

ARTICLE 8. PLANNED UNIT & PLANNED RESIDENTIAL DEVELOPMENT

As amended & Adopted by the Warren Select Board January 31, 2006

Section 8.1 Purpose

(A) For the purposes of these regulations, planned unit developments as enabled under the Act [§4417] shall include planned unit and planned residential developments (PUDs and PRDs) as defined in Section 10.2 of these regulations. The purposes of planned unit or planned residential development are to:

- (1) increase density, reduce lot size and/or facilitate the adequate and economical provision of streets and utilities in a cost effective manner;
- (2) cluster development to avoid the fragmentation of productive forest, farmland and wildlife habitat, conserve energy and enhance Warren's rural character as described in the Warren Town Plan;
- (3) accommodate new development in a manner that maintains the Town's historic settlement patterns, and protects significant natural, cultural and scenic features, as described in the Warren Town Plan;
- (4) provide opportunities for a diversity of housing types, and promote affordable housing in appropriate locations;
- (5) allow for compact, village-scale mixed-use development within growth centers designated in the Warren Town Plan;
- (6) encourage creative design and layout of development and an efficient use of land; and
- (7) carry out the purposes of the Warren Town Plan, as set forth in the plan's goals and policies.

(B) To achieve the objectives set forth in this section, the Development Review Board may modify applicable area and dimensional requirements required elsewhere in these regulations simultaneously with the approval of a subdivision plan and associated plat. Such modifications shall be made in accordance with the following provisions.

Section 8.2 Coordination with Other Review Processes

(A) Applications for PUDs and PRDs shall be reviewed simultaneously with applications for major subdivision review in accordance with the requirements and procedures set forth in Article 6.

(B) Approval granted by the Development Review Board under this section for a PUD or PRD that involves the development of one or more conditional uses shall not exempt the proposed development from conditional use review in accordance with Article 5 unless the Board specifically grants conditional use review at the time of PUD or PRD approval. For PUD or PRD applications that are also subject to conditional use review; conditional use review may occur concurrently with final subdivision review in accordance with 6.1(D).

(C) At the time of PUD or PRD approval, the Development Review Board shall include in its decision a finding that the PUD or PRD conforms with the Warren Town Plan, and clear indication of all approved modifications of development standards, which may include conditions related to the location, scale, density, intensity and/or overall design of future development within the PUD or PRD.

Section 8.3 Planned Residential Developments (PRDs)

(A) **Applicability.** Planned Residential Development (PRD) provisions may be applied, at the request of the applicant, to any sized parcel to be subdivided within the Forest Reserve (FR) District, Rural Residential (RR) District, Vacation Residential (VR) District, Warren Village Historic Residential (WVR) District or above an elevation of 950 feet msl in the Bobbin Mill Commercial (BMC) District. Any change to an approved PRD shall require an amendment to the prior approval in accordance with this section.

(B) **Application Requirements.** Applications for PRD shall be submitted simultaneously with applications for major subdivision review in accordance with the requirements set forth in Article 6. In addition to the application materials specified in Table 6.2, applications for PRDs must include the following:

- (1) A statement setting forth the nature of all proposed modifications or changes of existing land use and development regulations and the standards and criteria which the applicant proposes for the development, including standards for the design, bulk and spacing of buildings and sizes of lots and open spaces; and
- (2) A brief summary of the project and how it meets the standards set forth in this section.
- (3) For projects that include affordable housing, as defined under Section 10.2, associated management plans and legal agreements that ensure the long-term affordability of such units for a minimum of fifteen years or longer.

(C) **General Standards.** In addition to the subdivision standards set forth in Article 7, PRDs shall meet the following:

- (1) The overall density of the project shall not exceed the number of units permitted, in the Development Review Board's judgment, if the land were subdivided into lots in accordance with the standards for the district(s) in which the land is situated, except where specifically permitted in these regulations and as permitted below:
 - (a) a density bonus of up to 25% of the permitted overall density may be permitted in any district in instances in which not less than 60% of the total acreage involved is set aside as open space in accordance with Sections 7.4 and 8.5; or
 - (b) a density bonus of up to 25% of the permitted overall density may be permitted in the Warren Village Historic Residential District in instances in which the PRD complies with the standards set forth in subsection (E); or
 - (c) a density bonus of 25% of the permitted overall density may be permitted in instances in which not less than 20% of the total number of dwelling units created are affordable housing units, as defined in Article 10.
 - (d) a density bonus of up to 50% of the permitted overall density may be permitted in instances in which not less than 50% of the total number of dwelling units created are affordable housing units, as defined in Article 10, *and*, the PRD is located within the Rural Residential District or the Warren Village Historic Residential District and complies with the standards set forth in Subsection (D) or (E), respectively.
- (2) The PRD shall reflect an effective and unified treatment of the development possibilities of the project site, and the development plan shall make appropriate provision for preservation of primary and secondary conservation areas, as defined in Article 7.

