



WESTFORD LAND USE & DEVELOPMENT REGULATIONS





2015 TOWN PLAN PRIORITIES

- Town Common Conceptual Plan
- Community Wastewater in Town Center Area
- Form-Based Code for Town Center Area
- Context Sensitive Design for Nonresidential Development Along Paved Roads
- Housing Diversity
- Preserving Working Lands
- Unification of the Zoning and Subdivision Regulations

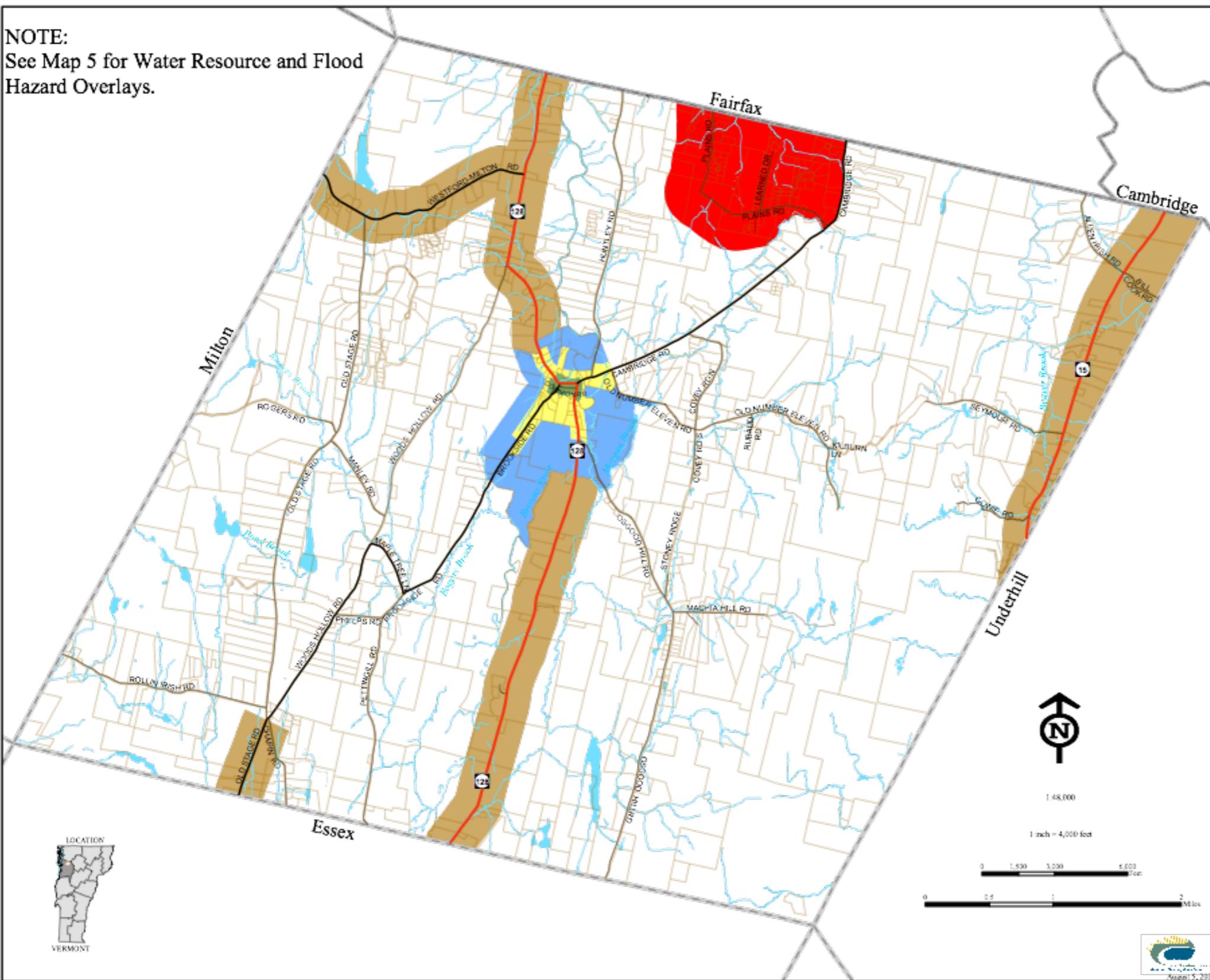


2015 TOWN PLAN GOALS

- Preserve Westford's historic & rural character
- Preserve Westford's working lands & significant natural resources
- Enhance the look, feel and function of the Town Center Area and major travel corridors
- Support economic development & vitality
- Encourage a diversity of housing, including affordable and senior housing
- Make regulations more user-friendly

NOTE:
See Map 5 for Water Resource and Flood Hazard Overlays.

Map 8 Current Zoning Westford Vermont



Legend

- Zoning District**
- Town Common - 24.63 Acres
 - Town Village - 153.68 Acres
 - Town Center - 532.79 Acres
 - Rural Residential - 763.2 Acres
 - Agricultural, Forestry, Residential I - 20,953.45 Acres
 - Agricultural, Forestry, Residential II - 2,610.71 Acres
- Stream Centerline**
- Stream Centerline
- Road Centerline**
- VT State Highway - 9.37 miles
 - Class 2 - 9.76 miles
 - Class 3 - 29.56 miles
 - Class 4 - 1.48 miles
 - Private - 8.37 miles
 - 2008 Parcel Data
 - Town Boundary
 - County Boundary

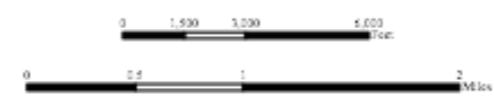
Sources:
Zoning - updated by CCRPC with guidance from Westford Planning Dept., 2008
roads - 1911 road data, last updated September 2008
Parcels - 2008 - Updated by IVS
surface water - VT Hydrography set - 2003

Disclaimer:
The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.



