

Town of Richmond
Planning Commission Meeting
AGENDA

Wednesday September 2nd, 2020, 7:00 PM

Due to restrictions in place for COVID-19, and in accordance Bill H.681 **this meeting will be held by login online and conference call 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 ID provided below to join by phone. 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

Join Zoom Meeting: <https://us02web.zoom.us/j/84110606579?pwd=c3dIMFdZYnBPOFZxVIBHTlEzdGhZZz09>

Join by phone: (929) 205-6099

Meeting ID: 841 1060 6579

Password: 739652

1. Welcome and troubleshooting
2. Adjustments to the Agenda
3. Approval of Minutes
 - August 19th, 2020
4. Public Comment for non-agenda items
5. Discussion on rezoning the Richmond Village
 - a Identification of the exact locations of the current zoning districts—in particular: the Commercial Zoning District
 - b Comparison of purpose, uses, dimensional requirements and limitations, and "other requirements" between the Village Commercial, Commercial and Residential/Commercial Zoning Districts
 - c Examination of the current zoning regulations for the High Density Residential Zoning District to facilitate a discussion of how a Village Neighborhoods Zoning District might differ from the High Density Residential Zoning District
6. Other Business, Correspondence, and Adjournment
 - a Town of Jericho Notice of Public Hearing

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3. Approval of Minutes

- Page 3: August 19th 2020 Planning Commission Meeting

5. Discussion on rezoning the Richmond Village

- a) Identification of the exact locations of the current zoning districts—in particular: the Commercial Zoning District
 - On separate standalone documents:
 - “CurrenMap_VillageCenter.pdf” – Map of center portion of Richmond Village with overlay of zoning districts currently in effect.
 - “CurrentMap_Southern.pdf” - Map of southern portion of Richmond Village with overlay of zoning districts currently in effect
 - “DraftMap_Center.pdf” - Map of center portion of Richmond Village with overlay of draft zoning districts as discussed during the August 5, 2020 meeting
 - “DraftMap_Southern.pdf” - Map of southern portion of Richmond Village with overlay of draft zoning districts as discussed during the August 5, 2020 meeting
- b) Comparison of purpose, uses, dimensional requirements and limitations, and "other requirements" between the Village Commercial, Commercial and Residential/Commercial Zoning Districts
 - Page 7: Table comparing Village Commercial, Commercial, Residential/Commercial, and Village Downtown Districts. Comparison table also available on Google Sheets: <https://docs.google.com/spreadsheets/d/1g0DVYsd1qI4hqEq0L1tKMMsCzY21HPnSGq3MK89iwSE/edit?usp=sharing>
 - Page 18: List of Uses in the Current Zoning Regulations
- c) Examination of the current zoning regulations for the High Density Residential Zoning District to facilitate a discussion of how a Village Neighborhoods Zoning District might differ from the High Density Residential Zoning District
 - Page 21: Regulations currently in effect for High Density Residential Zoning District
 - Page 24: Zoning Revision Checklist

6. Other Business, Correspondence, and Adjournment

- Page 25: Town of Jericho Notice of Public Hearing

Richmond Planning Commission
REGULAR MEETING MINUTES FOR August 19, 2020

Members Present: Chris Cole, Scott Nickerson, Virginia Clarke, Chris Granda, Jake Kornfeld,

Members Absent: Brian Tellstone, Mark Fausel, Joy Reap, Alison Anand,

Others Present: Ravi Venkataraman (Town Planner/Staff), John Rankin

Chris Cole opened the meeting at 7:04 pm.

2. Adjustments to the Agenda

None

3. Approval of Minutes

Motion by Chris Granda, seconded by Scott Nickerson to approve the August 5th, 2020 Planning Commission Meeting Minutes. Voting: unanimous. Motion passed.

4. Public Comment for non-agenda items

None

5. Discussion of possible new zoning districts in southern portion (south of Winooski River) of Richmond Village (7:06 pm)

Venkataraman listed the items in the meeting packet for the Planning Commission’s consideration. Virginia Clarke suggested starting with the map delineating the prime agricultural soils. Venkataraman provided further information about the details on the map, and the Act 250 point system for mitigation. Clarke asked about the differences between the letter designations. Cole said that he assumed statewide c had the lowest amount of importance. Venkataraman said that that was his understanding, as the resources he looked into did not delve into the letter differences. Cole asked if the Farr’s property in question has lands considered of statewide importance. Clarke asked if the land surrounding the land considered of statewide agricultural importance to be insignificant. Venkataraman said that the land surrounding the land marked of statewide importance is unmarked and the colors one sees is satellite imagery. Clarke asked about the buffer. Venkataraman said that the buffer color applies to areas surrounding Class I and II wetlands and that the gray color is probably obscured by the color of the agricultural soils. Clarke identified the Marquis property and recommended reaching out to them for input. Cole said he was interested in determining the developability of the parcel, and the costs of developing in the southern portion of the village. Venkataraman clarified that mitigation would not be required if Act 250 is not triggered. Clarke said she could envision development occurring in the hillsides with the significant agricultural areas used for agriculture. Clarke asked about extending water and sewer lines. Venkataraman identified where the lines end, and the potential for private connections. Cole asked about the town’s

45 capacity for additional development. Venkataraman affirmed that the town does. Clarke
46 asked about creating district boundaries through parcels.

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48 Jake Kornfeld left the meeting. Meeting recessed due to lack of quorum at 7:20 pm

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50 Kornfeld returned to the meeting. Meeting resumed at 7:46 pm.

