

Fulfills 24 VSA S. 4441 (c) and 4384(c)

This Planning Commission report is in support of an amendment to Section 3.10.3(a) of the Richmond Zoning Regulations.

The purpose of this amendment is to clarify the method by which the number of units permissible on a lot in the Village Downtown Zoning District is to be calculated. This amendment articulates a standardized and mathematically traditional method of converting these fractional units into whole units. The intention of the Planning Commission was to have this section inserted into the regulation at the time of adoption (9.3.19) of Section 3.10, but it was omitted by an oversight.

Parcels in this district are small, so low numbers of residential dwelling units under any scenario will be permissible on these lots despite the high residential density allowed. Residential dwelling units in this district are projected to be components of PUDs which include both commercial and residential uses. A single additional permitted dwelling unit may make the difference as to whether a project is viable or not. This amendment allows for the maximum number of dwelling units to be legally created in a way that satisfies our intuitive understanding of how to deal with the many theoretical “fractional units” that will arise as we make the calculation of “residential density” (in units/acre) multiplied by “developable land” (in acres).

This amendment, while primarily a technical correction, conforms to the Town Plan in that it continues to support Section 3.10’s commitment to higher downtown density and the availability of safe and affordable housing. It is compatible with future land use, and it is not applicable to any planned community facilities.