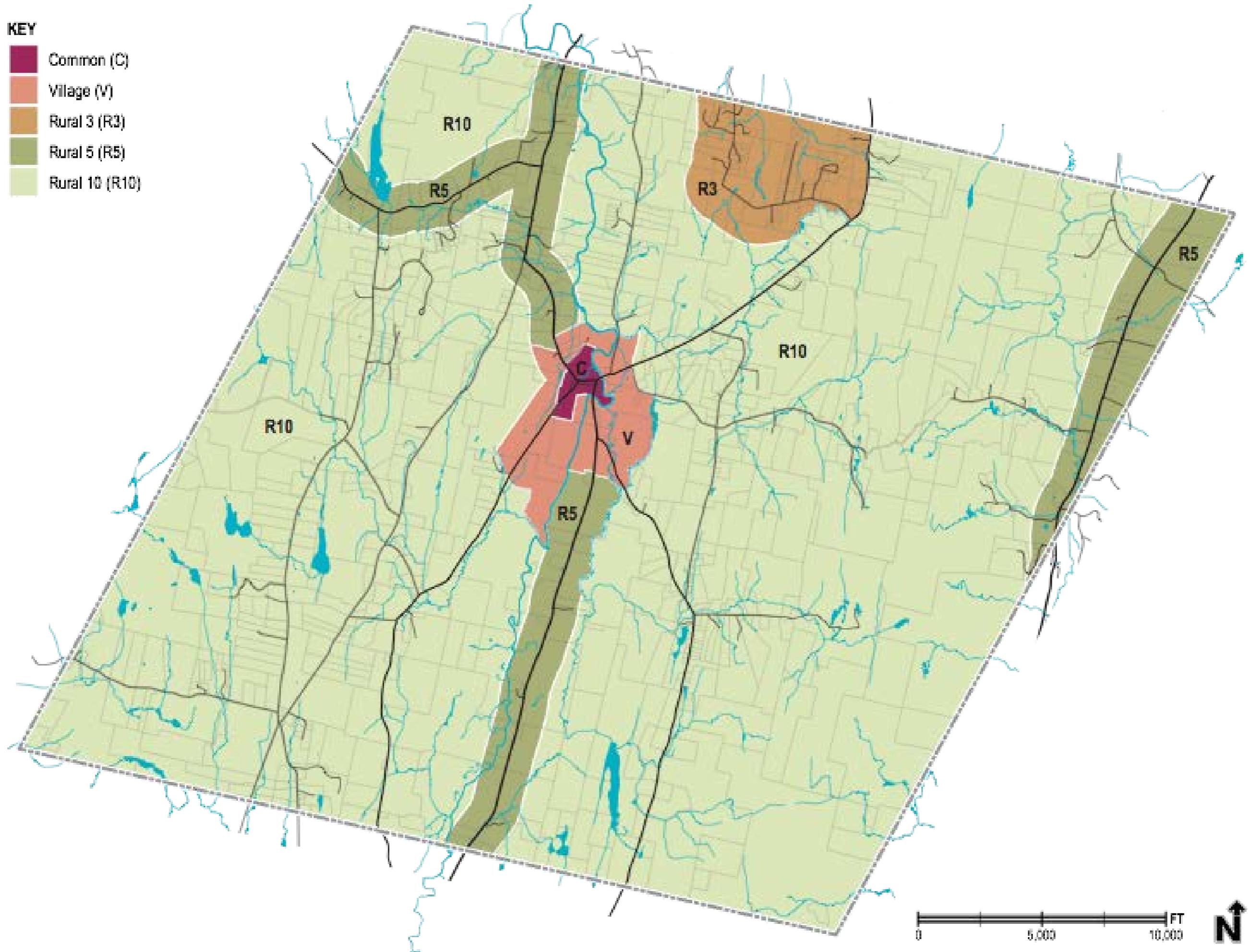
1:48,000

1 inch = 4,000 feet



KEY

- Common (C)
- Village (V)
- Rural 3 (R3)
- Rural 5 (R5)
- Rural 10 (R10)





COMMON & VILLAGE DISTRICTS

- Preserve historic character of Town Center Area
- Serve as a focal point of community activities & services
- Encourage growth & development
- Form Based Code
 - ✓ Considers public & private interface
 - ✓ Encourages community, business & activity
 - ✓ Regulates through form & massing
 - ✓ Considers Town Center Area on a road by road basis
(e.g. Center, Village Neighborhood, Rural)



T1-NATURAL



T2-RURAL



T3-NEIGHBORHOOD



T4-VILLAGE



T5-CENTER

Description

The T1 transect zone consists primarily of land that is undeveloped and naturally vegetated. It includes land unsuitable for development due to physical or environmental constraints such as topography and hydrology.

The T2 transect zone consists of sparsely settled lands managed for productive rural uses such as agriculture, silviculture, resource extraction and renewable energy generation.

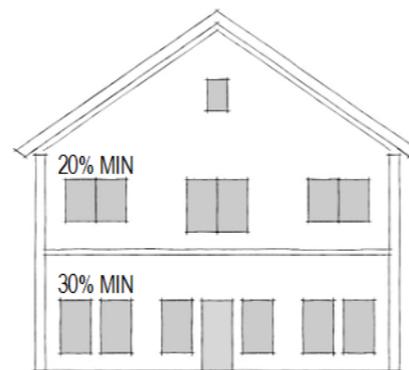
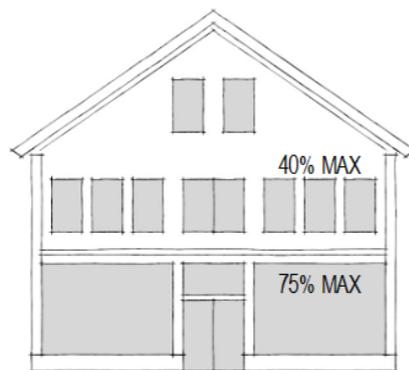
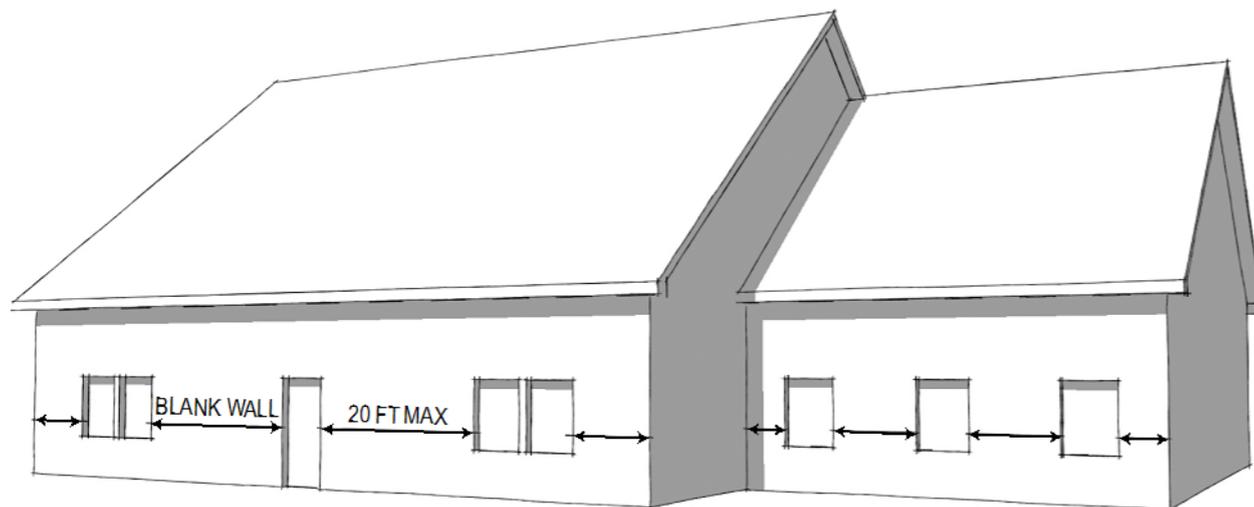
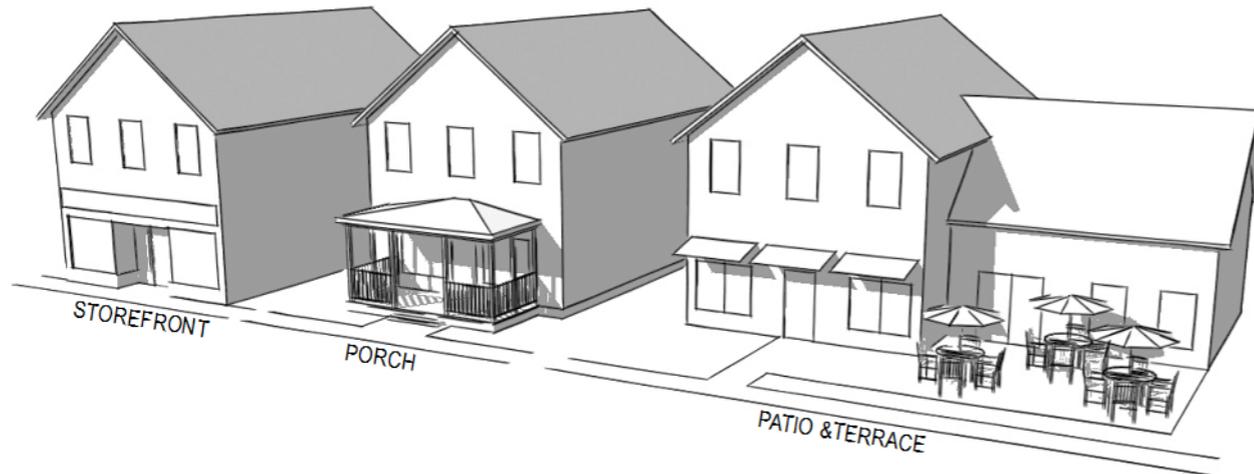
The T3 transect zone consists of low-density areas where most land is not being managed for productive rural uses. There may be residences and low-impact businesses. Planting is naturalistic and setbacks are relatively deep. Roads are irregular, following natural features and accommodating natural conditions.