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52 Clarke asked for further clarification between the proposed Village Neighborhoods District and
53 the High-Density Residential District. Cole concurred that further clarification is necessary.
54 Clarke said she was looking for additional information on the differences in density between
55 the High Density Residential and the proposed Village Neighborhoods Districts. Nickerson
56 said the commission should look into the base parcel size to determine density. Cole said
57 they will need to look into the theoretical density and practical density of these districts.
58 Clarke said they should clarify whether the goals of the High Density Residential and the
59 Village Neighborhoods District are the same. Clarke recommended the commission look at
60 the draft zoning map. Clarke asked if the commission was okay with the areas demarcated
61 as the proposed Village Neighborhoods District. Cole asked about the inclusion of the large
62 parcel at the end of Church Street. Venkataraman said that Mark Fausel proposed including
63 the parcel in order to allow for further development. Nickerson said that most of the parcel is
64 probably in the Flood Hazard Overlay District. Clarke said that the commission will need to
65 see the boundary of the Flood Hazard Overlay District. Clarke pointed out areas included in
66 the proposed Village Mixed Use District. Cole asked if there would be any material
67 difference between the Commercial District at the corner of Farr Road and Huntington
68 Road, and the proposed Mixed Use District. Clarke said there may not be a difference. Cole
69 said that the commission will need to compare allowances in the proposed Village Mixed
70 Use District and the Commercial District to determine the need for the Commercial District.
71 Clarke said that that portion of the Commercial District should be integrated into the
72 proposed Mixed Use District to allow for more developability. Cole said that the integration
73 of East Main Street was predicated upon allowing the commercial uses to not change the
74 streetscape, and that the commission should be careful not to create unintended changes.
75 Venkataraman said that investigating density per parcel may not provide the full picture of
76 possibilities if the parcels are reconfigured to maximize developability. Cole said that the
77 likelihood of someone buying multiple parcels for a single development is slim. Kornfeld
78 asked why west side of Jericho Road are not included in the proposed Mixed Use District.
79 Cole said that these parcels are oriented towards the neighborhoods, have smaller parcel
80 sizes and therefore less developability. Kornfeld said that having the parcels on the west
81 side of Jericho Road zoned as Mixed Use would appear more consistent, and would include
82 the existing businesses. Clarke asked Nickerson his opinion on the parcels on the east side
83 of Jericho Road. Nickerson said he had a hard time envisioning how these parcels would
84 look in the future. Clarke said that more discussion on this matter is needed. Clarke asked
85 about the proposed rezoning of Depot Street and Railroad Street. Clarke said that the
86 residential parcels along Railroad Street would make sense within the Mixed Use District.
87 Cole concurred. Nickerson also concurred and said three of four of the parcels have large
88 barns or garages, providing precedent for the additional footprint allowances the new zoning
89 may provide. Cole said that the commission agreed that the parcels along Railroad Street is
90 exactly where the additional density allowance should go. Kornfeld asked how the zoning
91 would work for residential and commercial uses on a single parcel. Venkataraman said that

92 a commercial unit would not be counted as a dwelling unit for the sake of density, and
93 having multiple uses on a single lot requires the PUD process. Clarke said that the
94 commission should reconsider whether multiple uses on a single lot should trigger PUD
95 requirements. Clarke asked if areas near the Round Church and Cochran Road should be
96 included in the proposed Mixed Use District. Nickerson asked for additional information
97 about a historic overlay district. Cole said that the impacts should be considered, and
98 additional consideration for a historic overlay district should be made. Clarke said that the
99 options are to leave the Round Church in the agricultural/residential district, or to create a
100 historic overlay district. Clarke said she was not sure if adjoining property owners would
101 want to be a part of a historic overlay district. Kornfeld said that he was not sure if the
102 Round Church area should remain as-is, and that opportunities for further growth could
103 revitalize the area. Venkataraman said that the commission could benefit from having Fran
104 Thomas in attendance to discuss what could influence the interpretation of the Round
105 Church. Clarke concurred. Clarke said that the commission should create a schedule for
106 public input, and systematically receive input per area of the village. Cole asked if the
107 townhouses on the corner of Farr Road and Huntington Road is a PUD, and the conditions
108 of its development. Venkataraman said that he would have to refer to the records but that
109 based on the map, it appears to be a PUD. Cole asked if larger parcels could become
110 PUDs. Clarke said yes, and that the parcel across from the Round Church green is going to
111 be developed as a PUD. Venkataraman said that one could develop a PUD akin to a
112 subdivision. Cole said this type of development should be encouraged, and asked if a full
113 zoning rewrite was necessary in order to provide developers the tools to create these types
114 of developments. Cole said he was uncertain about providing commercial in all parts of the
115 village. Clarke asked if PUDs would allow residential and commercial uses on a single lot.
116 Venkataraman said yes, as long as the underlying district allows such uses. Cole asked if
117 PUDs are a tool that allows for greater density. Venkataraman said no, and that PUDs allow
118 for flexibility in development design. Venkataraman said that in general PUDs allow one to
119 develop outside the zoning regulations as long as they make certain concessions, and that
120 the Richmond Zoning Regulations do not clarify what those concessions are. Cole asked if
121 clustering development was possible without going through the PUD process. Clarke said
122 that they would have to go through the PUD process. Venkataraman said that it would
123 depend on how the development is designed. Clarke said that PUD requirements for all
124 multifamily dwellings seems excessive, and that multifamily dwelling uses should be made
125 an allowed use in the proposed Village Mixed Use District. Cole concurred. Venkataraman
126 said that specifying design standards would lead towards particular forms in the built
127 environment. Cole asked how the PUD standards are onerous. Clarke said that the PUD is
128 not designed for permitting single-structure, single-lot developments. Venkataraman
129 concurred, stating that PUDs are for large-scale master planned development, not for
130 single-use, single-lot developments. Cole asked if the townhouses on the corner of Farr
131 Road and Huntington Road an appropriate use of the PUD too. Venkataraman said yes.
132 Cole asked if the commission should consider creating clustering standards. Clarke said
133 that for multifamily dwelling uses, it's already "pre-clustered". Cole asked about methods
134 that has encouraged beneficial projects in town and ways to protect those methods.
135 Venkataraman said that what should be provided are logical pathways for all cases of
136 development that should be encouraged, and that if a logical path is provided, a beneficial
137 project would emerge. Clarke said that the exercise of revising the zoning regulations is to
138 update it with the current state of the town. Cole said that the commission should seek

138 public input to guide the rezoning process, with three separate sessions for stakeholders
139 from areas south of the Winooski River, the Village Neighborhoods, and the village arterial
140 roads to speak. Clarke proposed including an outreach strategy in the next meeting agenda.

