

**Town of Richmond**  
**Planning Commission Meeting**  
**AGENDA**  
Wednesday, June 1st, 2022, 7:00 PM  
Online via Zoom

PLEASE NOTE: In accordance with Act 78, this meeting will be held online and conference call via Zoom only. You do not need a computer to attend this meeting. You may use the "Join By Phone" number to call from a cell phone or landline. When prompted, enter the meeting information provided below to join by phone.

For additional information about this meeting, please contact Ravi Venkataraman at 802-434-2430 or at [rvenkataraman@richmondvt.gov](mailto:rvenkataraman@richmondvt.gov).

The Zoom online meeting information is as follows:

Join Zoom Meeting:<https://us02web.zoom.us/j/83503119719>

Meeting ID: 835 0311 9719

Join by phone: (929) 205-6099

For additional information and accommodations to improve the accessibility of this meeting, please contact Ravi Venkataraman at 802-434-2430 or at [rvenkataraman@richmondvt.gov](mailto:rvenkataraman@richmondvt.gov).

1. Welcome, sign in and troubleshooting
2. Review of the agenda and adjustments to the agenda
3. Public Comment for non-agenda items
4. Approval of Minutes
  - May 18, 2022
5. Discussion on the Gateway District
6. Discussion on the Village Residential/Commercial District
7. Other Business, Correspondence, and Adjournment

## Table of Contents

### 4. Approval of Minutes

- Page 3: May 18, 2022 Planning Commission Meeting Minutes

### 5. Discussion on the Gateway District

- Page 8: Markup version of draft zoning regulations of Gateway Residential/Commercial District
- Page 14: Clean version of draft zoning regulations of Gateway Residential/Commercial District
- Page 17: Markup version of draft zoning regulations for Site Plan Review applicability and exceptions
- Page 18: Clean version of draft zoning regulations for Site Plan Review applicability and exceptions
- On a standalone document:
  - Map of proposed Gateway Residential/Commercial District

### 6. Discussion on Village Residential/Commercial District

- Page 19: Areas proposed to be included in Village Residential/Commercial District
- Page 20: Markup version of draft zoning regulations for Village Residential/Commercial District
- Page 25: Clean version of draft zoning regulations for Village Residential/Commercial District
- Page 28: Markup version of draft zoning definitions for Bed and Breakfast, Hotel/Motel, and Inn/Guest House uses
- Page 29: Clean version of draft zoning definitions for Bed and Breakfast, Hotel/Motel, and Inn/Guest House uses
- On a standalone document:
  - Map of proposed Village Residential/Commercial District

### 7. Other Business, Correspondence and Adjournment

Richmond Planning Commission  
REGULAR MEETING MINUTES FOR May 18, 2022

Members Present:	Virginia Clarke, Lisa Miller, Alison Anand, Joy Reap, Mark Fausel, Chris Granda,
Members Absent:	Chris Cole, Dan Mullen,
Others Present:	Ravi Venkataraman (Town Planner/Staff)

### **1. Welcome and troubleshooting**

Virginia Clarke called the meeting to order at 7:06 pm.

### **2. Review of the agenda and adjustments to the agenda**

Clarke reviewed the meeting agenda.

### **3. Approval of Minutes**

Lisa Miller said that with the line “Miller said that a master plan would be needed to manage the future development over time”, she recalled having said during the meeting that she did not know how the Town could do that via a master plan because there are multiple property owners in the area. Clarke asked for this clause to be added to the minutes.

Chris Granda said that with the paragraph regarding vehicle fueling station uses on page 5, the clarification should be added that the vehicle fueling station uses topic is relevant to the Gateway District because with the recent changes to the Zoning Regulations, vehicle fueling stations are not allowed in the Gateway District. Clarke added that the recent changes to the Zoning Regulations have not gone into effect yet, and will go into effect on Monday, May 21.

The minutes were accepted into the record as amended.

### **4. Discussion on the Gateway District**

Clarke said that since the last Planning Commission meeting, she and Ravi Venkataraman have been working on edits to the Gateway document, and reorganization of the entire zoning document. Clarke said that the changes to the Gateway District will occur at the same time as changes to the structure of the entire zoning document. Clarke said that some of the more substantial changes will be to not have the DRB’s jurisdiction from many land development proposals, and to create two categories for review processes—one that is administratively reviewed, and one that is DRB reviewed. Clarke said that the DRB review permit process will integrate site plan review and conditional use review from the current zoning regulations. Clarke said that the commission should keep in mind that with the expansion of uses that can be administratively permitted, she and Venkataraman are creating more robust development review standards that the Zoning Administrator would be able to follow. Clarke added that the commission should keep in mind that the Zoning Administrator position is currently a 40-hour per week position who can be trained to review land development proposals per the development standards.

Clarke asked the commission their thoughts on changing the name of the district from “Gateway Commercial” to “Gateway Residential/Commercial”. Commission members said that they were ok with this change in the name.

Clarke reviewed the proposed area for the Gateway Residential/Commercial District, including possibly rezoning four lots on West Main Street that adjoin the Village to Village Residential/Commercial because of their semblance to lots in the village compared to lots in the Gateway. Alison Anand asked if the cemetery is proposed for the Gateway Residential/Commercial or the Village Residential/Commercial. Clarke said that it would probably go with the Village Residential/Commercial. Miller asked about the potential for commercial uses on the back side of the four subject properties, which would imply that access to those uses would be via residential streets. Clarke said that the four properties under discussion would probably remain oriented towards Route 2, due to wetlands and slopes. Mark Fausel asked why rezone the properties if the zoning districts will be similar and the cemetery properties are not likely to change. Clarke agreed that the zoning districts will be similar, and said that the four lots under discussion are not part of the scenic rural entrance the Gateway District is supposed to be. Clarke added that it wouldn’t matter which district the cemeteries would be located in.

Granda asked where the water and sewer lines end. Clarke said that Heidi Bormann’s property, under current consideration for rezoning, is served by town water and sewer, and asked Venkataraman for the location of the water and sewer lines. Venkataraman said that he was unsure and that he will have to check. Venkataraman said that based on his assumption of the location of the end of the water and sewer lines in the Route 2 right-of-way, the other parcels under consideration could be served. Clarke said that the water and sewer lines may actually not be within the Route 2 right-of-way.

Joy Reap that she considers the four properties under discussion to be part of the Gateway, and that water and sewer service to Bormann’s property is via Tilden Avenue. Clarke said that the properties under discussion have closer front-yard setbacks, akin to the properties in the village, which contrasts with properties in the Gateway. Clarke said that the commission will have to think about which district the cemetery properties belong.

Clarke reviewed the purpose statement, noting the distinctive larger front-yard setbacks in the Gateway. Clarke reviewed the list of features, explaining that the list of features is in other districts the commission have recently revised, and that the list of features is non-regulatory. Miller said she liked the language about the shared bicycle/pedestrian path, and suggested strengthening the language. Clarke said that the official map is the needed tool to give this language regulatory strength.

