

Multiple structures on lots for village and gateway r/c – version with options 12.1.22

3.3.5

(d) Multiple Structures on A Lot

1. On any lot in the Village R/C district two principal structures hosting single-family dwellings may be developed as long as the acreage and residential density are sufficient to support two dwelling units. **OR**
 - On any lot in the Village R/C district, two principal structures hosting residential uses may be developed as long as the acreage and residential density are sufficient to support the proposed number of dwelling units.**OR**
 - On any lot in the Village R/C district, two principal structures may be developed as long as the acreage and residential density are sufficient to support the proposed number of residential units, and the uses meet the requirements of the district.
2. Proposed legal arrangements for ownership and management of all structures and uses, as well as any common land, on a lot shall be provided with the permit application.
3. All other applicable standards such as setbacks shall be met for all buildings on a lot.

3.4.5

(d) Multiple Structures on A Lot

1. On any lot in the Gateway R/C district two principal structures hosting single-family dwellings may be developed as long as the acreage and residential density are sufficient to support two dwelling units. **OR**
 - On any lot in the Gateway R/C district, two principal structures hosting residential uses may be developed as long as the acreage and residential density are sufficient to support the proposed number of dwelling units.**OR**
 - On any lot in the Gateway R/C district, two principal structures may be developed as long as the acreage and residential density are sufficient to support the proposed number of residential units, and the uses meet the requirements of the district.
2. Proposed legal arrangements for ownership and management of all structures and uses, as well as any common land, on a lot shall be provided with the permit application.
3. All other applicable standards such as setbacks shall be met for all buildings on a lot.

4.5 Structures and Uses on Lots

There shall be only one Principal Structure on a lot, and there shall be only one use on a lot, unless otherwise provided elsewhere in these regulations. *[same as we are proposing]*

Draft Definitions – 12/7/22 – Changes from the last iteration are highlighted

New definitions

Courtyard – An open-space area unobstructed from the ground to the sky that is at least 500 square feet in area and bounded by the exterior walls of principal structures on at least three sides

EV-charging parking space – A parking space served by a functional level 2 or greater electric vehicle charging station. This space shall be provided with all necessary electric vehicle supply equipment components to ensure the delivery of energy from the grid to an electric vehicle, including but not limited to the conductors, the electrical vehicle connectors, attachment plugs, fitting devices, power, conduits, and wiring.

Grocery Store, Large-scale - An establishment primarily engaged in selling food to the general public, whose total gross floor area is greater than 5,000 square feet and within which 25 percent of the total gross floor area is devoted to the sale of fresh or frozen produce, meats, and dairy. Customary accessory uses include sale of household goods, restaurant uses that occupy no more than 10 percent of the total gross floor area of the Grocery Store use, florist uses and pharmacy uses.

Grocery Store, Village-Scale – An establishment primarily engaged in selling food to the general public, whose total gross floor area is equal to or less than 5,000 square feet and within which 25 percent of the total gross floor area is devoted to the sale of fresh or frozen produce, meats, and dairy. Customary accessory uses include sale of household goods, restaurant uses that occupy no more than 10 percent of the total gross floor area of the Grocery Store use, florist uses and pharmacy uses.

Pharmacy, Large Scale -- a business establishment whose primary activity is the sale, compounding and dispensing of drugs and medications and whose total gross floor area is greater than 5,000 square feet. Medications and health products may be over the counter or by physicians' prescriptions, and are overseen by a licensed pharmacist. Vaccinations may be administered. Customary accessory uses may include the sale of personal products or other accessories. No more than 5% of the gross floor area shall be devoted to the sale of food items, which are limited to snacks and beverages.

Pharmacy, Village Scale -- a business establishment whose primary activity is the sale, compounding and dispensing of drugs and medications and whose total gross floor area is less than or equal to 5,000 square feet. Medications and health products may be over the counter or by physicians' prescriptions, and are overseen by a licensed pharmacist. Vaccinations may be administered. Customary accessory uses may include the sale of other health and wellness products. No more than 5% of the gross floor area shall be devoted to the sale of food items, which are limited to snacks and beverages.

Retail, large-scale – An establishment primarily engaged in selling or renting goods or merchandise, except foods, to the general public for personal or household consumption primarily within an enclosed structure with total gross floor area is greater than 5,000 square feet. This use may provide installation, repair or maintenance services as an accessory use for the goods or merchandise sold, but it does not include the sale of automobiles or boats (see Automobile and/or Marine Sales), sales of wood products (see Lumber Yard), sales of medications (see Pharmacy), and sales of foods (see Grocery Store, Large Scale).

