

3/15/23 meeting memo

#### #5. Village neighborhoods—

I have made mark up versions (in packet) of the 7/21/21 Village Residential Neighborhoods North and the VRN South, which aligns these documents with the new R/C districts that we have approved and sent to the SB for their review. I have added in a few concepts from the R/C documents to see if we think they are suitable for these neighborhoods, always working in the direction of allowing a bit more building space for “gentle infill” to help with the housing crisis:

- two residential structures on a lot
- lot coverage from 40% to 50%
- maximum density (north = 5,000 sf/U, which is approximately 8 U/A; south = 10,000sf, which is approximately 4 U/A)
- minimum lot size = north = 10,000sf, which is approximately ¼ A (what we currently have in there; south = 20,000sf, which is approximately ½ A)
- Multifamily Housing Standards
- Site and building design standards?

We should also review all of the other requirements that we previously established to make sure those are what we settled on in conversation with the neighbors.

#### #6. Short term rentals—Items for discussion

What are the issues we are trying to address with any short term regulations/ what are our goals?

What is the statutory authority for this?

What are the current state requirements for short term rentals?

Are there any new statewide requirements under consideration in the legislature?

Why would we choose to regulate by zoning vs by ordinance ?

Here are a few brief versions of ideas gathered from looking at other attempts to regulate (not studied in depth or fleshed out at all so far) that we might want to discuss:

- Owner must live in rental dwelling minimum of 6 months per year i.e. permanent resident of Richmond
- If owner not in residence at time of short term rental, must provide town with contact information, and rental must be at for least 7 days, and not more than 30 days
- If owner is full time resident of a Richmond dwelling, may own a second dwelling on same property to be used as short term rental
- Maximum number of rooms to be rented out is 3 per dwelling unit
- A long-term rental tenant may provide short-term rental with permission of the landlord, and if all other conditions are met

#7. New Director of Planning and Zoning has been hired. He is Keith Osborne, who worked for us briefly as Zoning Administrator (2/2021 – 2/2022). He will start 3/27/23.

Airspace language has been sent to BTV with the message that this is what we will put in our RZR (if approved by the SB).