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143 **6. Discussion on creating requirements for property owners claiming exemption per 24 V.S.A.**
144 **§4413 (8:56)**

145

146 Clarke overviewed the documents and provided suggestions for typographical edits.

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148 Motion by Chris Granda, seconded by Kornfeld, to accept the draft zoning language as amended, and to
149 warn a public hearing for September 16, 2020 on the amendments to the Richmond Zoning Regulations
150 Sections 1.2, 2.4.5, 5.1, and 5.10.4. Voting: unanimous. Motion passed.

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152 **7. Other Business, Correspondence, and Adjournment**

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

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157 Respectfully submitted by Ravi Venkataraman, Town Planner

Comparison of current Zoning Regulations for Village Commercial, Residential/Commercial, Commercial, and Village Downtown Districts

	Village Commercial	Residential/Commercial	Commercial	Village Downtown
Purpose	<p>The standards of this district are designed to retain and provide areas for the sale of retail or wholesale of those types of goods and services required by the residents of the community. Strip development with multiple curb cuts is discouraged. An attractive, pedestrian friendly, compact area of retail operations is encouraged. Parking and traffic flow shall be considered as part of the site plan review process for any Land Development in this district. Residential uses that are compatible with a village commercial district will be permitted after conditional use approval and site plan review</p>	<p>The standards of this district are designed to allow residential use and residential-compatible commercial use to co-exist in a traditional village style; 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. 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.</p> <p>Traditional spacing and setbacks for houses will maintain the integrity of the New England village atmosphere. Home occupations within</p>	<p>The standards of this district are designed to retain and provide areas for the sale at retail or wholesale of those types of goods and services required by the residents of the community. Strip development with multiple curb cuts is discouraged. An attractive, pedestrian friendly, compact area of retail operations is encouraged. Parking and traffic flow shall be considered as part of the site plan review process for any Land Development in this district. Residential uses that are compatible with a commercial district will be permitted after conditional use approval and site plan review.</p>	<p>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:</p> <ol style="list-style-type: none"> 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

		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”		<p>activities.</p> <p>3. Increase the housing density, affordability, and diversity in order to support a vibrant and diverse population of Richmond residents.</p> <p>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.</p>
Allowable uses (may be subject to Site Plan Review)	<ul style="list-style-type: none"> a) Accessory dwelling as provided in Section 5.9. b) Accessory uses or structures, except outdoor storage, to the uses in 3.5.1. c) Artist/Craft studio. d) Day care center. e) Inn or guest house. f) Museum. g) Office, business or professional. h) Personal services business. i) Religious use as provided in Section 5.10.4 j) Restaurant, standard. 	<ul style="list-style-type: none"> a) Accessory dwelling as provided in Section 5.9. b) Accessory uses or structures to the uses in 3.3.1. c) Child care home, as provided in Section 5.11. d) Group home, as provided in Section 5.11. e) Home occupation, as provided in Section 5.11. f) One bed and breakfast. g) One single-family dwelling unit. h) One two-family dwelling. 	<ul style="list-style-type: none"> a) Accessory dwelling as provided in Section 5.9. b) Accessory uses or structures, except outdoor storage, to the uses in 3.6.1. c) Artist/Craft studio. d) Day care center. e) Inn or guest house. f) Museum. g) Office, business or professional. h) Personal services business. i) Religious use as provided in Section 5.10.4. j) Restaurant, standard. 	<ul style="list-style-type: none"> 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

	<ul style="list-style-type: none"> k) Retail business. l) Theater, indoor. 		<ul style="list-style-type: none"> k) Retail business. l) Theater, indoor. 	
Conditional Uses	<ul style="list-style-type: none"> a) Adaptive use as provided in Section 5.6.8. b) Bank. c) Catering service. d) Commercial multi-use building. e) Business yard. f) Educational facility as provided in Section 5.10.4. g) Equipment supply and/or rental. h) Funeral parlor. i) Garage, vehicle repairs and service. j) Group home. k) Hotel or motel. l) Light manufacturing m) Lumber yard / Building supply business. n) Planned Unit Development as provided in Section 5.12, if no subdivision of land is proposed (see Section 5.12.1). o) Private club. p) Recreation, indoor or outdoor, facility or park. q) Research laboratory. r) Restaurant, fast food or take-out. s) Retirement community. t) Rooming or boarding 	<ul style="list-style-type: none"> a) Adaptive uses as provided in Section 5.6.8. b) Artist/Craft studio. c) Cemetery. d) Cottage industry as provided in Section 5.6.7. e) Day care center. f) One multi-family dwelling with three or four dwelling units. g) Extraction of earth resources as provided in Section 5.6.6. h) Funeral parlor. i) Inn or guest house. j) 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). o) Outdoor recreational facility or park. p) Religious or educational facility as provided in Section 5.10.4. 	<ul style="list-style-type: none"> a) Adaptive use as provided in Section 5.6.8. b) Amusement arcade. c) Automobile and/or marine sales. d) Automobile service station. e) Bank. f) Business yard. g) Car wash. h) Catering service i) Commercial multi-use building. j) Distribution Center. k) Educational facility as provided in Section 5.10.4 l) Equipment supply and/or rental. m) Extraction of earth resources as provided in Section 5.6.6. n) Funeral parlor. o) Garage, vehicle repairs and service. p) Group home. q) Hotel or motel. r) Light manufacturing s) Lumber yard / Building supply business. t) Planned Unit Development as provided in Section 5.12, if no subdivision of land is proposed (see Section 	<ul style="list-style-type: none"> a) Brewery b) Catering Service c) 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) Health Care Services k) Hospital l) Research Laboratory m) Light Manufacturing 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 t) Religious use as provided in Section 5.10.4

