

MEMORANDUM

TO: Richmond Selectboard

CC: Josh Arneson, Linda Parent, Chris Cole

FROM: Ravi Venkataraman, on behalf of the Planning Commission

DATE: June 4, 2020

SUBJECT: Bylaw Amendments for “Veterinary Clinic”, “Pub”, and “Tavern” Uses

During last night’s duly warned public hearing, the Planning Commissioners voted to submit a Zoning Bylaw change proposal to the Selectboard for its consideration and action. The proposal would effectively establish “Veterinary Clinic” uses and “Pub” uses within the Richmond Zoning Regulations.

For your consideration, enclosed are the:

- Planning Commission Report prepared for the June 3, 2020 meeting
- The revised version of Zoning Regulations Sections 3 (Zoning District Regulations) and 7 (Definitions)
- The notice of hearing for the change to the Zoning Regulations

As authorized under 24 V.S.A. §4442, the Selectboard is now able to consider moving the proposals forward. Typically, the Selectboard would:

1. Receive the proposal through a motion; and then,
2. Agree by motion to conduct a public hearing on each proposal, with the date of the hearing be at least 15 days after the publication of a legal notice.

Under 24 V.S.A. §4442, the Selectboard may make changes to the proposal. However, substantive changes to the proposal would affect the hearing schedule.

When the Selectboard chooses to take action, having reviewed the enclosed documents and any amendments, and either adopts or rejects the proposal, changes shall be effective 21 days after adoption.

Please do not hesitate to contact me if you have any questions.

Veterinary Clinic *[add]* - An establishment intended primarily for the medical and surgical treatment of domestic animals including the short-term boarding of animals while receiving treatment. Allowable accessory uses include pet grooming and the retail sale of pet supplies.

Pub *[add]* – See “Tavern”

Tavern *[modify]*- Also known as “Pub”. An establishment used primarily for the serving of liquor by the drink to the general public and where food or packaged liquors may be served or sold only as accessory to the primary use.

Add “Veterinary Clinics” uses to the following sections

- Section 3.1.2 (Allowable Uses Upon Issuance of Conditional Use Approval in the A/R District)
- Section 3.2.2 (Allowable Uses Upon Issuance of Conditional Use Approval in the HDR District)
- Section 3.3.2 (Allowable Uses Upon Issuance of Conditional Use Approval in the R/C District)
- Section 3.4.2 (Allowable Uses Upon Issuance of Conditional Use Approval in the Gateway District)
- Section 3.5.2 (Allowable Uses Upon Issuance of Conditional Use Approval in the V/C District)
- Section 3.6.2 (Allowable Uses Upon Issuance of Conditional Use Approval in the Commercial District)
- Section 3.7.2 (Allowable Uses Upon Issuance of Conditional Use Approval in the I/C District)
- Section 3.9.2 (Allowable Uses Upon Issuance of Conditional Use Approval in the JC District)
- Section 3.10.2 (Allowable Uses Upon Issuance of Conditional Use Approval in the VD District)

Town of Richmond
Zoning Bylaw Amendment Report
For

Changes to the Village Downtown Zoning District

This report is in accordance with 24 V.S.A. §4441 (c) which states:

When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384 (c) of this title concerning plan amendments...The report shall provide:

(A) Brief explanation of the proposed amendment and...include a statement of purpose as required for notice under §4444 of this title:

This Planning Commission proposal would effectively establish Veterinary Clinic uses and Pub uses within the Richmond Zoning Regulations. This proposal would also define where and how Veterinary Clinic uses are allowable within the town.

And shall include findings regarding how the proposal:

1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:

The Planning commission concluded that the current amendment proposal would be compatible with the Community Development and Economic Development sections of the Town Plan. The 2018 Richmond Town Plan encourages supporting access to affordable goods and services within the town, and diverse local businesses within the local economy. The Planning Commission referred to following Town Plan goals to support their conclusion:

- Ensure that Richmond residents can meet basic needs and access affordable goods and services, including in times of emergency, as well as support or provide further services for residents when possible
- Support and Encourage strong and diverse local businesses and a local economy

2. Is compatible with proposed future land uses and densities of the municipal plan:

The Planning Commission concluded that the current amendment proposal would be compatible with the Future Land Uses section of the Town Plan. The Planning Commission acknowledged that Veterinary Clinic uses would be a commercial use, but with the potential to be similar in nature to cottage industries if the use is minor in scale and nature. The commission proposes that Veterinary Clinic uses are allowable in locations designated as commercial districts in the Town Plan (Northwest Industrial-Commercial, Gateway, and Richmond Village). In addition, the commission proposes that Veterinary Clinic uses are allowable in locations designated as residential and agricultural districts in the Town Plan (Jonesville, High Density Residential, and

Agricultural-Residential) with the understanding that such Veterinary Clinic uses are minor in nature and fit with the character of the respective district.

3. Carries out, as applicable, any specific proposals for any planned community facilities:

The proposed amendments does not carry out any specific proposals for any planned community facilities. In addition, the proposed amendment does not conflict with any proposals for planned community facilities.

NOTICE OF PUBLIC HEARING

PURSUANT TO 24 V.S.A. §4441 (d) AND §4444, THE TOWN OF RICHMOND PLANNING COMMISSION WILL BE HOLDING A PUBLIC HEARING ON WEDNESDAY, JUNE 3RD, 2020, AT 7:00 PM, IN THE **RICHMOND TOWN CENTER MEETING ROOM AT 203 BRIDGE STREET** TO RECEIVE COMMENT REGARDING THE PROPOSED ZONING AMENDMENT:

PURPOSE: To add the definitions of “Veterinary Clinic” and “Pub” to the Richmond Zoning Regulations, and to include “Veterinary Clinic” uses as allowable uses in all town districts listed within the Richmond Zoning Regulations

GEOGRAPHIC AREA AFFECTED: Townwide

SECTION HEADINGS: Allowable Uses Upon Issuance of Conditional Use Approval in the A/R District (Section 3.1.2), Allowable Uses Upon Issuance of Conditional Use Approval in the HDR District (Section 3.2.2), Allowable Uses Upon Issuance of Conditional Use Approval in the R/C District (Section 3.3.2), Allowable Uses Upon Issuance of Conditional Use Approval in the Gateway District (Section 3.4.2), Allowable Uses Upon Issuance of Conditional Use Approval in the V/C District (Section 3.5.2), Allowable Uses Upon Issuance of Conditional Use Approval in the Commercial District (Section 3.6.2), Allowable Uses Upon Issuance of Conditional Use Approval in the I/C District (Section 3.7.2), Allowable Uses Upon Issuance of Conditional Use Approval in the JC District (Section 3.9.2), Allowable Uses Upon Issuance of Conditional Use Approval in the VD District (Section 3.10.2), Specific Definitions (Section 7.2)

THE FULL TEXT AND MAPS OF THE PROPOSED ZONING AMENDMENT ARE AVAILABLE FOR INSPECTION AT THE RICHMOND TOWN CENTER OFFICES PURSUANT TO 24 VSA §4441 AND THE TOWN WEBSITE. FOR MORE INFORMATION, PLEASE CONTACT THE RICHMOND PLANNING/ZONING OFFICE AT 802-434-2430 or venkataraman@richmondvt.gov.

POSTED: 05/12/2020