Granda asked if the regulations for any other zoning district requires municipal water and sewer connection if available, and said he has concerns about the zoning creating an obligation for the town to provide municipal water and sewer service. Clarke referred to language in the Town Plan regarding water and sewer service in the Gateway. Granda said that the Town Plan language does not read like a requirement, and questioned why to include the language if such language is already in the Town Plan. Venkataraman said that typically purpose statements in zoning does not have regulatory authority, but that statements in the purpose that specifically state a requirement can be exercised as a regulatory requirement. Venkataraman said that in this context, the statement would be read as a regulatory requirement, and that based on the discussions at the last Water/Sewer Commission meeting, he recommends inputting softer language or removing the statement altogether. Clarke said that at this

point, she would be open to removing the statement, and asked Venkataraman for clarification on discussions at the last Water/Sewer Commission meeting. Venkataraman said that the water and sewer extension project is on hold because of its cost. Granda said that that could change based on the availability of funds through the bipartisan infrastructure bill, and due to the uncertainty, the commission would be better served by removing the language. Fausel said he was open to removing the statement or softening the statement. Miller said that the reference to water and sewer service should be included in the regulations for lot size, and that the oblique reference would give the public a sense of the Town's goal of providing water and sewer service. Anand concurred that the commission should include an aspiration statement referencing water and sewer service.

Clarke reviewed the statements on reusing historic structures and multistory buildings. Anand said that the commission will need to make sure adequate parking will be available for multistory buildings.

Clarke opened discussion on the list of permitted uses. Fausel said he had concerns about 3-4 unit multifamily dwellings, banks, and state and community operated facilities. Venkataraman said that he and Clarke have had conversations since Friday—when the meeting materials were distributed—about the permitted and reviewed uses, and that they decided that some of the permitted uses should be moved to reviewed. Clarke said that state and community operated facilities, and religious facilities in the reviewed section. Fausel added that he had concerns about inn uses. Clarke said that inn uses and hotel uses will need to be better defined. Venkataraman said that the Zoning Regulations does not make much of a distinction between inn and hotel/motel uses, and that he recommends differentiating the uses based on size. Fausel said he had concerns about the size and appearance of small-scale inns, and that he would recommend putting inns, hotels and bed and breakfast uses as conditional uses. Venkataraman said that the Zoning Regulations define bed and breakfast uses well, compared to inn uses and hotel/motel uses. Clarke said that as long as the Zoning Regulations include clear-cut standards and conditions, the Zoning Administrator would be able to review the uses to the same effect as the DRB without the public hearing requirement.

Granda expressed concerns about allowing uses that will never be water and sewer customers, such as cemetery uses. Clarke said she had reservations about removing the cemetery use considering that the district has a cemetery. Granda suggested including cemetery uses as a conditional use, and said that there was good reason not to include cemetery uses considering the need to disperse costs for water and sewer service.

Granda asked if there was a definition for state or community operated facility. Clarke said that the use could include anything state or community operated. Granda asked if a sand shed would be considered a state or community operated facility. Venkataraman said yes. Granda referred to the sand shed in Huntington, noting its aesthetics and the fact that it does not have water and sewer service. Clarke said that state and community operated facilities is to be included in the reviewed list, and that the Town's ability to review the use is limited per state statute.

Miller suggested prohibiting the installation of elevators lessen potential impacts. Clarke said that elevators would be needed for multistory housing. Granda said that the inn use couldn't be ADA-compliant without an elevator and that the number of beds would be the standard way to regulate the use.

Fausel asked Clarke and Venkataraman for the uses that are to be included in the conditional use list from the permitted use list, and asked the commission about 3-4 unit multifamily dwellings. Clarke said

that the proposed development standards will include standards and conditions for multifamily dwellings that Brandy Saxton had proposed. Granda said he had no problem with 3-4 unit multifamily dwellings in the Gateway. Clarke reviewed the list of permitted uses in the packet and identified uses that would be moved to reviewed uses.

Clarke said that supported housing facility is open for discussion, and that with supported housing facilities, not many people want supported housing facilities in their neighborhood, there is a need for supportive housing facilities, and the likelihood for supportive housing facilities to fail through a public hearing process is high. Clarke said that some of the goals with this zoning revision process are to include enough development review standards to mitigate negative impacts to allow for administrative review of uses, including housing uses, and to help the town meets its housing needs. Fausel said that it was hard to gauge the impacts of uses without the definitions of the uses. Clarke said that draft definitions for hotel/motel uses and inn uses, state language referring to state and community owned facilities, and the potential development standards for 3-4 unit multifamily dwelling uses can be provided. Fausel asked for clarification for group home and supported housing facility. Clarke said that group home uses are protected by state statute. Miller noted the importance of the development standards. Clarke said the development standards could be further discussed during the next meeting.

## **5. Discussion on the Village Zoning revision**

Clarke said that incorporating Brandy Saxton's recommendations to this portion of the village is much more straightforward, and noted the difference between Saxton's recommendations for rezoning and the commission's past draft rezoning maps.

Clarke reviewed the draft purpose statement, noting that the Village Residential/Commercial District is one of the key places to put more housing units in town and has mixed use properties. Fausel asked about mixed use building of up to four compatible uses within the permitted uses section, and how it contrasts with a variety of uses in different buildings on the same lot. Clarke said that currently the only way the town can allow multiple uses in multiple buildings on a lot is through the PUD process, but that allowing for multiple uses in multiple buildings on a lot through a more straightforward permitting process could be included in this district or with other districts. Fausel asked Reap how practical and advantageous it would be to allow for multiple commercial uses in multiple buildings on a single lot. Reap said that having multiple buildings on a lot would be helpful. Fausel asked Reap if there could be a downside to allow multiple commercial buildings on a single lot. Reap said she didn't think so. Clarke said that they had conversations with Saxton to allow multiple buildings on a lot, that Saxton recommended allowing multiple buildings on a lot in the village districts, and that Saxton mentioned downsides in terms of legal arrangements. Venkataraman said that the greater concern is for multiple buildings hosting residential uses, and that with commercial lots the lot is typically owned by a single landowner and spaces are rented out. Venkataraman said that issues arise when individual residential units are conveyed, and that sometimes with older residential units and accessory apartments, the utilities serving a unit could come via another residential unit instead of a direct connection to the line in the right-of-way. Clarke discussed the distinction between a duplex and a detached accessory apartment and the possible removal of requiring both units in a duplex to be housed in a single building. Miller said that having multiple units housed in multiple buildings could relieve parking issues within the lot.

Clarke reviewed the differences between the Village Residential/Commercial, and the Gateway Residential/Commercial, noting the differences with the front-yard setback and allowances for retail

uses. Clarke reviewed the dimensional requirements and additional standards for the Village Residential/Commercial District. Miller suggested removing “where feasible” to the reference to sidewalks and bike lanes, considering that the town should have sidewalks in the village. Clarke said that this feature is why the official map is needed. Clarke said that Saxton recommended that the town encourage the development of a diversity of housing types for different populations.

Granda said that solar readiness is a regulatory concept with history, and suggested talking to the commission in more detail about this concept at a later meeting. Clarke asked about passive solar, and asked Granda for recommendations for language to put into zoning.

## **6. Other Business, Correspondence, and Adjournment**

Clarke said that she will try to have a draft version of the development standards for the commission to review during its next meeting, and to update the Village Residential/Commercial District to include more of Saxton’s recommendations.

Venkataraman said that CCRPC is holding a training for Planning Commissioners and DRB members on May 31<sup>st</sup> at 7 pm online via Zoom, and that he expects the session to be one and a half hours.

Clarke said that she and Venkataraman are working on working with the DRB to get them acquainted with the reorganization process.

Clarke said that discussions are ongoing about the possible changes to the Jolina Court District, and that they could provide an update at an upcoming meeting.

Motion by Granda, seconded by Miller, to adjourn the meeting. Voting: unanimous. Motion carried. The meeting adjourned at 9:00 pm.

