



Woodstock Housing Oversight Task Force in consultation with Nan Stolzenburg FAICP

Major Recommended Housing Zoning Initiatives – Benefits for Housing and Environment

Proposed Zoning Initiative	Housing Benefit	Environmental Benefit
1. Allows Accessory Dwelling Units (ADU's) in all districts. Up to two are allowed per parcel associated with a single-family residence either as an internal or attached unit, or as a detached unit. Only one interior/detached unit allowed out of the two. Only one short term rental per parcel allowed. Removes owner-occupied requirement. Second ADU must be deed-restricted for affordable rentals	Guarantees that when two ADUs are provided for, one will be an affordable unit. Greatly increases the opportunity to have interior/attached or detached accessory apartments. These still would need to meet siting requirements, but this change alone offers a new, much larger opportunity for accessory apartments and with a rule that only 1 unit on parcel can be STR, subject to regulations. As a permitted use, it makes it easier to provide ADUs and it eliminates the possibility that all accessory apartments will be short term rentals, leaving open more possibilities for long-term rentals.	Interior or detached ADUs have the same footprint as a single-family house. Detached ADUs similar to garages, sheds, or barns, but have design and siting criteria to ensure proper location.
2. Require conservation subdivision for all major subdivisions. This is a density-neutral design technique that requires 50% permanently preserved open space. Housing types allowed could be whatever is allowed in that district, including multi-family units. All with identification of building envelope on plat for optimal placement to meet environmental needs, such as in Scenic Overlay, and to protect the preserved	Creates a variety of lot sizes, and when in a clustered format can limit road and infrastructure development to be more efficient and cost-effective. Some small, more affordable lots can be created, and these subdivisions are designed to offer all new homes physical or visual access to open space, which is important to quality of life. ADUs that may be associated with housing in a conservation subdivision can also contribute to affordable housing needs. Depending on the size of the major subdivision, it may also need to be an FRD, in which case 60% of the units must be deed-restricted, affordable units.	Requires 50% of parcel to be preserved to protect those environmental features. The open space design specifically will protect critical and important features, natural resources, views, with standards outlined in zoning.

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areas. All houses to have visual or direct access to the preserved open space on the parcel.		
3. Allows for use of 3 and 4-plex houses , designed to single-family design standards in all locations. Approved of with a modified site plan review process that is less procedural and intense than the regular site plan process. One unit must be deed-restricted for affordability.	Guarantees that when such structures are built, at least one will be an affordable unit to meet housing needs. Increases the opportunity for more small, lower intensity multifamily dwelling units that will be more affordable and that will fit into neighborhoods better. The modified process allows for Town review but is abbreviated so that it is a more efficient process will make it more attractive for people to develop these types of housing units.	Design and scale standards ensure these will be built and designed and sited as a single-family residence. MSPR review will require environmental evaluation.
4. Allows for a variety of styles of housing including multi-family, tiny houses, clustered lot developments, co-housing, and continuing care residential developments.	This allows a variety of housing styles to be developed to address housing. These represent styles of housing currently existing in Woodstock and identified as desired and needed. The zoning establishes development standards that offer new housing opportunities in a way that maintains the other important values in Woodstock such as privacy, character, environmental protection, etc. Note that mobile homes are currently allowed with development standards.	Provides for environmentally consistent siting and design with enhanced environmental review and protection with maintenance of community character. This underlies all development standards for these types of housing.
5. Offers density bonus for affordable housing.	This incentivizes creation of affordable homes, which are housing units in a price range achievable to a variety of income levels but with the same strict siting and design as anywhere else.	The environmental and infrastructure capacity must be evaluated prior to issuance of any density bonus, and environmental compatibility is a requirement.
6. Allows for controlled multi-family (up to 8 units per building) with siting and design rules. One building of up to 8 units allowed with Special Use Permit. Multiple buildings of multi-family allowed as SP, with >40 units only in a Floating Residential District. No FRDs are allowed in the Scenic Overlay District or the R8 District. No short-term	These changes will create more opportunities for small multifamily units designed and sited in conformance to the community character and environmental goals of the Town. This also controls the densest development away from R8 and the Scenic Overlay District in order to meet rural, community character and environmental goals of the Town and to be consistent with those zoning district purposes. Does not allow such housing to be built for short term rentals.	All multi-family dwellings would need special use permits, along with new siting and design standards specifically to address protecting environmentally sensitive areas and design to ensure maintenance of community character. Prohibition of these denser developments in the R8 and Scenic Overlay Districts will prevent higher

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rentals allowed in multifamily units or FRD developments.		intensity and scaled uses in those sensitive areas.
7. Calculate all allowable residential density in all districts from net acreage (which subtracts environmentally sensitive lands from the density calculation).	This method is included because it will help balance both growth in housing and environmental protection, which is consistent with the Town's Comprehensive Plan.	Use of net acreage is a much more precise way of measuring how much capacity a parcel of land has for development. It will contribute towards protecting sensitive locations by not over-building.
8. Removes PRD as it is written and replaces with a Floating Residential District for larger projects with a requirement that a percent of dwellings be deed-restricted for affordable housing units priced to be achievable. The floating district sets density and dimensions along with all the same environmental standards for all housing development, but to be mapped at some future time and approved by the Town Board. Any development over 40 dwelling units would have to be by a Floating Residential District review and approval. No short-term rentals allowed. No FRD in the R8 or Scenic Overlay District areas.	Opens up opportunities for new housing opportunities, requires a 60% of affordable and moderate priced units in the development, and allows for a flexibility of many housing types to meet affordable needs but in a manner that ensures consistency with Town's performance expectations.	This is based on the PRD model and is essentially a PRD but is more detailed in performance expectations for the location, density, siting, and design that will meet community character and environmental goals.
9. Allow use of Average Lot Size for all Minor Subdivisions. The total number of residences would be calculated by the density for that district, but this allows many sizes of lots to be built provided they all average the required density. A section has been added in to help monitor these lot splits over time.	Allows more flexibility in designing minor subdivision – allows for smaller lots to be created that would be more affordable, allows easier design to protect environmental features.	Allows more flexibility to design lots and building envelopes in a manner that can preserve environmental features that may be present on site.

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10. Updates Planning Board procedures for review and approval to help implement housing tools, and for effective and efficient decision-making.	<p>a. Provides clarity for property owners and neighbors, and ease-of-use for property owners, developers, planning board members.</p> <p>b. Provides certainty for property owners and developers with site plan review provisions, approval processes and timelines.</p>	This is a procedural update to the regulations.
11. Authorizes Planning Board to require, when environmentally sensitive areas are on the parcel, placement of building envelopes for future building on a minor subdivision plat.	When applied by the Planning Board, this will offer clarity and efficiency as to where new building on the lot is approved to be.	This will help ensure that new development occurring in a minor subdivision is done with the same environmental care as major subdivisions.
12. Expands major subdivision definition to include a minor subdivision when a 5 th lot is proposed.	To prevent circumventing major subdivision rules when a series of minor subdivisions are done over time, redefines a major subdivision to include a 5 th lot in a minor subdivision is proposed. When this 5 th lot occurs, it becomes a major subdivision and must be fully designed as a conservation subdivision. The conservation subdivision trigger will allow for smaller lots, more efficient provision of roads and infrastructure and expanded environmental protection.	This will remove a potential loophole and will ensure that over time, more conservation subdivisions will be designed as larger lots get split up.
13. Continues to allow for 2 family and mobile homes (now called manufactured homes) as already in code.	Two-family units offer more affordable opportunities.	Same footprint as a single-family house