- (3) A greater concentration or intensity of residential development may be located within some portion(s) of the site provided there is an offset by a lesser concentration in another portion(s) or an appropriate reservation of open space on the remaining land in accordance with Sections 7.4 and 8.5. Where a district boundary line divides a parcel, the development of a single PRD is allowed with a total density based on the combined allowable density of each district. Development may be located on any portion of the parcel, regardless of zoning district, in accordance with the standards set forth in these regulations.

Determining Density When a Single Parcel is Located in Two Zoning Districts

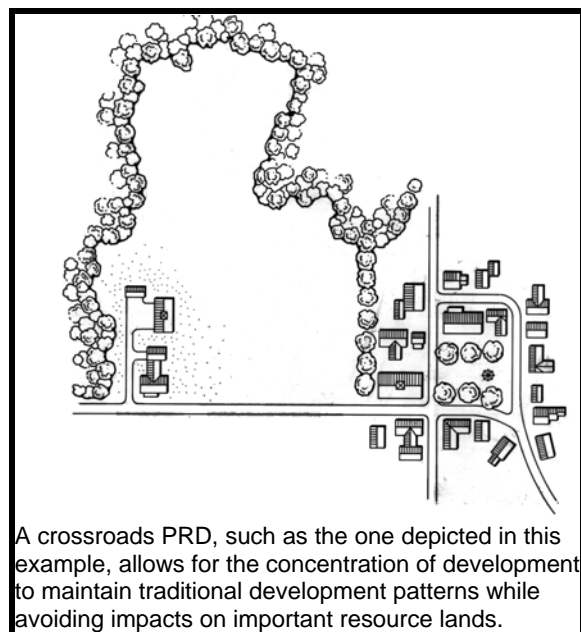
Where a district boundary line divides a parcel, the development of a single PRD is allowed with a total density based on the combined allowable density of each district. For example, a 27 acre parcel in which 25 acres is located in the Forest Reserve District and 2 acres is located in the Rural Residential District has a maximum allowable density of 3 dwelling units, based upon a formula of: 25 acres = 1 dwellings (FR density) + 2 acres = 2 dwellings(RR density).

- (4) The PRD shall be consistent with the goals and policies of the Warren Town Plan and all applicable subdivision standards set forth in Article 7.
- (5) All PRDs located in the Forest Reserve District shall protect not less than 50% of the total project area as open space, in accordance with Sections 7.4 and 8.5.
- (6) All PRDs located within the Rural Residential District shall comply with the standards set forth in Subsection (D), below.
- (7) All PRDs located within the Warren Village Historic Residential District shall comply with the standards set forth in Subsection (E), below.

(D) **Rural Hamlet Standards.** In addition to the general standards set forth under Subsection (C), PRDs within the Rural Residential (RR) District shall be designed to blend new development into the historic, agricultural landscape and maintain important natural, scenic and cultural resources as described in the Warren Town Plan. To this end, PRDs shall be designed in accordance with the standards for either crossroads hamlets or farmstead clusters, as described below:

- (1) **Crossroad Hamlet.** Proposed PRDs may be designed in a manner that replicates a traditional crossroads hamlet, characterized by a concentration of residential buildings and one or two prominent cultural, community or civic structures, located at a road intersection, bounded by farmland or forest. To replicate such a pattern, crossroad hamlets shall be designed to include:

- (a) a contiguous grouping of dwellings, and associated accessory cultural or community buildings, and one or more common areas (e.g. village green or park), located within a compact area not to exceed 15 acres (excluding designated open space);
- (b) lots configured to front upon road(s) and/or



a common green, and so that buildings are oriented toward the road, one another and/or the common green;

- (c) a well-defined edge between the hamlet and surrounding open space; and
- (d) the maximum number of dwellings allowed in a Crossroad Hamlet shall be as established in Subsection 8.3(C).