Respectfully submitted by Ravi Venkataraman, Town Planner

Markup – 5/25/22

### 3.4 Gateway Residential/Commercial District (G)

**3.4.1. Purpose** - This district is designed to allow for both residential and commercial uses in an area that has importance as a scenic entrance to the Town of Richmond. The historic settlement pattern of Richmond is maintained. The standards of this district are designed to allow for commercial uses in an area that has importance as a scenic entrance to the Town of Richmond. The rural character of the northern approach to the Town will be enhanced by carefully planned commercial development, and urban strip development will be avoided. Accesses here will be carefully managed, curb cuts will be few, and internal circulation required to avoid impeding the flow of traffic on Route 2. Green space, landscaping to screen parking from both Route 2 and other "character of the neighborhood" criteria must be met in order to retain the flavor of an entranceway to a dynamic yet rural and historic small town.

Features of the Gateway Residential/Commercial District include:

- a) The features of commercial strip development will be avoided.
- b) A range of commercial and residential uses, including multifamily housing, will be allowed at a density that the topographic challenges of the land allow.
- c) Curb cuts will be limited to the current number or less – these access points will serve any new development as shared driveways or private roads.
- d) Setbacks along Rt 2 will be vegetated and provide the rural greenspace appearance needed to maintain the scenic viewshed and historic settlement pattern of this area.
- e) Plans are being developed for a shared path for bike and pedestrian use to connect lots within the district and with the village center to the east and the Park and Ride to the west.
- ~~— All lots will be served by municipal water and sewer service when available. Lot size may depend upon this availability.~~
- f) Restoration and reuse of existing historic structures is encouraged.
- g) Multistory buildings—rather than single-story buildings—are encouraged.

Formatted: Font: Not Bold

Formatted: Numbered + Level: 1 +  
Numbering Style: a, b, c, ... + Start at: 1 +  
Alignment: Left + Aligned at: 0.56" + Indent  
at: 0.81"

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Numbered + Level: 1 +  
Numbering Style: a, b, c, ... + Start at: 1 +  
Alignment: Left + Aligned at: 0.56" + Indent  
at: 0.81"

**3.4.21 Allowable Uses on Issuance of Zoning Permits by Administrative Officer** – The following uses shall be allowed for any lot in the G-District after issuance of a Zoning Permit by the Administrative Officer. Unless otherwise permitted, only one principal use shall be permitted on one lot: Permitted uses – The following uses are considered compatible with the other uses allowed in the Gateway Residential/Commercial District and therefore require a Zoning Permit, or Site Plan Review by the DRB and then a Zoning Permit

- a) Accessory dwelling ~~as provided in Section 5.9.~~
- b) Accessory uses or structures ~~to the uses in 3.4.1.~~ except outdoor storage
- c) Arts/crafts studio
- ~~b)d) Bank~~
- e) Bed and breakfast.
- ~~— Catering service~~
- ~~— Cemetery~~
- ~~— Cottage industry~~
- f) ~~Child care facility – family home~~ Family Child Care Home
- ~~— Child care facility – large family home~~
- ~~— Child care facility – center based~~
- g) Dwelling, single-family
- h) Dwelling, duplex
- i) Dwelling, multifamily with 3-4 units
- j) Educational Facility
- ~~— Funeral parlor~~
- k) Group home

6/1/22 Planning Commission Meeting Materials



l) Home occupation

~~— Inn~~

~~— laundromat~~

m) Mixed use building with up to 4 ~~compatible~~ permitted uses

n) Museum

o) Office, medical

p) Office, professional

q) Personal services

~~— Religious facility~~

~~— State and Community Operated Facility~~

c) ~~Supported housing facility~~

**Comment [PA1]:** The business office and professional office are synonymous

**3.4.32 Allowable Conditional Uses Upon Issuance of Conditional Use Approval**—The following uses, with accessory structures, may be allowed in the G-District after issuance of conditional use approval by the DRB. following uses require review and approval from the Development Review Board to assess the impacts of the proposed use on the surrounding area and the town as a whole:

a) Adaptive use as provided in Section 5.6.8.

~~b) Amusement arcade.~~

~~c) Artist/Craft studio.~~

~~d) Bank.~~

b) Brewery

c) Car Wash

~~e) Business yard.~~

d) Catering service.

e) Cemetery

f) Cottage Industry

~~g) Cemetery.~~

~~h) Cottage industry as provided in Section 5.6.7.~~

~~i) Day care center.~~

~~j) Dwelling, single family attached to a principal structure approved for a permitted or conditional use.~~

~~k) Dwelling, two family~~

g) Dwelling, multi-family with ~~three or more than~~ four dwelling units.

~~h) Educational Facility~~

~~m) Educational or religious facility as provided in Section 5.10.4.~~

~~n) Extraction of earth resources as provided in Section 5.6.6.~~

~~o) Food processing establishment.~~

~~p) Funeral parlor.~~

~~i) Group home, as provided in Section 5.11.~~

j) Fitness Facility

k) Funeral Parlor

l) Health Care Services

~~q) m) Inn~~

~~r) Hotel or motel.~~

~~s) Inn or guest house.~~

n) Kennel

o) Large Family Child Care Home

~~u) p) Laundromat~~

~~u) q) Light Manufacturing.~~

~~v) r) Multi-use commercial building with permitted or conditional uses from this section ~~or 3.4.1.~~~~

~~w) Museum.~~

- ~~x) Offices, Business.~~
- ~~y) Offices, Professional.~~
- ~~z) Personal services.~~
- ~~aa) Planned Unit Development, which may be a Planned Residential Development, as provided in Section 5.12, if no subdivision of land is proposed (see Section 5.12.1).~~
- ~~bb) Powered Vehicle and/or Machinery Service~~
- ~~cc) Private club.~~
- ~~dd)s) Recreation, indoor or outdoor facility or park.~~
- t) Research laboratory.
- u) Religious use
- ee)y) State and Community Operated Facility
- w) Restaurant, Standard
- x) Retail business associated with light manufacturing with a maximum size of 3,000 square feet. gg)
- y) Retirement community.
- ff)z) Supported housing facility
- ~~gg) State or community owned and operated institutions and facilities, to the extent allowed by Section 5.10.4.~~
- ~~hh)aa) Tavern, provided that it is associated with an onsite distillery, brewery, or winery.~~
- ~~ii) Agriculture, silviculture and horticulture, as provided in Section 2.4.5.~~
- bb) Veterinary Clinics
- jj)cc) Warehouse Use

**3.4.43 Dimensional Requirements Applicable to Lots in the G District** – No Zoning Permit shall be issued for Land Development in the G District unless the lot proposed meets the following dimensional and/or density requirements:

- a) Minimum Lot Area Size – Except as provided under Section 4.6.1, no lot served by municipal or community water and sewer systems shall be less than 1/3 acre. This minimum lot area requirement shall be increased to one (1) acre for any lot not served by municipal or community water and sewer systems. If multiple uses are permitted in one or more buildings on a lot, the lot shall be of sufficient size to allow 1/3 acre per use with municipal or community water and sewer or 1 acre per use without municipal or community water and sewer. In the case of use of a lot for 3 or more dwelling units served by municipal or community water and sewer systems, one third (1/3) acre of land per dwelling unit shall be required and one (1) acre of land per dwelling unit shall be required for lots not served by municipal or community water and sewer systems. 1/4 acre (10,890 square feet)
- ~~a)b) Maximum residential density – 1/8 acre (5,445 square feet) per dwelling unit~~
- b)c) 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.
- c)d) 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 Sections 4.2 and 4.3.
- d)e) Maximum Lot Coverage - The total ground area covered by all structures, parking areas, walkways, driveways and any other impervious surfaces shall not exceed forty percent (40%) of the total ground area of the lot. 60 percent

**3.4.4 Dimensional Limitations for Structures on Lots in the G District** - No Zoning Permit shall be issued for a structure in the G District unless the structure proposed for the lot meets the following dimensional requirements:

- a)f) Height - The height of any structure shall not exceed thirty-five (35) feet, except as provided in Section 6.6.
- g) Front Yard Setback – All structures shall be set back at least fifty (50) feet from the edge of the Route 2 right-of-way and thirty (30) feet from the edge of all other right-of-ways.

