

## 4/5/23 -- Village Residential Neighborhoods North ZD #9 ( VRNN)

### Section 3.11

#### **Area:**

This district is comprised of the following areas: Pleasant St; Baker St, Millet St and Tilden Ave; Church St; Esplanade; Lemroy Ct; Borden St; Burnett Ct; Brown's Ct; and portions of W Main St (**see map**);

#### **3.11.1 Purpose:**

The purpose of the Village Residential Neighborhoods North District is to provide residential neighborhoods of moderate density within walkable proximity to the services and amenities of the center of Richmond village.

Features of this district include:

- housing clusters 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 in most neighborhoods,
- sidewalks and crosswalks provide pedestrian safety and connectivity, and nearby bike lanes allow for safe cycling routes to schools, parks, town services, nearby trails and public transit options,
- street trees, backyards and green spaces provide natural amenities,
- housing types may be varied, including single family and duplexes. Accessory dwelling units shall provide additional housing.
- the character of these neighborhoods will be residential.

**3.11.2 Permitted Uses:** The following uses shall be allowed in the VRNN District after issuance of a Zoning Permit by the Administrative Officer. Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required.

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)

**3.11.3 Conditional Uses:** The following uses may be allowed in the VRNN District after issuance of a conditional use approval by the DRB.

1. Childcare facility, large home-based
2. Supported housing facility

#### **3.11.4 Dimensional requirements:**

- Minimum lot size: 10,000 square feet
- Maximum residential density – 1 dwelling unit for every 5,000 square feet of land – **do we need a density number in this district ??? wouldn't lot coverage and non-developable land control????**

- Lot Dimensions – Each lot must contain a point from which a circle with a radius of 25 feet can be inscribed within the boundary of the lot.
- Lot frontage – No lot having frontage on a public or private road shall have less than 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. - [should frontage be 50 or 60 feet for such small lots ????](#)
- Maximum Lot Coverage: 50%
- Height – The height of any structure shall not exceed 35 feet, except as provided in Section 4.11
- Front yard setback :
  - principal structure
    - minimum = 10 feet
    - maximum = 25 feet
  - accessory structure or dwelling
    - minimum of 10 feet behind front of principal structure
- Side yard setback :
  - principal structure = 10 feet
  - accessory structure or dwelling = 5 feet
- Rear yard setback:
  - principal structure = 15 feet
  - accessory structure or dwelling = 5 feet

### 3.11.5 District Specific Development Standards --

**Infrastructure** -- All lots shall be served by municipal water and sewer services. Sidewalks shall be provided whenever feasible.

**Site Design Standards** -- [????](#)

**Building Design Standards** -- [?????](#)

#### **Additional Multi-family housing standards.**

All housing that contains more than two dwelling units shall, in addition to subsections (a) and (b) above, adhere to the Multi-family Housing Development Standards in Section 6.13 of these regulations. [Do we need this if no multifamily dwellings are allowed in this district ????](#) consider S. 100

#### **Multiple Structures on a Lot.**

On any Lot in the Village Residential Neighborhood North District, two principal structures hosting residential uses may be developed, provided the following conditions are met:

- The lot's [developable](#) area and residential density are sufficient to support the proposed number of dwelling units; and Proposed legal arrangements for ownership and management of all structures, uses and any common land on the lot shall be provided with the permit application; and

- ii. In a situation where so-called “footprint lots,” or lots smaller than the required minimum size are proposed as part of the proposed plan of ownership, the DRB shall require the applicant to record a notice of conditions in the land records stating that for planning and zoning purposes the larger lot shall be treated as a single lot; and
- iii. All other applicable dimensional standards, such as setbacks and lot coverage, shall be met for all buildings on the lot.

### **Traffic Impact**

- 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:
  - 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;
  - b. Improvements to internal circulation, including the creation of narrower roadway widths, pedestrian pathways, and the like;
  - 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.

**3.11.6 Planned Unit Developments** that consist entirely of residential units and that satisfy the provisions of Section 5.12 of these regulations are allowed in the Village Residential Neighborhoods North District.