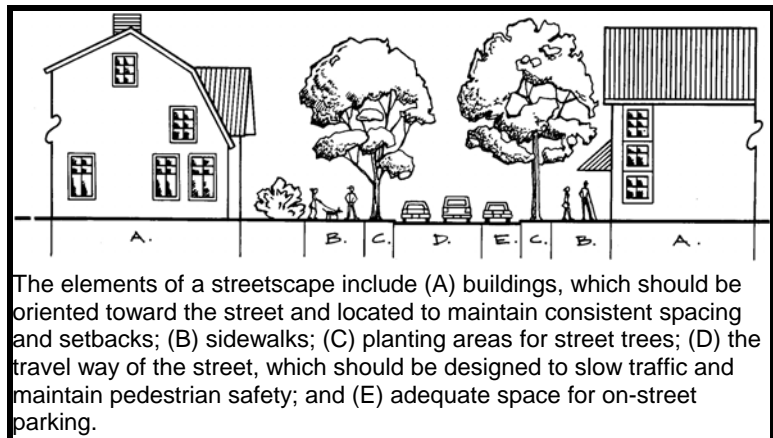
(2) **Farmstead Cluster.** Proposed PRDs may be designed in a manner that replicates a traditional Vermont farmstead, characterized by a variety of building scales reminiscent of traditional Vermont farmsteads, which visual character is typified by the appearance of a principle dwelling and a mix of agricultural buildings (e.g. barns, outbuildings) located within a compact area surrounded by open farmland. To replicate such a pattern, farmstead clusters shall be designed to include:

- (a) a contiguous grouping of dwellings located within a compact area not to exceed two (2) acres (excluding open space) – the inclusion of multi-family and affordable housing is encouraged;
- (b) buildings set near the road and relate to one another and/or a small common area;
- (c) a defined edge between the cluster and surrounding open space;
- (d) no fewer than three (3) nor more than nine (9) dwelling units shall be located within a single farmstead cluster; multiple farmstead clusters may be placed on a single parcel provided they are separated by adequate open space and a minimum distance of 1,200 linear feet.

(E) **Warren Village Standards.** In addition to the general standards set forth under Subsection (C), PRDs within the Warren Village Historic Residential District shall be designed so that the layout and configuration of the lots and placement of buildings are consistent with the historic pattern and scale of development found within the Village, particularly areas characterized by contiguous buildings designated as contributing structures on the National Register of Historic Places. At a minimum, PRDs located within the WVR District shall be designed in the following manner:

- (1) Building envelopes should be established so that buildings front upon and are oriented toward roads or common areas.
- (2) Roads and driveways shall be laid out in a manner that reflects historic village street design characterized by narrow travel lanes and a well defined streetscape comprised of street trees, sidewalks and/or a consistent building setback.
- (3) Adequate provision for open space and common areas shall be included in the design of the PRD which:

- (a) should serve as a central organizing feature within the PRD, such as a green or park; and
- (b) shall maintain an edge between the village and surrounding countryside by protecting existing meadows and forested hillsides adjacent to the district's boundaries.



Section 8.4 Planned Unit Developments (PUDs)

(A) **Applicability.** Planned Unit Development (PUD) provisions may be applied, at the request of the applicant or as provided in Article 5, to any land to be subdivided or developed in the Sugarbush Village Commercial (SVC) District, Sugarbush Village Residential (SVR) District, the Vacation Residential (VR) District or below an elevation of 950' msl in the Bobbin Mill Commercial (BMC) District.

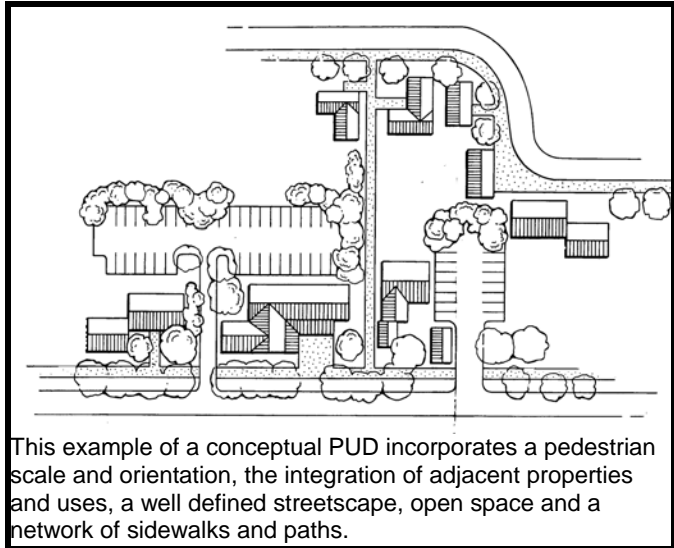
(B) **Application Procedure.** Applications for PUD shall be submitted simultaneously with applications for major subdivision review in accordance with the requirements set forth in Article 6. In addition to the information required for sketch plan review under Section 6.2, applications for PUDs must include the following:

