

1.6.25 Section 6.13 Multifamily Housing Development Standards

**6.13 Multifamily Housing Development Standards**

**6.13.1 Applicability and Purpose.** The provisions of this section apply to multi-family buildings and development creating new multifamily dwelling uses, and additional dwelling units within a lot that result in the creation of three or more dwelling units on the lot. The purpose of the section is to protect or enhance the appearance and quality of neighborhoods, and to ensure basic standards of living for the residents of the multi-family dwelling.

**6.13.2 Front Doors.** Buildings with front setbacks in which the front façade is directly visible from a public or private road shall have at least one entrance door on that façade. All front facade doors shall be sheltered and defined by a porch, roof overhang, or other architectural feature. If each dwelling unit has a separate door on the front façade, then each door must be sheltered and defined as described above. If there are multiple front facades on a building, an entrance door on one such façade shall be adequate to satisfy this provision.

~~6.13.2. Front Doors. Buildings must have at least one entrance door on the façade facing the front yard and is visible from the public or private road, that is sheltered and defined by a porch, pent roof, roof overhang, hooded front door or other similar architectural element. If each unit has a separate door on the front facade, then each door must be sheltered and defined.~~

**6.13.3. Fire Escapes and Entry Stairs.** Exterior fire escapes when needed and exterior entry stairs to upper floor units if included shall must be located to the side or rear of the building and shall meet all setback requirements. If located to the side, they must be set back at least 8 feet from the ~~frontline of the building~~ front building line. Fully or partially enclosing exterior stairs with durable materials that are compatible with the exterior cladding of the building is strongly encouraged.

**6.13.4. Garages and Underbuilding Parking Entries.** Garage doors and entrances to underbuilding parking shall must either be either:

- a) Oriented to the side or rear ~~(not facing a street)~~ of the lot; or
- b) Set back at least 8 feet from the ~~frontline of the~~ front building line if directly facing and visible from a public or private road, street.

**6.13.5. Driveways and Parking Areas.** The width of residential driveways between the street and building frontline shall must not exceed ~~the lesser of 20% of the lot width or 20 feet~~ in width. The driveway may widen at a point at least 8 feet behind the frontline of the building to provide parking, turnaround space and/or access to garage or underbuilding parking entrances.

**6.13.6** Light trespass from parking areas onto adjoining properties where there are residences, shall be prohibited. Lot layout, building placement, privacy fencing or vegetative screening may be required to eliminate light trespass on adjoining properties with residential uses.

~~6.13.6. Parking areas shall must be screened with privacy fencing and/or vegetation as needed to prevent light trespass from vehicle headlights onto adjoining properties.~~

**6.13.7. Privacy.** Applicants shall provide evidence, such as plans for building design, lot layout, screening or landscaping, to demonstrate that consideration has been given to the location, orientation and design of multi-family buildings in order to protect the privacy of neighbors. This consideration may include such factors as: ~~Buildings must be located, oriented and designed to~~

~~protect the privacy of residents and their neighbors. Consideration should be given to factors such as:~~

- a) The height and proximity of ground floor windows to the sidewalk, street or public spaces;
- b) The alignment of windows between adjacent buildings;
- c) The potential for overlook from ~~surrounding~~ buildings into ~~neighboring~~ private outdoor space; and
- d) The use of building offsets, architectural features, fences, walls and landscaping to shield views into private outdoor spaces.

**6.13.8. Outdoor Living Space.** Twenty percent of a lot ~~or project area~~ hosting a multi-family building or multi-family buildings shall consist of private, semiprivate or common outdoor living space(s) that satisfy (a) ~~or~~ (b) or (c) below.

Formatted: Font color: Dark Red

Formatted: Font color: Dark Red

- a) Each residential unit has a private or semi-private outdoor living space (yard, patio, courtyard, terrace, porch, balcony, deck, rooftop garden, etc.) that is accessible from the residential unit for the exclusive use of unit residents and that is at least 80 square feet in area and not less than 8 feet in any dimension; or
- b) The lot ~~or project area~~ has one or more common outdoor living space(s) to be shared by building residents with the following standards:
  - i. The common outdoor living spaces must be located in one or more areas conveniently accessible to building residents via an ADA-compliant path.
  - ii. No area of the common outdoor living spaces shall be less than 20 feet in any dimension.
  - iii. Common outdoor living spaces shall be at least 50% vegetated, must be landscaped with trees, shrubs, groundcover, ornamental plants, and like.
  - iv. At least one area of the common outdoor living spaces, must be improved to accommodate activities such as sitting, walking, dining, children's play, community gardening, or other such typical outdoor activities; or
- c) The lot ~~or project~~ has a combination of private and/or commonly shared outdoor living space(s) as described in a) and b) above.

**6.13.9. Landscaping.** The front yard ~~must~~ shall be landscaped with a mix of trees, shrubs and ornamental plants, in addition to grass, in a manner characteristic of other residential properties in the neighborhood. This may include planting, potentially in combination with fencing, along the frontage and property lines, as well as planting areas along walkways or building foundations. Street Trees shall ~~must~~ be installed if where they are not present. Applications for buildings with five or more units shall ~~must~~ provide a ~~professionally prepared planting plan~~ landscaping or planting plan prepared by a professional landscape architect, landscape designer, arborist, sire designer or engineer experienced with landscape design..

**6.13.10. Laundry.** There ~~shall~~ must be laundry hook-ups in each unit or common laundry facilities in the building. Clotheslines shall not be prohibited pursuant to 24 V.S.A. §4413.

**6.13.11. Bulk Storage.** Residential units must have a secured, enclosed bulk storage area for the exclusive use of unit residents that is at least ~~80~~ 50 square feet in area and not less than ~~8~~ 5 feet in any dimension. The storage area may be separate from the residential unit ~~and or~~ may be located within the building or within an accessory building. If the storage area will be located within a garage, it must be in addition to the area necessary to accommodate any required parking.

**6.13.12. Mechanicals and Utilities.** Free-standing mechanicals and utilities shall be located at the side or rear of the building if feasible, and landscaped or screened to prevent visibility from a public road. The outdoor components of heat pumps shall be exempt from this requirement.

**6.13.13. Waste Storage.** Trash and recycling receptacles must be stored on a hard surface in a location that is readily accessible to building residents and screened from view from a public road. If dumpsters are will be provided for waste collection, they must be kept within an enclosure constructed of durable materials or completely screened with vegetation, and shall not be placed in the front yard. -

**6.13.14. EV-Charging Parking Spaces.** One EV-charging parking space for every 10 residential units shall be provided by the applicant.