

### **Section 3.12**

#### **Area:**

This district is comprised of the following areas: Thompson Rd; portions of Cochran Rd near the intersection with Bridge St; properties on [east and west Bridge St south of the Winooski River and properties on Old Brooklyn Ct \(see map\)](#);

#### **3.12.1 Purpose:**

The purpose of the Village Residential Neighborhood South District is to provide residential neighborhoods of 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 provides a residential surrounding for the iconic Round Church.

Features of this district include:

1. Residential areas that function as cohesive units where neighbors know each other and often provide mutual support and assistance,
2. traffic is minimal and driving speeds are low,
3. 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,
4. street trees, yards and green spaces to provide natural amenities,
5. housing types may be varied, including single family dwellings, duplexes, [3-4 unit multifamily dwellings](#) and accessory dwelling units.
6. the character of these neighborhoods will be primarily residential
7. Historic viewshed of Round Church is maintained
8. [Ability of Round Church to host weddings, concerts and other events with on-site parking on the adjacent lawn is maintained.](#)
9. [All lots will be served by municipal water and sewer service.](#)

**3.12.2 Permitted Uses:** The following uses shall be allowed in the VRNS 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.

- a) Accessory dwelling
- b) Accessory structure
- c) Dwelling, single-family
- d) Dwelling, two-family (duplex)
- e) [Dwelling, 3-4 unit multifamily](#)
- f) Family child care home
- g) Group home
- h) Home occupation

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

- a) Artist/Craft studio
- b) [Child care facility, large home based](#)
- c) Museum

- d) Park or open space
- e) [Supported Housing Facility](#)
- f) [Two residential structures on a lot \(see section 3.12.5\)](#)

**3.12.4 Residential density**

Maximum Residential Density - 1 dwelling unit for every 8,712 square feet of land ( 5 U/A -see section 6. 14)

**3.12.5 Dimensional requirements:**

- a) Minimum lot size: ~~1/2A~~ 8,712 square feet 1/5 A) Lot Dimensions –
- b) 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:
- c) Minimum 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 Section 4.2 and 4.3
- d) Maximum lot coverage: ~~40%~~ 50%
- e) The height of any structure shall not exceed 35 feet, except as provided in Section 4.11
- f) Front yard setback:
  - i. principal structure -- minimum = 15 feet
  - ii. accessory structure or dwelling -- minimum of 10' behind front of principal structure
  - iii. attached garage -- minimum of 5ft further back than front of principal structure
- f) Side yard setback:
  - i. Principal structure = minimum 10 feet
  - ii. Accessory structure or dwelling = minimum 5 feet
- g) Rear yard setback:
  - i. Principal structure minimum = 15 feet
  - ii. Accessory structure minimum = 5 feet

**3.12.6 District Specific Development Standards**

**a) Infrastructure Standards**

- i. All lots shall be served by municipal water and sewer services.
- ii. For all lots that abut existing sidewalks, the applicant shall provide a continuation of that sidewalk, except for projects involving one single-family home or one duplex on a lot. If no sidewalk is abutted at the date of application, the applicant shall provide a sidewalk easement to the town.

**b) Site Design Standard**

- i. Parking shall be located at the side or rear of the building if possible
- ii. Landscaping and/or screening shall be required to completely block from view from any public road the following: free-standing utilities or mechanicals, and dumpsters or other waste containers, unless the primary or accessory structures completely screen these structures

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from such view.

- iii. Front yards shall be vegetated. Street and yard trees are encouraged to be incorporated into the design of front yard vegetation.
- iv. Residential parking: the minimum parking requirement is 1 parking space per dwelling unit. More spaces may be provided if need is anticipated.

**c) Additional Multi-family housing standards.**

All lots that contain more than two dwelling units shall, in addition to any other District Specific Development Standards listed above, adhere to the Multi-family Housing Development Standards in Section 6.13 of these regulations.

**d) Multiple Structures on a Lot.**

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

- i. The lot's developable area, and residential density are sufficient to support the proposed number of dwelling units; and
- ii. 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 an attorney's review of such arrangements; and
- iii. 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
- iv. All other applicable dimensional standards, such as setbacks and lot coverage, shall be met for all buildings on the lot.

**Traffic Impact**

**3.12.7 Planned Unit Developments** that consist entirely of residential units (Residential PUD's) and that satisfy the provisions of Section 5.12 of these regulations are allowed in the Village Residential Neighborhoods South District.

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