The T4 transect zone consists of mixed-use, but primarily residential, moderate-density areas with the characteristics of traditional New England village centers. There may be a range of building types, but there should be consistency in setbacks and landscaping. Interconnected streets, often with sidewalks, define blocks.

The T5 zone consists of high-density, mixed-use buildings that house stores, restaurants, offices and apartments, and civic buildings. Multi-story buildings are set close to sidewalks as is characteristic of traditional New England town centers. Streets are tree-lined with narrow travel lanes and on-street parking.

FORM BASED CODE

(Common & Village Districts)



- Building location
- Building form
- Building use & density -more uses, administrative approval of low impact commercial development, reduced setbacks, public-private interface)
- Parking
- Design- windows, blank lengths, façade, roof pitch, entrance
- Signage
- Lighting
- Landscaping





ECONOMIC DEVELOPMENT

- Encourage the development of small scale business to increase local employment options and opportunities
- Expand opportunities for businesses while protecting Westford's rural character
- Provides flexibility within a framework
- Establishes clear expectations so applicants can know up front what will be required
- Facilitates predictable and consistent outcomes, and equitable treatment of applicants over time

District: C = Common (Town Common) V = Village (Town Village & Town Center) R3 = Rural 3 (Rural Residential) R5 = Rural 5 (AFR2) R10 = Rural 10 (AFR1)
 Code: P = Permitted C = Conditional -- = Prohibited
 Key: Bold = No change Yellow = New use Blue = Use added to district Orange = Use changed from conditional to permitted Purple = Changed from permitted to conditional or eliminated

	District:	C	V	R3	R5	R10
Adaptive reuse		C	C	C	P	C
Agricultural enterprise		-	C	C	P	C
Agriculture		P	P	P	P	P
Art gallery/studio		P	P	-	P	P
Bank & other financial institutions		P	-	-	-	-
Bed & breakfast		P	P	C	P	P
Boarding house		P	P	P	P	P
Cemetery		-	C	C	P	P
Club, private		C	C	C	C	C
Community facility		P	P	C	P	C
Congregate housing		P	P	C	P	C
Contractor's yard		-	-	-	C	C
Crematorium		-	-	-	C	-
Domestic animal kennel		-	C	-	C	C
Dwelling unit, accessory		P	P	P	P	P
Dwelling unit, accessory farm		P	P	P	P	P
Dwelling unit, multi-family		P	P	P	P	C
Dwelling unit, single-family		P	P	P	P	P
Equipment rental or sales		-	-	-	C	-
Farm stand		P	P	P	P	P
Fuel sales		C	-	-	-	-
Funeral home		C	C	-	P	-
Garden nursery		P	P	-	P	P
Group home		P	P	P	P	P
Health or performing arts studio		P	P	-	P	C
Home occupation 1		P	P	P	P	P
Home occupation 2		P	P	P	P	P
Horse stable/indoor riding facility		-	C	-	P	P

	District:	C	V	R3	R5	R10
Hotel/motel		P	-	-	-	-
Library		P	-	-	-	-
Motor vehicle dealer, indoor		-	-	-	C	-
Motor vehicle repair		C	C	-	C	C
Motor vehicle sales		C	C	-	C	C
Museum		P	P	-	C	C
Nursery school/daycare center		P	P	P	P	P
Personal service/professional office		P	P	-	P	C
Post office		P	-	-	-	-
Primitive camp		-	-	P	P	P
Private school		P	P	-	P	C
Public park		P	P	P	P	P
Public Uses		P	P	P	P	P
Recreational facility, indoor		C	C	-	P	C
Recreational facility, outdoor		P	C	C	C	C
Restaurant		P	C	-	-	-
Retail, general		P	-	-	-	-
Retail, e-commerce		P	P	C	P	P
Retail, rural		P	P	C	P	C
Retail, wholesale		-	-	-	C	-
Senior housing		P	P	P	P	P
Silviculture		P	P	P	P	P
Small-scale industry		C	C	-	C	C
Tavern		P	C	-	-	-
Theater, indoor		P	C	-	-	-
Theater, outdoor		P	C	-	C	-
Veterinarian		P	P	-	P	C
Wireless telecommunication facility		C	C	C	C	C