	<p>house.</p> <p>u) State- or community-owned and operated institutions and facilities, to the extent allowed by Section 5.10.4.</p> <p>v) Storage, outdoor as an accessory use to any permitted or conditional use.</p> <p>w) Tavern.</p> <p>x) Veterinary Clinics</p> <p>x) Wholesale trade.</p> <p>y) Dwelling Units as part of a Planned Unit Development.</p> <p>z) Agriculture, silviculture and horticulture as provided in Section 2.4.5.</p>	<p>q) Restaurant, standard.</p> <p>r) Retail business.</p> <p>s) Retirement community.</p> <p>t) State- or community-owned and operated facilities, to the extent allowed by Section 5.10.4.</p> <p>u) Agriculture, silviculture and horticulture, as provided in Section 2.4.5.</p> <p>v) Veterinary Clinics</p>	<p>5.12.1).</p> <p>u) Private club.</p> <p>v) Recreation, indoor or outdoor, facility or park.</p> <p>w) Research laboratory.</p> <p>x) Restaurant, fast food or take-out.</p> <p>y) Retirement community.</p> <p>z) Rooming or boarding house.</p> <p>aa) State- or community-owned and operated institutions and facilities, to the extent allowed by Section 5.10.4.</p> <p>bb) Storage, outdoor as an accessory use to any permitted or conditional use.</p> <p>cc) Tavern.</p> <p>dd) Veterinary Clinics</p> <p>ee) Warehouse Use.</p> <p>ff) Wholesale trade.</p> <p>gg) Agriculture, silviculture and horticulture, as provided in Section 2.4.5.</p>	<p>u) Restaurant</p> <p>v) Retirement Community</p> <p>w) State- or community-owned and operated institutions and facilities as provided in Section 5.10.4</p> <p>x) Tavern</p> <p>y) Theater</p> <p>z) Veterinary Clinics</p> <p>aa) Wholesale trade</p>
Residential Density and Requirements	N/A	N/A	N/A	<p>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.</p> <p>Residential dwelling units shall</p>

				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.
Lot area	<p>For lots on municipal water and sewer: 1/3 acre</p> <p>For lots on private water and sewer: 1 + 1/3 acres</p> <p>For multifamily dwelling uses with 3 or more units on municipal water and sewer: 1/3 acre per unit</p> <p>For multifamily dwelling uses with 3 or more units on private water and sewer: 1/3 acre per unit + 1 acre</p>	<p>For lots on municipal water and sewer: 1/3 acre</p> <p>For lots on private water and sewer: 1 + 1/3 acres</p> <p>For multifamily dwelling uses with 3 or more units on municipal water and sewer: 1/3 acre per unit</p> <p>For multifamily dwelling uses with 3 or more units on private water and sewer: 1/3 acre per unit + 1 acre</p>	<p>For lots on municipal water and sewer: 1/3 acre</p> <p>For lots on private water and sewer: 1 + 1/3 acres</p> <p>For multifamily dwelling uses with 3 or more units on municipal water and sewer: 1/3 acre per unit</p> <p>For multifamily dwelling uses with 3 or more units on private water and sewer: 1/3 acre per unit + 1 acre</p>	1/8 acre
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.	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.	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.	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.
Lot Frontage	75 feet	75 feet	75 feet	50 feet
Lot coverage	50 percent	40 percent	50 percent	80 percent
Front-yard setback	20 feet	20 feet from the front line, or 35 feet from the center	20 feet	0 feet, except for a five-foot setback for all structures on

		line of a ROW, whichever is greater		district boundaries
Sidewalks	N/A	N/A	N/A	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.
Side-yard setback	Principal structures: 10 feet Accessory structures: 5 feet	Principal structures: 10 feet Accessory structures: 5 feet	Principal structures: 10 feet Accessory structures: 5 feet	0 feet, except for a five-foot setback for all structures on district boundaries
Rear-yard setback	Principal structures: 15 feet Accessory structures: 10 feet	Principal structures: 15 feet Accessory structures: 5 feet	Principal structures: 15 feet Accessory structures: 5 feet	0 feet, except for a five-foot setback for all structures on district boundaries
Parking setbacks	Parking spaces on all properties in the V/C District shall meet the setback standards for the V/C District, except for properties bordering the Jolina Court Zoning District. On such properties, the setback for parking spaces from property lines that separate the Jolina Court Zoning District from Village Commercial Zoning District is zero (0) feet.	N/A	N/A	N/A

<p>Parking Requirements</p>	<p>New land development is exempt from meeting the required number of parking spaces, per Section 6.1.2, for the following parcels: 10 East Main Street (EM0010); 26 Bridge Street (BR0026); 30 Bridge Street (BR0030); 38 Bridge Street (BR0038); 39 Bridge Street (BR0039); 48 Bridge Street (BR0048); 52 Bridge Street (BR0052).</p> <p>With the exception of the number of required parking spaces for those parcels, Section 6.1.2 shall apply to the V/C District. In all other respects. Required parking shall be regulated as provided in Section 6.1 within the V/C district.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>Traffic Impact</p>	<p>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.</p>	<p>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</p>	<p>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.</p>	<p>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. i) A transportation impact study shall be required for uses</p>

		area.	<p>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.</p> <p>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</p>
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				<p>forth permit conditions to mitigate adverse traffic impacts. Permit conditions may include:</p> <ul style="list-style-type: none"> 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.
Character of the Neighborhood Standards	N/A	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	N/A	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

		<p>standards prior to issuance of conditional use approval:</p> <p>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.</p> <p>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.</p> <p>iii. 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.</p>	<p>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:</p> <ul style="list-style-type: none"> ● 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,
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				<p>architectural consultation, or other means.</p> <ul style="list-style-type: none">● This compatibility requirement shall not prohibit artistic expression, ability to landscape, commercial viability, creativity, or individuality
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List of Uses

List of Uses in Current Zoning Regulations

- Accessory dwelling
- Accessory uses
- Adaptive use
- Agriculture
- Amusement Arcade - An indoor or outdoor area, open to the public, that contains coin-operated games, rides, shows, and similar entertainment facilities and devices.
- Artists/Crafts Studio
- Automobile and/or marine sales
- Automobile Service Station - Any building, land area, or other premises, or portion thereof, used for the retail dispensing or sales of vehicular fuels; servicing and repair of automobiles and light trucks; and including as an accessory use the sale and installation of lubricants, tires, batteries, and similar vehicle accessories. This definition does not include any other uses, such as restaurants, deli's, car washes, etc. which may only be allowed under separate review and approval under these Zoning Regulations.
- Bank
- Bed and Breakfast
- Boarding or Rooming House
- Business Yard - A business which operates out of a yard which may include structures, indoor and outdoor storage of materials, equipment or vehicles. Customary accessory uses for the business are small office space and vehicle and equipment repair. A majority of the business activity shall take place off-site. No assembly is involved or allowed.
- Car Wash
- Catering Services
- Cemetery
- Commercial Multi-Use - Activity involving the sale of goods or services carried out for profit in conjunction with two or more types of commercial activities on the same lot.
- Communication Use - Establishments and structures furnishing point-to-point communication services, whether by wire or radio, either aurally or visually, including radio and television broadcasting stations, satellite relay stations, telephone communications, radar and the exchange or recording of messages.
- Cottage industry - A commercial, manufacturing, or industrial use which is housed in a single-family dwelling or in an accessory structure to a single-family dwelling, on the same lot as the dwelling. A Cottage Industry is not a Home Occupation
- Distribution Center
- Single-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Educational Facility