- (1) A statement setting forth the nature of all proposed modifications or changes of existing land use and development regulations and the standards and criteria which the applicant proposes for the development, including standards for the design, bulk and spacing of buildings and sizes of lots and open spaces; and
- (2) A brief summary of the project and how it meets the standards in this section.
- (3) Additional information required by the Development Review Board to determine whether the proposed mix of uses, density and scale and intensity of uses will meet the standards set forth in Article 5, Article 7 and below.
- (4) For projects that include affordable housing, as defined under Section 10.2, associated management plans and legal agreements that ensure the long-term affordability of such units for a minimum of fifteen years of longer.

(C) **General Standards.** In addition to the subdivision standards set forth in Article 7, PUDs shall meet the following:

- (1) The overall density shall not exceed the number of units, bedrooms or uses permitted in the Development Review Board's judgment if the land were subdivided in accordance with the standards for the district(s) in which such land is situated, except as specifically provided under the district regulations and/or under transfer of development rights provisions set forth in Section 3.16.
- (2) The PUD is an effective and unified treatment of the development possibilities of the project site, and the development plan shall make appropriate provision for preservation of primary and secondary conservation areas, as defined in Article 7.
- (3) A greater concentration or intensity of development may be located within some portion(s) of the site provided there is an offset by a lesser concentration in another portion(s) or an appropriate reservation of open space on the remaining land in accordance with Sections 7.4 and 8.5.
- (4) A PUD may involve the creation of separate building lots, or may include a development in which multiple buildings and uses are constructed on a single parcel in common ownership.
- (5) The PUD shall be consistent with the goals and policies of the Warren Town Plan and all applicable subdivision standards set forth in Article 7.

- (6) The PUD shall be designed to maximize vehicular and pedestrian integration with adjacent uses and parcels. Driveway and road connections to adjacent parcels should, to the extent practical, be incorporated into the project design. Pedestrian facilities shall be laid out to serve as an interconnected network of sidewalks, pathways and trails, as appropriate to site conditions. Provision for safe and efficient transit access may also be required.
- (7) Site design and landscaping shall be compatible with neighboring properties. In instance in which a PUD abuts a residential property, greater setback requirements for structures and parking areas and appropriate screening may be required.
- (8) All proposals shall demonstrate the extent to which they protect and utilize renewable energy resources through such means as developing southfacing slopes in lot layout and enabling solar access to all future buildings.
- (9) All PUDs located within the Sugarbush Village Commercial and Sugarbush Village Residential Districts shall comply with the standards set forth in Subsection (D), below.

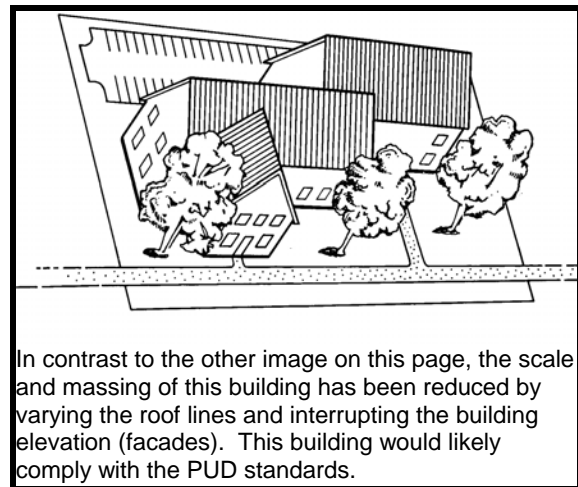
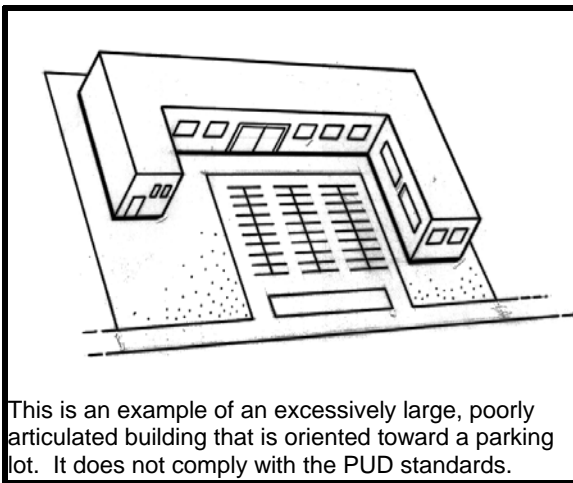