Retail, village-scale – An establishment primarily engaged in selling or renting goods or merchandise, except foods, to the general public for personal or household consumption primarily within an enclosed

structure with a total gross floor area is equal to or less than 5,000 square feet. This use may provide installation, repair or maintenance services as an accessory use for the goods or merchandise sold, but it does not include the sale of automobiles or boats (see Automobile and/or Marine Sales), sales of wood products (see Lumber Yard), sales of medications (see Pharmacy), and sales of foods (see Grocery Store, Village Scale).

Supported housing - A residential facility that provides housing and may also provide assistance, care, supervision or services such as medical, educational, training, personal services, meals or life management to the residents. This housing may be temporary (as in a rehabilitation facility, substance abuse treatment facility, or temporary housing for persons at risk of houselessness) or permanent (such as a nursing home or assisted living facility per 33 V.S.A. §7102).

Draft edits of existing definitions

Clean version:

Bank - shall mean any financial institution [DWR1] involved in the direct deposit or withdrawal of funds or a structure which houses facilities to deposit or withdraw funds electronically. Bank uses may include drive-through facilities.

Hotel or Motel - A commercial structure with 10 or more furnished rooms available for overnight rental accommodation to transient occupants. Customarily, the owners are not in residence, but they may be. Access to the rooms may be from an interior hallway or individually provided to each room from the outside. A single- or two-story, linear building with multiple attached units with ready access to the guests' cars, is usually considered a motel. Meals and additional amenities, such as bars or lounges, banquet halls, ballrooms and meeting rooms, may be provided for guests, and the general public. The primary use and appearance of the structure is considered commercial.

Inn or Guest House - A residential-appearing structure, which may or may not be occupied by the owner, with fewer than 10 furnished rooms available for overnight rental accommodation to transient occupants. Access to each room is from the interior. Meals may be served to guests. The structure may or may not be the residence of the owner, but the owner or a manager must be on-premises for a minimum of 6 hours per day. Exterior signage will be required to indicate the nature of the business.

Light Manufacturing [DWR2]- The processing, fabrication, assembly, treatment, and packaging of products provided that all light manufacturing activities are conducted entirely within a building and meet the performance standards of these regulations. Customary accessory uses include the storage, distribution and retail sales of goods produced on site, provided that any outdoor accessory use activities are fully screened from view from neighboring properties and the public road right-of-way.

Personal Services [DWR3]- A business providing services involving personal grooming or the care of a person's apparel, including, but not limited to, hairdressing, barbering, manicure, shoe repair, massage, tanning salon, clothing repair or alteration, laundry and dry cleaning (but not including self-service laundromat operations), and tattoo and body piercing establishments. The sales of merchandise related to the services provided are customary accessory uses to Personal Services uses.

Remove "Motel" from Zoning Regulations

Markup of original definition:

Bank - shall mean any financial institution involved in the direct deposit or withdrawal of funds or a structure which houses facilities to deposit or withdraw funds electronically. Bank uses may include drive-through facilities.

Hotel or Motel - ~~A structure containing more than six (6) guest rooms with access usually from a common hallway.~~ A commercial structure with 10 or more furnished rooms available for overnight rental accommodation to transient occupants. Customarily, the owners are not in residence, but they may be. Access to the rooms may be from an interior hallway or individually provided to each room from the outside. A single- or two-story, linear building with multiple attached units with ready access to

the guests' cars, is usually considered a motel. Meals and additional amenities, such as bars or lounges, banquet halls, ballrooms and meeting rooms, may be provided for guests, and the general public, ~~as long as Standard Restaurant uses are allowed in the zoning district in which the use is located.~~ The primary use and appearance of the structure is considered commercial.

Inn or Guest House - A residential-appearing structure, which may or may not be occupied by the owner, with ~~more~~ fewer than ~~six~~ 10 furnished rooms ~~offering available for overnight lodging rental accommodation to transient occupants,~~ and which may serve food and/or alcoholic beverages to guests and to the general public. Access to each room is from the interior. Meals may be served to guests. The structure may or may not be the residence of the owner, but the owner or a manager must be on-premises for a minimum of 6 hours per day. Exterior signage will be required to indicate the nature of the business.

Light Manufacturing - The processing ~~and~~ fabrication, assembly, treatment, and packaging of ~~certain materials and products where no process involved will~~ provided that all light manufacturing activities are conducted entirely within a building and meet the performance standards of these regulations produce noise, vibration, air pollution, fire hazard, or noxious emission which will disturb or endanger neighboring properties. Light manufacturing includes the production of the following goods: Home appliances; electrical instruments; office machines; precision instruments; electronic devices; timepieces; jewelry; optical goods, musical instruments; novelties; wood products; printed material; lithographic plates; type composition; bookbinding; machine tools; dies and gages; ceramics; apparel; lightweight non-ferrous metal products; plastic goods, pharmaceutical goods; and food products, but not animal slaughtering, curing, nor rendering of fats. Customary accessory uses include the storage, distribution and retail sales of goods produced on site, provided that any outdoor accessory use activities are fully screened from view from neighboring properties and the public road right-of-way.

