

**Planning Commission Reporting Form  
for Municipal Bylaw Amendments  
(Establishment of the Jolina Court Zoning District and modifications to relevant portions  
of the zoning regulations)**

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 establish the Jolina Court Zoning District; add new operating definitions that would support the Jolina Court Zoning District regulations; and modify the regulations for Child Care Home uses, Planned Unit Developments, Setbacks, Required Agricultural Practices and Acceptable Management Practices for Silviculture, Dimensional Limitations for Structures on Lots in the Village Commercial District, Home Occupations, and Height of Buildings and Structures

The overall purpose of these zoning amendments is to establish and support a new zoning district: the Jolina Court Zoning District. The Jolina Court Zoning District would be located within the village area of the Town of Richmond, and include parcels JC0013, JC0074, and BR0125. The new regulations will allow for high-density residential, and commercial mixed-use development on properties within the Jolina Court Zoning District

Coinciding with these proposed amendments are changes the zoning regulations for Child Care Home uses, Required Agricultural Practices, Acceptable Management Practices for Silviculture, and Home Occupation uses. The purposes of these changes are to align the zoning regulations with statutory requirements, and to advance the goals of the Town Plan.

*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 proposal conforms and furthers the goals contained in the municipal plan by promoting Smart Growth principles, affordable housing, mixed-use development, the capacity of emergency services, childcare offerings, and expanded home occupation opportunities. The Planning Commission's conclusion is based on the following identified goals and actions from the 2018 Richmond Town Plan:

- When updating zoning regulations, explore ways to allow for non-traditional housing types, ways to encourage the creation of new business enterprises;
- Promote economic opportunities on town media platforms, and create economic development incentives for development that meets “smart growth” standards and preserves Richmond’s history and character;

- Adjust land use regulations to allow for and encourage new industrial/commercial and mixed use development, and explore the creation of zones or districts to attract and support businesses in specific sectors such as a cultural district or green development zone;
- Maintain and upgrade zoning regulations and development review policies to ensure that concentrated growth occurs in designated growth centers, thus bringing residents and businesses in close proximity;
- Adopt and maintain a zoning ordinance based on “smart growth” principles, with most development concentrated in the village, neighborhoods, downtown, gateway mixed use areas to reduce vehicle miles travelled from housing to shopping and to public transit options;
- Create policies that encourage affordable housing development;
- Encourage development that protects natural resources and preserves scenic and/or historic character of Richmond;
- When updating zoning regulations, identify opportunities for development of a variety of housing types, for example allowing mixed residential and commercial use, higher unit density, or unique accessory housing in certain areas that will be identified during said update;
- Encourage concentrated residential development in areas identified for growth;
- Continue to prohibit the construction of new principal structures in the Special Flood Hazard Areas of the Winooski and Huntington Rivers;
- Adopt zoning regulations that include Vermont’s Smart Growth principles such as concentrated downtown development in order to maintain Richmond’s historic settlement pattern and village character;
- Encourage “smart growth” development in the village center or downtown, or near transit options, to reduce car travel distances;
- Support Richmond’s agricultural and forestry industries including wood products, maple products, recreation, tourism, and a variety of farm enterprises
- Support childcare businesses, however possible, to support Richmond’s workforce
- Continue to support the provision of critical services including, but not limited to, law enforcement, fire, and emergency medical services through policy and work to keep these services both affordable and effective
- Support new and/or unique employment opportunities for Richmond residents through policy and regulation, such as continued or expanded allowance of cottage industry and home occupations

*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 proposed future land uses and densities enumerated in the municipal plan. The 2018 Richmond Town Plan anticipates the “broader application of mixed uses and multiple-story buildings, “multi-family homes”, and “Complete Streets improvements” in the Richmond Village area—where the new Jolina Court Zoning District will be located.

*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.