

LINE #	CITY PLAN			ADOPTED ZONING		COMMENTARY
	PAGE #	POLICY OR ACTION		PAGE #	PROVISION	
01	2-3	1.B-1	Implement this plan's land use policies, which call for development of a dense, attractive, mixed-use downtown business district that particularly seeks to attract tenants from the business and professional services sector, and that provides "anchor" retailers such as grocery, hardware, pharmacy and clothing so city residents have convenient access to basic goods.			See comments on line 74 to 80. Consider provisions that would allow flexibility in building design for a downtown grocery store. Recommend allowing offices and basic retailers as permitted uses downtown.
02	2-4	1.B-2	Build on Barre City's heritage, historic resources and existing arts institutions to attract both residents and visitors downtown, particularly in the evenings and on weekends, which will expand the customer base for downtown retailers and restaurants			Recommend allowing entertainment (theaters, galleries, museums, clubs, etc.), dining and lodging as permitted uses downtown.
03	2-4	1.B-3	Adopt the ordinances needed to address issues with the appearance and maintenance of downtown storefronts and building facades, including vacant storefronts and buildings.			Recommend that appropriate levels of ongoing maintenance be a standard condition of approval for site plans. Retain provision that if a business closes, the related signs must be removed and expand that approach to other outdoor elements of the business such as storage.
04	2-4	1.B-4	Continue to plan for and construct the improvements needed to make Barre City's downtown more pedestrian friendly.			See comments on line 79.
05	2-4	1.C-1	Identify sites suitable for higher-density, mixed-use redevelopment, and revise regulations as needed to facilitate such redevelopment			See comments on lines 12 and 14.
06	2-4	1.C-2	Continue efforts to remediate and redevelop brownfield sites.			Consider a waiver or PUD option that would provide flexibility for redevelopment of brownfield sites and/or incentives such as density bonuses for such redevelopment.
07	2-4	1.D	Continue to assist building and businesses owners with navigating the city's permit process, and continue efforts to streamline city regulations and development review procedures.			Expand and clarify administrative review procedures for minor projects. Allow the ZA to waive or modify application requirements as part of determining whether an application is complete. Revise the regulations to use plain, direct language and to incorporate tables, charts, diagrams and other illustrations.
08	2-4	1.F-1	Encourage building owners to renovate and develop buildings with a flexible design that can be easily converted to new uses and to adapt to new economic conditions.			Recommend using dimensional requirements like minimum heights and development standards related to building form and massing to promote higher-quality construction.
09	2-5	2	Open a grocery store in Barre City.			See comments on line 1.
10	2-5	3	Complete planning for and implement the Merchant Row project.			Incorporate the recommendations from those plans into the regulations as development standards for the district or as standards in the design review overlay district.
11	2-5	4	Complete planning for and implement the North Main to Summer Street project.			See comments on line 10.
12	2-9	1.A	Plan to accommodate a majority of the city's new housing downtown.			Ensure that the highest density of residential development is allowed downtown and that residential density declines with distance out from downtown.
13	2-9	1.A-1	Promote new mixed-use development and rehabilitation of existing buildings that includes residences on the upper floors [downtown].			See comments on lines 12 and 14.

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14	2-9	1.B	Allow for mixed-use redevelopment of existing commercial and industrial buildings, particularly projects that preserve historic downtown buildings and granite sheds.				Clarify that there may be multiple principal uses on a lot or in a building. Ensure that the permitting and development review process for mixed-use projects is equivalent to similar single-use projects.
15	2-9	1.C	Allow creation of accessory dwellings within existing homes or outbuildings as required by state law.	38	5-1	<p>As required in the Act, no zoning regulation shall have the effect of excluding as a permitted use one accessory apartment that is located within or appurtenant to an owner-occupied single-family dwelling. An accessory dwelling unit means an efficiency or one-bedroom apartment that is clearly subordinate to a single-family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation.</p> <p>These accessory units shall satisfy the following requirements: (1) The apartment is located within an owner-occupied single-family dwelling or in an accessory building located on the same parcel as the single-family dwelling. (2) The property has sufficient wastewater capacity. (3) The unit does not exceed 30 percent of the total habitable floor area of the single-family residence as determined by Assessment Department records. (4) Applicable setback, coverage, and parking requirements are met.</p>	<p>The current zoning meets the minimum requirements of state statute, but the city could be more generous and allow for larger accessory apartments.</p> <p>Recommend setting an alternative minimum floor area (ex. 600 sf) that would allow small homes to also have functional accessory apartments and allowing for up to two bedrooms. Also consider allowing the owner to occupy the apartment and rent out the main house.</p>
16	2-9	2.A	Provide a user-friendly environment that encourages residential developers to invest and construct within the city.				See comments on line 7.
17	2-9	2.B-1	Continue efforts to improve the quality of rental housing in the city and to ensure that residents do not live in substandard, unsafe or unhealthy conditions by maintaining our rental registration and inspection programs, and strengthening our rental housing codes and ordinances.				Recommend standards for multi-unit buildings related to parking, outdoor living areas and/or storage spaces that would serve to improve the quality of rental housing and protect the character of the neighborhood.
18	2-9	2.B-3	Support efforts and programs to improve the energy efficiency of homes in Barre City, particularly those focused on upgrades to rental and affordable housing.				Consider incentives such as density bonuses for energy-efficient buildings.
19	2-10	2.C	Recognize that the city has a finite amount of open land suitable for residential development and encourage well-planned development that makes efficient use of this limited resource.				See comments on line 90 regarding PUDs and on lines 74 to 132 for neighborhood-by-neighborhood discussion of recommended densities.
20	2-10	3.A	Ensure that infill development within existing neighborhoods will be harmonious with the scale, density and character of nearby homes.				See lines 74 to 132 for neighborhood-by-neighborhood discussion of recommended densities.
21	2-10	3.A-1	Modify zoning district standards to accommodate infill development at a density and intensity that is compatible with existing or planned development patterns.				See lines 74 to 132 for neighborhood-by-neighborhood discussion of recommended densities.
22	2-10	3.B	Manage the conversion of single-family homes to multi-family or non-residential uses in order to minimize impacts on neighborhood character and quality of life.				See comments on line 17, 93 and 100.

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23	2-10	3.B-1 Establish density standards within existing neighborhoods that reflect the traditional development patterns of New England urban centers.			<p>The traditional pre-1940s neighborhoods located close to downtown commercial centers in New England towns and cities share similarities in their built form and pattern. They typically feature small, narrow lots but lot size and arrangement will vary and respond to natural features. There usually is an interconnected, fairly rectangular grid of narrow streets, but the street layout will respond to natural features and may include dead-end streets when necessitated by natural features. They offer a mix of housing types (single-family detached, row houses, small multi-unit buildings, accessory apartments). Lots have shallow front yards and most homes have a front entrance facing the street and a front porch or other type of covered entryway. Garages are usually set back towards the rear of the lot. These types of neighborhoods typically result in an average density of 4 to 12 dwelling units to the acre, depending on the mix of single- and multi-family homes and the lot sizes.</p> <p>Barre City has zoned many of its residential neighborhoods to allow a substantially higher density than is typical of traditional neighborhoods. This can lead to a loss of greenspace, increased traffic and noise, loss of historic character through building demolition or additions, and other adverse impacts on quality of life in the neighborhood.</p>
24	2-10	3.C Provide opportunities for small-scale, neighborhood-oriented shops and services within walking distance of most of the city's residential areas.	39	5.5 As provided in the Act, no provision of these regulations shall infringe upon the right of any resident to use a minor portion of a dwelling for an occupation which is customary in residential areas and that does not have an undue adverse effect upon the character of the residential area in which the dwelling is located. Home occupations are permitted with the following conditions: (1) The owner of the home occupation shall reside on the premises; (2) No more than two nonresidents may be employed by the home occupation; (3) There are no retail sales unless the items sold are the product of the owner's own labor; (4) No traffic shall be generated in volumes that would be greater than normally expected in a residential area; (5) The home occupation shall not increase the level of noise, smoke, dust or odors in the neighborhood; and (6) Home child daycare facilities serving no more than six full-time and four part-time children shall be considered as home occupations subject to the requirements of this section.	<p>Consider allowing a neighborhood market or deli as a conditional use in residential districts with criteria for location (street type, lot size, separation distance, distance from a commercial area, etc.) and scale (ex. max 2,000 sf).</p> <p>Consider establishing two levels of home occupation to allow for larger or more intensive home businesses in some districts - a home occupation that would be the minor business use required by state statute and a home business that would provide for non-resident employees, use of additional space, etc.</p>
25	2-10	4.A Maintain Barre City's role as community where residents working in the city and region can afford to buy or rent a home.			Continue to allow for small lot sizes in most of the city's residential districts and consider incentives such as density bonuses for affordable housing.
26	2-10	4.A-1 Encourage preservation of the city's existing supply of 'starter homes' and new home construction to serve the first-time homebuyer market.			Decrease incentive for conversion of existing single-family 'starter homes' to multi-family rentals by reducing the potential density of residential development in some neighborhoods. See lines 74 to 132 for neighborhood-by-neighborhood discussion of recommended densities.
27	2-10	4.C-1 Expand the housing choices available to buyers in Barre City to include options other than single-family detached homes (townhouses, row houses, condominium units in mixed-use buildings, etc.).			Allow for a variety of housing types in most residential districts at a scale and density that is compatible with the planned character of the neighborhood.

