

3.10 Village Downtown District (VD)

Area: the following parcels are included in this district: PS0023, BR0052, BR0048, BR0039, BR0038, BR0030, BR0027, BR0026, WM0013, EM0010, EM0013, WM0004, WM0035, DS0022, PS0014, BR0072

Purpose: The purpose of the Village Downtown Mixed-Use District is to provide a district that encompasses the existing village core area and supports employment, light industry, commercial enterprises, community gathering spaces, dense and affordable housing, and other compatible uses that bring value to the community and maintain Richmond's unique sense of place. It will also support the traditional village mixed use patterns with street/ground level commercial uses and upper floor residential uses. There are 3 primary goals for this district:

1. Help improve the economic vitality of Richmond by attracting desirable new businesses to the site, creating jobs, and increasing municipal water and wastewater utility use.
2. Attract residents and visitors to our village center for community and commercial activities.
3. Increase the housing density, affordability, and diversity in order to support a vibrant and diverse population of Richmond residents.

Any development in this district shall enhance the overall village area and shall be compatible with the surrounding mix of residential, non-residential, and municipal uses. Any development proposal shall fit into the vision for Richmond as described in the Richmond Town Plan.

3.10.1 Allowable Uses Upon Issuance of Zoning Permit by Administrative Officer- The following uses shall be allowed uses in the Village Downtown District upon issuance of a Zoning Permit by the Administrative Officer. Site Plan Review by the DRB shall also be required. More than one principal use per lot is allowed in this district.

- ~~a) Cooperative Work Space~~
- ~~b) Office, Business~~

- a) Artists/Crafts studio
- b) Bank
- c) Bed and Breakfast
- d) Hotel
- e) Inn or guest house
- f) Laundromat
- g) Office, Medical
- h) Office, Professional
- i) Personal Services
- j) Retail business

3.10.2 Allowable Uses Upon Issuance of Conditional Use Approval- The following uses may be allowed in the Village Downtown District after issuance of conditional use approval by the DRB. More than one principal use per lot is allowed in this district.

- ~~a) Agriculture, silviculture and horticulture as provided in Section 2.4.5~~
- ~~b) Artists/Crafts studio~~
- ~~c) Bank~~
- ~~d) Bed and Breakfast~~
- a) Brewery
- b) Catering Service
- ~~e) Child Care Home Center-based Child Care Facility~~
- d) Commercial Multi-Use Building
- e) Educational Facility as provided in Section 5.10.4
- f) Equipment Rental or Supply
- g) Food Processing Establishment
- h) Funeral Parlor
- i) Group Home

- ~~j) Hotel~~
- ~~k) Inn or guest house~~
- ~~l) Laundromat~~
- j) Health Care Services
- k) Hospital
- l) Research Laboratory
- m) Light Manufacturing
- ~~n) Medical Offices and Facilities~~
- n) Museum
- o) Planned Unit Development as provided in Section 5.12, if no subdivision of land is proposed (see Section 5.12.1). Residential Dwelling Units as part of a Mixed Use Planned Unit Development. No residential-only Planned Unit Development
- p) Pharmacy
- q) Private Club
- r) Pub
- s) Recreational facility, indoor or outdoor, facility or park
- t) Religious use as provided in Section 5.10.4
- ~~o) Laboratory, research, other~~
- u) Restaurant
- ~~v) Retail business~~
- v) Retirement Community
- ~~p) Short Term Rental~~
- w) State- or community-owned and operated institutions and facilities, to the extent allowed by Section 5.10.4
- x) Tavern
- y) Theater
- z) Wholesale trade
- aa) Veterinary Clinics

3.10.3 Residential Density and Requirements

- a) Each residential dwelling unit shall require 1/24 acre of developable land located on the same lot as the unit subject to the rounding rule below. This equals a residential density of approximately 24 units per acre. Developable land excludes those lands that are outlined in section 2.5.2. The maximum number of units that may be permitted shall be calculated by multiplying the residential density by the total developable acreage of the lot. When this calculation results in a number of units with a fractional component, the fraction will be rounded according to conventional rounding rules as follows, where X is a whole number:
 - X.0 – X.49 units shall be rounded DOWN to X units.
 - X.50 – X.99 units shall be rounded UP to X+1 units.