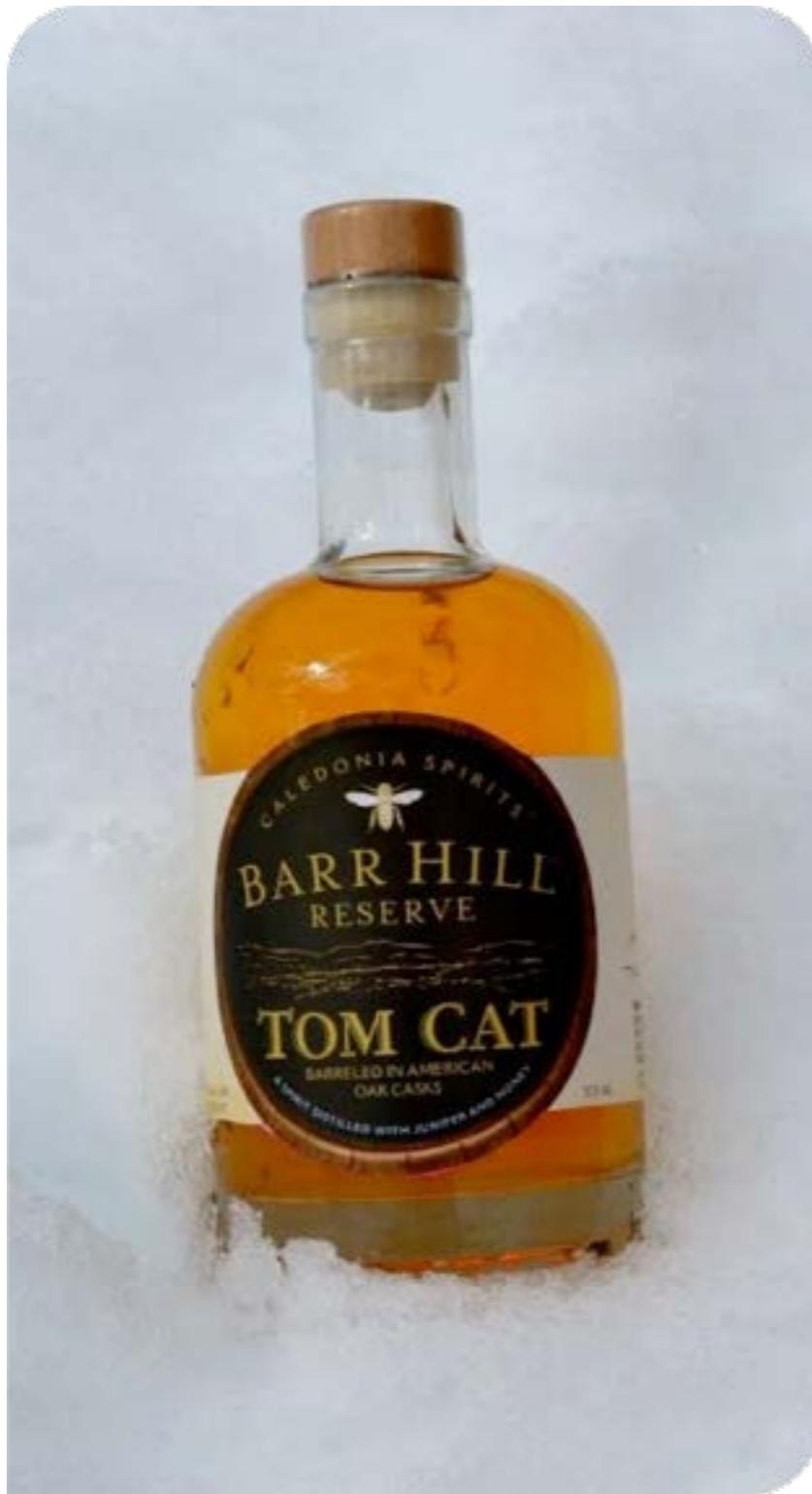


ADAPTIVE REUSE

- Encourage reuse and rehabilitation of historic barns no longer used for agricultural purposes
- Allows a broader range of uses within the building than otherwise allowed in the district (restaurant, retail, office, theater, etc.)



AGRICULTURAL ENTERPRISE



- Allows diversified businesses that form as a natural extension of a farm and that is integrated with an active agricultural use
- On-farm cafe, pick-your-own operation, corn maze, wine tasting room, event venue, on-farm retail store, on-farm education, etc.





AUTO-ORIENTED USES

- Fuel sales limited to Common District and made conditional with design standards
- Motor vehicle repair added to more districts as a conditional use with specific use standards
- Small-scale motor vehicle sales added as a new conditional use in all districts
- Larger-scale motor vehicle sales allowed as a conditional use in R5 if vehicles kept within a building
- Otherwise vehicle sales would continue not to be allowed



CONTRACTORS YARD / EQUIPMENT SALES & RENTAL

- Added contractors yard as a new use in R5 and R10 districts
- Added equipment sales & rental as a new use in the R5 district





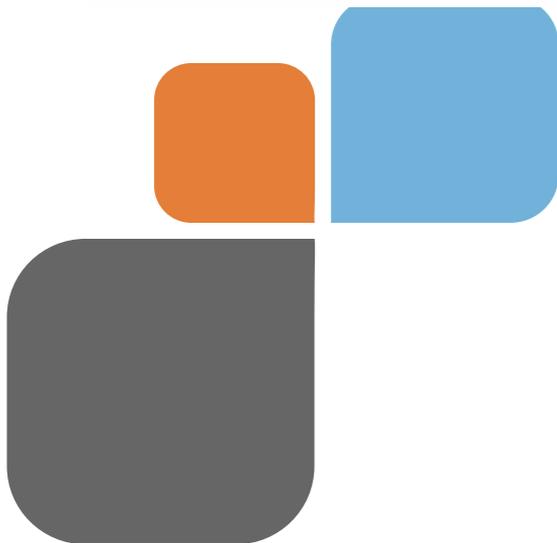
RETAIL USES

- General retail (on-site storefront) permitted in Common District & assessed as a conditional in the Village District
- Added wholesale retail as a conditional use in R5
- Added a new e-commerce retail use in all districts
- Rural retail allowed in all districts

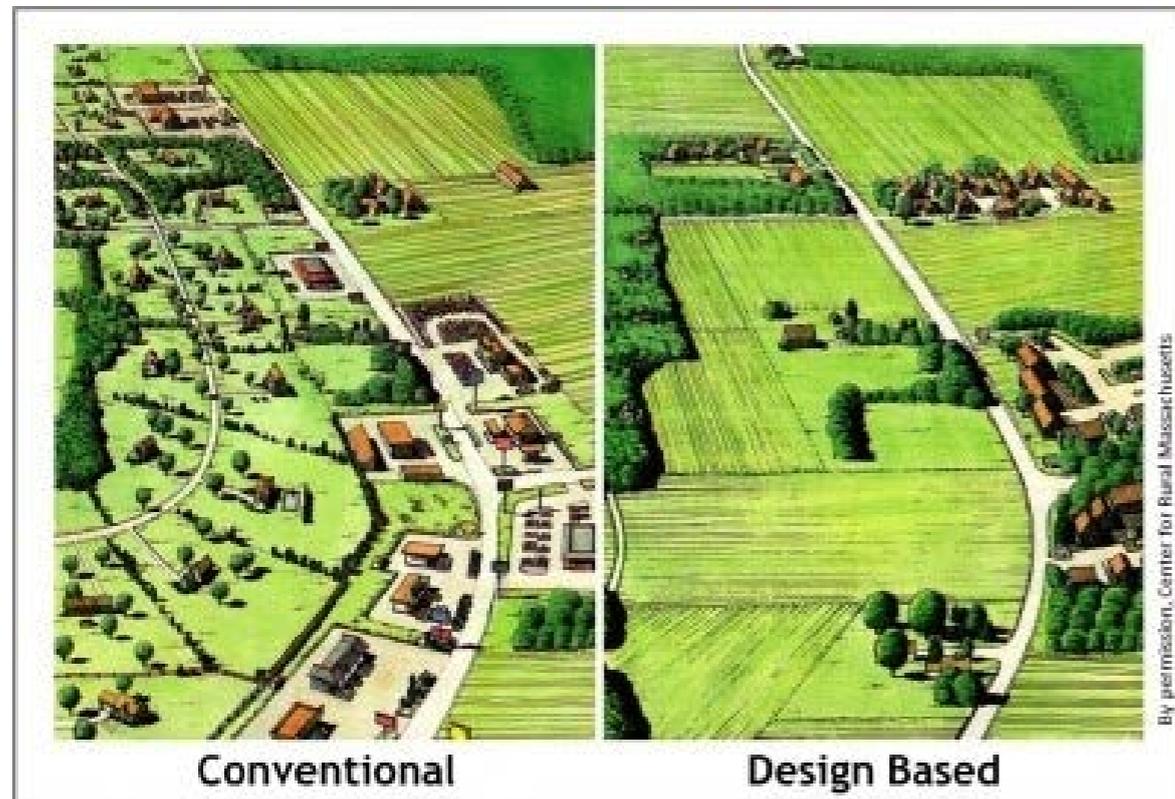
NEW DIRECTION FOR COMMERCIAL DEVELOPMENT



- Moving away from a cap on total square footage for business uses
- Small doesn't always equal rural
- Using lot coverage and development standards instead to allow business activities while protecting rural character