Personal Service(s) — A business providing services involving personal grooming or the care of a person's apparel, including, but not limited to, Services such as hairdressing, barbering, manicure, shoe repair, massage, tanning salon, clothing repair or alteration, laundry and dry cleaning (but not including self-service laundromat operations), and tattoo and body piercing establishments. The sales of merchandise related to the services provided are customary accessory uses to Personal Services uses.

2.5.2 Non-Developable Portions of Lots - Each Lot within districts that allow for greater than a minimum lot size of 10,000 square feet must contain at least one contiguous 10,000 square foot area of land that is capable of supporting Land Development, excluding land on the lot that is subject to a permanent conservation easement held by a qualified organization in accordance with 10 VSA §6301a(2). The following areas of a lot shall be deemed incapable of supporting any Land Development:

- a) Wetlands, streams, rivers, ponds, or lakes;
- b) Slopes equal to or greater than thirty-five percent - 35%;
- c) Publicly owned land or publicly owned or controlled Road or Highway right of ways;
- d) Privately owned vehicular or utility easements or rights of way;
- e) Those portions of a lot for which development rights have been transferred to another party; and,
- f) Any land within the flood hazard overlay district for uses not authorized within the flood hazard overlay district (Section 6.8).

5.5 Site Plan Review

5.5.1 Applicability - ~~Site Plan review by the DRB shall be required for Land Development that does not require Conditional Use Review (Section 5.6), except for the following uses, in accordance with the Act (§4416): The establishment or expansion of Permitted Uses requires Site Plan Review by the DRB prior to obtaining a Zoning Permit with the exception of the following uses:~~

- ~~a) Accepted agricultural and silvicultural practices (including Farm Structures). Agriculture, Silviculture, and Horticulture~~
- ~~b) Accessory structures related to dwelling single-family, dwelling two-family, and dwelling multifamily of up to four dwelling units~~
- ~~c) Artist/crafts studio~~
- ~~a)d) Bed and Breakfast~~
- ~~b) Single and two-family dwellings and their related accessory structures.~~
- ~~e) Dwelling, single-family~~
- ~~f) Dwelling, two-family~~
- ~~g) Dwelling, multi-family with up to four dwelling units~~
- ~~e)h) Home occupations, except Family Child Care Homes serving more than six children and less than 11 children.~~
- ~~i) Group homes.~~
- ~~e)d)j) Personal Services~~
- ~~e) Child Care Homes serving a maximum of six children full-time and four children part-time.~~
- ~~f) Land Development requiring Public Service Board (Section 248) approval.~~

The table at the beginning of Section 3 provides a summary of uses requiring Site Plan review.

5.5 Site Plan Review

5.5.1 Applicability - The establishment or expansion of Permitted Uses requires Site Plan Review by the DRB prior to obtaining a Zoning Permit with the exception of the following uses:

- a) Agriculture, Silviculture, and Horticulture
- b) Accessory structures related to dwelling single-family, dwelling two-family, and dwelling multifamily of up to four dwelling units
- c) Artist/crafts studio
- d) Bed and Breakfast
- e) Dwelling, single-family
- f) Dwelling, two-family
- g) Dwelling, multi-family with up to four dwelling units
- h) Home occupations except Family Child Care Homes serving more than six children and less than 11 children.
- i) Group homes
- j) Personal Services

Multifamily Housing Development Standards – 12/7/22 – Changes from the last iteration are highlighted

6.13 Multifamily Housing Development Standards

6.13.1 Applicability. The provisions of this section apply to land development creating new multifamily dwelling uses, and additional dwelling units within a lot that result in the creation of three or more dwelling units on the lot.

6.13.2. Front Doors. Buildings must have at least one entrance door on the façade facing the front yard that is sheltered and defined by a porch, pent roof, roof overhang, hooded front door or other similar architectural element. If each unit has a separate door on the front facade, then each door must be sheltered and defined.

6.13.3. Fire Escapes and Entry Stairs. Exterior fire escapes when needed and exterior entry stairs to upper floor units if included must be located to the side or rear of the building. If located to the side, they must be set back at least 8 feet from the frontline of the building. Fully or partially enclosing exterior stairs with durable materials that are compatible with the exterior cladding of the building is strongly encouraged.