Examples: 24 units/acre x 0.22 developable acres = 5.28 units rounds DOWN to 5 units.
 24 units/acre x 0.16 developable acres = 3.84 units rounds UP to 4 units.

If the number of permissible units is less than one (1) it shall be rounded UP to 1 unit.
 Example: 24 units/acre x 0.02 developable acres = 0.48 units rounds UP to 1 unit.
- b) Residential dwelling units shall be restricted to the second story/floor and above of any building and shall not be allowed on the street/ground level. These units may be approved as part of a mixed-use Planned Unit Development.

3.10.4 Dimensional Requirement for Lots in the VD District-No Zoning Permit may be issued for Land Development in the VD District unless the lot proposed for such Land Development meets the following dimensional requirements:

- a) **Lot Area-** No lot shall be less than one-eighth(1/8) or 0.125 acre The purchase of additional land by the owner of a lot from an adjacent lot owner will be permitted, provided such purchase does not create a lot of less than the minimum area required in the Zoning District on the part of the seller.
- b) **Lot Dimension -** 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.

- c) **Lot Frontage**-~~No lot having frontage on a public or private road shall have less than seventy-five (75) feet of continuous uninterrupted length of said frontage, or the lot must have access to a public or private road with approval by the DRB pursuant to A lot must have 50 feet of continuous lot frontage on a public or private road, or have access to a public or private road by permanent easement of right-of-way approved by the drb as regulated by~~ Sections 4.2 and 4.3.
- d) **Lot Coverage**- The total ground area covered by all structures, parking areas, walkways, driveways and areas covered by impervious materials shall not exceed eighty percent (80%) of the total ground area of the lot.

3.10.5 Dimensional Limitations for Structures on Lots in the VD District

- a) **Height**-~~The height of any structure shall not exceed thirty-five (35) feet, exceptions as provided in Section 6.6. In addition, all units in which people live or work must be provided with an egress window whose lower sill or threshold shall not exceed thirty-two (32) feet from the adjacent ground and shall be large enough to allow for passage of an average-sized adult human. Shall be as in Section 4.12 of these regulations~~
- b) **Setback**- All structures shall have zero (0) feet setbacks, except for a five (5) feet setback for all structures on district boundaries. All development is required to install and maintain a sidewalk to the public works standards on any and all public road frontage. Placement of the sidewalk and curb cuts or accesses to the property are subject to approval of the Highway Foreman.

3.10.6 Other Requirements Applicable to Lots in the VD District- No Zoning Permit may be issued for Land Development in the VD District unless the Land Development meets the following requirements:

- a) **Parking Requirements**-
 - i) In this district, the residential parking requirement shall be based on the number of bedrooms per dwelling unit. The spaces required shall only serve to calculate overall supply, and shall not be assigned to specific dwellings.

Bedrooms	Efficiency (0)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Spaces Required	1	1.5	2	2.5	3

Spaces shall increase by 0.5 spaces per additional bedroom.

Bicycle parking racks shall be required within the parking areas, and lots shall be required to provide safe and convenient bicycle access as per section 6.1.6.

- ii) All other parking supply requirements shall follow the requirements as set forth in section 6.1.
- iii) Exempted Lots - BR0052, BR0048, BR0038, BR0030, BR0026, BR0039, EM0010 are exempt from standard parking requirements. However, they are required to provide a descriptive plan for where they intend to have tenants and patrons park, whether that be providing a copy of a private parking agreement between landowners or use of public parking. Use of public parking requires Selectboard and road foreman approval in the form of a public parking permit.
- b) **Loading** - Off-Road or Highway loading requirements shall be regulated as provided in Section 6.1
- c) **Signs** - Signs shall be regulated as provided in Section 5.7.
- d) **Traffic Impact** - ~~No permit or approval shall be issued for a use which generates more than 70-vehicle trip ends during the P.M. peak hour for the first 40,000 square feet of lot area or fraction thereof, plus 1 vehicle trip end for each additional 1,000 square feet of lot area. In making the determination of traffic impact, the Administrative Officer or DRB shall utilize "Trip generation – Seventh Edition – 2003", Institute of Traffic Engineers (ITE), or its equivalent, or any subsequent and most recent publication thereof, and may use estimates from other sources, including local~~