R5 PLANNING & DESIGN STANDARDS



- Response to public input from a series of surveys, workshops and meetings
- Westford residents strongly value rural character and do not want strip commercial development along the town's major travel corridors
- Recognizes that there will be trade-offs
- Context sensitive design point system based on:
 - ✓ Proximity to town center
 - ✓ Protection of farmland
 - ✓ Access management
 - ✓ View from the road
 - ✓ Fitting development into setting
 - ✓ Farm and forest uses
 - ✓ Off-site impacts



PERFORMANCE STANDARDS

- Ensure commercial development does not adversely impact adjoining property owners
- Set limits on sound, vibration, airborne particulates & odors, regulates hazards & hazardous waste

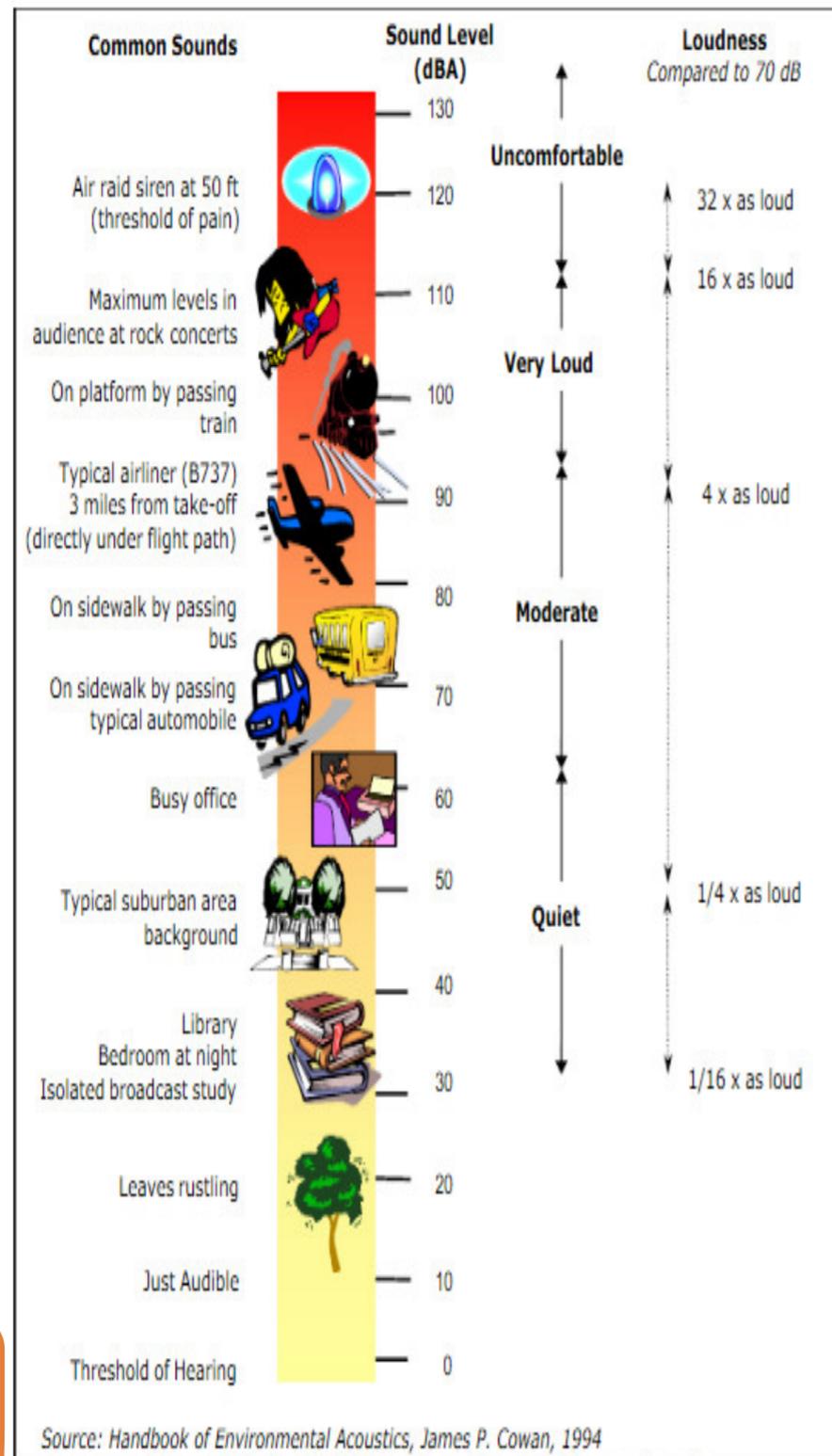
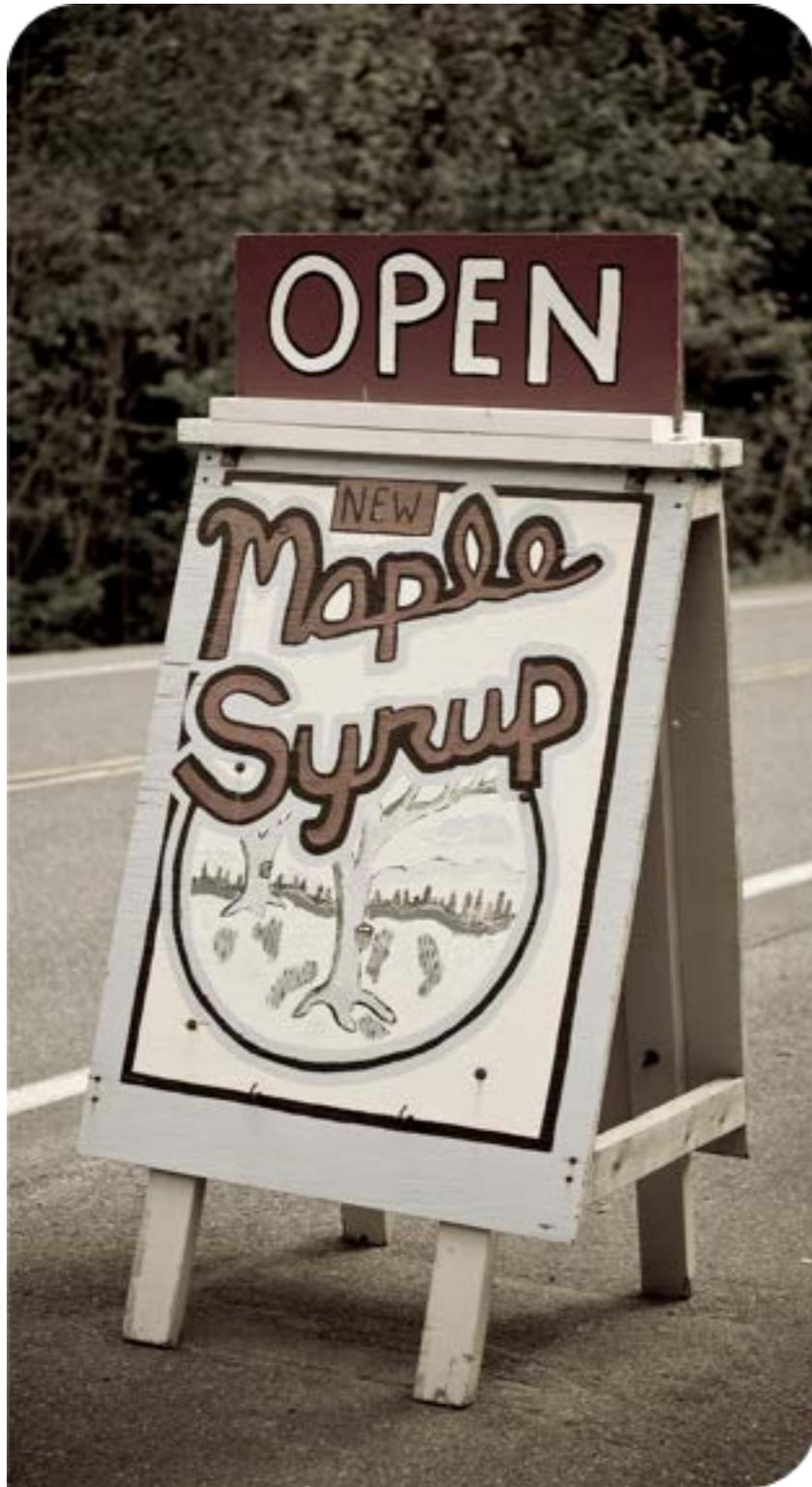