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28	2-10	4.C-3	Include housing units at a variety of price points within new residential developments and downtown mixed-use buildings.				Consider incentives (ex. density bonus or increased building height) for projects that include mixed-income housing.
29	2-10	4.D-2	Distribute housing targeted to a particular population group (elderly housing, subsidized housing, group homes, etc.) among the city's neighborhoods and avoid clustering such housing within any single neighborhood.				Allow for a variety of housing types in most residential districts at a scale and density that is compatible with the planned character of the neighborhood, and continue to allow small lots in the city's residential neighborhoods.
30	2-10	4.D-4	Balance any loss of affordable housing due to downtown redevelopment and revitalization projects with creation of equivalent affordable units within new buildings and/or distributed around the city.				Consider requiring applicants to demonstrate how loss of affordable housing will provide a significant community benefit and/or be mitigated through new affordable housing development as part of the process of approving demolition within historic and design review districts.
31	2-15	3.B	Maintain and improve the city's sidewalk network so more city residents can safely walk from their homes to jobs, schools, parks, shopping and services.				See comments on line 79.
32	2-15	4.A	Maintain and construct new sidewalks that serve areas of existing or anticipated high volumes of pedestrian use.				See comments on line 79.
33	2-16	7	Review access management provisions in the city's land use regulations and update as needed.				See comments on line 85.
34	2-21	1.B	Continue efforts to improve stormwater drainage infrastructure within the city.	31	4.2.01	Access, Driveways & Frontage. Driveways shall be designed and maintained to provide for ... proper stormwater drainage as determined by the Municipal Engineer.	Recommend adding specific stormwater management requirements for all development that will increase the amount of impervious surface by a specified amount (consider an amount in the range of 400-2,000 sf) and for the retrofitting of previously developed sites with nonconforming stormwater management. Consider using the Green Stormwater Infrastructure Toolbox as a basis for the city's stormwater regulations. To streamline the permitting process, development that receives a state stormwater permit should be exempted from city requirements.
				33	4.2.04	Site Plan Review. Adequate provisions shall be made for the management of stormwater runoff. Surface water runoff shall be minimized and, if possible, detained on site.	
				59	8.3.06	Parking and Loading Space Requirements, Adequate stormwater drainage facilities shall be installed in order to ensure stormwater does not flow onto abutting properties. In addition, adequate stormwater facilities shall be installed in order to ensure that stormwater does not flow onto abutting walkways or streets in such a way or amount that affects the use of the sidewalks or streets, including causing icing of the sidewalk or street.	
35	2-22	4	Pursue further waste-based economic development, expanding and building upon the success of ReSOURCE's project at 30 Granite Street.				Recommend allowing recycling and resource recovery facility (includes separating and sorting recyclables, composting and waste-to-energy facilities) as a use in this area.
36	2-25	1.D	Support mixed-use development, which reduces energy consumed for transportation, by providing housing in close proximity to services and employment.				Consider creating several new mixed-use districts that would encourage further mixed-use infill and redevelopment in those areas of the city close to downtown, along major thoroughfares and where a mix of uses already exists. See comments on line 14.

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37	2-25	2.B	Update the energy efficiency and conservation standards in the city's subdivision ordinance, zoning regulations, building code and rental inspection code.			Consider requiring applicants for major subdivisions to design and orient the majority of the proposed lots for passive solar or demonstrate why this is not feasible given the characteristics of the site. Consider offering incentives for high performance or net zero buildings certified by Efficiency Vermont.
38	2-26	5	Incorporate 'energy smart' provisions as part of future revisions to the city's land use and development regulations.			See comments on line 37.
39	2-30	2.B	Expand and promote Barre City's arts, cultural and entertainment offerings to make our community a more vibrant and attractive destination for residents and visitors.			See comments on line 2.
40	2-34	1.A	Implement the recommendations of the 2009 Stevens Branch River Corridor Management Plan to maintain or restore the natural condition and function of the river corridors including:			Recommend establishing an overlay district along the Stevens Branch and its tributaries extending 50 feet from the top of bank. Within this area no net increase of impervious surface would be allowed and incentives would be offered to remove impervious surface within the buffer, to re-establish the river's access to the floodplain (ex. removing berms or walls), and to re-establish a vegetative riparian buffer.
41	2-34	1.A-1	Adopting a fluvial erosion hazard (FEH) zone and riparian setbacks to protect both life and property, and the natural function of the floodplain.			See comments on line 40.
42	2-34	1.A-2	Encouraging landowners to plant or allow re-growth of appropriate vegetation along eroding river or stream banks and banks with no buffer.			See comments on line 40.
43	2-34	1.A-3	Mitigating impacts of stormwater entering streams and rivers.			See comments on line 34 and 40.
44	2-34	3	For Barre City to balance the desire for compact urban development with the need to preserve open space resources, and ensure that areas designated for new development, infill development or increased density also provide for the open space needs of current and future city residents.			Consider open space and/or outdoor use area requirements for multi-unit residential development and major subdivisions or PUDs.
45	2-35	3.A	Encourage conservation development techniques, such as cluster residential developments, on the remaining large tracts of undeveloped land within the city, which would allow the landowners to develop their properties while preserving open space and its associated benefits.			See comments on line 90 and 96 regarding PUDs.
46	2-35	2	Revise the city's land use regulations related to stream setbacks, riparian buffers, steep slopes, and other natural resource protection standards.			See comments on line 40 regarding riparian buffers.
47	2-39	1.A-1	Implement this plan's land use policies that call for development of dense, attractive, mixed-use downtown surrounded by walkable neighborhoods.			See lines 74 to 132 for comments in response to the land use policies.
48	2-40	1.A-2	Establish dimensional and density standards within the city's zoning regulations that reflect the traditional development patterns of New England urban centers.			See lines 74 to 132 for neighborhood-by-neighborhood discussion of recommended densities.
49	2-40	1.A-3	Adopt the ordinances needed to address issues with the appearance and maintenance of buildings and property in the city, particularly within the downtown business district.			See comments on line 3.

