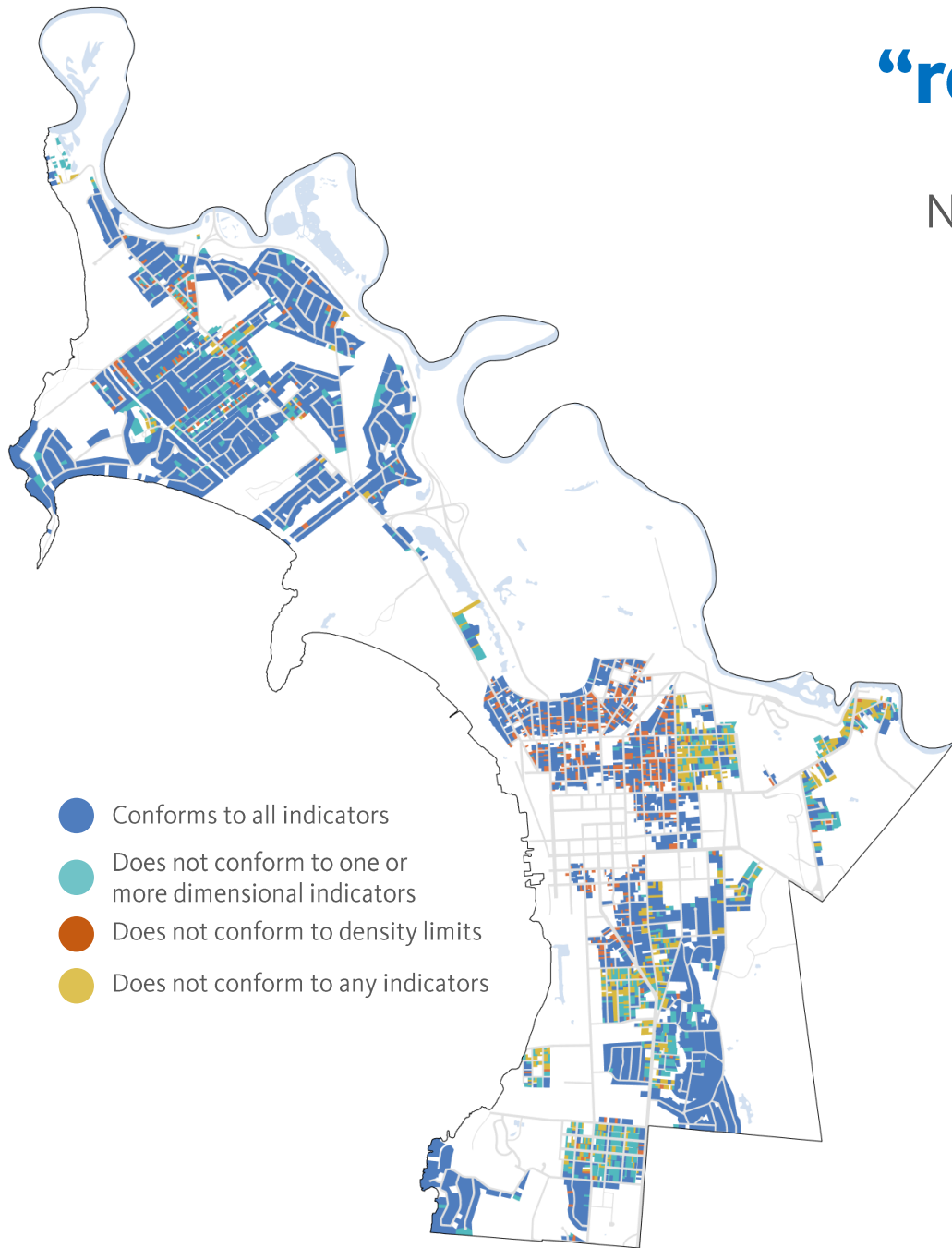
2008

Corrected some previous suburbanization trends, allowed for ADUs + Duplexes* allowed in all zones

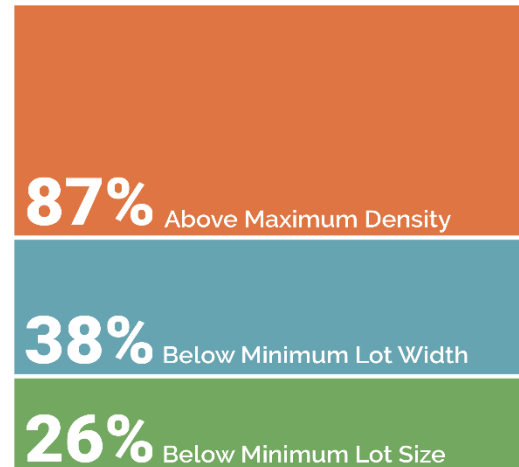
“re-legalizing” diverse housing types.

Nearly **40%** of residential parcels do not conform to today’s lot size, width, and density standards.

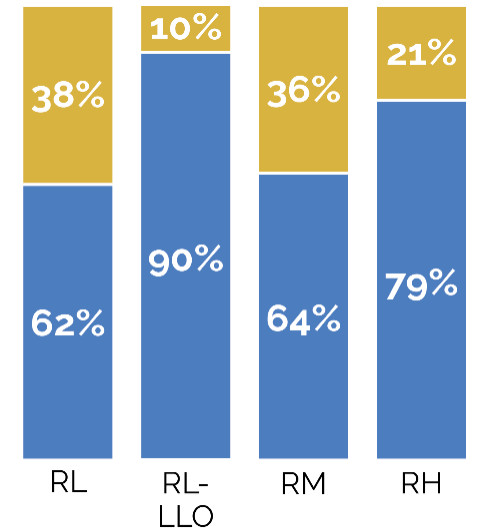
Residential zones **aren’t reflective of what’s on the ground** in most neighborhoods.