~~traffic counts, if the above publication does not contain data for a specific use or if a use contains unique characteristics that cause it to differ from national traffic estimates.~~

~~The purpose of this requirement is to foster the general welfare of the public through the minimization of traffic congestion, air pollution, and the risk of motor vehicle and pedestrian accidents.~~

- a) ~~A transportation impact study shall be required for uses which generate more than 70 vehicle trip ends on adjacent roads during the P.M. peak hour for the first 40,000 square feet of land development area or fraction thereof, plus 1 vehicle trip end for each additional 1,000 square feet of land development area. In making the determination of traffic impact, the Administrative Officer or DRB shall utilize "Trip generation – Tenth Edition", Institute of Traffic Engineers (ITE), or its equivalent, or any subsequent and most recent publication thereof, and may use estimates from other sources, including local traffic counts, if the above publication does not contain data for a specific use or if a use contains unique characteristics that cause it to differ from national traffic estimates.~~
- b) ~~For establishments that generate more than 70 vehicle trip ends during the P.M. peak hour, the Development Review Board shall review the level of service of adjacent roads. Based on its review as well as consultation with the Road Foreman, the DRB may put forth permit conditions to mitigate adverse traffic impacts. Permit conditions may include:~~
- ~~a. Site improvements to improve access management, such as the creation of secondary access points, the reduction of the width of curb cuts, or the like;~~
 - ~~b. Improvements to internal circulation, including the creation of narrower roadway widths, pedestrian pathways, and the like;~~
 - ~~c. Improvements with connections with adjacent properties, such as, but not limited to, the creation of additional vehicle or pedestrian access points, the installation of signage and traffic lights, and adjustments to intersections to reduce pedestrian crossing distances and to slow traffic.~~
- e) **Access** - Access shall be regulated as provided in Sections 4.1 through 4.4.
- f) **Compatibility**- The purpose of this requirement is to allow the Development Review Board to review and approve the visual aspects of new construction or new or remodeled exteriors. The goal of this requirement is to ensure public ability to review the visual rendering, and the opportunity to provide input. A visual rendering of any new construction or remodeled exterior shall be required as part of a site plan and/or conditional use application. Any changes to the facade, size, or scale of new construction or a remodeled exterior shall require a new visual rendering that portrays the proposed changes and shall require an amendment to the Development Review Board's original site plan and/or conditional use approval which contains the most recent iteration of the visual rendering. The following shall be considered when reviewing the application:
- Compatibility of size, scale, color, materials, and character of the district, and construction utilizing materials similar or the same to the existing buildings of the district, is required for all new construction and all new or remodeled exterior facades.
 - Applicants shall be required to demonstrate compatibility through examples, research, architectural consultation, or other means.
 - This compatibility requirement shall not prohibit artistic expression, ability to landscape, commercial viability, creativity, or individuality.
- g) **Residential Use** - Residential dwelling units shall be restricted to the second story/floor or higher of any building, and shall only be approved and permitted via Planned Unit Development.
- h) **Additional Possible Conditions** - The following site standards also may be required as a condition of Development Review Board approval
- Greater setback or screening requirements along the perimeter of the property
 - Adequate pedestrian circulation
 - Landscaping

- Demonstration of the ability to properly develop, operate, and maintain development roads, utilities, driveways, parking, sidewalks, landscaping, and other conditions or standards impose

[Insert reference to "VDZD" to Sections 2.1, 4.11.3c, 5.7.4, and 5.12.2](#)