

### 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) Large child care facility, home based
- c) Museum

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- d) Park or open space
- e) Residential Planned Unit Development (see section 5.12)
- f) Supported housing (VS "emergency shelters" as required by Act 47)

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#### 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: 8,712 square feet
- b) Lot shape: 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 60 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: 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

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##### a) Infrastructure Standards

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- i. All lots shall be served by municipal water and sewer service.
- 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. Waste containers and dumpsters shall be located behind the principal or accessory structures, such that they are not visible from the road. Waste containers may be placed by the roadside

- for the scheduled collection time.
- 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. (required by Act 47)

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

All residential buildings that contain more than two dwelling units shall, in addition to any other District Specific Development Standards listed above, adhere to the Multifamily (VS multiunit) Housing Development Standards in Section 6.13 of these regulations.

**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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