(D) **Lincoln Peak/Sugarbush Village Growth Center Standards.** Within the Sugarbush Village Commercial (SVC) District and Sugarbush Village Residential (SVR) District, all PUDs shall comply with the following standards:

- (1) PUDs shall reinforce a compact development pattern characterized by:
 - (a) pedestrian scale and orientation;
 - (b) functional and visual integration with neighboring properties;
 - (c) a mix of uses;
 - (d) well defined streetscapes and an interconnected network of streets;
 - (e) the integration of private and public space;
 - (f) sidewalks and pathways to facilitate pedestrian circulation; and
 - (g) an attractive, well defined northern gateway to the Green Mountain National Forest
- (2) The PUD shall be designed to establish well defined streetscapes, characterized by an interconnected network of streets bounded by a combination of sidewalks, street trees and consistent building setbacks, as opposed to large-scale buildings surrounded by expansive parking areas.
- (3) Provision shall be made for year-round pedestrian circulation within the site, and for pedestrian access to adjacent properties. Pedestrian circulation should include a network of pathways and sidewalks connecting existing land uses in and adjacent to the area, ski facilities and associated amenities, and proposed development.
- (4) Buildings, roads, pedestrian facilities and open space shall be configured to reinforce the visual and functional integration of existing development, particularly within Sugarbush Village, with new

development in and around the base of the ski area. Service areas, maintenance facilities and associated features that are closed to the public shall not be oriented toward existing commercial or residential structures unless facing similar features; roads and pedestrian facilities shall be designed to connect adjacent properties with the ski area.

- (5) Buildings shall front towards and relate to streets, entrance drives and public spaces (e.g. greens, parks, plazas), both functionally and visually, and not be oriented toward parking lots. Buildings shall reflect a diversity of building scale and massing. Excessively large, monolithic buildings shall be avoided, or the scale and massing reduced through varied roof lines and interruption to the building elevation (facades) to create attached, but separate, masses.
- (6) Buildings shall be clustered and integrated within a compact village pattern, present a well-defined edge between the built environment and surrounding open space, and visually enhance village entrances. Landscaping and screening should include a mix of deciduous and coniferous vegetation, should emphasize native species to the extent possible, and shall be designed to maintain a forested gateway adjacent to the Sugarbush Access Road in the vicinity of the eastern entrance into the Sugarbush Village Commercial (SVC) District.
- (7) In instances in which an applicant proposes development of a portion of a larger parcel, or development of a parcel contiguous to another parcel(s) in common or affiliated ownership, a general indication of the intended use of the remaining (undeveloped) portion of the land shall be submitted in accordance with Section 7.2 (I). At a minimum, such indication shall include the information described in subsections 7.2 (H)(1) and (2).



Section 8.5 Open Space & Common Land Standards for PRDs & PUDs

(A) PRDs shall make adequate provision for the protection of open space and common land in accordance with the standards set forth in Section 7.4, and the following provisions. The location, shape, size, and

character of the designated open space and common land shall be suitable for the development, considering its size, density, topography, and the number and type of units proposed. In designating open space and/or common land, applicants and the Development Review Board shall consider the site features identified in Table 8.1 in determining the appropriate features to designate as either open space or common land for the relevant zoning district(s).

Type of Feature	Appropriate Protection Measure	Appropriate District(s)
(1) Primary Conservation Areas (as defined in Article 7)	Open Space	FR, RR, VR, WVR, SVR, SVC, BMC
(2) Secondary Conservation Areas (as defined in Article 7)	Open Space	FR, RR, VR, WVR, SVR, SVC, BMC
(3) Common areas (greens, playgrounds, parks)	Common Land	RR, WVR, SVC
(4) Existing or potential trail corridors, including preservation of established trail networks such as the Catamount Trail	Open Space or Common Land	FR, RR, VR, WVR, BMC
(5) Pathways (paved & unpaved), sidewalks.	Common Land	VR, WVR, SVR, SVC
(6) Critical wildlife habitat, including deeryards, core bear habitat and identified wildlife travel corridors;	Open Space	FR, RR, VR
(7) Upland forest, especially large tracts of forest contiguous to other large, undeveloped forest land.	Open Space	FR, RR, VR, SVR
(8) Gateways; areas defining contrast between compact village/hamlet and surrounding countryside	Open Space	RR, WVR, SVR, SVC
(9) Community facilities (e.g. water supply, septic systems, community buildings, transit shelters).	Common land	RR, VR, WVR, SVC, SVR, BMC