

## COMPARISON OF INTERIM ZONING VS NEW PROPOSED ZONING

Below is a comparison of the regulations from the interim zoning granted to Jolina Court in 2014, amended in 2015, and extended for 1 year to 2017. It has since expired, and new zoning is required for Buttermilk, LLC to complete their plans for that site.

Category	Interim Zoning	Proposed Zoning
<b>PUD</b>	All land development would require a PUD	Residential, Mixed Use, or Non-Residential that is also not commercial (i.e. govt) requires a PUD-Conditional Use. Most commercial uses are considered an allowed use by permit.
<b>Developable Area</b>	Determined that 3.09 acres were developable for structures, including the acreage of the Blue Seal building	Removes estimate and states that land excluded in section 2.5.2 (i.e. wetlands, slopes) and floodplain acreage both cannot be used for density calculations.
<b>Base Residential Density</b>	Maximum of 15 dwelling units per acre	Maximum of 10 dwelling units per acre
<b>Bonus Density</b>	-NA-	Allows for 100% bonus, meaning 10 base dwelling units x 100%=10 bonus dwelling units per acre for a total of 20 units per acre.
<b>Setbacks</b>	Was dependent on property line, and in one case was waived to 5ft against the cemetery line for building 1	Principal structures=10ft setback  Accessory Structures=5ft setback
<b>Lot Size</b>	Min. ¼ acre	Min. ¼ acre
<b>Lot Coverage</b>	80% of developable area	80% of parcel area may be buildings and impervious surfaces (this allows for parking areas to be constructed in the floodplain as is currently allowed)

<b>Building Height</b>	One building could be up to 38ft in max height from ground to eaves (if applied for, approved, and permitted), and all others may not exceed 35ft in height. A clause was included to say that <i>“there shall be no deviation from this standard unless the developer is willing to compensate 100% the town any cost associated with any firefighting equipment or structures to house equipment to fight fires with the development that is being proposed per ISO standards, so there is no cost whatsoever to the taxpayers.”</i>	Buildings may not exceed 35ft in average height. Utility structures at or under 5ft above the roof of the building such as HVAC, satellite dishes, and solar panels will not be considered in the height calculation.
<b>Parking</b>	Dictated by Richmond’s existing parking regs	Reduces only the residential parking requirement to be 1.5 spaces per dwelling unit, with an adder of 1 space for every 10 accumulated spaces. This is because the bonus units may only be 1 bedroom or efficiencies and likely will require fewer spaces.
<b>Flood Hazard Overlay District</b>	Had to meet Richmond’s existing floodplain regs	Has to meet current floodplain regs, cannot be used to calculate residential density, and any development in the floodplain that is impervious surface will count toward lot coverage.
<b>Uses</b>	All conditional uses, 100% residential structures prohibited, requires 60% commercial to 40% residential floor area use ratio	Makes commercial uses allowable by administrative approval (zoning permit), makes all mixed, residential, and non-residential uses conditional. Requires street/ground level floor to be commercial in use, other floors may be residential use.
<b>Definitions</b>	-NA-	Defines Residential Use, Street Level, and Ground Level