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50	2-40	1.A-4	Continue to plan for and construct the improvements needed to make the city more walkable and pedestrian-friendly, particularly within the downtown business district.			See comments on line 79.
51	2-40	1.A-5	Revise the city's zoning regulations to allow small-scale, neighborhood-oriented shops and services to locate within walking distance of residential neighborhoods.			See comments on line 24.
52	2-40	1.A-6	Encourage construction of new housing downtown, primarily on the upper floors of new and existing mixed-use buildings.			Recommend requiring a minimum of two stories for new downtown buildings and maintaining the policy of not having a maximum residential density in the core downtown area.
53	2-40	1.A-7	Ensure that infill development will be harmonious with the scale, density and character of the surrounding neighborhood.			See comments on line 93 regarding the scale and design of multi-unit buildings and on line 92 regarding parking for multi-unit buildings.
54	2-40	1.A-8	Update the energy efficiency and conservation standards in the city's land use regulations, and related codes and ordinances, to incorporate the 'energy smart' provisions recommended in the VECAN Energy Planning and Implementation Guidebook for Vermont Municipalities			See comments on line 37.
55	2-40	1.A-9	Revise the city's land use regulations related to stream setbacks and riparian buffers.			See comments on line 40.
56	2-40	1.B	Revise the city's zoning regulations to incorporate the neighborhood-level recommendations made in the Land Use Chapter of this plan.			See lines 74 to 132.
57	2-40	1.B-1	Residential Zoning. The city's current zoning includes two residential districts, Planned Residential and R-10 Residential. The Planned Residential district allows multi-family housing to a density of one unit per 2,000 acres of lot size as a permitted use. This is a much higher density of housing than presently exists in many parts of the district. The R-10 district allows for up to four dwelling unit per acre. Adjustments to these zoning densities is recommended in most residential districts are recommended by neighborhood in the Land Use Chapter of this plan.			See lines 74 to 132 for neighborhood-by-neighborhood discussion of recommended densities.
58	2-40	1.B-2	Commercial Zoning. The city's current commercial district lacks adequate standards to ensure that new development will be compatible with planned neighborhood character and will make positive contributions to our streetscapes. Several areas that are currently zoned commercial are not suitable for the uses allowed in the district. Recommended changes by neighborhood are identified in the Land Use Chapter of this plan.			See lines 74 to 132.
59	2-40	1.C	Continue to assist building and business owners with navigating the city's permit process, and continue efforts to streamline city regulations and development review procedures.			See comments on line 7.
60	2-40	1.D-1	Identify locations suitable for mixed-use redevelopment and revise the city's land use regulations as needed to facilitate such redevelopment.			See comments on line 36.
61	2-40	1.D-2	Encourage the maintenance of the city's existing housing stock and the rehabilitation of deteriorating or substandard housing.			See comments on lines 25 - 30.

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62	2-40	1.E-2	Adopt road standards that would require new public or private streets to be 'complete' and incorporate 'complete streets' elements into street reconstruction and repair projects to the greatest extent feasible.	21-57	<i>Note: The road standards are in the city's subdivision ordinance.</i> Minimum pavement width 30' and sidewalks not required for local streets intended to be dedicated to the city.	See comments on line 79. Recommend unifying the zoning and subdivision regulations. The road standards would be incorporated into the unified ordinance. Consider reducing pavement widths and requiring sidewalks. Consider maximum pavement widths and curb radii. Coordinate road and stormwater standards to require use of green infrastructure.
63	2-41	2	Develop and adopt a form-based code for downtown.			A draft form-based code for downtown was developed in 2014 but was not fully reviewed and adopted. Recommend integrating and building upon the dimensional and design standards of that draft code when drafting revised zoning districts for downtown.
64	2-41	3	Update and re-adopt zoning map.			Recommend a complete replacement of the current zoning map. Districts should be drawn to follow property lines to the maximum extent feasible and when not feasible or desirable, to follow clearly evident physical features like streams, roads, rail lines, power lines, etc.
65	3-49		Downtown Central Business District. This is our core downtown area along North Main Street. This area is envisioned to remain a traditional downtown center composed of multi-story, mixed-use buildings fronting directly on the sidewalk. The city plans to develop and adopt a form-based code for this area to ensure that future development follows the historic pattern that will likely replace the current Central Business zoning and Design Review overlay districts.			See comments on lines 74-76.
66	3-49		Industrial. This area includes several developed areas along the rivers and rail line that house intensive industrial uses. Due to the nature of the industrial and compatible business activities occurring in these areas, they are not suitable locations for residential development or other uses that would conflict with the industrial nature and purpose of the area.			See lines 74 to 132 for recommendations by neighborhood.
67	3-49		Commercial, Industrial and Mixed Use. This area includes the blocks extending outward from the Downtown Central Business District, the lands along the main travel corridors through the city, and some of the less-intensive or more mixed industrial sites along the rivers and rail line. These lands include a mix of high-density residential, commercial and industrial uses - often in close proximity to one another. These areas are currently zoned into multiple districts: Central Business, Downtown Mixed Use, Commercial, Industrial, Commercial/Industrial, and Planned Residential. The discussion of current and future land use by neighborhood makes a number of specific recommendations for zoning changes in throughout this area. Generally, the land in these areas is envisioned to be redeveloped over time with a mix of light industrial, commercial and high-density residential uses. As our downtown revitalizes, growth will push out into adjoining blocks and along the main travel corridors.			See lines 74 to 132 for recommendations by neighborhood.

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68	3-49 Neighborhood Commercial and Mixed Use. This planning area includes both gateways to the city on Route 302, as well as some small, preexisting commercial sites associated with residential neighborhoods scattered around the city. Some of these lands are in the Commercial zoning district and others are grandfathered in a residential zoning district. These are areas where the city needs better control over the scale, intensity, impact and appearance of development than the current zoning provides. The overall goal would be to establish and maintain attractive gateways at each end of the city, and small-scale, neighborhood commercial areas that fit into their residential setting.		See lines 74 to 132 for recommendations by neighborhood. See comments on line 97 regarding options for encouraging improvements to and/or conversion of nonconforming uses within residential neighborhoods.
69	3-49 High-Density Residential. This area primarily includes the residential blocks closest to downtown and along the main corridors. While once predominately single- or two-family homes, the construction of apartment buildings and the conversion of single-family homes to multi-family homes has resulted in much higher density neighborhoods. Most of these properties are currently in the Planned Residential zoning district. This plan envisions that these areas will continue to become higher density through infill, conversion and redevelopment. The overall goal is to promote higher quality development and redevelopment that will create safe, healthy and attractive residential options within close proximity to downtown Barre City.		See lines 74 to 132 for recommendations by neighborhood. Recommend establishing one or two mixed-use districts that would accommodate higher-density, multi-family residential uses and compatible office, service, retail and dining uses.
70	3-50 Moderate-Density Residential. This area also includes established residential neighborhoods characterized by a gridded street network with primarily single- or two-family homes on small lots. These properties are currently in either the Planned Residential or R-10 Residential zoning district. These blocks are facing, or are envisioned to face, increased demand for conversion of single-family, owner-occupied homes to multi-unit, rental buildings. This plan recognizes a need for changes to the zoning that will tailor the district standards to better match the specific characteristics of individual neighborhoods. These neighborhoods were established and built out over more than 100 years and in different physical settings. As such the neighborhoods display a range of lot sizes, building types and sizes, building placement on the lot - all of which combine to create a particular character. The overall goal is adjust to zoning to provide some opportunity for infill and support extensions into some currently undeveloped land, but generally to not allow significant changes in the density and development pattern of these neighborhoods.		See lines 74 to 132 for recommendations by neighborhood. Recommend establishing four new residential zoning districts: Residential 16, 12, 8 and 4 (the numbers indicating the maximum density of dwelling units per acre) to replace the two existing districts. This range of densities would more accurately reflect the existing development pattern, allowing for modest infill and conversion of single-family homes to small multi-unit buildings, but not allowing significant density increases that would alter neighborhood character or contribute to destabilizing existing single-family residential neighborhoods.