6.13.4. Garages and Underbuilding Parking Entries. Garage doors and entrances to underbuilding parking must either be:

- a) Oriented to the side or rear (not facing a street) of the lot; or
- b) Set back at least 8 feet from the frontline of the building if facing a street.

6.13.5. Driveways and Parking Areas. The width of residential driveways between the street and building frontline must not exceed the lesser of 20% of the lot width or 20 feet. The driveway may widen at a point at least 8 feet behind the frontline of the building to provide parking, turnaround space and/or access to garage or underbuilding parking entrances.

6.13.6. Parking areas must be screened with privacy fencing and/or vegetation as needed to prevent light trespass from vehicle headlights onto adjoining properties.

6.13.7. Privacy. Buildings must be located, oriented and designed to protect the privacy of residents and their neighbors. Consideration should be given to factors such as:

- a) The height and proximity of ground floor windows to the sidewalk, street or public spaces;
- b) The alignment of windows between adjacent buildings;
- c) The potential for overlook from surrounding buildings into private outdoor space; and
- d) The use of building offsets, architectural features, fences, walls and landscaping to shield views into private outdoor spaces.

6.13.8. Outdoor Living Space. Twenty percent of the lot or project area has private, semiprivate or common outdoor living space(s) that satisfy (a), (b) or (c) below.

- a) Each unit has a private or semi-private outdoor living space (yard, patio, courtyard, terrace, porch, balcony, deck, rooftop garden, etc.) that is accessible from the residential unit for the exclusive use of unit residents and that is at least 80 square feet in area and not less than 8 feet in any dimension; or
- b) The lot or project area has one or more common outdoor living space(s) to be shared by building residents with the following standards:

- i. The common outdoor living spaces must be located in one or more areas conveniently accessible to building residents via an ADA-compliant path.
 - ii. No area of the common outdoor living spaces shall be less than 20 feet in any dimension.
 - iii. Common outdoor living spaces must be landscaped with trees, shrubs, groundcover, ornamental plants, and like.
 - iv. At least one area of the common outdoor living spaces must be improved to accommodate activities such as sitting, walking, dining, children's play, community gardening, or other such typical outdoor activities; or
- c) The lot or project has a combination of private and/or commonly shared outdoor living space(s) as described in a) and b) above.

6.13.9. Landscaping. The front yard must be landscaped with a mix of trees, shrubs and ornamental plants in a manner characteristic of other residential properties in the neighborhood. This may include planting, potentially in combination with fencing, along the frontage and property lines, as well as planting areas along walkways or building foundations. Street trees must be installed where they are not present. Applications for buildings with five or more **dwelling** units must provide a professionally prepared planting plan.

6.13.10. Laundry. There must be laundry hook-ups in each unit or common laundry facilities in the building. Clotheslines shall not be prohibited pursuant to 24 V.S.A. § 4413.

6.13.11. Bulk Storage. Residential units must have a secured, enclosed bulk storage area for the exclusive use of unit residents that is at least 80 square feet in area and not less than 8 feet in any dimension. The storage area may be separate from the residential unit and may be located within the building or within an accessory building. If the storage area will be located within a garage, it must be in addition to the area necessary to accommodate any required parking.

6.13.12. Mechanicals and Utilities. Mechanicals and utilities shall be located on the side or rear of the building if feasible, and free-standing mechanicals and utilities shall be landscaped or screened to prevent visibility from a public road **right-of-way**.

6.13.13. Waste Storage. Trash and recycling receptacles must be stored on a hard surface in a location that is readily accessible to building residents and screened from view from a public road **right-of-way**. If dumpsters will be provided for waste collection, they must be kept within an enclosure constructed of durable materials or screened with vegetation.

6.13.14. EV-Charging Parking Spaces. One EV-charging parking space for every 10 residential units shall be provided.

Powered Vehicle and/or Machinery Services standards - 12/7/22 – Changes from the last iteration are highlighted

4.14 Powered Vehicle and/or Machinery Services -- All powered Vehicle and/or Machinery Services uses shall adhere to the following requirements and standards:

4.14.1 All repair and maintenance activities shall occur within a building, and all vehicle lifts, machinery, tools and supplies shall be stored within a building.

4.14.2 If any outdoor activities are expected related to the repair and maintenance activities, including but not limited to, temporary storage of recyclables such as discarded tires or scrap metal awaiting collection, and/or dismantled cars being used for parts, screening such as a fence or sight-impervious vegetation shall be installed to block^[DWR1] the view from neighboring properties and from the public road right-of-way. In addition:

- a) Recyclables shall be collected at least monthly; and
- b) There can be no more than 4 spare-part vehicles on the lot at any one time.