6/1/22 Planning Commission Meeting Materials

**Formatted:** Numbered + Level: 1 +  
Numbering Style: a, b, c, ... + Start at: 1 +  
Alignment: Left + Aligned at: 0.56" + Indent  
at: 0.81"

- i. 30 feet from the edge of the Route 2 right-of-way for principal structures
- ii. For accessory structures, 10 feet behind the front of the principal structure fronting all rights-of-way except I-89
- iii. 30 feet from the edge of the I-89 right-of-way for residential primary structures and their associated accessory structures
- iv. 10 feet from the edge of the I-89 right-of-way for non-residential structures and their associated accessory structures
- b)v. 15 feet from the edge of all other rights-of-way for principal structures

**h) Side Yard Setback** - A principal structure shall be set back at least ten (10) feet from each side lot line. An accessory structure shall be set back at least five (5) feet from the side lot line.

i. For principal structures - 10 feet

ii. For accessory structures - 5 feet

**i) Rear Yard Setback** - A principal structure shall be set back at least fifteen (15) feet from the rear lot line. An accessory structure shall be set back at least ten (10) feet from the rear lot.

i. For principal structures - 10 feet

ii. For accessory structures - 5 feet

**e)j) Maximum Building Size** - No building shall have a footprint exceeding 10,000 square feet, with the exception of buildings that are setback more than 200 feet from the edge of the Route 2 right-of-way and 30 feet from the edge of all other right-of-ways. Buildings set back more than 200 feet from the edge of the Route 2 right-of-way and 30 feet from the edge of all other right-of-ways shall not have a footprint exceeding 17,000 square feet.

**f) Residential Mixed Use requirement** - In the Gateway Commercial District at least 40% of the gross floor area of new development must be in commercial use.

**3.4.55 Other Additional District Specific Development Standards Requirements Applicable to Lots in the G District** - No Zoning Permit shall be issued for Land Development in the G District unless the Land Development meets the following requirements:

**a) Access.** No new curb cuts along Route 2 shall be created after [date zoning goes into effect]. All new land development shall access Route 2 by way of existing curb cuts. Further sharing of driveways that will reduce the existing number of curb cuts is encouraged. Existing curb cuts shall be eliminated when possible.

**b) Scenic corridor.** In order to preserve the Gateway as a scenic entrance to Richmond, the following site design standards shall be required:

i. The front yard setback from Route 2 shall be maintained in a vegetated state, and shall include a combination of trees, shrubs, perennials, groundcovers or gardens in addition to grass.

ii. Parking shall not be permitted between the Route 2 right-of-way and the façades of structures facing the Route 2 right-of-way.

iii. Landscaping and/or screening shall be required to shield from view all outdoor storage, including bulk and waste containers, utilities and mechanicals, parking and loading areas and any other storage structures or uses that are not contained within buildings.

~~A five foot vegetated strip of screening trees, such as arborvitae, holly and spruce, and/or a screening fence along the side and rear property lines must be installed for all new land development.~~

**c) Building Design Standards.** All new, or significantly remodeled exteriors of existing structures, with the exception of single- or two-family dwellings, shall have the following design features:

i. Buildings shall be oriented to be solar ready, and to allow for rooftop solar panels.

ii. Front façades greater than 50 feet in length shall be broken down into a series of smaller façades that incorporate changes in color, texture, materials or structural features.

iii. Any façade with frontage on a public or private road shall have windows, and one or more entrance(s) in that façade.

iv. Entrances shall be defined with overhangs, porches, or other architectural features.

v. Principal buildings shall have pitched roofs.

**Formatted:** Numbered + Level: 2 +  
Numbering Style: i, ii, iii, ... + Start at: 1 +  
Alignment: Right + Aligned at: 1.06" + Indent  
at: 1.31"

**Formatted:** Numbered + Level: 1 +  
Numbering Style: a, b, c, ... + Start at: 1 +  
Alignment: Left + Aligned at: 0.56" + Indent  
at: 0.81"

**Formatted:** Font: Not Bold

**Formatted:** Numbered + Level: 2 +  
Numbering Style: i, ii, iii, ... + Start at: 1 +  
Alignment: Right + Aligned at: 1.06" + Indent  
at: 1.31"

**Formatted:** Numbered + Level: 1 +  
Numbering Style: a, b, c, ... + Start at: 1 +  
Alignment: Left + Aligned at: 0.56" + Indent  
at: 0.81"

**Formatted:** Font: Not Bold

**Formatted:** Numbered + Level: 2 +  
Numbering Style: i, ii, iii, ... + Start at: 1 +  
Alignment: Right + Aligned at: 1.06" + Indent  
at: 1.31"

**Formatted:** Font: Not Bold

**Formatted:** Numbered + Level: 1 +  
Numbering Style: a, b, c, ... + Start at: 1 +  
Alignment: Left + Aligned at: 0.56" + Indent  
at: 0.81"

**Comment [PA2]:** This may be integrated  
into the overall development standards instead  
of on a district-by-district basis.

**Formatted**

**Comment [PA3]:** Additional parking  
standards, like EV charging, may be included  
in the general parking standards section  
instead of in the district.

**Formatted**

**Formatted**

- vi. Any principal building with a Rt 2-facing façade will provide that façade with a wood, stone or brick appearance
- vii. Garage doors shall be located to the rear or side of the building, or set back from the front as for accessory structures
- ~~Outside storage—including bulk and waste storage—parking and loading areas, and utilities and mechanicals shall be screened.~~
- a) ~~Parking—Parking between the Route 2 right-of-way and the façades of structures facing the Route 2 right-of-way shall not be permitted.~~ shall be located to the side or rear of the building. For lots with no frontage on Route 2 parking may be located in the front of the building, if appropriately screened from Route 2. For properties with multiple buildings and multiple uses the project shall be reviewed under the PUD standards and flexible parking design and layout may be considered, however for properties with multiple buildings no parking may be located in front of the building front line that is located closest to Route 2. Parking areas shall be landscaped to minimize the visual impact from neighboring roads and properties. Shared parking with neighboring properties shall be encouraged. Parking shall be otherwise regulated as provided in Section 6.1.
- b) ~~Loading Space Requirements—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.~~
- ~~Design Features—All buildings shall have the following design features:~~
  - ~~—Pitched roofs~~
  - ~~—No blank walls greater than 30 feet in length on the building façade facing the Route 2 right-of-way~~
  - ~~—A wood, brick or stone appearance~~
  - ~~—Defined entrances such as overhangs, porches, and the like.~~
- d) Additional Multi-family housing standards. All housing that contains more than two dwelling units shall adhere to the multi-family standards in Section 5.13 of these regulations, in addition to Subdivision (c) above.
- e) Traffic Impact —
  - i. 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.
  - ii. 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

**Formatted**

**Formatted:** Font: Not Bold

**Formatted:** Indent: Left: 0.81", No bullets or numbering

**Comment [PA4]:** Additional parking standards, like EV charging, may be included in the general parking standards section instead of in the district.