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71	3-50	<p>Low-Density Residential. This planning area includes both developed and undeveloped land, a lot of which has moderate natural constraints (such as slopes). These areas include much of the single-family housing built in recent decades. They tend not to be as integrated into the city's gridded street network and to have irregularly placed lots and inconsistently placed buildings in order to fit development to the site.</p> <p>The lands in this area are currently in either the Planned Residential or R-10 Residential zoning district. These are areas that are not suitable for high- or moderate-density residential development, but may have opportunities for further infill and development of some of the open lands, particularly if creative approaches and alternative types of residential development are pursued. There are some specific neighborhood level recommendations made regarding such development opportunities. The recommendations made in the Natural Resource chapter of this plan regarding better standards to protect environmental quality and sensitive resources would apply to some of the lands in this planning area in particular.</p>			See lines 74 to 132 for recommendations by neighborhood.
72	3-50	<p>Very Low-Density Residential. This planning area includes predominantly undeveloped land which typically has more serious natural constraints (such as steep slopes). With careful site selection and special construction techniques these areas could include a number of very attractive single-family house sites. Planned unit developments would be appropriate in this planning area to cluster housing on developable portions of properties that likely contain many unsuitable areas. As these areas generally do not contain services at this time (roads, power lines, water and/or sewer lines) construction in these areas will be more expensive than elsewhere in the city. It is not expected that these areas will be cost effective in the near future due to current market conditions and the additional cost of development but, unlike the conservation area, these lands should be considered developable in the future.</p>			See lines 74 to 132 for recommendations by neighborhood. See comments on line 90 and 96 in particular regarding PUDs.
73	3-50	<p>Conservation and Open Space. This planning area contains those lands that face severe challenges, such as steep slopes, limited access or floodplains, and are largely unsuitable for development. This plan envisions that these areas will remain largely undeveloped or, if already developed, will not be further developed.</p> <p>This planning area also includes a buffer along the rivers and their tributaries through the city. While there is already significant development in portions of these corridors, as recommended in other chapters of these plans, it is our goal to restore natural vegetation along the rivers and streams and pull development back from them to the greatest extent feasible. This will both have environmental benefits and reduce the hazards associated with flooding and erosion.</p>			See lines 74 to 132 for recommendations by neighborhood. See comments on line 40 regarding riparian buffers.

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74	3-54 A-1 downtown	Where there are 'tears' in the downtown fabric, these areas should be 'mended' with new infill development that is harmonious with the surrounding development and adds to downtown vitality (as exemplified by the City Place project). Historic building facades that have been obscured by 'tacked-on' treatments should be restored to reveal their historic quality.	56 7	CBD and DMU Dimensional Requirements: 5' min front setback, 0' min rear/side setbacks, 100% max lot coverage; 72' max building height	<p>The current underlying zoning districts allow for buildings that replicate the traditional downtown block building pattern but do not require that new development match the historic pattern (multi-story buildings located at or close to edge of sidewalk with ground floor storefronts, parking behind buildings). The additional criteria of the design review overlay districts attempt to address the need for more specific standards.</p> <p>Recommend incorporating more specific dimensional standards, building upon the draft form-based code developed in 2014, into the underlying zoning district(s) in downtown.</p> <p>Recommend incorporating more specific design criteria for major renovations to downtown buildings into the design review overlay district to ensure historic rehabilitation occurs in conformance with the Secretary of Interior standards. Additionally, the draft form-based code could be a starting point for more specific design review criteria for downtown development generally to achieve the desired planning goals for the district.</p>
			62 10.1.09	<p>Review Criteria for the Historic Central Business Design Review District.</p> <p>Applications shall be compatible with the streetscape (front yard setback) and character of the area in proposing consideration of exterior design, arrangement, orientation, texture and materials, so that they relate to the surrounding buildings and structures in that area.</p> <p>Scale and general size of proposed buildings or structures shall address the existing surroundings, including such factors as the building's overall height, width, street frontage, number of stories, roof type, and architectural details. New buildings shall be at least two stories with the incorporation of brick, granite, wood, cast-iron, historic used materials and other materials that maintain the character of the surrounding area along the street frontage and alleyways.</p>	
75	3-54 A-2 downtown	New development should be oriented and scaled to pedestrians, and should avoid the pitfalls of blank walls adjacent to sidewalks, poorly detailed, 'throwaway' architectural quality, and parking lots disrupting the continuity of shops and attractions along North Main Street. The North Main to Summer Street Master Plan includes specific design.	58 8.2.03	No parking spaces are required in the Central Business District, other provisions of this ordinance notwithstanding. No off-street parking spaces shall be located within 50 feet of North Main Street, Washington Street, or Church Street within the Barre Downtown Historic District and extending to the northerly side of Granite Street.	<p>The adopted zoning waives parking requirements for the CBD and prohibits off-street parking within 50 ft of the principal streets in the historic district.</p> <p>Recommend retaining the downtown parking waiver and revising the location standards for off-street parking to ensure all new parking will be located to the rear or side of buildings.</p> <p>Recommend adding new criteria related to removal/relocation of nonconforming front parking for major renovations.</p>
76	3-54 C downtown	In 2011, a master plan was prepared for a portion of the Summer Street area that recommends infill development along street frontages with connected 'parking courts' in the center of the blocks. The North Main to Summer Street Master Plan is incorporated by reference into this plan and the city's land use regulations should be revised to implement its recommendations. That plan calls for:			<p>Recommend revising the zoning map to create multiple districts in the area currently zoned CBD and DMU, building upon the draft form-based code developed in 2014.</p> <p>Recommend using the design guidelines found in the Summer Street Master Plan as a starting point for developing more specific development standards in the underlying zoning district(s) and design criteria within the design review overlay district.</p>
77	3-54 C-1 downtown	Primarily new residential development on Summer, Merchant and Elm Streets, which would replicate historic patterns with respect to building setbacks, proportions, rooflines and materials.			See comments on line 76.
78	3-54 C-2 downtown	Residential buildings on these streets to be wood-framed, two- to three-story detached structures oriented to the street with a shallow front yard or garden space.			See comments on line 76.

CITY PLAN		ADOPTED ZONING		COMMENTARY
LINE #	PAGE # POLICY OR ACTION	PAGE #	PROVISION	
79	3-54 D-1 downtown Improved pedestrian access from North Main Street across Merchants Row and down Granite Street.	62	10.1.09 Review Criteria for the Historic Central Business Design Review District. Applications shall address pedestrian and vehicular circulation. Special attention shall be given to pedestrian movements in locating the number of curb cuts to public streets and to proposed sidewalk widths, to the separation of vehicles and pedestrians, to the arrangement of parking areas, and to service and loading areas. Applications shall incorporate accessible routes and ramps for individuals with a disability	Adopted zoning does not adequately address whether sidewalks will need to be provided or improved when property is being developed or redeveloped. Recommend adding provisions that clarify when private development must provide or improve sidewalks and consider requiring as part of major renovations to existing development along major thoroughfares.
80	3-54 D-3 downtown Facilitating further mixed-use redevelopment of this former industrial area [Granite Street].			The adopted DMU district allows for a broad range of uses, which should be retained in the Granite Street area. Recommend incorporating more specific dimensional standards, building upon the draft form-based code developed in 2014, into the underlying zoning district(s) in downtown. Recommend incorporating more specific design criteria for major renovations to existing buildings into the design review overlay district to ensure historic rehabilitation occurs in conformance with the Secretary of Interior standards. Additionally, the draft form-based code could be a starting point for more specific design review criteria for downtown development generally to achieve the desired planning goals for the district. Consider a campus-type PUD option for this area rather than a targeted zoning district, and/or explore the “tech-shop” and “business campus” building and development standards in Shelburne’s recently adopted form-based code as a potential model for this area.
81	3-55 A willey st The Willey Street neighborhood is visible from Route 62, with several industrial buildings backing up to the highway. Since they are among the first structures travelers entering the city on Route 62 see, the rear facades of these buildings create a poor ‘first impression’ of our community. Opportunities for rehabilitating these buildings and/or screening them with landscaping or public art should be explored to create a more attractive gateway to Barre City.	33	4.4.01 Site Plan Review Criteria Landscaping and screening. Landscaping may be required in front and side yards, adjacent to parking areas, where rear yards abut residential properties or public roads and as otherwise necessary to provide adequate screening.	The adopted zoning does not include specific requirements for landscaping or screening. Recommend incorporating landscaping standards that would specify the locations (ex. abutting Route 62 or where a commercial/industrial use abuts a residential use) and amount of planting or other screening required. Consider whether the facades facing Route 62 (and potentially the river in other locations in the city) should be treated more like primary, street-facing facades with some minimum design standards, rather than rear facades that would not be subject to design standards.
82	3-55 B willey st Given the primarily industrial character of the neighborhood, the land use regulations should be revised to allow for expanded live-work and/or non-residential use on currently residential properties and to limit further residential development.			The land north of Center Street and east of Blackwell Street is currently zoned Industrial, while the land across the street is zoned Planned Residential. Recommend establishing a new district for the lots across the street from major industrial/commercial uses that would serve as a buffer between those uses and the residential neighborhoods behind. Such a district could allow for uses such as higher-density housing, live-work spaces, office and service businesses.