Figure A-2. Typical A-Weighted Sound Levels of Common Sounds



OUTDOOR STORAGE AND DISPLAY

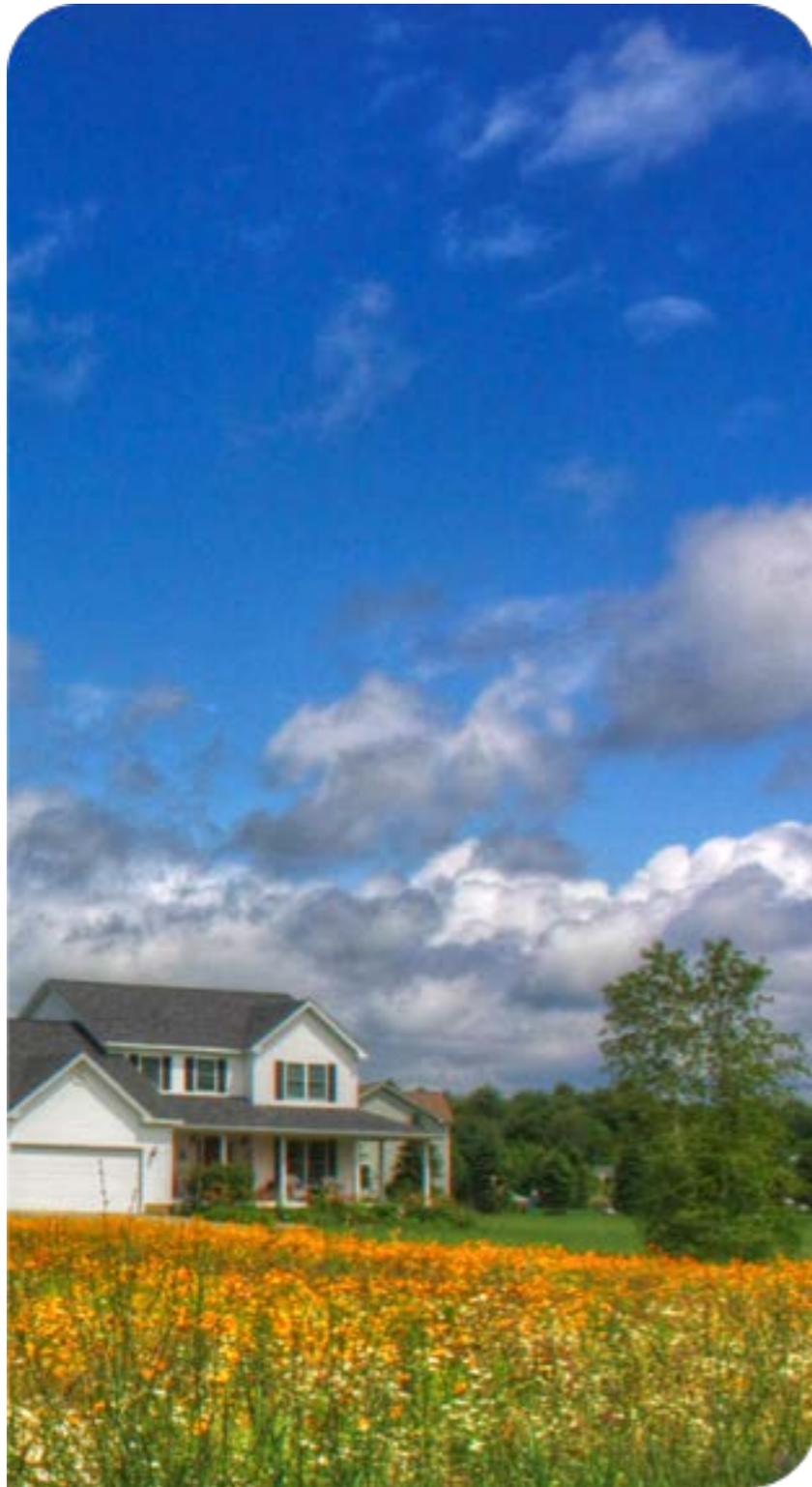
- Goal to maintain rural and scenic character as viewed from the road
- Most outdoor storage will need to be fully screened
- Outdoor display of merchandise will be allowed with limitations on location and amount



SIGNS

- Goal to maintain rural and scenic character as viewed from the road
- Encourage building-mounted signs in the common and village districts where buildings will be close to road and traffic will be moving slower
- Building mounted signs should be proportional to the building otherwise they look out of scale
- Recognize that in rural settings signs will need to be larger because traffic will be moving faster

