

10.20.23 FINAL Letter – Residential uses for a PUD in the I/C district – 10.6.23

To be sent to owners of property in the I/C district

Dear _____:

The Richmond Planning Commission is considering amendments to the Richmond Zoning Regulations that affect the Industrial/Commercial (I/C) Zoning District and the Planned Unit Development (PUD) process. As you own property in the I/C district, we are letting you know about these changes prior to the public hearing. You may or may not be directly affected.

In the current regulations there is no allowance for residential uses in the I/C district unless the special PUD approval process is used. There is also no allowance for creating subdivisions as part of a PUD in this district. You can view the standards for the I/C district in section 3.7, along with the requirements of the PUD process in section 5.12 of the zoning ordinance, on the Town of Richmond website under “Ordinances and Policies,” “Richmond Zoning Regulations.” One difficulty we have identified with the current regulation is that the language of the PUD process is not exactly aligned with the I/C district standards, so it is difficult to have a clear idea of what is allowed.

The amendments we propose clarify these two sections -- they allow a PUD to include subdivisions, and they allow a so-called “mixed-use PUD” (that includes both commercial and residential uses in the same building or on the same lot); but they restrict Residential PUD’s (that include residential uses only), and new lots that contain residences (non-PUD’s) only to lots that are currently residential only. There appear to be five such lots (residential only) in the I/C district, the remainder of the lots contain commercial uses, and we are interested in preserving the emphasis on commercial development while still providing development flexibility.

Please email Richmond Director of Planning and Zoning, Keith Osborne (koborne@richmondvt.gov) with any questions you might have about these proposed amendments. He would be able to help you look at any plans or goals you might have to make sure that these changes do not hinder your goals.

Our Planning Commission public hearing on these changes is scheduled for December 6, 2023, and can be attended in person at the town offices or via zoom. The text of the amendments can be found on the Planning Commission page of the town website under the hearing date, with the zoom link under the agenda heading.

Sincerely,
Virginia Clarke
Chair, Richmond Planning Commission