

**Purpose, Overarching Goals, and Specific Objectives for the  
Draft Unified Development Bylaws  
June, 2019**

The purpose of these Bylaws is to regulate the use and development of land within the Town and Village of Waterbury based upon the *Waterbury Municipal Plan* and the guidance of the *Vermont Municipal and Regional Planning and Development Act* effective March 23, 1968, as amended through 2012.

The overarching goals of the draft Unified Development Bylaws are as follows:

1. The bylaws should be written so to be clear, understandable and user friendly to all, in particular the citizens of Waterbury .
2. The bylaws should be adaptable for existing, new and expanding uses across the town zoning districts.
3. The vibrant downtown Waterbury areas should be considered for growing higher density multi-family housing development. Planned Unit Development housing projects should be considered to accomplish this goal.
4. The five historic districts in Waterbury should be taken into consideration and expand design review overlay district requirements.
5. Route 100 Corridor regulations should be focused to prevent sprawl development along the corridor.
6. The bylaws should facilitate strategic areas within and adjacent to our existing villages for commercial, industrial, and mixed-use development.
7. The scenic and natural resources of Waterbury’s rural districts should be protected, specifically those in higher elevations or containing wildlife corridors.
8. Opportunities for future planned unit development including residential and commercial PUD’s should be encouraged.

The specific objectives of the bylaw re-write that will implement the overarching goals include the following:

1. The overall number of zoning districts should be reduced. Some of the former Village districts can be combined with those in the Town.
2. All zoning districts should be clarified and well defined.
3. The range of allowed uses for each zoning district should be examined to allow flexibility where appropriate. Have a table for each zoning district along with a purpose for the

district.

4. Compartmentalize the bylaws by zoning district to make the regulations searchable. That way keyword searches are effective and it is much easier to find key provisions electronically.
5. Encourage more multi-family use in the downtown area zoning districts.
6. Consider consolidating or simplifying site plan and conditional use review for certain types of projects and having certain site plan reviews or exemptions handled administratively by the Zoning Administrator.
7. The overlay districts should be simplified to the extent that it is possible. This should include incorporating the Campus Overlay in the Downtown Design Review Overlay.
8. Assess whether the Ridgeline, Hillside, Steep Slope regulations should consider development requirement changes in the Minor review (between 1,200' and 1,500' in elevation) to be more closely aligned with the Major review criteria for development above 1,500' in elevation.
9. Encourage the maintenance and preservation of historic structures in the current Waterbury Village Historic District and consider extending Design Review to the other four Waterbury historic districts to promote the integrity of those districts.
10. Assess whether commercial and residential PUD's may need additional standards of review. The density bonuses for PUD's and other ways to encourage the use of PUD's should be examined. The possibility of requiring PUD's in certain circumstances should be examined.
11. Conduct an inventory of the current building setbacks in the downtown zoning districts to evaluate existing setback requirements. The setback requirements should more closely reflect what the actual existing building setbacks.
12. The setbacks to the rights-of-way for shared driveways and private roads need to be addressed. The requirement to have the setbacks be to the edge of the right-of-way for roads serving more than five dwelling units or lots can be problematic.
13. Amend the signage regulations to make them more content neutral and consistent with Supreme Court precedent case of Reed vs. the Town of Gilbert and subsequent case law.

Consider input from the Select Board early on in this re-write process to make sure they support certain proposals being considered