

Village Residential/ Commercial – revised with Housing Consultant concerns 5.10.22

Village Residential/Commercial ZD

Area: – (see map) (*none of the Brandy alternatives were selected)

North of river:

- **current R/C** (both sides of E. Main St; both sides of Bridge St from Railroad St to Volunteers' Green/river) **plus:**
- 2 parcels next to Greensea on SW side of E Main St
- 6 parcels next to Arabesque, Inc. on SW side of W Main St
- 4 parcels on NE side of W Main St Ski Express to Millet St
- 4 parcels on Depot St
- 4 parcels on south side of Railroad St
- west side of Jericho Rd from the ski shop to School St
- east side of Jericho Rd from the Harley Brown building to Burnett Ct
- Goodwin-Baker building/ Millet St
- All lots south of the Rt 2 cemetery (Riverview?) that are currently in the Gateway ZD

South of river:

- South side of Farr Rd
- O'Brien block ("A" on attached map)
- (does not include Farr uplands)

Purpose – The purpose of this district is to allow residential and residential-compatible commercial uses to coexist in a traditional village center, with housing of varied types, including multifamily, in moderate density, and flexibility of commercial and residential building uses. The district encourages walkability between residents, businesses, and community amenities.

Features:

- residential-compatible commercial uses on the main arterials to promote economic vitality,
- increased and varied housing opportunities, including multi-family structures,
- "mixed use" structures that will allow more flexibility in use of property to meet changing needs in commercial real estate and live/work strategies,
- increased walking, biking and public transit options both within and into the village area to meet climate change and livability goals,
- street trees, landscaping and green space to keep the village attractive for residents and visitors,
- plentiful gathering spaces and recreational opportunities to meet community needs

Development that can be permitted by the Administrative Officer ("Permitted"):

- accessory dwelling
- accessory structure or use, except outdoor storage
- arts/craft studio
- bank

- bed and breakfast
- cemetery
- child care facility, family-based
- childcare facility, large family based
- childcare facility, center-based
- funeral parlor
- group home
- home occupation
- inn
- museum
- office, medical
- office, professional
- personal services
- single- family dwelling
- two-family dwelling (duplex)
- multifamily dwelling with 3-4 dwelling units
- mixed use building with up to 4 compatible permitted uses

Development that requires review by the DRB (“Reviewed”):

Multiple permitted or conditional uses may be allowed on a lot with DRB review.

- catering service
- cemetery
- cottage industry
- fitness facility
- health care services
- laundromat
- light manufacturing
- pharmacy
- outdoor recreational facility or park
- religious or educational facility
- restaurant
- retail business
- retirement community or senior housing
- state or community owned facility
- supported housing (including but not limited to assisted living, recovery, rehabilitation, transitional, care, shelter)
- veterinary clinic
- multifamily dwelling with 4-8 dwelling units
- mixed-use building with up to 4 compatible permitted or conditional uses
- adaptive use (including the conversion of single family homes to multifamily housing. This would require changes to the adaptive use section of the RZR)
- PUD or PRD (including multifamily with >8 units)

Dimensional requirements:

- Minimum lot size: 1/4A

- Maximum residential density: 8 U/A (or minimum lot area per dwelling unit = 5,500sf)
- Maximum lot coverage: 60%
- Minimum lot frontage: 75'
- Minimum lot shape: same as current
- setbacks for principal structure – front minimum = 10' (no maximum)
 - side = 10'
 - rear = 10'
- setbacks for accessory structures including accessory dwelling unit, (but not including fences)
 - front = no closer to front of lot than 10' behind front of principal structure
 - side – 10'
 - rear – 10'

District Specific Development Standards: (also called “compatibility” or “character of the neighborhood”) These standards are intended to insure compatibility between residential and commercial uses and retain a traditional mixed-use village appearance. *(This section replaces current requirement that commercial uses have the appearance of residences)* These standards shall apply to all new construction and significantly remodeled exteriors of existing structures, with the exception of single family homes or duplexes. Multifamily dwellings (>2 dwelling units) shall follow the “Multifamily Housing” site design standards found in section 3.2.9.

- Principal structures shall have windows and principal entrance facing the road and shall have windows on all sides facing inhabited properties
- Front façade >50' of new principal structure or remodel shall be broken down into a series of smaller facades that incorporate changes in color, texture, materials or structural features
- Pitched roofs are preferred.
- Front and side setbacks that are not driveways and are visible from the road shall be grassed or otherwise vegetated.
- landscaping and/or screening shall be required to shield outdoor storage, parking and loading areas and mechanicals from view, or if needed to protect privacy of residents or neighbors.
- curb cuts shall be shared when feasible
- sidewalks and bike lanes shall be installed where feasible
- utilities/mechanicals shall be located to the rear of the building
- garage doors shall be located to the rear or side of the building, or set back from the front as for accessory structures (see above)

Other requirements :

- multiple permitted or reviewed uses may be allowed within one principal structure per lot (multiple principal structures may be allowed in a PUD)
- all lots shall be served by village water and sewer if available.
- parking and loading: as in section ____, *consider adding (or, alternatively, these items may all be contained in new parking standards section 3.2.12:*
 - *residential parking requirements shall be as JC ZD*
 - *on-street or shared parking shall be used when available and feasible*
 - *parking shall be behind or to the side of the principal structure*
 - *parking areas for >2 cars shall be landscaped or screened from view from the road*

- *one EV – ready parking space shall be required for every ___ dwelling units and for commercial uses with > _____ parking spaces*
- traffic impact: as current *(also see new section 3.2)*
- signs: as in section 5.7 *(section 5.7.3 will be rewritten as 3.2.13)*