

## **2.X Residential/Commercial (R/C) District**

### **2.X.1 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 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

### **2.X.2 Permitted Uses**

- a) accessory dwelling
- b) accessory structure or use, except outdoor storage
- c) arts/craft studio
- d) bank
- e) bed and breakfast
- f) family-based child care facility
- g) funeral parlor
- h) group home
- i) home occupation
- j) inn
- k) large family-based child care facility
- l) museum
- m) office, medical
- n) office, professional
- o) personal services
- p) single- family dwelling
- q) two-family dwelling
- r) multifamily dwelling with up to 4 dwelling units
- s) mixed use building with up to 4 permitted uses

### **2.X.3 Conditional Uses**

- a) catering service
- b) cemetery
- c) fitness facility
- d) health care services

- e) laundromat
- f) light manufacturing
- g) pharmacy
- h) outdoor recreational facility or park
- i) religious or educational facility
- j) restaurant
- k) retail business
- l) retirement community
- m) state or community owned facility
- n) veterinary clinic
- o) multifamily dwelling with more than 4 dwelling units
- p) mixed-use building with up to 4 permitted or conditional uses

#### 2.X.4 Dimensional Requirements

2.X.4.1 Minimum Lot Size - 1/4 acre (10,890 square feet)

2.X.4.2 Maximum Residential Density - 8 units per acre

2.X.4.3 Lot Dimensions. Each lot must contain a point from which a circle with a radius of twenty-five (25) feet can be inscribed within the boundary of the lot.

2.X.4.4 Minimum Lot Frontage. Seventy-five (75) feet.

- a) Lots without frontage may exist as long as the lot has access to a public or private road pursuant to Sections \_\_\_\_\_

2.X.4.5 Maximum Lot Coverage. 40 percent.

2.X.4.6 Front Yard Setback.

- a) Minimum Front-Yard Setback for Principal Structures - 5 feet
- b) Maximum Front-Yard Setback for Principal Structures - 25 feet
- c) Minimum Front-Yard Setback for Accessory Structures - 10 feet behind the front of the principal structure

2.X.4.7 Minimum Side Yard Setback - 10 feet

2.X.4.8 Minimum Rear Yard Setback - 10 feet

**2.X.5. Compatibility Standards.** The following 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)*

- All lots shall be served by municipal water and sewer
- 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 shall be broken down into a series of smaller facades that incorporate changes in color, texture, materials or structural features

- Sloping roofs shall ensure that falling snow or ice does not endanger pedestrians.
- Front and side setbacks that are not covered with impervious surfaces should be vegetated, and landscaping and/or screening shall be required for outside storage, parking and loading areas, or if needed to protect privacy of residents or neighbors
- 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

**2.X.6 Development Review Standards.** All permitted and conditional uses are subject to the applicable Development Standards listed in Part 3.

**2.X.7 Planned Unit Developments.** Planned Unit Developments that meet the regulations listed under Section \_\_\_\_ are allowed in the R/C district.

**Commented [1]:** This is a work in progress. Landscaping/screening requirements under Development Review Standards still need to be worked on too

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## **2.X Round Church Residential Neighborhood (RCRN) District**

### **2.X.1 Purpose.**

The purpose of the Round Church Residential Neighborhood Zoning District is to maintain and enhance the scenic qualities of Richmond's historic Round Church by preserving the traditional appearance of the surrounding area, and to maintain and strengthen the connection of this area to the center of Richmond Village by providing low to moderate housing density within walkable distance of services and amenities.

Features of this district include:

- Primarily residential in character
- Buildings with wide open/green space setbacks
- Style of buildings within Round Church viewshed from similar village time period as Round Church
- Street and yard trees present
- Sidewalks present to encourage pedestrian access to village center
- Round Church bordered by mini-parks on two sides, including grassy sledding hill/event parking area, and green triangle park

### **2.X.2 Permitted Uses**

- a) Accessory dwelling
- b) Accessory structure
- c) Family child care home
- d) Group home
- e) Home occupation
- f) Single-family dwelling
- g) Two-family dwelling

### **2.X.3 Conditional Uses**

- a) Artist/Craft studio
- b) Educational or religious facility
- c) Museum
- d) Park or open space

### **2.X.4 Dimensional Requirements**

2.X.4.1 Minimum Lot Size - 1/2 acre (21,780 square feet)

2.X.4.2 Lot Dimensions. Each lot must contain a point from which a circle with a radius of thirty-five (35) feet can be inscribed within the boundary of the lot.

2.X.4.3 Minimum Lot Frontage. Seventy-five (75) feet.

- a) Lots without frontage may exist as long as the lot has access to a public or private road pursuant to Sections \_\_\_\_\_

2.X.4.4 Maximum Lot Coverage. 40 percent.

2.X.4.5 Front Yard Setback.

- a) Minimum Front-Yard Setback for Principal Structures - 10 feet
  - 1. Attached garages must be set back at least 5 feet behind the front of the principal structure
- b) Maximum Front-Yard Setback for Principal Structures - 30 feet
- c) Minimum Front-Yard Setback for Accessory Structures - 10 feet behind the front of the principal structure

2.X.4.6 Minimum Side Yard Setback - 10 feet

2.X.4.7 Minimum Rear Yard Setback - 10 feet

**2.X.5. Compatibility Standards.** Building design standards to maintain character of the neighborhood as defined by historic Round Church

- a) All lots within this district are served by municipal water and sewer
- b) Building aspects visible from the street should have windows and/or doorway(s)
- c) Front and side setback should be primarily grass or other vegetation
- d) Building materials and styles of principal and accessory structures should be similar to the existing; primary appearance should be of wood, brick and/or stone
- e) Roofs of principal structures primarily pitched at 8/12
- f) Outdoor storage should be screened from view
- g) Street or yard trees are considered a traditional feature of this district
- h) Sidewalks, pedestrian and bike facilities for connectivity to downtown when feasible

Commented [1]: Very much a work in progress

**2.X.6 Development Review Standards.** All permitted and conditional uses are subject to the applicable Development Standards listed in Part 3.