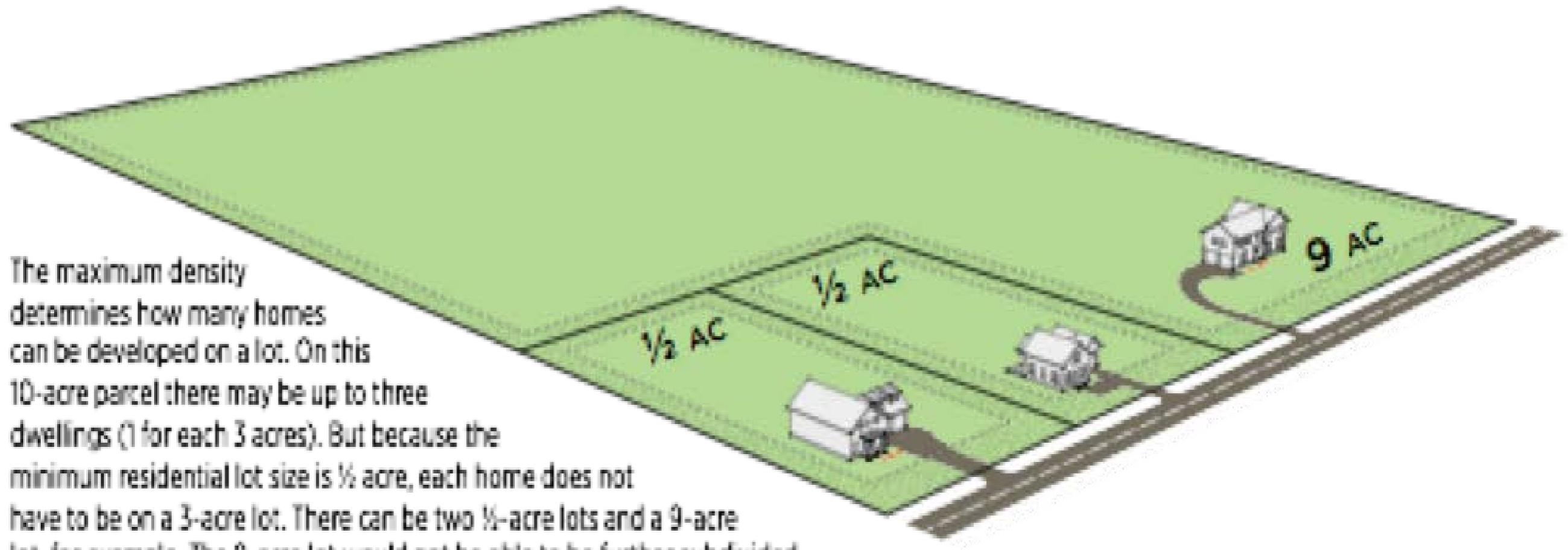




SUBDIVISIONS

- DRB may approve creation of up to 3 lots as a minor subdivision
- Major subdivisions (4 or more lots) must be designed as PUDs
- Master plan required to subdivide more than 3 lots in any 10-year period when entire parcel is not being developed
- Administrative Officer may approve boundary line adjustments and lot mergers **new**
- DRB may approve creation of up to 3 “deferred development lots” from a parcel in any 10-year period **new**
- Small lots by right **new**

Why is there both a residential density and minimum lot size, and why are they different?

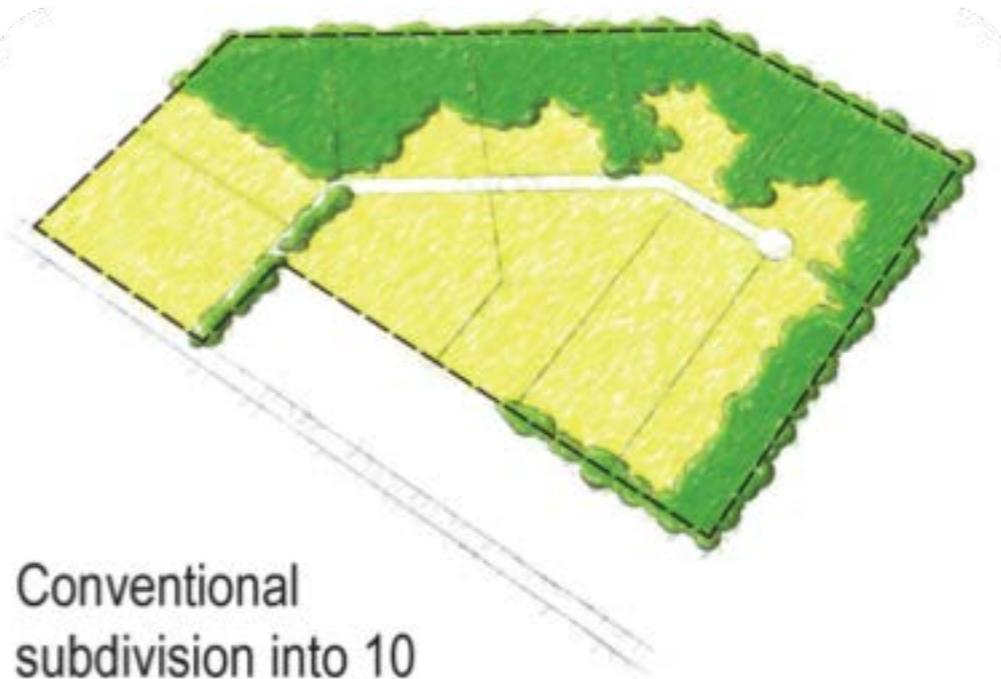


The maximum density determines how many homes can be developed on a lot. On this 10-acre parcel there may be up to three dwellings (1 for each 3 acres). But because the minimum residential lot size is $\frac{1}{2}$ acre, each home does not have to be on a 3-acre lot. There can be two $\frac{1}{2}$ -acre lots and a 9-acre lot, for example. The 9-acre lot would not be able to be further subdivided.

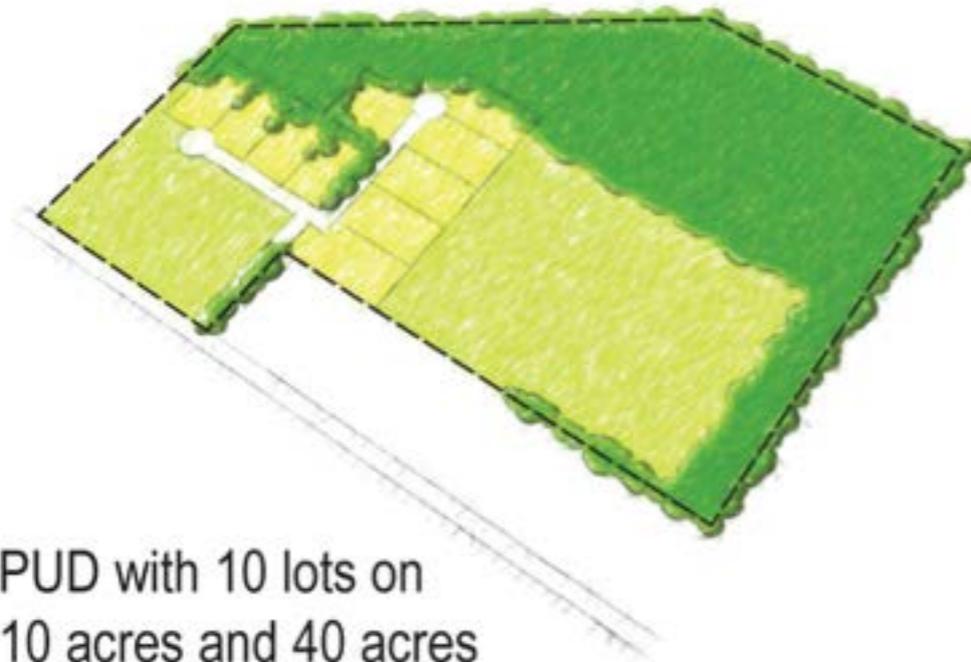


SMALL LOTS BY RIGHT (Ex. R3 District)

