

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"> <li>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.</li> <li>2. Attract residents and visitors to our village center for community and commercial</li> </ol>

		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"> <li>a) Accessory dwelling as provided in Section 5.9.</li> <li>b) Accessory uses or structures, except outdoor storage, to the uses in 3.5.1.</li> <li>c) Artist/Craft studio.</li> <li>d) Day care center.</li> <li>e) Inn or guest house.</li> <li>f) Museum.</li> <li>g) Office, business or professional.</li> <li>h) Personal services business.</li> <li>i) Religious use as provided in Section 5.10.4</li> <li>j) Restaurant, standard.</li> </ul>	<ul style="list-style-type: none"> <li>a) Accessory dwelling as provided in Section 5.9.</li> <li>b) Accessory uses or structures to the uses in 3.3.1.</li> <li>c) Child care home, as provided in Section 5.11.</li> <li>d) Group home, as provided in Section 5.11.</li> <li>e) Home occupation, as provided in Section 5.11.</li> <li>f) One bed and breakfast.</li> <li>g) One single-family dwelling unit.</li> <li>h) One two-family dwelling.</li> </ul>	<ul style="list-style-type: none"> <li>a) Accessory dwelling as provided in Section 5.9.</li> <li>b) Accessory uses or structures, except outdoor storage, to the uses in 3.6.1.</li> <li>c) Artist/Craft studio.</li> <li>d) Day care center.</li> <li>e) Inn or guest house.</li> <li>f) Museum.</li> <li>g) Office, business or professional.</li> <li>h) Personal services business.</li> <li>i) Religious use as provided in Section 5.10.4.</li> <li>j) Restaurant, standard.</li> </ul>	<ul style="list-style-type: none"> <li>a) Artists/Crafts studio</li> <li>b) Bank</li> <li>c) Bed and Breakfast</li> <li>d) Hotel</li> <li>e) Inn or guest house</li> <li>f) Laundromat</li> <li>g) Office, Medical</li> <li>h) Office, Professional</li> <li>i) Personal Services</li> <li>j) Retail business</li> </ul>

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

	<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"> <li>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;</li> <li>b. Improvements to internal circulation, including the creation of narrower roadway widths, pedestrian pathways, and the like;</li> <li>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.</li> </ul>
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"> <li>● 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.</li> <li>● Applicants shall be required to demonstrate compatibility through examples, research,</li> </ul>
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				<p>architectural consultation, or other means.</p> <ul style="list-style-type: none"><li>● This compatibility requirement shall not prohibit artistic expression, ability to landscape, commercial viability, creativity, or individuality</li></ul>
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