CITY PLAN		ADOPTED ZONING	COMMENTARY
LINE #	PAGE # POLICY OR ACTION	PAGE # PROVISION	
83	3-56 A vine st A landscaped buffer should be established and retained between the residential and industrial properties. New or expanding industrial uses should be required to meet performance standards (noise, vibration, dust, etc.) to protect quality of life for neighborhood residents. Heavy industrial uses that have the potential to be a hazard for neighborhood residents should be discouraged and directed towards other industrial areas of the city where homes are further away.		See comments on line 81 related to landscaping standards. See comments on line 82. The configuration of the current zoning district boundaries in this area are similar to that in the Wiley Street neighborhood with the Industrial district abutting the Planned Residential district. Consider criteria for heavier or potentially hazardous industrial uses related to separation distance from residential zones (ex. waste facilities must not be located closer than X feet from a residential district, or waste facilities within X feet of a residential district must obtain conditional use approval).
84	3-57 B vine st Higher-density housing in multi-unit structures should be allowed along Berlin Street to establish a transitional zone between the industrial area to the south and the single-family homes to the north. On the side streets, residential density should not increase, particularly within the flood hazard area.		See comments on line 82 related to a transitional zoning district between the Industrial and Residential districts. The adopted Planned Residential district allows for up to 1 dwelling unit per 2,000 square feet of lot area (21 du/acre). The existing density in the Vine Street neighborhood is approximately 1 du / 4,100 sf (11 du/acre). Recommend establishing a new residential district that more closely matches the existing built pattern and density in this neighborhood.
85	3-57 A n main st rt 62 to 6 th st While this segment of North Main Street is anticipated to remain a commercial and light industrial corridor that accommodates auto-dependent and high-traffic retail uses, efforts should be made to reduce the expanses of asphalt along property frontages and better control access to reduce congestion, improve motorist and pedestrian safety, and create a more attractive street.	31 4.2.03 Access, Driveways & Frontage For all uses other than single family, two-family dwellings, gasoline sales facilities or gasoline sales/automotive repairs, a required driveway shall be at least 20 feet wide at the junction of the driveway and the public traveled way.	Consider adding a maximum driveway width for commercial uses (ex. 24 ft with provisions to increase that for driveways with more than two lanes or for driveways that will need to accommodate heavy truck traffic). Require installation/preservation of sidewalks (or at a minimum marked pedestrian crossings) across commercial drives as sites are redeveloped or developed. Explore incentives that would encourage more pedestrian-friendly development. Require applicants to bring nonconforming access into compliance when certain levels of redevelopment are occurring on the site. Explore incentives (ex. increased lot coverage or sign area, or reduced parking minimums) for creation of cross access and/or shared parking between adjoining lots. Explore requirements or incentives for establishing a green strip along lot frontages where physically possible (waiver criteria might be needed where the site cannot be developed with a green strip because of shallowness, terrain, existing building location, etc.).
86	3-57 B n main st rt 62 to 6 th st The land use regulations should encourage more community-serving businesses that are oriented primarily to providing goods and services to city residents to locate in this area. The regulations should continue to support higher-density, multi-family housing in this neighborhood.		The land on the east side of the North Main Street corridor in this neighborhood is currently in the Commercial district, while most of the land on the west side is in the Industrial/Commercial district. Housing is a conditional use in these districts, and a wide range of business uses are allowed. Recommend re-zoning this corridor to a new mixed-use district that would allow multi-family housing as a permitted use and encourage smaller retail, service and office uses.

CITY PLAN		ADOPTED ZONING		COMMENTARY
LINE #	PAGE # POLICY OR ACTION	PAGE #	PROVISION	
87	3-58 A n main st town to 6 th st The land in this neighborhood should be rezoned to avoid a continuation of highway commercial strip development from Barre Town into the city and to recognize that much of the land is poorly suited for the types of development currently allowed.			The land on the west side of the North Main Street corridor in the neighborhood is currently in the Industrial/Commercial district, while the land on the east side is Commercial or Planned Residential. Recommend re-zoning all the land on the east side as residential with opportunity for small businesses that maintain an outwardly residential appearance. Consider requirements for landscaped greenspace between the street and any new development to establish an attractive gateway into the city (waiver criteria may be needed for sites where this is not physically feasible).
88	3-58 A-1 n main st town to 6 th st While once a center of granite manufacturing, the land between North Main Street and the river is no longer actively used for industrial purposes and should no longer be zoned industrial or commercial. The land use regulations should facilitate use of this land by the museum and for flood control. This land also creates an opportunity for greater public recreational access to the river.			Recommend re-zoning all the land on the west side into a “recreation, conservation, open space” district that would accommodate civic, recreation and other public assembly uses but not allow for commercial or industrial activity.
89	3-58 A-2 n main st town to 6 th st The land to the east of North Main Street is currently zoned for commercial use with little control over the type or scale of businesses that would be allowed. If commercial uses are to be allowed, they should be small-scale and should maintain an attractive gateway to the city.			See comments on line 87.
90	3-58 A-3 n main st town to 6 th st There is a 15-acre undeveloped field at the city line behind the lots fronting on North Main Street. Some of this land is steep, but portions may be suitable for residential development. A planned unit development (PUD) with cottages or townhomes could be thoughtfully sited on the hillside with homes that would enjoy a view out over the river valley.	68	11.3.01 All multi-family residential developments proposing more than eight additional units or any development constructing, altering or disturbing 20,000 square foot of building except single-family developments and those developments in the Industrial District shall be submitted and reviewed as a PUD. 68 11.3.02 A PUD may include within its area any use permitted in the district in which it is located, subject to the standards and criteria for a PUD. 68 11.3.03 A PUD in an R-10 district may, with the approval of the DRB, also include two-family and multiple-family dwellings when the total project size exceeds 7.5 acres.	Revise the trigger requirements for PUDs. Consider requiring any multiple-unit residential or mixed-use development on a site of 3 acres or more (this would be approximately 70 of the 3,100 parcels in the city) to be designed as a PUD and revise the existing PUD standards to allow for flexibility in the type of housing (cottages, duplexes, townhomes, apartments, etc.) and to offer incentives for housing that furthers community goals (affordable, energy-efficient, small footprint, senior or special needs, land conservation, public open space or trails, etc.).
91	3-59 A beckley st This neighborhood should remain primarily residential with single-family and multi-family buildings at a scale and density that generally reflect the pre-war development pattern at the southern end. At the far northern end of this district, there are areas with steeper slopes and limited access where a lower residential density would be appropriate.			Most of this neighborhood is currently in the Planned Residential district, which allows for up to 1 dwelling unit per 2,000 square feet of lot area (21 du/acre). The existing density in the Beckley Street neighborhood is approximately 1 du / 7,400 sf (6 du/acre). The existing density in the blocks south of Second Street and Perrin Street is approximately 8 du/acre. Recommend keeping this neighborhood in a residential district but re-zone to a new district with a somewhat lower density than the current Planned Residential.
92	3-59 B beckley st There are opportunities for infill residential development throughout this neighborhood. Infill development should follow traditional neighborhood development patterns and should be compatible with the surrounding built and natural environment. Front yards should be maintained as green spaces and should not be converted to parking for multi-unit buildings.			Recommend including development standards within a new residential district that prohibits parking for multi-unit buildings (3 du or more) between the street and the frontline of the building.