**Comment [PA5]:** I think this is what was intended with “Windows facing Route 2” because windows and building articulation contribute to pedestrian friendliness and (objectively) an “attractive streetscape”.

In nearby zoning regulations, a blank wall is an exterior wall without any windows, doors, columns or any articulation—thereby creating a flat, blank wall.

The 30-foot requirement can be changed. I pulled this number from other zoning regulations.

**Formatted**

**Formatted:** Font: Not Bold

**Formatted:** Indent: Left: 0.56", Right: 0", Space After: 0 pt, Line spacing: single

**Formatted:** Font: Bold

**Comment [PA6]:** From Jolina Court District regulations

**Formatted:** Numbered + Level: 3 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1.68" + Indent at: 1.93"

signage and traffic lights, and adjustments to intersections to reduce pedestrian crossing distances and to slow traffic.

d) ~~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 if a use contains unique characteristics that cause it to differ from national traffic estimates.~~

e) ~~Access – Any curb cuts created in addition to the ones already existing as of the date of these Zoning Regulations, shall be no closer than 250 feet to any other existing or new curb cut for Route 2. An access shall otherwise be regulated as provided in Sections 4.1 through 4.4. Existing curb cuts shall be eliminated when possible.~~

f) ~~Character of the Neighborhood – In addition to the specific standards listed in Section 5.6.2 for conditional use approval, any use in the Gateway District shall also meet the following standards prior to the issuance of conditional use approval:~~

- ~~i – A single principal structure must have an entrance or windows facing toward Route 2. Multiple grouped buildings may have their entrances in whatever direction is appropriate to their access. Within a group, the building closest to Route 2 must have an entrance or windows facing Route 2.~~
- ~~ii – Principal structures must have a steeply pitched roof (4:12) or greater. The roof pitch requirement may be waived for buildings with footprints that exceed 10,000 square feet and rooftop equipment shall be shielded from view from Route 2.~~
- ~~iii – There must be landscaping between the building and Route 2 of 50'.~~
- ~~iv – Structures shall have an appearance of wood or brick.~~

f) \_\_\_\_\_

~~3.4.6. Development Review Standards. All permitted and conditional uses are subject to the applicable Development Standards listed in Part X.~~

~~3.4.7. Planned Unit Developments. Planned Unit Developments that meet the regulations listed under Section 5.12 are allowed in the Gateway Residential/Commercial District.~~

Formatted: Indent: Left: 0.81", No bullets or numbering

Formatted: Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.56" + Indent at: 0.81"

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Font: Bold

Clean – 5/25/22

### 3.4 Gateway Residential/Commercial District (G)

**3.4.1. Purpose** - This district is designed to allow for both residential and commercial uses in an area that has importance as a scenic entrance to the Town of Richmond. The historic settlement pattern of Richmond is maintained.

Features of the Gateway Residential/Commercial District include:

- a) The features of commercial strip development will be avoided.
- b) A range of commercial and residential uses, including multifamily housing, will be allowed at a density that the topographic challenges of the land allow.
- c) Curb cuts will be limited to the current number or less – these access points will serve any new development as shared driveways or private roads.
- d) Setbacks along Rt 2 will be vegetated and provide the rural greenspace appearance needed to maintain the scenic viewshed and historic settlement pattern of this area.
- e) Plans are being developed for a shared path for bike and pedestrian use to connect lots within the district and with the village center to the east and the Park and Ride to the west.
- f) Restoration and reuse of existing historic structures is encouraged.
- g) Multistory buildings—rather than single-story buildings—are encouraged

**3.4.2 Permitted uses** – The following uses are considered compatible with the other uses allowed in the Gateway Residential/Commercial District and therefore require a Zoning Permit, or Site Plan Review by the DRB and then a Zoning Permit

- a) Accessory dwelling
- b) Accessory uses or structures, except outdoor storage
- c) Arts/crafts studio
- d) Bank
- e) Bed and breakfast.
- f) Family Child Care Home
- g) Dwelling, single-family
- h) Dwelling, duplex
- i) Dwelling, multifamily with 3-4 units
- j) Educational Facility
- k) Group home
- l) Home occupation
- m) Mixed use building with up to 4 permitted uses
- n) Museum
- o) Office, medical
- p) Office, professional
- q) Personal services

**Comment [PA1]:** The business office and professional office are synonymous

**3.4.3 Conditional Uses** following uses require review and approval from the Development Review Board to assess the impacts of the proposed use on the surrounding area and the town as a whole: Adaptive use as provided in Section 5.6.8.

- a) Brewery
- b) Car Wash
- c) Catering service.
- d) Cemetery
- e) Cottage Industry
- f) Dwelling, multi-family with more than four dwelling units.
- g) Educational Facility
- h) Fitness Facility
- i) Funeral Parlor
- j) Health Care Services
- k) Inn

6/1/22 Planning Commission Meeting Materials

- l) Kennel
- m) Large Family Child Care Home
- n) Laundromat
- o) Light Manufacturing.
- p) Multi-use commercial building with permitted or conditional uses from this section
- q) Recreation facility
- r) Research laboratory.
- s) Religious use
- t) State and Community Operated Facility
- u) Restaurant, Standard
- v) Retirement community.
- w) Supported housing facility
- x) Tavern
- y) Veterinary Clinics
- z) Warehouse Use

#### 3.4.4 Dimensional Requirements

- a) **Minimum Lot Size** 1/4 acre (10,890 square feet)
- b) **Maximum residential density** – 1/8 acre (5,445 square feet) per dwelling unit
- c) **Lot Dimensions** - Each lot must contain a point from which a circle with a radius of 25 feet can be inscribed within the boundary of the lot.
- d) **Lot Frontage** - No lot having frontage on a public or private road shall have less than 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 Sections 4.2 and 4.3.
- e) **Maximum Lot Coverage** - 60 percent
- f) **Height** - The height of any structure shall not exceed 35 feet, except as provided in Section 6.6.
- g) **Front Yard Setback**
  - i. 30 feet from the edge of the Route 2 right-of-way for principal structures
  - ii. For accessory structures, 10 feet behind the front of the principal structure fronting all rights-of-way except I-89
  - iii. 30 feet from the edge of the I-89 right-of-way for residential primary structures and their associated accessory structures
  - iv. 10 feet from the edge of the I-89 right-of-way for non-residential structures and their associated accessory structures
  - v. 15 feet from the edge of all other rights-of-way for principal structures
- h) **Side Yard Setback**
  - i. For principal structures - 10 feet
  - ii. For accessory structures – 5 feet
- i) **Rear Yard Setback** -
  - i. For principal structures - 10 feet
  - ii. For accessory structures – 5 feet
- j) **Maximum Building Size** - No building shall have a footprint exceeding 10,000 square feet, with the exception of buildings that are setback more than 200 feet from the edge of the Route 2 right-of-way and 30 feet from the edge of all other right-of-ways. Buildings set back more than 200 feet from the edge of the Route 2 right-of-way and 30 feet from the edge of all other right-of-ways shall not have a footprint exceeding 17,000 square feet.

#### 3.4.5 District Specific Development Standards

- a) **Access.** No new curb cuts along Route 2 shall be created after *[date zoning goes into effect]*. All new land development shall access Route 2 by way of existing curb cuts. Further sharing of driveways that will reduce the existing number of curb cuts is encouraged. Existing curb cuts shall be eliminated when possible.
- b) **Scenic corridor.** In order to preserve the Gateway as a scenic entrance to Richmond, the following site design standards shall be required:

**Comment [PA2]:** This may be integrated into the overall development standards instead of on a district-by-district basis.

