

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 and Jericho Rd (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:

1. Housing clusters 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 in most neighborhoods;
3. 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;
4. street trees, backyards and green spaces provide natural amenities;
5. housing types may be varied, including single family houses, duplexes, 3-4 unit multifamily dwellings, and accessory dwelling units;
6. the character of these neighborhoods will be residential;
7. all lots will be served by municipal water and sewer service;
8. the Flood Hazard Overlay District (Section 6.8) will control the development of any lot within its borders so not all features listed below may apply to those lots.

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.

- 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

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

- a) Childcare facility, large home-based
- b) Park or open space
- c) Residential Planned Unit Development (see section 5.12)
- d) Supported housing

3.11.4 Residential density

i) Maximum Residential Density - 1 dwelling unit for every 8,712 square feet of land (5 U/A – see section 6.14)

3.11.5 Dimensional requirements:

- a) Minimum lot size: 8,712_square feet (1/5 or .2 A)
- 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) 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 Sections 4.2 and 4.3. -
- d) Maximum Lot Coverage: 60 %
- e) Height: 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 = 10 feet
 - ii. accessory structure or dwelling -- minimum of 10 feet behind front of principal structure
- g) Side yard setback :
 - i. principal structure = 10 feet
 - ii. accessory structure or dwelling = 5 feet
- h) Rear yard setback:
 - i. principal structure = 10 feet
 - ii. accessory structure or dwelling = 5 feet

3.11.6 District Specific Development Standards

a) Infrastructure Standards

- i. All lots shall be served by municipal water and sewer services.
- ii. Sidewalks shall be considered whenever feasible and/or according to the Official Map when available.

b) Site Design Standards

- i. Parking shall be located at the side or rear of the building if possible.
- ii. Waste containers and dumpsters shall be located behind or on the side of 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 space per dwelling unit. More spaces may be provided if need is anticipated.

c) Additional Multi-family housing standards.

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All lots that host three or more dwelling units shall, in addition to any other District Specific Development Standards listed above, adhere to the Multifamily Housing Development Standards in Section 6.13 of these regulations.

Traffic Impact

3.11.7 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 North District.

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