East Lakeshore Drive Rezoning: Visual Preference Survey Results
Major Concern: Parking & Traffic

• Strong demand for parking in all types of developments

• Concern over hazard caused by parking close to street

• Comments worry about increased traffic and speeding on E. Lakeshore

• Minor concerns over lack of walkability and bike infrastructure on E. Lakeshore
Major Concern: Building Height

• Major preference for buildings 2 stories or less.

✅ Good height for 2-story

• Acceptable, but no taller

× Too tall
Major Concern: Commercial Use

- Comments divided over commercial use buildings
- Some want small shops to serve as community hubs
- Concern about parking need, increased traffic, people turning around on road
- Concern over pedestrian/biker safety
Aesthetic Preferences

- Small, Cozy, Quaint
- Low-profile
- Cottage/Camp look
Undesired Aesthetics

- Large, “Grand” Style
- Tall, Skinny, Lacking Character
- Tall fences block lake view
Universally Liked

✓ ✓
- Well-liked cottage/camp look
- Off-street parking
- Fits with town aesthetic
- Not too high for 2 stories.
Mostly Liked
Many comments on the nice look
A few comments that style fits with town
Good size
No parking

Low-profile
Fits with E. Lakeshore character
Off-road parking
Concern over parking design
Many comments on nice look and size

- Just under the threshold of “too high”
- Close to Neighbors
- Narrow

- Many comments on nice look
- Many people like the planting space between house and street
- Too High
- Out of character to some
Divisive
- Good character
- Attractive style
- Too tall and narrow
- Disliked more than other “skinny” buildings
✓ Would enjoy more food options in Bay
✓ Would enjoy spaces to connect w/ community
× Commercial unwanted by some
× “Kitschy” look
× Concern over traffic and parking

✓ Nice aesthetic
✓ Would enjoy a local café
× Commercial unwanted by some
× Creates need for walkability and parking access
Of all commercial images, this fits most with Lakeside character

Would enjoy a local café/eatery to walk or bike to

Concern over parking availability, pedestrian safety

Commercial undesired by some
Mostly Disliked
Two comments are okay with the look

- Does not fit with Lakeside character
- Too tall and narrow
- Too many units/not single-family
Has character/fits lakeshore
× Parking seems like hazard to people on road/people pulling in or out
× No walkability

✓ House style fits lakeshore
× Needs parking
× No bike lanes/pedestrian safety
× Fence is unsightly/blocks lake view
Universally Disliked
× Does not fit Lakeside character

× Too “grand”

× Concern over Airbnb use

× Does not fit Lakeside character

× Too “grand”

× Too high
Disliked style/out of character
Concern over parking/traffic
Commercial unwanted

Many simply said, “Ugly”
Too high
### Lakeshore 1 Zoning District (Lakeside)

This district includes the properties on the Lake Champlain side of Lakeshore Drive from List Street east to just before South Bay Circle. The allowable land uses in this zoning district have been designed to recognize that the lakefront shoreline is environmentally sensitive and public access to the lake for recreation purposes to be encouraged.

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Sample Permitted or Conditional Uses:
- Single Family, Multi-family, Marine and Yacht Club, Restaurants, Community Center, Athletic Facilities, Bed and Breakfast, Inn

Sample Prohibited Uses:
- Hotel and Motel, Convenience Store, Retail Sales, Financial Institution, Manufacturing

### R2 Zoning District (Current E. Lakeshore)

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Sample Permitted or Conditional Uses:
- 1 S. Uses - Retail sales less than 10,000 sf, general office, medical office, financial institution, hotel, motel

Sample Prohibited Uses:
- Retail store > 10,000 sf, equipment, automobile sales, car wash, gasoline sales, restaurant with drive-up service

### Lakeshore 2 Zoning District (Non-Lakeside)

This district includes the properties adjacent to Lakeshore Drive from Prim Road to the intersection with Blakey Road, and extending 1500 feet down both Blakey Road and East Lakeshore Drive. This zoning district encourages a variety of businesses, residences, restaurants and recreation options, recognizing that they are critical to creating a vibrant economy and sense of place in the bay.

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### East Lakeshore Lakeside District Suggestions

- **20’ Maximum** (3 comments)
- **Keep R2 Footprint & Height** (2 comments)
- 3-story maximum, one story below grade
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**East Lakeshore Non-Lakeside District Suggestions**

- **40’ Maximum Residential (2 comments)**
- **15’ Front Yard Setback**

**Residential Use Only**
Additional Thoughts

- Mandatory Off-Street Parking (3 comments)
- Zone by stories rather than height
- Regulate Aesthetic
- Do Not Regulate Aesthetic