

**Village Residential Neighborhood South ZD #7 STATUS AS OF 7.21.21**

**Status: 8/10**  
**Remaining: Review by housing**  
*Items in red*

**Area:**

This district is comprised of the following areas: Thompson Rd; portions of Cochran Rd near the intersection with Bridge St (2 houses on north side, 4 houses on south side); properties on Old Brooklyn Ct (**see map**);

**Purpose:**

The purpose of the Village Residential Neighborhood South District is to provide residential neighborhoods of low to moderate density south of the Winooski River that are within walkable proximity to the services and amenities of the center of Richmond village. This neighborhood helps to provide a transition from the Agricultural/Residential district to the village districts, and a traditional residential approach to the iconic Round Church.

Features of this district include:

- Residential areas that function as cohesive units where neighbors know each other and often provide mutual support and assistance,
- traffic is minimal and driving speeds are low,
- sidewalks and crosswalks provide pedestrian safety and connectivity, and bike lanes when feasible to allow for safe routes to schools, parks, town services and nearby trails,
- street trees, yards and green spaces to provide natural amenities,
- housing types may be varied, including single family and two-family dwellings, and accessory dwelling units may provide additional housing.
- the appearance of these neighborhoods will be primarily residential
- Historic viewshed of Round Church is maintained

**Permitted Uses:**

1. Accessory dwelling
2. Accessory structure
3. Family child care home
4. Group home
5. Home occupation
6. Single-family home
7. Two-family home (duplex)

**Conditional Uses:**

1. Artist/Craft studio
2. Museum
3. Park or open space
4. **Retirement or nursing home**

**Dimensional requirements:**

- Minimum lot size: 1/2A
- Maximum lot coverage: 40%
- Minimum lot frontage: 75'
  
- Minimum lot shape: must contain a point from which a circle with a radius of 35' can be inscribed within the boundary of the lot
  
- Building setbacks from lot lines:  
Front: principal structure --  
Minimum = 10ft  
Freestanding accessory building or dwelling -- minimum of 10' behind front of principal Structure  
Attached garage -- minimum of 5ft further back than front of principal structure  
  
Rear: any structure  
minimum = 10"  
  
Side: any structure  
minimum = 10'

**Other Requirements:**

- one principal structure per lot
- Served by municipal water and sewer
- Sidewalks, pedestrian and bike facilities for connectivity to downtown where feasible
- Residential PUD allowed