



Revisions to the Town of Richmond Zoning Regulations Zoning Amendment Bylaw Report



This report is in accordance with 24 V.S.A. §4441 (c)

PURPOSE: The purpose is to modify the Richmond Zoning Regulations (RZR) to include revisions to §3.9, the Jolina Court Zoning District, §5.12, Planned Unit Development (PUD) and Residential PUD, and introduction of new sections §6.15, Residential Density Bonus Plan and §6.16, Affordable Housing.

BRIEF EXPLANATION PER VSA 4441(c):

- The amendments proposed for §3.9, Jolina Court District (JC), are focused on increasing the residential density from the current 15 dwelling units to 20 dwelling units per developable acre if an applicant utilizes the new town wide §6.15, Residential Density Bonus Plan.
- The amendments proposed for §5.12 reflect the removal of the first-floor commercial requirements for all new structures within the district apart from the existing Building 1 which fronts Bridge Street.
- The introduction of §6.15 is designed to allow for increased residential density town wide. Residential density bonuses consist of dwelling units that may be developed in excess of the stated base residential density in specified zoning districts if certain criteria are met. These bonuses will be available only in the zoning districts that state that they are allowed in the subsection of that district entitled "Residential Density," and only as part of a residential or mixed-use PUD.
- The introduction of §6.16 is designed to align with the Vermont Legislature's mandates from Act 47 (Housing Opportunities Made for Everyone or Home Act) and Act 181 (An act relating to community resilience and biodiversity protection through land use) as adopted in 2023 and 2024 respectively.
- These revisions will affect any lot within Richmond that proposes to develop according to these sections.

§ 4441c. Preparation of bylaws and regulatory tools; amendment

When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384 (c) of this title concerning plan amendments. The report shall provide a brief explanation of the proposed amendment and shall include a statement of purpose as required for notice under §4444 of this title and shall include findings regarding how the proposal:

1. ***Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing, and §4412, 4413, and 4414 of this title:*** The objective of these amendments is to encourage more housing, specifically of the types which enable greater diversity and affordability of Richmond's housing stock. This goal is elaborated in the Richmond Town Plan and the Chittenden County Regional Planning Commission's ECOS Plan. These amendments are also in



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compliance with §4412, *Required provisions and prohibited effects*, §4413, *Limitations on municipal bylaws*, and authorized by 24 VSA 4414, *Zoning; permissible types of regulations*.

2. ***Is compatible with the proposed future land use and densities of the municipal plan.*** These proposed zoning amendments carry out multiple future land use recommendations of the Town Plan. Specifically, the Future Land Use section of the Town Plan, under Land Use Areas, Visions, and Goals & Actions, the following have been considered:
 - Create policies that encourage affordable housing development.
 - Create zoning regulations that support a vibrant downtown.
 - Explore density-based zoning when updating land use regulations.
3. ***Carries out, as applicable, any specific proposals for any planned community facilities:*** These proposed zoning amendments do not carry out any specific proposals for planned community facilities and will not impact any plans for community facilities.