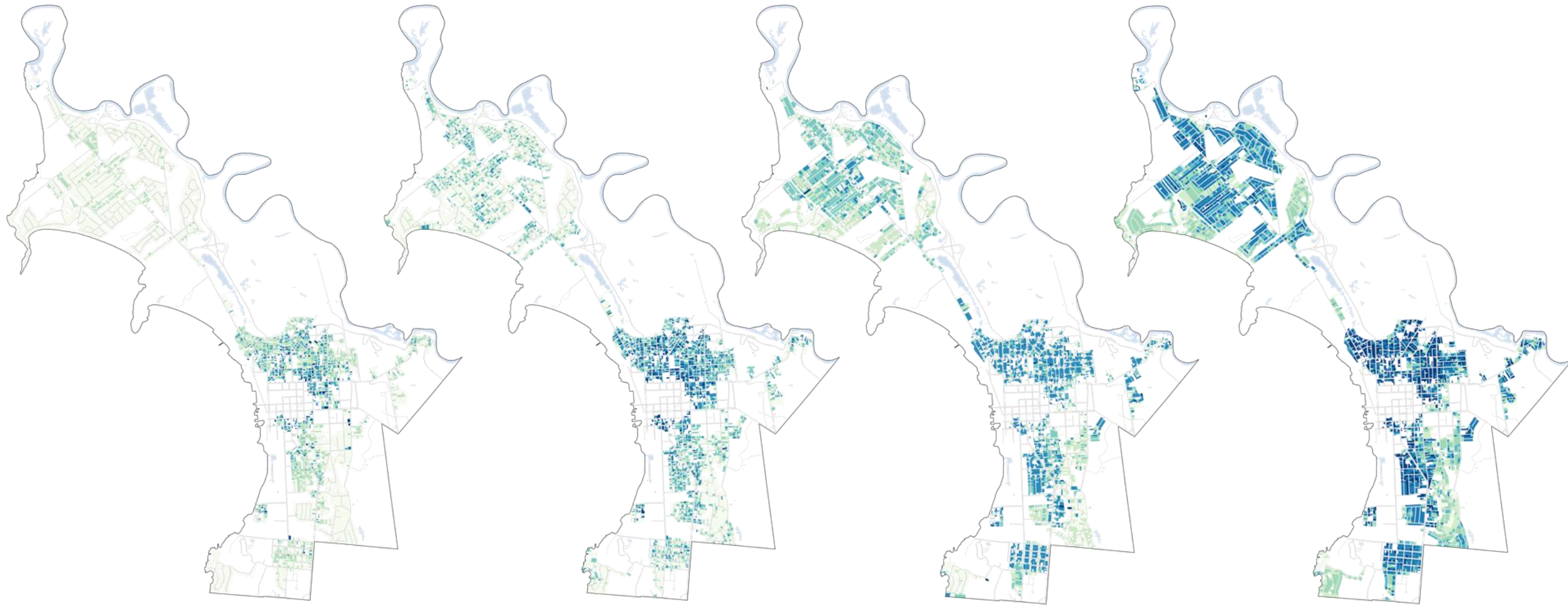
Percent of Residential Parcels Not Conforming to Specific Indicators



Percent of Conforming Residential Parcels by Zoning District



Residential Lot Characteristics



Density

Less than 7 du/acre  More than 40 du/acre

Lot Cover

Less than 35% Lot Cover  More than 80% Lot Cover

Lot Width

Less than 30 ft wide  More than 100 ft wide

Lot Size

Less than 6,000 ft²  More than 43,560 ft²

other common barriers

Zoning standards that **don't allow a range of housing types or flexible lots.**

Example cottage court on a 1-acre New North End lot. Could allow for five additional single-family homes (owner or rental), with ample open space and off-street parking.



Conceptual site design and renderings by Opticos Design

other common barriers

Zoning standards that **make it difficult to create multiple small buildings on a large lot.**

Example fourplex on a corner lot on North Ave. Could allow for four additional homes in a “house size” building, with off-street parking and walking distance to daily amenities.






Conceptual site design and renderings by Opticos Design

btv **neighborhood code**

Project will build on strength of neighborhoods today, and identify new **opportunities for neighborhood-scale housing** city wide:

- Explore ways to **“re-legalize” historic neighborhood patterns**
- Identify **solutions to common zoning barriers** to small and “middle” housing types
- Find opportunities to build on neighborhoods’ unique character through more **context sensitive zoning tools** for these areas
- Examine the **scale of development allowed in low density areas along major streets** served by transit



| | RM | RL 1 | RL 2 | RL 3 | Other (i.e Major Corridors) |
|--|-----------|-------------|-------------|-------------|--|
|  <p>Cottage Court</p> | | | ● | ● | |
|  <p>Duplex Side-By-Side</p> | ● | ● | ● | | |
|  <p>Fourplex: Stacked</p> | ● | | | | ● |



BTV Neighborhood Code