- Equipment Supply and Rental
- Extraction of Earth Resources
- Food Processing Establishment - An establishment in which food is processed or otherwise prepared for eventual human consumption but not consumed on the premises.
- Funeral Parlor
- Garage, Repair - Any building, premises, and land in which or upon which a business, service, or industry involving the maintenance, servicing, repair, or painting of vehicles is conducted or rendered.
- Group Home
- Home Occupation
- Horticulture
- Hotel/Motel
- Inn or Guest House
- Kennel
- Light Manufacturing
- Lumber Yard
- Mobile Home Park
- Museum
- Business Office - A building where the management affairs of a business, commercial or industrial organization, or firm are conducted. *[To be phased out, as it is synonymous with Professional Office uses]*
- Professional Office - an establishment used for conducting the affairs of a business, profession, service, industry, or like activity. Such office uses have limited contact with the general public. It also does not involve manufacturing, repairing, processing, and retail sales of articles and goods
- Personal Services
- Pub
- PUD Residential
- PUD
- Private Club - A building and related facilities owned or operated by a corporation, association, or group of individuals established for the fraternal, social, educational, recreational, or cultural enrichment of its members and not primarily for profit, nor general public and whose members pay dues and meet certain prescribed qualifications for membership.
- Recreation Facility
- Religious Use
- Research Laboratory
- Restaurant
- Fast-Food Restaurant
- Retail
- Retirement Community

- Silviculture
- State and Community Operated Facility
- Indoor Storage - The keeping, in an enclosed area, of any goods, junk, material, merchandise, or vehicles in the same place for more than twenty-four (24) hours.
- Outdoor Storage
- Tavern
- Theater
- Veterinary Clinics
- Warehouse Use - A building used primarily for the storage of goods and materials, which may also be made available to the general public for a fee.
- Wholesale Trade

List of uses introduced with Jolina Court Zoning District regulations that can be added to the uses table:

- Brewery
- Large Family Child Care Home
- Center-based child care facility
- Fitness Facility
- Hospital
- Health Care Services
- Laundromat
- Office, Medical
- Pharmacy

3.1.4 Dimensional Limitations for Structures on Lots in the A/R District - No Zoning Permit may be issued for a structure in the A/R District unless the structure proposed for the lot meets the following dimensional requirements:

- a) **Height** - The height of any structure shall not exceed thirty-five (35) feet, except as provided in Section 6.6, Taller Structures, of these Zoning Regulations.
- b) **Front Yard Setback** - All structures shall be set back at least thirty (30) feet from each front lot line, or fifty-five (55) from the center line of each public or private Road or Highway right of way contiguous to the lot, whichever is greater.
- c) **Side Yard Setback** - A principal structure shall be set back at least twenty (20) feet from each side lot line. An accessory structure shall be set back at least ten (10) feet from the side lot line.
- d) **Rear Yard Setback** - A principal structure shall be set back at least twenty (20) feet from a rear lot line. An accessory structure shall be set back at least ten (10) feet from the rear lot line.

3.1.5 Other Requirements Applicable to Lots in the A/R District - No Zoning Permit may be issued for Land Development in the A/R District unless the Land Development meets the following requirements:

- a) **Parking Requirements** - Parking requirement shall be regulated as provided in Section 6.1.
- b) **Signs** - Signs shall be regulated as provided in Section 5.7.
- c) **Access** - Access shall be regulated as provided in Section 4.1 through 4.4.
- d) **Traffic Impact** - Traffic shall not exceed 10 vehicle trip ends during the peak evening hours.

3.1.6 Residential PUD - Subdivision of lots using a Residential PUD under Section 5.12 of these Zoning Regulations is encouraged in the A/R District and is required for all subdivisions over nine (9) lots in the A/R District as provided in Section 5.12.2. The retention of agricultural, forest or outdoor recreational land will be encouraged in such Residential PUD subdivisions.

3.2 High Density Residential District (HDR)

Purpose - The standards of this district are designed to promote the higher density housing that is characteristic of village centers and growth areas. The efficient use of infrastructure will be served by allowing closer placement of residential units, with neighborhoods located close to the retail services of the commercial district. This proximity allows for energy-efficient pedestrian traffic, roadways and school bus traffic. Planning for road crossings, sidewalks, curbside trees, bikeways, pocket parks and recreational activities, and other amenities, will be crucial to maintaining an inviting atmosphere while encouraging high density residential growth. Various types of residential units may be permitted in a Residential PUD within the HDR district.

Traditional spacing and setbacks for houses shall be maintained to preserve 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."

3.2.1 Allowable Uses on Issuance of Zoning Permits by Administrative Officer - The following uses shall be allowed in the HDR District after issuance of a Zoning Permit by the Administrative Officer. Unless otherwise provided, only one principal use may be approved on one lot:

- a) Accessory dwelling as provided in Section 5.9.
- b) Accessory uses or structures to the uses in 3.2.1.
- c) Child care home, as provided in Section 5.11.
- d) Group home, as provided in Section 5.11.
- e) Home occupation, as provided in Section 5.11.
- f) One bed and breakfast.

- g) One single-family dwelling unit.
- h) One two-family dwelling.

3.2.2 Allowable Uses Upon Issuance of Conditional Use Approval - The following uses may be allowed in the HDR District after issuance of a conditional use approval by the DRB. Unless otherwise provided, only one principal use, with its accessory structures, may be approved on one lot.

