

Richmond Village south of the river – zoning discussion for 2.17.21

This area involves both sides of Bridge St south of the Winooski River; Old Brooklyn Court; Round Church Rd; the northwest side of Huntington Rd from Bridge St to the old Farr barn; the southeast side of the Huntington Rd from Bridge St to the newer Farr barn; and the first few houses on both sides of Cochran Rd starting from Bridge St. *[see map]*

The goals for this area are:

- To maintain / strengthen the connection of this area to the center of Richmond Village to encourage walkability from dwellings to services and amenities
- To protect the viewshed of Richmond's iconic Round Church
- To allow for some additional commercial uses and multifamily housing in the area surrounding the current commercial plaza at the Round Church Corners Complex (Mann and Machine area)
- To streamline the permitting of commercial uses in the above commercial plaza to attract and retain commercial tenants/owners
- To allow for possible expansion of the village to the south in one of the few large parcels close to the village center (the Farr Farm uplands), while at the same time allowing the Farris more flexibility in the use of their property
- To maintain a scenic "entrance to the village" atmosphere approaching the south end of Bridge St from Cochran and Huntington Rds

Ideas under consideration:

- Expand the Residential/Commercial Zoning District from its currently designated area on the south side of Farr Rd to include the properties on the north side of Huntington Rd across from Mann and Machine the Farr Farm uplands (south side of Huntington Rd)
- Maintain or formalize a lower density residential zone with grassy setbacks (as currently) in the viewshed of the Round Church – this could be a separate zoning district or continued designation as Agricultural/Residential
- Change some "conditional" uses to "allowed" uses in the current commercial district
- Consider including Thompson Rd in the Residential/Commercial or Village Neighborhood zoning district (part of it is already R/C)
- Consider the zoning for the developed portion of Cochran Rd near the south end of Bridge St – possibilities include: continued Agricultural/Residential or include in Village Residential Neighborhood, Residential/Commercial, or protected Round Church viewshed