- i. The front yard setback from Route 2 shall be maintained in a vegetated state, and shall include a combination of trees, shrubs, perennials, groundcovers or gardens in addition to grass.
  - ii. Parking shall not be permitted between the Route 2 right-of-way and the façades of structures facing the Route 2 right-of-way.
  - iii. Landscaping and/or screening shall be required to shield from view all outdoor storage, including bulk and waste containers, utilities and mechanicals, parking and loading areas and any other storage structures or uses that are not contained within buildings.
- c) **Building Design Standards.** All new, or significantly remodeled exteriors of existing structures, with the exception of single- or two-family dwellings, shall have the following design features:
- i. Buildings shall be oriented to be solar ready, and to allow for rooftop solar panels.
  - ii. Front façades greater than 50 feet in length shall be broken down into a series of smaller façades that incorporate changes in color, texture, materials or structural features.
  - iii. Any façade with frontage on a public or private road shall have windows, and one or more entrance(s) in that façade.
  - iv. Entrances shall be defined with overhangs, porches, or other architectural features.
  - v. Principal buildings shall have pitched roofs.
  - vi. Any principal building with a Rt 2-facing façade will provide that façade with a wood, stone or brick appearance.
  - vii. Garage doors shall be located to the rear or side of the building, or set back from the front as for accessory structures.
- d) **Additional Multi-family housing standards.** All housing that contains more than two dwelling units shall adhere to the multi-family standards in Section 5.13 of these regulations, in addition to Subdivision (c) above.
- e) **Traffic Impact –**
- i. 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.
  - ii. 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.

**Comment [PA3]:** Additional parking standards, like EV charging, may be included in the general parking standards section instead of in the district.

**Comment [PA4]:** From Jolina Court District regulations

**3.4.6. Planned Unit Developments.** Planned Unit Developments that meet the regulations listed under Section 5.12 are allowed in the Gateway Residential/Commercial District.



## 5.5 Site Plan Review

**5.5.1 Applicability** - Site Plan review by the DRB shall be required for Land Development that does not require Conditional Use Review (Section 5.6), except for the following uses, in accordance with the Act (§4416):

a) Accepted agricultural and silvicultural practices (including Farm Structures).

b) Arts/crafts studio

a)c) Bed and Breakfast

d) Single and two-family dwellings and their related accessory structures.

b)e) Multifamily dwellings with up to four dwelling units

e)f) Home occupations.

e)g) Group homes.

e)h) ~~Child Care Homes serving a maximum of six children full-time and four children part-time.~~ Family child care home

i) Land Development requiring Public Service Board (Section 248) approval.

f)j) Personal Services

~~The table at the beginning of Section 3 provides a summary of uses requiring Site Plan review.~~

## **5.5 Site Plan Review**

**5.5.1 Applicability** - Site Plan review by the DRB shall be required for Land Development that does not require Conditional Use Review (Section 5.6), except for the following uses, in accordance with the Act (§4416):

- a) Accepted agricultural and silvicultural practices (including Farm Structures).
- b) Arts/crafts studio
- c) Bed and Breakfast
- d) Single and two-family dwellings and their related accessory structures.
- e) Multifamily dwellings with up to four dwelling units
- f) Home occupations.
- g) Group homes.
- h) Family child care home
- i) Land Development requiring Public Service Board (Section 248) approval.
- j) Personal Services

**Village Residential/Commercial ZD (V-R/C) -- Areas to be shown on map 5/25/22**

**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 -there are 5

South of river:

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

### 3.3 Village Residential / Commercial District (V-R/C)

**3.3.1. Purpose** - The ~~standards purpose~~ of this district ~~are is designed~~ to allow ~~residential use and residential-compatible commercial uses~~ to co-exist in a traditional village style, with housing of various types, including multifamily, in moderate density, and ; to allow for the transition of residences to residential-appearing businesses in the “downtown village” area; and to encourage flexibility of economic development while protecting existing residences ~~commercial and residential building uses~~. The district encourages walkability between residents, businesses, and community amenities. The “character of the neighborhood” is primarily residential, with the addition of residential-compatible retail uses to uses found in other residential districts. Businesses shall resemble residences in size and architectural characteristics.

**Formatted:** Indent: Left: 0", First line: 0", Space After: 0 pt, Line spacing: Multiple 1.08

Traditional spacing and setbacks for houses will maintain the integrity of the New England village atmosphere. Home occupations within residences, day care facilities, proximity to schools and civic institutions, pedestrian pathways to essential services and close-knit residential groups constitute the “character of the neighborhood”.

Features of this district include:

- 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
- All lots will be served by municipal water and sewer

**Formatted:** Font: (Default) Arial, 10.5 pt

**3.3.2~~1~~ Allowable Uses on Issuance of Zoning Permits by Administrative Officer**Permitted Uses - The following uses are considered compatible with the other uses allowed in the Gateway Residential/Commercial District and therefore require a Zoning Permit, or Site Plan Review by the DRB and then a Zoning Permit

**Formatted:** List Paragraph, Indent: Left: 0.53", Right: 0", Space After: 0 pt, Don't hyphenate

The following uses shall be allowed for any lot in the R/C District after issuance of a Zoning Permit by the Administrative Officer. Unless otherwise permitted, only one principal use shall be permitted on one lot:

**Formatted:** Indent: Left: 0"

- a) Accessory dwelling ~~as provided in Section 5.9.~~
- b) Accessory uses or structures, except outdoor storage ~~to the uses in 3.3.1.~~
- c) Arts/crafts studio
- d) Bank
- b)e) Bed and Breakfast
- e) ~~Child care home, as provided in Section 5.11.~~
- f) Family Child Care Home
- e)g) Group home, as provided in Section 5.11.
- h) Home occupation, as provided in Section 5.11.
- i) Inn
- j) Mixed-use building with up to 4 permitted uses
- k) Dwelling, multifamily with 3 or 4 units
- l) Museum
- m) Office, medical
- e)n) Office, professional
- f) ~~One bed and breakfast.~~
- o) Personal Services
- g)p) ~~One s~~ Single-family dwelling unit.
- h)q) ~~One t~~ Two-family dwelling.

**3.3.32 Allowable Uses Upon Issuance of Conditional Uses Approval** - The following uses shall be allowed in the R/C District upon issuance of a conditional use approval by the DRB. ~~Unless otherwise provided, only one principal use, with its accessory structures, may be approved on any one lot.~~