- a) Adaptive uses as provided in Section 5.6.8.
- b) Artist/Craft studio.
- c) Cemetery.
- d) Cottage industry as provided in Section 5.6.7.
- e) Day-care center.
- f) One multi-family dwelling with three or four dwelling units except in a Residential PUD in the HDR District, where more than one multi-family dwelling may be permitted on a lot within a Residential PUD so long as the number of units proposed for the entire Residential PUD does not exceed the number which could have been approved for the subdivision of the lot without a Residential PUD, as provided in Section 5.12.
- g) Extraction of earth resources as provided in Section 5.6.6.
- h) Inn or guest house.
- i) Museum.
- j) Office, Professional with a maximum size of 2,500 square feet of gross floor area.
- k) Personal Service with a maximum size of 2,500 square feet gross floor area.
- l) Planned Residential Development, as provided in Section 5.12, if no subdivision of land is proposed (see Section 5.12.1).
- m) Outdoor recreational facility or park.
- n) Religious or educational facility as provided in Section 5.10.4.
- o) Retirement community.
- p) State- or community-owned and operated institutions and facilities, to the extent allowed by Section 5.10.4.
- q) Agriculture, silviculture and horticulture, as provided in Section 2.4.5.
- r) Veterinary Clinics

3.2.3 Dimensional Requirements for Lots in the HDR District - No Zoning Permit may be issued for Land Development in the HDR District unless that lot proposed for such Land Development meets the following dimensional requirements.

- a) **Lot Area** - Except as provided under Section 4.6.1, no lot served by a municipal water and sewer system shall be less than 2/3 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 such minimum size on the part of the seller. In the case of the use of a lot for a multi-family dwelling of 3 or more units for lots served by municipal water and sewer systems, two-third (2/3) acre of land per dwelling unit shall be required. In the case of a use of a lot for a multi-family dwelling of three (3) or more units, one (1) acre per dwelling unit shall be required for lots not served by municipal water and sewer systems.
- b) **Lot Dimensions** - Each lot must contain a point from which a circle with a radius of thirty-five (35) feet can be inscribed within the boundary of the lot.
- 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 Sections 4.2 and 4.3.
- d) **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.

3.2.4 Dimensional Limitations for Structures on Lots in the HDR District - No Zoning Permit may be issued for a structure in the HDR District unless the structure proposed for the lot meets the following dimensional requirements:

- a) **Height** - The height of any structure, with the exception of exemptions listed in Section 6.6, shall not exceed thirty-five (35) feet.
- b) **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 and private Road or Highway right of way contiguous to the lot, whichever is greater.
- c) **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 each side lot line.
- d) **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.
- e) **No Build Zone** - No construction of improvements may occur within five (5) feet of any lot line (except for fences and walls which mark property boundaries or enclose portions of the property and are less than 6 feet high). "Construction of improvements" means all construction activities such as, but not limited to, driveways (except where adjacent to the public or private right of way providing access to the lot), fences, recreational improvements, parking areas, excavation, grading or filling.

3.2.5 Other Requirements Applicable to the HDR District - No Zoning Permit may be issued for Land Development in the HDR district unless the Land Development meets the following requirements:

- a) **Parking Requirements** - Parking requirements shall be regulated as provided in Section 6.1.
- b) **Signs** - Signs shall be regulated as provided in Section 5.7.
- c) **Traffic Impact** - No Zoning Permit shall be issued for a use which generates more than 10 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.
- d) **Access** - Access shall be regulated as provided in Sections 4.1 through 4.4.

3.2.6 Residential PUD - Subdivision of lots using a Residential PUD under Section 5.12 of these Zoning Regulations are encouraged in the HDR District and are required for subdivisions of over three (3) lots in the HDR District, as provided in Section 5.12.2, in order to encourage innovation of design and layout of residential uses.

3.3 Residential / Commercial District (R/C)

Purpose - The standards of this district are designed to allow residential use and residential-compatible commercial use to co-exist in a traditional village style; 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. 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.

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

Checklist – Revising Zoning Districts

1. Is the purpose the same?
 - a. Has the district changed in nature, character, and built environment?
 - b. How does this district align with the Transect (urban-rural continuum)? Therefore, what kind of urban form should we anticipate?
2. What is the district called now? Do we want to keep the same name?
 - a. Does the name match the intent and purpose of the district?
3. Do we want the same allowable and conditional uses?
 - a. What uses detract from the character of the district?
4. Do we want to add any uses, including ones from our “new uses” list?
 - a. What uses would contribute to the purpose of the district?
5. Are current uses compatible with new definitions?
 - a. Do the definitions match statutory requirements, as well as the nature of the use today?
6. Do we want to keep the same residential/commercial density?
 - a. Density measured in number of units per acre, and minimum lot sizes
7. Are the dimensional requirements and limitations still useful?
 - a. Are the standards for setbacks, lot coverage, building coverage (if included), and building footprint limitations still valid?
8. Do we want to keep the same boundaries? Add more area? Divide into 2 or more districts?
 - a. For certain districts, what is the extent of growth we want to promote?
 - b. Are additional requirements for Conditional Use Review and Site Plan Review needed?
9. Do we need design standards in this district?
 - a. This is a larger question of whether to have form-based elements in a district, or a design review district.
10. How can we advance our Town Plan goals in this district for the following?
 - a. More housing of all types, including affordable housing and accessory dwellings
 - b. Less fossil fuel use and more efficient energy usage (Act 174)
 - c. More economic and employment opportunities, including indoor and outdoor recreational businesses
 - d. Protection and expansion of our iconic industries, including farming and forestry through value-added and accessory uses among other methods, and of traditional outdoor recreational activities
 - e. Concentration of growth in the downtown areas
 - f. Exploration of form- and density-based zoning
 - g. Support for historic resources
 - h. Preservation of forest blocks (Act 171)
 - i. Minimization of developmental impacts on land and water
 - j. Support for community building
 - k. Protection of flood hazard area
11. How will PUDs fit into this district?
 - a. Should there be specific PUD and/or PRD standards in order to advance the goals of the Town Plan?
12. Is this district compatible with changes made by JCZD?
13. Have we reviewed the 2012 zoning effort for any new ideas that could be incorporated?
14. Have we considered information we have received through our outreach efforts?
15. Have we consulted Suzanne and the DRB for any red flags of difficulty for them?

