



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 and expand use of Accessory Dwelling Units (ADU's) in all districts.	Greatly increases the opportunity to have interior/attached or detached accessory apartments. Requires second ADU to be deed-restricted, affordable.	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. Requires Conservation Subdivision for all major subdivisions.	Allows for a variety of lot sizes, clustering, 50% preserved open space. Smaller lots can be more affordable. Very large (> 40 units) would be required to be both a conservation subdivision and go through the FRD process which requires 60% of units to be deed-restricted, affordable.	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.
3. Allows for use of 3 and 4-plex houses , designed to single-family design standards in all locations. No short-term rentals allowed within.	Increases the opportunity for more small, lower intensity multifamily dwelling units that will be more affordable and that will fit into neighborhoods better. Will guarantee that one unit in each structure is deed-restricted, affordable. Prevents such structures from being turned into short term rental uses.	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-	This allows a variety of housing styles to be developed to address housing needs.	Provides for environmentally consistent siting and design with enhanced environmental review and protection with maintenance of community

Proposed Zoning Initiative	Housing Benefit	Environmental Benefit
housing, and continuing care residential developments.		character. This underlies all development standards for these types of housing.
5. Offers Density Bonus for affordable housing.	This incentivizes creation of housing 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. No short-term rentals allowed within.	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. Prevents such housing from being turned into short term rentals. Very large (> 40 units) would also be required to be an FRD, which requires 60% of units to be deed-restricted, affordable.	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. Not allowing multi-family in the R8 or Scenic Overlays would ensure these more intense and large developments would not adversely affect the most rural and sensitive parts of the Town.
7. Calculate all allowable residential density in all districts from Net Acreage (which subtracts unbuildable lands from the 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 it with a Floating Residential District for larger proposed projects with more detailed standards and a requirement that 60% of units be deed-restricted for achievable housing. No short-term rentals would be allowed, and FRD would be prohibited from R8 and Scenic Overlay 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 and environmental 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. Not allowing FRD in the R8 or Scenic Overlays would ensure these more intense and large developments would not adversely affect the most rural and sensitive parts of the Town.
9. Allow use of Average Lot Size for all Minor Subdivisions.	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.

Proposed Zoning Initiative	Housing Benefit	Environmental Benefit
10. Updates Planning Board procedures for review and approval to help implement housing tools and for effective and efficient decision-making.	Provides clarity and certainty for property owners and neighbors, and ease-of-use for property owners, developers, planning board members with approval process and timelines.	This is a procedural update to the regulations.
11. Authorizes Planning Board to require, when environmental 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 so that a 5 th minor subdivision would trigger major subdivision rules.	This would prevent circumvention of major subdivision rules including requiring conservation subdivision. This means that a 5 th subdivision would trigger all the other benefits of having a conservation subdivision.	This will remove a potential loophole and will ensure all subdivisions as they occur will meet the community character and environmental goals of Woodstock.
13. Continues to allow for 2-family homes and manufactured homes.	Proposed zoning continues the same rules allowing for 2-family homes and manufactured homes (previously called mobile homes) as these provide for more affordable housing styles.	These housing, treated like single-family houses, would still need to meet all environmental, dimensional, and other development standards which are required components for all development in Town.