- a) Adaptive uses ~~as provided in Section 5.6.8.~~
- ~~b) Artist/Craft studio.~~
- ~~b) Catering service~~
- c) Cemetery.
- d) Cottage industry ~~as provided in Section 5.6.7.~~
- e) Day care center.
- f) ~~One-m~~ Multi-family dwelling with ~~four three~~ or ~~four eight~~ dwelling units.
- ~~g) Extraction of earth resources as provided in Section 5.6.6.~~
- ~~g) Educational facility~~
- ~~h) Fitness facility~~
- ~~i) Funeral parlor.~~
- ~~j) Health care services~~
- ~~k) Inn~~
- ~~l) Laundromat~~
- ~~m) Light manufacturing~~
- ~~h)n) Mixed- or multi-use building with up to 4 permitted or conditional uses~~
- ~~i) Inn or guest house.~~
- ~~j)o) Museum.~~
- ~~k) Office, Business.~~
- ~~l) Office, Professional.~~
- ~~m) Personal service business.~~
- n) Planned Unit Development, which may be a Planned Residential Development, as provided in Section 5.12, if no subdivision of land is proposed (see Section 5.12.1).
- ~~p) Pharmacy~~
- ~~e)g) Powered Vehicle and/or Machinery Service~~
- ~~p)r) Outdoor rRecreational facility or park.~~
- ~~q)s) Religious use or educational facility as provided in Section 5.10.4.~~
- ~~r)t) Restaurant, standard.~~
- ~~s)u) Retail businesssales.~~
- ~~t)v) Retirement community.~~
- ~~w) State- or community-owned and operated facilities, to the extent allowed by Section 5.10.4.~~
- ~~u)x) Supported housing~~
- ~~v) Agriculture, silviculture and horticulture, as provided in Section 2.4.5.~~
- ~~w)y) Veterinary Clinics~~

**3.3.43 Dimensional Requirements for Lots in the R/C District** - No Zoning Permit may be issued for Land Development in the R/C District unless the lot proposed for such Land Development meets the following dimensional requirements:

- a) **Minimum Lot Area Size** - Except as provided under Section 4.6.1, no lot served by a municipal water and sewer system shall be less than 1/3 acre. This minimum lot area requirement shall be increased to one (1) acre for any lot not served by municipal water and sewer systems. 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. In the case of use of a lot for 3 or more dwelling units served by municipal water and sewer systems, one-third (1/3) acre of land per dwelling unit

shall be required and one (1) acre of land per dwelling unit shall be required for lots not served by municipal water and sewer systems. 1/4 acre (10,890 square feet)

- a)b) Maximum residential density – 1/8 acre (5,445 square feet) per dwelling unit
- b)c) 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.
- c)d) 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 Sections 4.2 and 4.3.
- d)e) Maximum Lot Coverage - The total ground area of a lot covered by all structures, parking areas, walkways, driveways, and areas covered by impervious materials shall not exceed forty percent (40%) of the total ground area of the lot. 60 percent

### 3.3.4 Dimensional Limitations for Structure on Lots in the R/C District – No Zoning Permit may be issued for a structure in the R/C District unless the structure proposed for the lot meets the following dimensional requirements:

- a)f) Height - The height of any structure shall not exceed thirty-five (35) feet, except as provided in Section 6.6.
- g) Front Yard Setback – All structures shall be set back at least twenty (20) feet from each front lot line, or thirty-five (35) feet from the center line of each public or private Road or Highway right of way contiguous to the lot, whichever is greater. Accessory structures shall be placed no closer to the front lot line than the principal structure.
  - i. Principal structure – 10 feet
  - b)ii. Accessory structure – No closer to the front lot line than 10 feet behind the front of the principal structure
- e)h) Side Yard Setback – A principal structure shall be set back at least ten (10) feet from each side lot line. An accessory structure shall be set back at least five (5) feet from the side lot line. 10 feet
- d)i) Rear Yard Setback - A principal structure shall be set back at least fifteen (15) feet from the rear lot line. An accessory structure shall be set back at least five (5) feet from the rear lot line. 10 feet

**Formatted:** Font: (Default) Arial, 10.5 pt

**Formatted:** List Paragraph, Right: 0", Line spacing: Multiple 1.08 li, Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1.3" + Indent at: 1.3"

**Formatted:** Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1.3" + Indent at: 1.3"

**Formatted**

**Formatted:** Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1.3" + Indent at: 1.3"

### 3.3.5 Other Requirements Applicable to Lots in the R/C District District Specific Development Standards

- No zoning Permit may be issued for Land Development in the R/C District unless the Land Development meets the following requirements. These standards are intended to ensure compatibility between residential and commercial uses and retain a traditional mixed-use village appearance. The standards shall apply to all new construction and significantly remodeled exteriors of existing structures, with the exception of single-family dwelling or two-family dwelling uses. :

**Formatted:** Indent: Left: 0.3", First line: 0.01", Right: 0"

#### a) Site Design Standards

- i. Landscaping and/or screening shall be required to shield from view all outdoor storage, including bulk and waste containers, utilities and mechanicals, parking and loading areas and any other storage structures or uses that are not contained within buildings.
- ii. Vegetated front setbacks that include trees will be preferred
- iii. There shall be one EV-ready parking space for any lot that has more than 6 parking spaces.

**Formatted:** Indent: First line: 0.01", Space After: 0.25 pt, Line spacing: Multiple 1.05 li

**Formatted:** Font: (Default) Arial, 10.5 pt, Bold

**Formatted:** Font: (Default) Arial, 10.5 pt

#### b) Building Design Standards. All new, or significantly remodeled exteriors of existing structures, with the exception of single- or two-family dwellings, shall have the following design features:

- i. Buildings and roofs shall be oriented to be solar ready, and to allow for rooftop solar panels
- ii. Front façades greater than 50 feet in length shall be broken down into a series of smaller façades that incorporate changes in color, texture, materials or structural features.
- iii. Any façade with frontage on a public or private road shall have windows, and one or more entrance(s) in that façade.
- iv. Entrances shall be defined with overhangs, porches, or other architectural features.

**Formatted:** Numbered + Level: 2 + Numbering Style: i, ii, iii, ... + Start at: 1 + Alignment: Right + Aligned at: 1.5" + Indent at: 1.75"

v. Principal buildings shall have pitched roofs.

vi. Any principal building with a public road-facing façade will provide that façade with a wood, stone or brick appearance

c) **Additional Multi-family housing standards.** All housing that contains more than two dwelling units shall, in addition to subsection (b) above, adhere to the multi-family standards in Section 5.13 of these regulations.

a) **Parking Requirements** – Parking Requirements shall be regulated as provided in Section 6.1.

b) **Loading Space Requirements** – Off Road or Highway loading requirements shall be as required 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 35 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.

i. 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.

ii. 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:

i. 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;

ii. Improvements to internal circulation, including the creation of narrower roadway widths, pedestrian pathways, and the like;

iii. 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.

d)

e) **Access** – Access shall be regulated as provided in Sections 4.1 through 4.4.

f) **Character of the Neighborhood Standards** – In addition to the specific standards listed under Section 5.6.2 for conditional use approval, any non-residential use in the R/C District shall also meet the following standards prior to issuance of conditional use approval:

i. A non-residential use shall not exceed 2500 square feet gross floor area per floor with a two-story maximum. A building containing dwelling units, a group home, or a guest house is a "residential use" for the purposes of this subsection.

Formatted: Right: 0", Space After: 0 pt, Line spacing: single, Numbered + Level: 2 + Numbering Style: i, ii, iii, ... + Start at: 1 + Alignment: Right + Aligned at: 1.5" + Indent at: 1.75"

Formatted: Font: (Default) Arial, 10.5 pt

Formatted: Indent: Left: 0.81", No bullets or numbering

Formatted: Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.56" + Indent at: 0.81"

ii. ~~All new structures or additions to existing structures shall be residential in character with style, massing, lot placement and scale similar to those found in the existing residential neighborhood.~~

~~For conversions of residences to commercial or multi-family use, fire escapes, signs, storefront windows or other features that will compromise the architectural integrity of the building shall not be placed on the front of the building.~~

**3.3.6 Planned Unit Developments** that meet the regulations under Section 5.12 of these regulations are allowed in the Village Residential/Commercial District.