MEMORANDUM

TO: Vermont Department of Housing and Community Affairs
Chittenden County Regional Planning Commission
Town of Bolton Planning Commission
Town of Essex Planning Commission
Town of Richmond Planning Commission
Town of Underhill Planning Commission
Town of Westford Planning Commission
Town of Williston Planning Commission

FROM: Katherine Sonnick, Planning & Development Coordinator

DATE: August 24, 2020

RE: Amendments to the *Town of Jericho Land Use and Development Regulations*

The Town of Jericho is considering making revisions to its *Land Use and Development Regulations*. The Jericho Planning Commission will hold a public hearing to consider these proposed amendments to the *Town of Jericho Land Use and Development Regulations* on Tuesday September 8, 2020 at 7:00 p.m. The public is invited to attend virtually via Zoom webinar: <https://us02web.zoom.us/j/88451845445> or call in to the webinar by phone: (646) 558-8656 or (301) 715-8592, enter the Zoom webinar ID # 884 5184 5445; or watch live via MMCTV <https://www.youtube.com/user/MMCTV15/live> and on MMCTV Comcast Cable Channel 1086

Attached please find the Planning Commission Report and a description of the proposed changes.

Additional information can be obtained by contacting Katherine Sonnick, Planning Director at ksonnick@jerichovt.gov.



Town of Jericho
67 Vermont State Route 15
Jericho, Vermont 05465

Planning Commission Reporting Form for Municipal Bylaw Amendments

This report is prepared in accordance with 24 VSA § 4441(c), which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection including bylaw amendments and subsection 4384 (c) of this title concerning plan amendments... This report shall provide:

- (a) A brief explanation of the proposed bylaw, amendment, or repeal and shall include a statement of purpose as required for notice under § 4444 of this title,

The primary purposes of the proposed amendments are to amend the existing development review and land use regulations, to meet the requirements of state planning laws (24 VSA, Chapter 117), and to comply with the 2019 Jericho Comprehensive Town Plan. The amendments include changes to Section 2: Definitions, specifically to amend the definition of Senior Apartment Complex, Senior Housing Development and Senior Housing Unit and add a definition of Electric Vehicle Charging Station, Encourage, Should, Must, Shall and Mass/Massing; Section 3: specifically to update the purpose of the Commercial District; Section 4: specifically Section 4.2: Permitted Uses, Section 4.3 Conditional Uses; Table 4.4; and Section 4.5: Uses/Structures Per Lot; Section 5: specifically Section 5.6: Density; Tables 5.7 and 5.8: Table of Dimensional Requirements; and Section 5.9: Additional Dimensional Standards; Section 7: specifically Section 7.3 Nonconformities; Section 10: specifically Section 10.2 Zoning Permits; and Section 10.13: Planned Unit Development Review; Section 11, specifically Section 11.1: Access—Public/Private Roads and Driveways; Section 11.2: Parking/Loading/Circulation; Section 11.3: Pedestrian Facilities; Section 11.4: Lot Layout; Section 11.8: Landscaping; Section 11.9: Site Layout and Design; and Section 11.11 Outdoor Lighting.

- (b) And shall include findings regarding how the proposal:

- (1) Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on safe and affordable housing.

The 2019 Jericho Comprehensive Town Plan outlines several goals related to the creation of affordable housing. The proposed bylaw changes provisions that encourage affordable housing in PUDs in the Commercial District.

- (2) Is compatible with the proposed future land uses and densities of the municipal plan.

This update contains updates to the Commercial District of the Land Use Regulations. The 2019 Town Plan amended the purpose and desired development of the Commercial District. These amendments serve to bring the Land Use Regulation in conformance with the land use proposed in the Town Plan.

- (3) Carries out, as applicable, any specific proposals for any planned community facilities.”

The proposed bylaw changes will not affect any specific proposals for any planned community facilities. The changes discuss the development of an Official Map, which would serve to lay out orderly development of future Town roads, paths and community facilities.

Description of the Changes

Section 2: General Definitions

Definitions of “Electric Vehicle Charging Station”, “Mass/Massing”, “shall/must”, and “should/encourage” added.

Edited definitions for Senior Apartment Complex, Senior Housing Development and Senior Housing Unit: that these developments should support aging in place through design features for universal access

Section 3: Zoning Districts

3.2.6: Edits made to the purpose of the Commercial District to reflect the new purpose in the Town Plan and Commercial District Master Plan.

Section 4: Zoning Uses

4.2 and 4.3: Text added to clarify that the existing review process is to require site plan review for most new uses

Table 4.4: Some uses changed to conditional and permitted and Electric Vehicle Charging Station added as an allowed accessory use and structure.

4.5 Text added to clarify that residential density requirements are also calculated for mixed use buildings that include residences

Section 5: Dimensional Standards

5.6: To encourage affordable and senior housing, language added to allow the size of a development to be calculated by lot coverage rather than density per acre. Existing provision for Village Center district

Table 5.7: dimensional standards reduced (e.g., smaller setbacks) for the CD to encourage more compact, denser development envisioned in the Master Plan

Table 5.8: Increased lot coverage and reduced side yard requirements for CD

Section 7: General Provisions

7.3.1.1: Removed confusing language about non-conforming uses.

7.3.2.1: Added new language to allow non-conforming structures to expand or alter, with some limits (road, property line).

Section 10: Permit and Review Standards

10.2.1: Clarifies existing practice to require an applicant for a zoning permit to be compliant with the Section 11 and Overlay district standards.

10.2.3: Clarifies existing practice of the ZA determining if a zoning permit requires site plan review.

10.13.1: Expanded the purposes of PUDs to include mixed use, connectivity in the CD, senior housing and clarifying language about what pedestrian oriented PUD would look like.

10.13.2.1, 11.3, 11.3.2, 11.9: Added language about development conforming to “the purpose of the district”. This is already a frequently used term throughout the regs.

10.13.1.8, 10.13.4, 10.13.4.3, 10.13.5.3, 10.13.5.5, 10.13.6.1(b), 10.13.7.2(d), 10.13.8(c), 10.13.9.8, 10.13.10, 10.13.12.1, 10.13.12.5: To encourage compact dense development, where open space in PUDs are noted, it is “encouraged” for connections, trails, and anything shown on an Official Map.

10.13.7: PUD density for affordable and senior housing based on Lot coverage and not density, same change as for 5.6. Also 10.13.7.2(d): added reference to adoption of an official map.