PLANNED UNIT DEVELOPMENTS



Conventional
subdivision into 10
5-acre lots

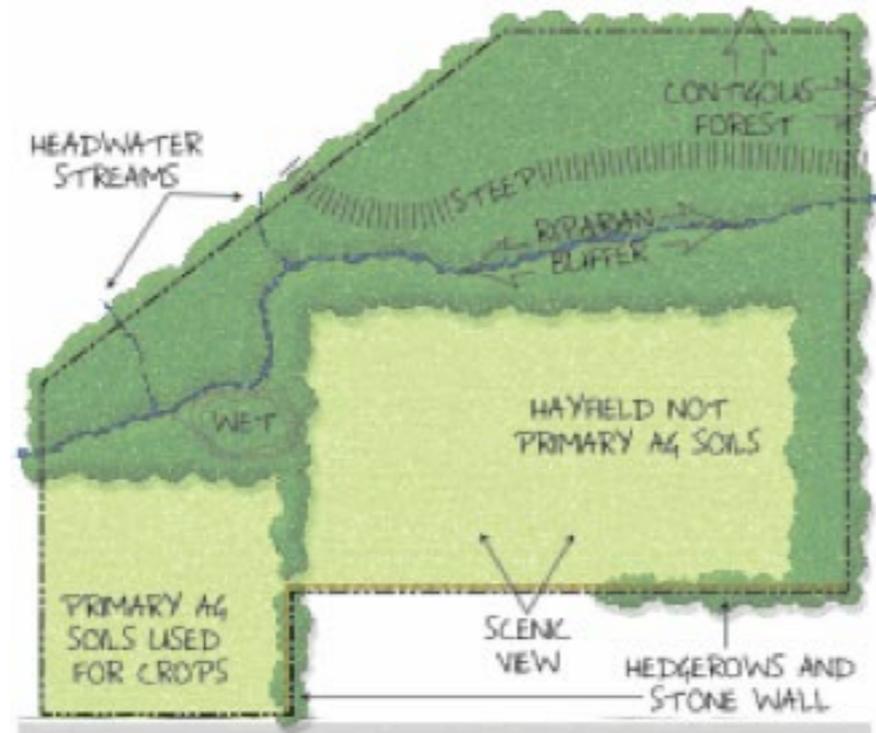


PUD with 10 lots on
10 acres and 40 acres
of common open space

- Cluster development & preserve open space
- Flexibility to modify zoning district standards
- Significant, cumulative density bonuses for:
 - ✓ Affordable, senior, compact, accessible or efficient housing
 - ✓ Open space conservation
 - ✓ Community benefits in town center
 - ✓ Recreational access & shared roads
- Transfer of density allowed from lower density to higher density districts



PUD RURAL



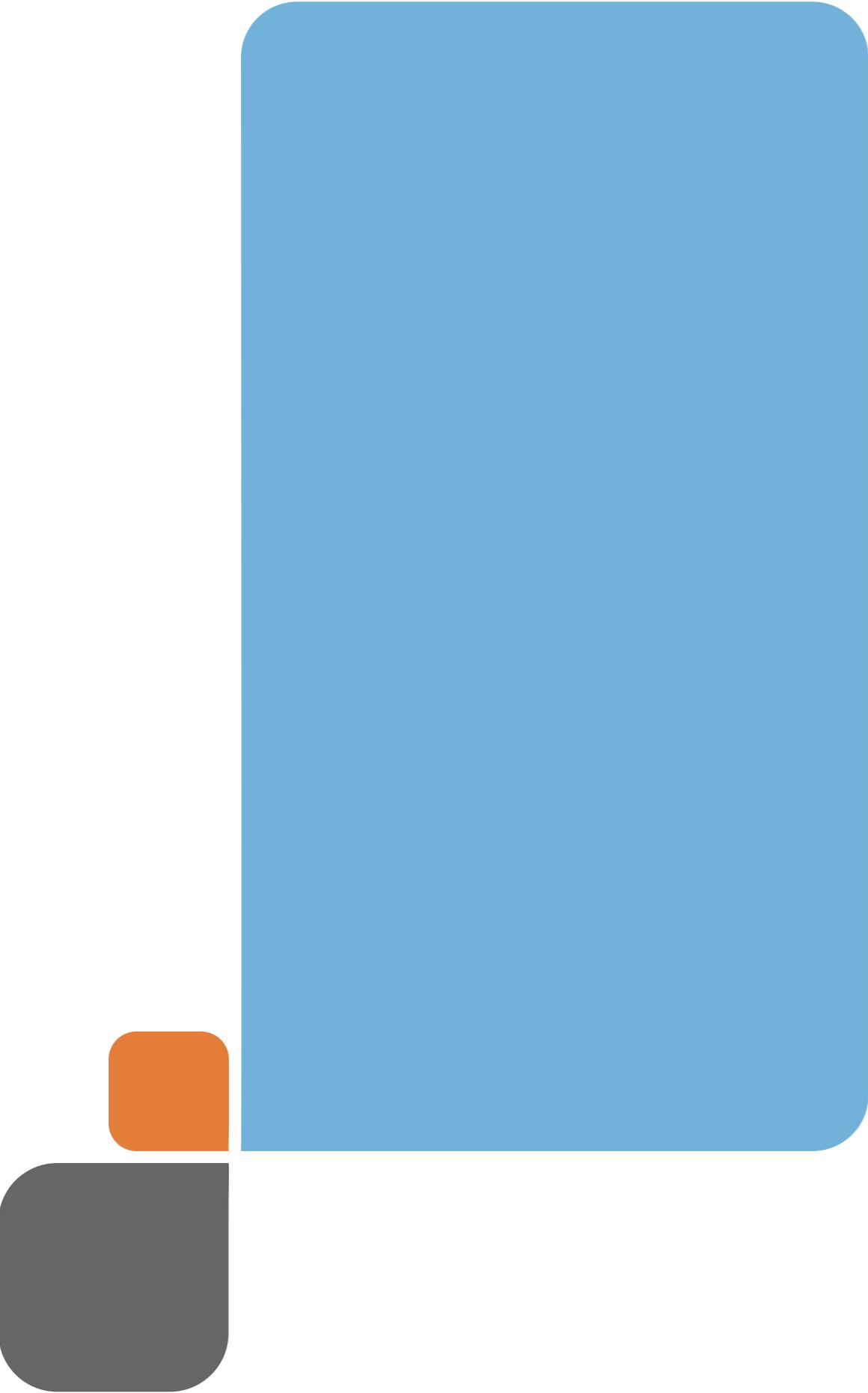
- PUDs in rural districts must set aside at least 60% of land as open space (E. R3, R5 & R10)
- Applicant will assess the resources on the site to determine what land should be protected and what should be developed
- Regulations offer design guidance on how to design a PUD that will fit into Westford's rural landscape



HOUSING DIVERSITY



- Accessory dwelling units allowed in all districts:
 - ✓ Up to greater of 1,000 sf or 30% of living area of the single-family home
 - ✓ Doesn't count towards residential density
 - ✓ Owner can live in either unit
- Smaller lot sizes ($\frac{1}{2}$ acre) allowed in rural districts
- No maximum density for senior housing in Common & Village districts
- No maximum density for affordable housing & multifamily housing in eth T5 – T3 areas of the Common & Village Districts



OVERALL SITE DESIGN & DEVELOPMENT STANDARDS



PARKING

- Keep parking from dominating the view from the road
- Keep parking to the minimum needed
- Encourage use of green stormwater infrastructure



LANDSCAPING AND SCREENING

- Clarify when a professional landscaping plan is required
- Criteria for landscaping will require a minimum amount of planting and a variety of plant materials
- Goal is to encourage naturalistic plantings that fit into or are compatible with surrounding natural vegetation



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



LIGHTING

- Requires shielded, downward directed lighting
- Encourages use of timers and sensors rather than “always on” security lighting





STORMWATER

- Ensure that even small sites are appropriately managing stormwater
- Encourage use of green stormwater infrastructure and low impact development





SUMMARY

- Provide more guidance
- Less gray, more black & white
- Incorporating more specific development standards
- Clarify what provisions apply when
- Clearer upfront expectations should lead to a more predictable and streamlined permitting process
- Promote consistency in the review and permitting process





NEXT STEPS

- PC holds at least 1 public hearing
- PC sends final draft to SB
- SB holds at least 1 public hearing
- SB either:
 - ✓ Adopts regulations & they become effective 21 days later
 - ✓ Denies the regulations
 - ✓ Revises the regulations & sends back to PC

WE
ARE
HERE