Formatted: Font: Bold



### 3.3 Village Residential / Commercial District (V-R/C)

**3.3.1. Purpose** - The purpose of this district is to allow residential-compatible commercial uses to co-exist in a traditional village style, with housing of various 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 of this district include:

- 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
- All lots will be served by municipal water and sewer

**3.3.2 Permitted Uses** - The following uses are considered compatible with the other uses allowed in the Village Residential/Commercial District and therefore require a Zoning Permit, or Site Plan Review by the DRB and then a Zoning Permit

:

- a) Accessory dwelling
- b) Accessory uses or structures, except outdoor storage
- c) Arts/crafts studio
- d) Bank
- e) Bed and Breakfast
- f) Family Child Care Home
- g) Group home
- h) Home occupation.
- i) Inn
- j) Mixed-use building with up to 4 permitted uses
- k) Dwelling, multifamily with 3 or 4 units
- l) Museum
- m) Office, medical
- n) Office, professional
- o) Personal Services
- p) Single-family dwelling
- q) Two-family dwelling.

**3.3.3 Conditional Uses** - The following uses shall be allowed in the R/C District upon issuance of a conditional use approval by the DRB.

- a) Adaptive uses
- b) Catering service
- c) Cemetery.
- d) Cottage industry
- e) Day care center.
- f) Multi-family dwelling with four to eight dwelling units.

- g) Educational facility
- h) Fitness facility
- i) Funeral parlor.
- j) Health care services
- k) Inn
- l) Laundromat
- m) Light manufacturing
- n) Mixed- or multi-use building with up to 4 permitted or conditional uses
- o) Pharmacy
- p) Powered Vehicle and/or Machinery Service
- q) Recreation facility
- r) Religious use
- s) Restaurant, standard.
- t) Retail sales.
- u) Retirement community.
- v) State- or community-owned and operated facilities
- w) Supported housing
- x) Veterinary Clinics

### 3.3.4 Dimensional Requirements

- a) **Minimum Lot Size** - 1/4 acre (10,890 square feet)
- b) **Maximum residential density** – 1/8 acre (5,445 square feet) per dwelling unit
- c) **Lot Dimensions** - Each lot must contain a point from which a circle with a radius of 25 feet can be inscribed within the boundary of the lot.
- d) **Lot Frontage** - No lot having frontage on a public or private road shall have less than 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 Sections 4.2 and 4.3.
- e) **Maximum Lot Coverage** - 60 percent
- f) **Height** - The height of any structure shall not exceed 35 feet, except as provided in Section 6.6.
- g) **Front Yard Setback**
  - i. Principal structure – 10 feet
  - ii. Accessory structure – No closer to the front lot line than 10 feet behind the front of the principal structure
- h) **Side Yard Setback** - 10 feet
- i) **Rear Yard Setback** - 10 feet

**3.3.5 District Specific Development Standards** - These standards are intended to ensure compatibility between residential and commercial uses and retain a traditional mixed-use village appearance. The standards shall apply to all new construction and significantly remodeled exteriors of existing structures, with the exception of single-family dwelling or two-family dwelling uses.

- a) **Site Design Standards**
  - i. Landscaping and/or screening shall be required to shield from view all outdoor storage, including bulk and waste containers, utilities and mechanicals, parking and loading areas and any other storage structures or uses that are not contained within buildings.
  - ii. Vegetated front setbacks that include trees will be preferred
  - iii. There shall be one EV-ready parking space for any lot that has more than 6 parking spaces.
- b) **Building Design Standards.** All new, or significantly remodeled exteriors of existing structures, with the exception of single-or two-family dwellings, shall have the following design features:
  - i. Buildings and roofs shall be oriented to be solar ready, and to allow for rooftop solar panels

- ii. Front façades greater than 50 feet in length shall be broken down into a series of smaller facades that incorporate changes in color, texture, materials or structural features.
  - iii. Any façade with frontage on a public or private road shall have windows, and one or more entrance(s) in that façade.
  - iv. Entrances shall be defined with overhangs, porches, or other architectural features.
  - v. Principal buildings shall have pitched roofs.
  - vi. Any principal building with a public road-facing façade will provide that façade with a wood, stone or brick appearance
- c) **Additional Multi-family housing standards.** All housing that contains more than two dwelling units shall, in addition to subsection (b) above, adhere to the multi-family standards in Section 5.13 of these regulations.
- d) **Traffic Impact**
  - i. 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.
  - ii. 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:
    - i) 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;
    - ii) Improvements to internal circulation, including the creation of narrower roadway widths, pedestrian pathways, and the like;
    - iii) 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.

**3.3.6 Planned Unit Developments** that meet the regulations under Section 5.12 of these regulations are allowed in the Village Residential/Commercial District.

**Bed and Breakfast** - An owner-inhabited, furnished residential structure with ~~six~~6 or fewer rooms available for overnight rental to the transient, traveling or vacationing public, by the day or the week. The owner shall reside on the premises for 6 or more months per year, and shall be on-premises when the rooms are rented. Breakfast may be served to guests. The primary use of the structure and the appearance is as an owner-occupied residence.

Formatted: Normal, No bullets or numbering

**Hotel or Motel** - A commercial structure ~~containing with more than six (6) guest rooms 10 or more furnished rooms available for overnight accommodation.~~ . Customarily, the owners are not in residence, but they may be. with access to the rooms may be from an interior usually from a common hallway, or individually provided to each room from the outside. A single- or two-story, linear building with multiple attached units with ready access to the guests' cars, is usually considered a motel. Meals and additional amenities may be provided for guests, and the general public, as long as Standard Restaurant uses are allowed in the zoning district in which the use is located. The primary use and appearance of the structure is considered commercial.

Formatted: Indent: Left: 0.3", First line: 0.01"

Formatted: Indent: Left: 0", First line: 0"

Formatted: Normal, No bullets or numbering

**Inn or Guest House** - A residential structure, which may or may not be occupied by the owner, with fewer more than six 10 furnished rooms available offering for overnight lodging rental accomodation, and which may serve food and/or alcoholic beverages to guests and to the general public. Access to each room is from the interior. Meals may or may not be served to guests. The commercial provision of accommodation is considered the primary use of the structure, but the appearance of the structure is residential, and may be historic.

Formatted: Indent: Left: 0", First line: 0"

**Motel** - A building or group of buildings containing guest rooms, usually with access directly from a parking lot.

Bed and Breakfast, Hotel/Motel, Inn/Guest House use definitions – 5/27/22 = DRAFT Markup

**Bed and Breakfast** - An owner-inhabited, furnished residential structure with 6 or fewer rooms available for overnight rental to the transient, traveling or vacationing public. The owner shall reside on the premises for 6 or more months per year, and shall be on-premises when the rooms are rented. Breakfast may be served to guests. The primary use of the structure and the appearance is as an owner- occupied residence.

**Hotel or Motel** - A commercial structure with 10 or more furnished rooms available for overnight accommodation. Customarily, the owners are not in residence, but they may be. Access to the rooms may be from an interior hallway or individually provided to each room from the outside. A single- or two-story, linear building with multiple attached units with ready access to the guests' cars, is usually considered a motel. Meals and additional amenities may be provided for guests, and the general public, as long as Standard Restaurant uses are allowed in the zoning district in which the use is located. The primary use and appearance of the structure is considered commercial.

**Inn or Guest House** - A residential structure, which may or may not be occupied by the owner, with fewer than 10 furnished rooms available for overnight rental accommodation. Access to each room is from the interior. Meals may or may not be served to guests. The commercial provision of accommodation is considered the primary use of the structure, but the appearance of the structure is residential, and may be historic.