10.13.8(c) and 9(d): (c) Added opportunity to earn Density bonus for a PUD that “establishes, builds, provides or improves public access and connectivity to existing or planned public outdoor recreation facilities”. (d): Added Density bonus for a PUD containing a multi-story, mixed use building in the CD.

10.13.10: CD added to 10.13.10, standards which already apply to the Village Center. Additional clarifying language was added to encourage multi-story, mixed use buildings, connectivity, active transportation, and access to transit facilities.

10.13.7.2(d): Added language to require new CD PUD streets to be developed according to the CD4 CBZ standards and any adopted Official Map. 11.1.1: Added language for new streets in CD to meet the design standards of the CD4 in the CBZ. Also reconfigured the wording in this section. Changed the word “conservative” to “restrictive” to meet the intent of the section. 11.3.2: Added clarifying language to future sidewalk construction. In CD it should comply with the CD4 CBZ standards.

Section 11: General Development Standards

11.1.1: Added language for new streets in CD to meet the design standards of the CD4 in the CBZ. Also reconfigured the wording in this section. Changed the word “conservative” to “restrictive” to meet the intent of the section

11.1.3: Text added about and new roads identified on a future Official Map would be public.

11.1.6.3: Changes to limit development of new curbcuts with direct access to RT 15 for non-residential uses. Also language added to 11.1.8.8, 11.4.8.1: The CD Master Plan encourages vehicle accesses and building orientation to existing and new streets and not RT 15. Language allows NEW curb cuts only for new streets and single- or two-family residences.

11.1.8.2: Changed “major streets” to “Major Roads,” a defined term in the Zoning.

11.2.1: Added the encouragement of parking under or integrated into buildings.

11.2.2.1: Multi-family use parking requirement reduced to 1.5 from 2.0 per unit (+1 per every 8 unit standard remains unchanged).

11.2.3.1(b): Removed prohibition of parking in ½ of the side yard in the CD. Proposal now allows parking in the side yards unless property is adjacent to other zoning districts (that adjacent standard is not new)

11.2.3.3: Changed proposed language to allow parking in the front yard as long as it isn't directly in front of the building – It can be on the side in the front setback

11.2.5.1: Allows Zoning Administrator the authority to review and approve some parking standards that current zoning requires DRB review.

11.2.5.2: Allows CD parking to be 100% off site.

11.2.5.3: Added language to permit on street parking in the CD.

11.2.3.2, 11.2.3.4, 11.8.3: Language clarified about minimizing visibility of parking areas from roads and pedestrian ways

11.3.2: Added clarifying language to future sidewalk construction. In CD it should comply with the CD4 CBZ standards.

11.3.3.5: Added text to allow pedestrian easements on any street in the CD.

11.4.10: Removed “steel pipes” from the monumentation requirement for corner lots.

11.8.7: Added language to encourage the use of native plants and cite state regulation of invasive and noxious plants.

11.9.3: The CD Master Plan discussed the importance of site layout and building design that meet the purpose of the District. Added clarifying guidance to existing CD site layout and building design section to meet the purpose of the District. Includes both “required” standards and “encouraged” standards, to provide clear direction with flexibility

11.11.10: New Language added referring to keeping lighting levels as low as possible to protect the night sky.

TOWN OF JERICHO – PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Pursuant to 24 V.S.A. § 4444, the Jericho Planning Commission will hold a Public Hearing on **Tuesday, September 8 at 7pm** via Zoom webinar to hear public comment regarding proposed amendments to the *Jericho Land Use and Development Regulations*. Instructions on how to connect to this meeting are found at the bottom of this notice.

SUMMARY OF AMENDMENTS TO REGULATIONS

STATEMENT OF PURPOSE: The primary purposes of the proposed amendments are update the land use regulations to comply with the 2019 Jericho Comprehensive Town Plan and to meet the requirements of state planning laws (24 VSA, Chapter 117).

LIST OF SECTION HEADINGS: The amendments include changes to Section 2: Definitions, specifically to amend the definition of Senior Apartment Complex, Senior Housing Development and Senior Housing Unit and add a definition of Electric Vehicle Charging Station, Encourage, Should, Must, Shall and Mass/Massing; Section 3: specifically to update the purpose of the Commercial District; Section 4: specifically Section 4.2: Permitted Uses, Section 4.3 Conditional Uses; Table 4.4; and Section 4.5: Uses/Structures Per Lot; Section 5: specifically Section 5.6: Density; Tables 5.7 and 5.8: Table of Dimensional Requirements; and Section 5.9: Additional Dimensional Standards; Section 7: specifically Section 7.3 Nonconformities; Section 10: specifically Section 10.2 Zoning Permits; and Section 10.13: Planned Unit Development Review; Section 11, specifically Section 11.1: Access–Public/Private Roads and Driveways; Section 11.2: Parking/Loading/Circulation; Section 11.3: Pedestrian Facilities; Section 11.4: Lot Layout; Section 11.8: Landscaping; Section 11.9: Site Layout and Design; and Section 11.11 Outdoor Lighting.

GEOGRAPHIC AREA AFFECTED: These amendments have the potential to affect all geographical areas of the Town.

PLACE WHERE FULL TEXT MAY BE EXAMINED: The complete text of the amended regulations may be found at www.jerichovt.org under Town-Documents and Planning and Zoning Documents. Alternatively, a full-text copy may be examined in the Town Clerk’s office via appointment by calling (802) 899-4936 x 1, at the Jericho Town Hall, 67 VT Route 15, Jericho, Vermont.

PERSON TO CONTACT: Additional information pertaining to these proposed amendments may be obtained by contacting Katherine Sonnick, Planning & Development Coordinator, at the Jericho Town Hall by calling (802) 899-2287 x 103 or emailing ksonnick@jerichovt.gov during regular office hours.

Jason Cheney, Chair
Jericho Planning Commission

The public is invited to attend virtually via Zoom webinar:
<https://us02web.zoom.us/j/88451845445> or call in to the webinar by phone: (646) 558-8656 or (301) 715-8592, enter the Zoom webinar ID # 884 5184 5445; or watch live via MMCTV <https://www.youtube.com/user/MMCTV15/live> and on MMCTV Comcast Cable Channel 1086