LINE #	CITY PLAN		ADOPTED ZONING	COMMENTARY
	PAGE #	POLICY OR ACTION		
93	3-59	C beckley st Multi-unit residential structures should be allowed with standards to ensure that they will be compatible with the neighborhood and if the buildings are of a size and character fairly similar to single-family homes.		Recommend setting a maximum building footprint (4,500 - 6,000 sf) and/or a maximum number of units per building (6-8). Consider design standards that require new multi-unit buildings to be designed to appear similar in form and massing to traditional single-family homes in the district (gable roofs, breaking up the mass with changes in wall plane and roof form, front entrance facing the street with features like porches or covered entryways, etc).
94	3-60	A farwell st This neighborhood is envisioned to remain predominately residential.		Most of this neighborhood is currently in the Planned Residential district, which allows for up to 1 dwelling unit per 2,000 square feet of lot area (21 du/acre). The existing density in the Farwell Street neighborhood is approximately 1 du / 11,700 sf (4 du/acre). The land on the east side of Farwell Street is in the Commercial district, a portion of which is developed and used as repair garage (see comments on line 97).
95	3-60	A-1 farwell st There are opportunities for infill residential development in this neighborhood. Infill development should follow traditional neighborhood development patterns and should be compatible with the surrounding built and natural environment. Multi-unit residential development may be compatible with this neighborhood if the buildings are of a size and character similar to single-family homes.		See comments on line 93.
96	3-60	A-2 farwell st There may be opportunities for new residential development on some of the undeveloped land in this neighborhood. Such development will need to be carefully sited and designed in response to the environmental constraints posed by steep slopes, shallow depth to bedrock, and streams. PUDs with cottages or townhomes that would fit small footprint buildings into the terrain more effectively would be more appropriate than extending the street grid and lot pattern further up the hill as once envisioned.		Consider a PUD requirement for multi-unit residential development on environmentally constrained land (ex. lots where more than 50% of the land is unbuildable) that would provide flexibility in lot and building design, and additional protections for environmentally sensitive lands.
97	3-60	B farwell st The existing commercial area should remain at its current extent and level of intensity given its location within a flood zone. Further commercial development beyond the current business properties should be limited to home-based businesses that can operate without reducing the quality of life for nearby residents. Businesses that would generate significant traffic on residential streets or noise, light, odors or other similar impacts noticeable at the property line would not be suitable in this neighborhood.		Recommend re-zoning the land on the east side of Farwell Street from commercial to residential given the location on a narrow street in a fairly dense residential neighborhood. Consider an overlay district or other special provisions for the existing commercially developed properties that would become nonconforming allow some flexibility for modifications to the site and business activity in exchange for improvements such as screening and landscaping. Could also include provisions that would provide incentives, such as a density bonus, for redevelopment of those properties to a more compatible multi-unit residential or mixed-use development.
98	3-61	A maple av The southern end of this neighborhood is envisioned to become increasingly mixed-use and higher density as downtown revitalization spurs growth expanding outward from the central business district.		South of Warren Street the land in this neighborhood is currently zoned commercial, while to the north it is zoned Planned Residential. Recommend re-zoning the southern portion of this neighborhood to a new mixed-use district that would allow multi-family housing as a permitted use and encourage smaller retail, service and office uses.

CITY PLAN		ADOPTED ZONING		COMMENTARY
LINE #	PAGE # POLICY OR ACTION	PAGE #	PROVISION	
99	3-62 A-2 maple av The southern portion of the neighborhood is currently zoned commercial and outside the designated downtown, the land use regulations provide little control over the type and scale of commercial development. The regulations should be revised to promote higher-density, pedestrian-oriented, mixed-use development rather than low-density, auto-oriented, single-use development			See comments on line 98. Consider development standards for a new mixed use district that would build upon the draft form-based code standards for the T-4 urban mixed use neighborhood type.
100	3-62 B maple av The northern end of this neighborhood is envisioned to remain primarily residential. Outside of the flood hazard area, moderate-density multi-family housing should be allowed with appropriate standards to maintain and enhance the visual character of this corridor into downtown.			The northern portion of the Maple Avenue neighborhood is currently in the Planned Residential district, which allows for up to 1 dwelling unit per 2,000 square feet of lot area (21 du/acre). The existing density in the neighborhood is approximately 1 du / 4,600 sf (9 du/acre). Recommend keeping this neighborhood in a residential district but re-zone to a new district with a somewhat lower density than the current Planned Residential and development standards for multi-unit residential properties such as requiring the front yard remain greenspace with parking to the side or rear of the building, and the scale and form of new buildings be compatible with single-family homes in the neighborhood.
101	3-64 A merchant st This neighborhood is envisioned to remain predominately residential.			Most of the Merchant Street neighborhood is currently in the Planned Residential district and is predominately single-family residential properties.
102	3-64 A-1 merchant st This neighborhood is currently zoned for a higher density of residential development than presently exists and multi-family housing is allowed, which creates opportunities for the conversion or replacement of existing single-family homes with multi-unit buildings. While some infill potential and small multi-family buildings may be desirable, the land use regulations should be revised to maintain a density and scale of residential development that is not substantially greater than what currently exists. Front yards should be maintained as green spaces and should not be converted to parking for multi-unit buildings.			The Planned Residential district allows for up to 1 dwelling unit per 2,000 square feet of lot area (21 du/acre). The existing density in the Merchant Street neighborhood is approximately 1 du / 9,600 sf (5 du/acre). Recommend keeping this neighborhood in a residential district but re-zoning to a new district with a density that is closer to what exists than the current Planned Residential district. See comments on line 93 regarding the scale and design of multi-unit buildings and on line 92 regarding parking for multi-unit buildings.
103	3-64 B merchant st The existing commercial area should remain at its current extent and level of intensity given its location in a residential area. Further commercial development beyond the current business properties should be limited to home-based businesses that can operate without reducing the quality of life for nearby residents.			Recommend leaving the commercially developed property in the residential zone as a grandfathered nonconforming use. See comments on line 97 regarding options for encouraging improvements to and/or conversion of nonconforming uses within residential neighborhoods.

CITY PLAN			ADOPTED ZONING	COMMENTARY
LINE #	PAGE #	POLICY OR ACTION	PAGE # PROVISION	
104	3-65	A <small>currier park</small> The properties fronting on Currier Park and adjacent to the downtown business district are suitable for a mix of residential and compatible, low-intensity business uses such as professional offices or personal services. Residential character and historic buildings within this district should be maintained. Front yards should be maintained as green spaces and should not be converted to parking for nonresidential or multi-family buildings.		<p>Nearly all of this neighborhood is currently in the Planned Residential district, which allows for up to 1 dwelling unit per 2,000 square feet of lot area (21 du/acre). The existing density in the Currier Park neighborhood is approximately 1 du / 3,300 sf (13 du/acre).</p> <p>Explore re-zoning a portion of this neighborhood into a mixed-use district that would be a natural extension of the urban core, building upon the draft form-based code but general match zoning to fit the existing neighborhood pattern.</p> <p>Explore allowing for adaptive re-use of listed/contributing historic structures for a wider range of uses (ex. professional office, lodging, restaurants, galleries, etc.) than would otherwise be allowed in a residential district. This could be part of the design review overlay district. Carefully consider any neighborhood impacts of new nonresidential uses such as increased traffic and parking.</p>
105	3-65	B <small>currier park</small> While there should be flexibility in the use of the existing buildings, efforts should be made retain the historic structures and character in the Currier Park District. The city's design review district should be extended to include the properties within the historic district.		<p>Recommend including all National Register historic districts and individual properties in the design review overlay district, in addition to the designated downtown. Consider including standards to discourage demolition of historic buildings (conditional use approval, demonstration that rehabilitation is not feasible, waiting period, prohibition on taking down buildings to create surface parking, etc.).</p> <p>See comments on line 93 regarding the scale and design of multi-unit buildings and on line 92 regarding parking for multi-unit buildings.</p>
106	3-66	A <small>tremont st</small> This neighborhood is envisioned to remain predominately single-family, owner-occupied homes and multi-unit buildings.		<p>Most of this neighborhood is currently in the Residential 10 district, which allows for up to 1 dwelling per 10,000 square feet of lot area (4 du/acre). Portions of the neighborhood along Merchant Street and Tremont Street is in the Planned Residential district. The existing density in the Tremont Street neighborhood is approximately 1 du / 9,000 sf (5 du/ac). Multi-family housing is not an allowed use in the R-10 district.</p> <p>Recommend keeping the land in this neighborhood in one or more residential districts that have a maximum density that is not significantly greater than the existing density. Match the dimensional standards within the district(s) more closely to the existing development pattern to minimize the number of nonconformities (setbacks, lot sizes, frontages, etc.).</p>
107	3-66	A-1 <small>tremont st</small> Most of this neighborhood is currently zoned for a higher density of residential development than presently exists and multi-family housing is allowed, which creates opportunities for the conversion or replacement of existing single-family homes with multi-unit buildings. While some infill potential and small multi-family buildings may be desirable, the land use regulations should be revised to maintain a density and scale of residential development that is not substantially greater than what currently exists. Maintaining or increasing the owner-occupied percentage of housing units to maintain the neighborhood character of the area would be desirable. Front yards should be maintained as green spaces and should not be converted to parking for multi-unit buildings.		<p>Explore options for stepping down the density of development to create a transition from downtown to established single-family neighborhoods, building upon the draft form-based code.</p> <p>See comments on line 93 regarding the scale and design of multi-unit buildings and on line 92 regarding parking for multi-unit buildings.</p>

