

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

3.3.24 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
- e)p) One sSingle-family dwelling unit.
- h)g) One tTwo-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.
- i) 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.
- e)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 DistrictDistrict 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