

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.

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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**

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- 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

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

~~m) Inn~~

~~r) Hotel or motel.~~

~~s) Inn or guest house.~~

n) Kennel

o) Large Family Child Care Home

~~p) Laundromat~~

~~q) Light Manufacturing.~~

~~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) Recreation, indoor or outdoor facility or park.~~
- ~~t) Research laboratory.~~
- ~~u) Religious use~~
- ~~ee) 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) Supported housing facility~~
- ~~gg) State or community owned and operated institutions and facilities, to the extent allowed by Section 5.10.4.~~
- ~~hh) 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) 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) **Maximum residential density** – 1/8 acre (5,445 square feet) per dwelling unit~~
- ~~b) **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) **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) **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) **Height** - The height of any structure shall not exceed thirty five (35) feet, except as provided in Section 6.6.~~
- ~~b) **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.~~

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- 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
 - e)ii. For accessory structures - 5 feet
- j) **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
 - e)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 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.

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

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

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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

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~~Outside storage—including bulk and waste storage—parking and loading areas, and utilities and mechanicals shall be screened.~~

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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 maybe 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.

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

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.~~

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.

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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.

Comment [PA6]: From Jolina Court District regulations

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

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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.~~

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