**2.X.7 Planned Unit Developments.** Planned Unit Developments that meet the regulations listed under Section \_\_\_\_\_ are allowed in the RCRN District.

## **2.X Village Residential Neighborhoods North (VRNN) District**

### **2.X.1 Purpose.**

The purpose of the Village Residential Neighborhoods District is to provide residential neighborhoods of moderate density within walkable proximity to the services and amenities of the center of Richmond village.

Features of this district include:

- housing clusters that function as cohesive units where neighbors know each other and often provide mutual support and assistance,
- traffic is minimal and driving speeds are low in most neighborhoods,
- sidewalks and crosswalks provide pedestrian safety and connectivity, and nearby bike lanes allow for safe cycling routes to schools, parks, town services, nearby trails and public transit options,
- street trees, backyards and green spaces provide natural amenities,
- housing types may be varied, including single family and duplexes. Accessory dwelling units may provide additional housing.

### **2.X.2 Permitted Uses**

- a) Accessory dwelling
- b) Accessory structure
- c) Family child care home
- d) Group home
- e) Home occupation
  - f) Single-family dwelling
- g) Two-family dwelling

### **2.X.3 Conditional Uses**

- a) Large home-based childcare facility

### **2.X.4 Dimensional Requirements**

2.X.4.1 Minimum Lot Size - 1/4 acre (10,890 square feet)

2.X.4.2 Lot Dimensions. Each lot must contain a point from which a circle with a radius of thirty-five (35) feet can be inscribed within the boundary of the lot.

2.X.4.3 Minimum Lot Frontage. Seventy-five (75) feet.

- a) Lots without frontage may exist as long as the lot has access to a public or private road pursuant to Sections \_\_\_\_\_

2.X.4.4 Maximum Lot Coverage. 40 percent.

2.X.4.5 Front Yard Setback.

- a) Minimum Front-Yard Setback for Principal Structures - 10 feet
- b) Maximum Front-Yard Setback for Principal Structures - 25 feet
- c) Minimum Front-Yard Setback for Accessory Structures - 10 feet behind the front of the principal structure

2.X.4.6 Minimum Side Yard Setback - 10 feet

2.X.4.7 Minimum Rear Yard Setback - 10 feet

**2.X.6 Development Review Standards.** All permitted and conditional uses are subject to the applicable Development Standards listed in Part 3.

**2.X.7 Planned Unit Developments.** Planned Unit Developments that meet the regulations listed under Section \_\_\_\_ are allowed in the VRNN District.

## **2.X Village Residential Neighborhoods South (VRNS) District**

### **2.X.1 Purpose.**

The purpose of the Village Residential Neighborhood South District is to provide residential neighborhoods of low to moderate density south of the Winooski River that are within walkable proximity to the services and amenities of the center of Richmond village. This neighborhood helps to provide a transition from the Agricultural/Residential district to the village districts, and a traditional residential approach to the iconic Round Church.

Features of this district include:

- Residential areas that function as cohesive units where neighbors know each other and often provide mutual support and assistance,
- traffic is minimal and driving speeds are low,
- sidewalks and crosswalks provide pedestrian safety and connectivity, and bike lanes when feasible to allow for safe routes to schools, parks, town services and nearby trails,
- street trees, yards and green spaces to provide natural amenities,
- housing types may be varied, including single family and two-family dwellings, and accessory dwelling units may provide additional housing.
- the appearance of these neighborhoods will be primarily residential
- Historic viewshed of Round Church is maintained

### **2.X.2 Permitted Uses**

- a) Accessory dwelling
- b) Accessory structure
- c) Family child care home
- d) Group home
- e) Home occupation
  - f) Single-family dwelling
- g) Two-family dwelling

### **2.X.3 Conditional Uses**

- a) Artist/Craft studio
- b) Museum
- c) Park or open space
- d) Retirement or nursing home

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### **2.X.4 Dimensional Requirements**

2.X.4.1 Minimum Lot Size - 1/2 acre (21,780 square feet)

2.X.4.2 Lot Dimensions. Each lot must contain a point from which a circle with a radius of thirty-five (35) feet can be inscribed within the boundary of the lot.

2.X.4.3 Minimum Lot Frontage. Seventy-five (75) feet.



- a) Lots without frontage may exist as long as the lot has access to a public or private road pursuant to Sections \_\_\_\_\_

2.X.4.4 Maximum Lot Coverage. 40 percent.

2.X.4.5 Front Yard Setback.

- a) Minimum Front-Yard Setback for Principal Structures - 10 feet
  - 1. Attached garages must be set back at least 5 feet behind the front of the Principal Structure
- b) Minimum Front-Yard Setback for Accessory Structures - 10 feet behind the front of the principal structure

2.X.4.6 Minimum Side Yard Setback - 10 feet

2.X.4.7 Minimum Rear Yard Setback - 10 feet

**2.X.6** All lots within the VRNS District must be served by Municipal Water and Sewer

**2.X.7 Development Review Standards.** All permitted and conditional uses are subject to the applicable Development Standards listed in Part 3.

**2.X.8 Planned Unit Developments.** Planned Unit Developments that meet the regulations listed under Section \_\_\_\_\_ are allowed in the VRNS District.