CITY PLAN		ADOPTED ZONING	COMMENTARY
LINE #	PAGE # POLICY OR ACTION	PAGE # PROVISION	
108	3-66 A-2 tremont st If the Perrin farm were to be developed, it would be desirable to extend the existing city street network and continue the existing traditional neighborhood development pattern into this property to the extent feasible given the terrain. Returning some or all of the property to more active agricultural use should also be encouraged, particularly for local food production. Portions of the property could be considered prime agricultural soils. Other portions may not be possible to develop due to the terrain and soil type. It would be desirable to allow the Tremont Street and Camp Street neighborhood residents access to the Cow Pasture property. Many residents currently access the Cow Pasture property through the Perrin property. In the case of new development, care should be taken to minimize stormwater run-off, protect wetland functions and meet the open and green space goals outlined in the Natural Environment chapter of this plan.		See comments on line 90 and 96 regarding PUDs. Explore a "rural enterprise" PUD option that would allow for a range of agriculturally based activities on the few remaining farm parcels in the city. Consider the zoning across the city line in Barre Town (Very High Residential District with a minimum lot size of 8,500 sf or a density of 5 du/ac and High Density residential with a density of 3 du/ac).
109	3-67 A camp st This neighborhood is envisioned to remain predominately single-family residential with only limited growth in the number of homes.		Most of this neighborhood is currently in the Residential 10 district, which allows for up to 1 dwelling per 10,000 square feet of lot area (4 du/acre). The existing density in the Camp Street neighborhood is approximately 1 du / 15,000 sf (3 du/ac). Multi-family housing is not an allowed use in the R-10 district. Recommend keeping this neighborhood in a residential district that is similar to the present zoning, but ensure that the dimensional standards closely match the existing development pattern to minimize the number of nonconformities (setbacks, lot sizes, frontages, etc.).
110	3-68 A washington The properties fronting on Washington Street as it extends outward from the downtown business district are suitable for a mix of residential and compatible, low-intensity business uses such as professional offices or personal services. Current zoning along this segment of Washington Street should be revised to allow appropriate nonresidential uses, primarily within existing buildings.		The Washington Street corridor from downtown east to Waterman Street is in the Planned Residential district, which does not generally allow for nonresidential uses. See comments on line 104 related to adaptive reuse of historic structures. Consider an overlay district that would extend design review for nonresidential uses and adaptive re-use provisions along Washington Street extending out from downtown. Explore options to discourage any further tear downs, particularly of contributing historic buildings, to create parking. This could be addressed through review standards for demolition of historic buildings that would require applicants to demonstrate that it is not economically viable to rehabilitate the building.
111	3-68 B washington The gateway along Washington Street at the city's eastern boundary is constrained by steep slopes and the river defining a narrow corridor. This corridor is envisioned to remain a mix of residential and small, low-intensity commercial uses. Efforts should be made to improve the aesthetic character of this gateway to the city. The current commercial zoning along this segment of Washington Street needs to be revised to provide better control over the scale, intensity and character of development.		The Washington Street corridor from Waterman Street east to the city line is currently in the Commercial district. Recommend re-zoning the easternmost properties with significant natural resource constraints to a recreation, conservation and open space district. Recommend re-zoning the remainder of this portion of the Washington Street corridor as a residential district with the overlay for grandfathered, nonconforming development (see comments on line 97). Consider requirements for at least 15 feet of landscaped greenspace between the street and any new development to establish an attractive gateway into the city (recognize that given the terrain this could affect development potential on some lots).

CITY PLAN		ADOPTED ZONING	COMMENTARY
LINE #	PAGE # POLICY OR ACTION	PAGE # PROVISION	
112	3-69 A s main st downtown to mill st This neighborhood is envisioned to remain mixed use with industrial, commercial and multi-family residential uses. The land use regulations should encourage more community-serving businesses that are oriented primarily to providing goods and services to city residents to locate in this area. The regulations should continue to support higher-density, multi-family housing in this neighborhood.		The land on the east side of the South Main Street corridor in this neighborhood is currently in the Commercial district, while most of the land on the west side is in the Industrial/Commercial district. Housing is a conditional use in these districts, and a wide range of business uses are allowed. Recommend re-zoning most of the land in this neighborhood to one or more new mixed-use districts that would allow multi-family housing as a permitted use and encourage smaller retail, service and office uses. Consider using the draft form-based code for urban mixed use (T4) as a starting point for the dimensional and district standards.
113	3-69 B s main st downtown to mill st Streetscape, sidewalk and access management improvements are needed along South Main Street throughout this neighborhood. Efforts should be made to reduce the expanses of asphalt along property frontages and better control access to reduce congestion, improve motorist and pedestrian safety, and create a more attractive street.		See comments on line 85.
114	3-70 A s main st mill st to line The blocks to the east and west of South Main Street are envisioned to remain predominately single-family residential with only limited growth in the number of homes. The city's regulations should be revised to limit opportunities for conversion of single-family homes to multi-unit buildings.		The land fronting on South Main Street is currently zoned commercial and developed with a mix of homes and businesses. The blocks to the west are in the Planned Residential district and those to the east are in the Residential-10 district. The existing density in this neighborhood is approximately 1 du / 11,700 sf (4 du/ ac). Recommend keeping the land in the blocks behind South Main Street in a residential district that is similar to the present zoning, but ensure that the dimensional standards closely match the existing development pattern to minimize the number of nonconformities (setbacks, lot sizes, frontages, etc.).
115	3-70 B s main st mill st to line The properties fronting on South Main Street in this neighborhood should be rezoned to avoid conversion to a highway commercial strip. The current commercial zoning provides little control over the type or scale of businesses that would be allowed. If commercial uses are to be allowed, they should be small-scale and should maintain an attractive gateway to the city.		Recommend re-zoning the properties fronting on South Main Street from Mill Street to Quarry Street to a mixed-use district that would allow multi-family housing as a permitted use and encourage smaller retail, service and office uses. Recommend re-zoning the properties fronting on South Main Street from Quarry Street to the city line to a residential district that would allow multi-family housing as a permitted use. See comments on line 97 regarding options for encouraging improvements to and/or conversion of nonconforming uses within residential neighborhoods.
116	3-71 A ayers st This neighborhood is envisioned to remain predominately residential with only limited growth in the number of homes.		Most of the land in this neighborhood is currently in the Planned Residential district, which allows for up to 1 dwelling unit per 2,000 square feet of lot area (21 du/acre). The existing density in the Ayers Street neighborhood is approximately 1 du / 6,000 sf (7 du/acre). Recommend keeping this neighborhood in a residential district but re-zoning to a new district with a density that is closer to what exists than the current Planned Residential district.

CITY PLAN		ADOPTED ZONING		COMMENTARY
LINE #	PAGE # POLICY OR ACTION	PAGE #	PROVISION	
117	3-71 B ayers st Locating or expanding businesses on Ayers Street that would increase traffic and interfere with access to and activities at the school should be discouraged.			Currently, the commercial district extends inward South Main Street along the south side of Ayers Street for several lots. Options include re-zoning that land to the same residential district as the rest of the neighborhood (see comments on line 97 regarding nonconforming businesses in residential districts) or re-zoning the land on both sides of the street to a mixed-use district.
118	3-72 A boynton st This neighborhood is envisioned to remain available for continued heavy industrial use with no residential uses allowed.			This neighborhood is currently zoned industrial. Recommend that the neighborhood remain zoned industrial. Consider expanding the range of allowed uses to include more commercial activities that would be compatible with industrial activity, but retain the prohibition on residential uses.
119	3-72 B boynton st The existing vegetative buffer that exists between the industrial properties and adjoining residential lots should be maintained and enhanced as needed to minimize the impact of heavy industrial activity on residents. The riparian buffer along the Jail Branch should also be maintained and enhanced to reduce run-off and pollutants entering the stream from industrial lands.			See comments on line 81 regarding landscaping and screening requirements between industrial uses/districts and residential uses/districts. See comments on line 40 regarding riparian buffers.
120	3-73 A circle st This neighborhood is envisioned to remain predominately residential with the two existing industrial sites continuing in their current use and extent but not expanding further into the residential neighborhood.			Currently, the Industrial district extends into this neighborhood along the western side of Batchelder Street, while the remaining land along the street and in nearby blocks is in the Planned Residential district. The western half of the neighborhood is in the Residential 10 district with a small area zoned Commercial / Industrial along Circle Street near the rail line. The existing residential density in the Circle Street neighborhood is approximately 1 du / 11,200 sf (4 du/ac). Recommend re-zoning most of this neighborhood to a residential district at a density that would allow for some infill but that would be less dense than currently allowed under the Planned Residential district. Consider including the existing industrial properties on Batchelder Street in the residential district (see comments on line 97 regarding nonconforming businesses in residential districts) due to their location within a residential neighborhood, but place the commercial properties along Circle Street in a commercial or mixed use district due to their location at the edge of the neighborhood and their proximity to South Main Street and the railroad.
121	3-73 B circle st There are opportunities for residential infill and new development in this neighborhood, particularly PUDs with cottages or townhomes that would fit small footprint buildings into the remaining undeveloped land.			See comments on line 90 and 96 regarding PUDs.
122	3-74 A rotary park This neighborhood is envisioned to remain predominately used for civic purposes with a small residential neighborhood that has some growth potential. This neighborhood would be particularly well-suited for family housing given the proximity to the school and park. The industrial site along Mill Street is entirely below flood elevation and is not envisioned to expand.			Currently most of this neighborhood is in the Planned Residential district with a small area along Mill Street in the Commercial Industrial district. Recommend re-zoning the school and park to a new Recreation, Conservation and Open Space district. Recommend re-zoning the remaining land in this neighborhood to a residential district including the existing industrial properties (see comments on line 97 regarding nonconforming businesses in residential districts).

CITY PLAN		ADOPTED ZONING		COMMENTARY
LINE #	PAGE # POLICY OR ACTION	PAGE #	PROVISION	
123	3-75 A brooklyn st A landscaped buffer should be established and retained between the residential and industrial properties and the riparian buffer should be maintained or enhanced along the river. New or expanding industrial uses should be required to meet performance standards (noise, vibration, dust, etc.) to protect quality of life for neighborhood residents.			The land in this neighborhood is divided up between the Planned Residential and Residential 10 districts with an industrially zoned area of Burnham Street. The existing residential density in the neighborhood is approximately 1 du / 9,700 sf (5 du/ac). Recommend keeping the residentially zoned land in a residential district, potentially at a lower density than currently allowed in the Planned Residential given environmental constraints such as steep slopes and floodplains. See comments on line 96 regarding PUDs. See comments on line 81 regarding landscaping and screening requirements between industrial uses/districts and residential uses/districts. See comments on line 40 regarding riparian buffers.
124	3-75 B brooklyn st Higher-density housing in multi-unit structures should be allowed along Prospect Street to establish a transitional zone between the industrial area to the north and the single-family homes to the south.			See comments on line 82 related to a transitional zoning district between the Industrial and Residential districts.
125	3-76 A allen st The Allen Street neighborhood is envisioned to remain a primarily residential neighborhood. Development of a small, neighborhood commercial center should be considered if significant additional residential development is proposed on the remaining undeveloped land in this neighborhood.			This neighborhood is currently divided between the Residential 10, Planned Residential and Commercial Industrial district. The existing residential density on the developed land in the neighborhood is approximately 1 du / 17,000 sf (3 du/ac). Consider allowing for a neighborhood market in residential neighborhoods located at some distance from existing commercial areas (these should be small-scale and not include fuel sales, and be located on a major street).
126	3-76 B allen st There should be a reconsideration of the future use of the land at the city line as a business park given the location and availability of space in existing commercial/industrial sites in the city. If it is determined that this land is more suitable for residential development, it should be re-zoned from industrial/commercial.			Recommend re-zoning this land into residential district. See comments on line 108 regarding a PUD option for rural enterprises.
127	3-77 A country way The Country Way neighborhood is envisioned to remain a single-family residential neighborhood with further residential development compatible in density and form with the existing homes.			This neighborhood is currently in the Residential 10 district. No significant changes to the existing zoning are recommended.
128	3-77 B country way If a significant number of additional homes are to be accessed via Country Way, there should be consideration of creating a second access point to the subdivision to ensure adequate emergency access.			Consider requirements for an interconnected street network with multiple access points as part of the city's standards for new PUDs and subdivisions.
129	3-78 A bailey st The Bailey neighborhood is envisioned to remain residential and agricultural. There is opportunity for new low- to moderate-density residential development that could include higher-end housing in a rural setting with views out over the river valley. This neighborhood would be a suitable location for a planned unit development that would cluster homes and conserve open space.			Land in this neighborhood is either in the Residential 10 or Conservation and Open Space district. Recommend keeping it in a low density residential district. See comments on lines 90 and 96 regarding PUDS, and on line 108 regarding a PUD option for rural enterprises.

CITY PLAN		ADOPTED ZONING		COMMENTARY
LINE #	PAGE # POLICY OR ACTION	PAGE #	PROVISION	
130	3-79 A west hill The West Hill neighborhood is envisioned to remain essentially undeveloped. Opportunities for using this land for recreation should be explored.			Land in this neighborhood is currently either in the Conservation and Open Space district or the Planned Residential district. Recommend re-zoning the entire neighborhood to a new Recreation, Conservation and Open Space district that would allow for recreational uses but would not allow for residential development due to the steep terrain.
131	3-79 A berlin st Little additional development is anticipated to occur with the Berlin Street neighborhood. The city's regulations should be revised to limit opportunities for conversion of single-family homes to multi-unit buildings.			This neighborhood is currently in either the Planned Residential or Residential 10 district. The existing density is approximately 1 du / 12,500 sf (4 du/ac). Recommend that the entire neighborhood be in a residential district with a density that is not substantially greater than what currently exists.
132	3-80 A blackwell st A landscaped buffer should be established and retained between the residential and industrial properties. New or expanding industrial uses should be required to meet performance standards (noise, vibration, dust, etc.) to protect quality of life for neighborhood residents. Given the existing mixed-use nature of this district, re-zoning the industrial property to allow for commercial uses in addition to industrial uses should be considered.			See comments on line 81 regarding landscaping and screening requirements between industrial uses/districts and residential uses/districts. See comments on line 40 regarding riparian buffers. See comments on line 82 related to a transitional zoning district between the Industrial and Residential districts.