4.14.3 Access and egress must be provided such that no vehicle leaving the property backs out onto a public road right-of-way. This may require a vehicle turn-around area on the property.

4.14.4 Customary accessory uses include rebuilding, reconditioning, painting and body shop work; the sale and installation of parts and accessories; accessory electric vehicle charging stations, and the sale or leasing of no more than 4 vehicles located on the property at any one time.

Draft Gateway Residential/Commercial District – Markup – 12/7/22 – Changes from the last iteration are highlighted

3.4 Gateway Residential/Commercial District (G)

3.4.1. Purpose - ~~The standards of~~ this district ~~are is~~ designed to allow for both residential and commercial uses in an area that has importance as a scenic entrance to the Town of Richmond. Development will be managed to maintain a visually appealing corridor that reflects the rural and historic aspects of Richmond while allowing for growth. ~~The rural character of the northern approach to the Town will be enhanced by carefully planned commercial development, and urban strip development will be avoided. Accesses here will be carefully managed, curb cuts will be few, and internal circulation required to avoid impeding the flow of traffic on Route 2. Green space, landscaping to screen parking from both Route 2 and other “character of the neighborhood” criteria must be met in order to retain the flavor of an entranceway to a dynamic yet rural and historic small town.~~

Features of the Gateway Residential/Commercial District include:

- a) The features of commercial strip development will be avoided.
- b) A range of commercial and residential uses, including multifamily housing, will be allowed.
- c) Curb cuts will be limited to the number in existence as of [date zoning goes into effect] or less – these access points will serve any new development as shared driveways or private roads.
- d) Setbacks along Route 2 will be vegetated and provide the rural greenspace appearance needed to maintain the scenic viewshed and historic settlement pattern of this area.
- e) Plans are being developed for a shared path for bike and pedestrian use to connect lots within the district and with the village center to the east and the Park and Ride to the west.
- f) Plans are being developed for future public transit along the Route 2 corridor
- g) Restoration and reuse of existing historic structures is encouraged.
- h) Multistory buildings—rather than single-story buildings—are encouraged

3.4.21 Allowable Uses on Issuance of Zoning Permits by Administrative Officer Permitted Uses - ~~The following uses are considered compatible with the other uses allowed in the Gateway Residential/Commercial District and therefore require a Zoning Permit, or Site Plan Review by the DRB per Section 5.5 and then a Zoning Permit shall be allowed for any lot in the G-District after issuance of a Zoning Permit by the Administrative Officer. Unless otherwise permitted, only one principal use shall be permitted on one lot:~~

- ~~a) Accessory dwelling as provided in Section 5.9.~~
- ~~b) Accessory uses or structures, except outdoor storage to the uses in 3.4.1.~~
- ~~b)c) Artist/crafts studio~~
- ~~d) Bed and breakfast.~~
 - e) Child Care Facility - Family Child Care Home
 - f) Dwelling, single-family
 - g) Dwelling, two-family
 - h) Dwelling, multi-family with up to 4 units
 - i) Group home
 - j) Home occupation
 - k) Multiple use building if all of the uses are permitted uses allowed within the Gateway Residential/Commercial District

- ~~l) Office, medical~~
- ~~m) Office, professional~~
- ~~n) Personal services~~
- ~~o)~~

3.4.32 Allowable Uses Upon Issuance of Conditional Use Approval - The following uses, ~~with accessory structures, may be allowed in the G District after issuance of~~ require a Conditional Use Review approval by the DRB and then a Zoning Permit.

- ~~a) Adaptive use as provided in Section 5.6.8.~~
- ~~b) Amusement arcade.~~
- ~~c) Artist/Craft studio.~~
- ~~b) Bank.~~
- ~~d)c) Brewery~~
- ~~d) Business yard.~~
- ~~e) Car Wash~~
- ~~f) Catering service.~~
- ~~f) Cemetery.~~
- ~~g) Child Care Facility - Large Family Child Care Home~~
- ~~g)h) Child Care Facility – Center-based Child Care Facility~~
- ~~h)i) Cottage industry as provided in Section 5.6.7.~~
- ~~i) Day care center.~~
- ~~j) Dwelling, single-family attached to a principal structure approved for a permitted or conditional use.~~
- ~~k) Dwelling, two-family~~
- ~~l)j) Dwelling, multi-family with ~~three or four~~ five or more dwelling units.~~
- ~~m)k) Educational or religious facility as provided in Section 5.10.4.~~
- ~~n) Extraction of earth resources as provided in Section 5.6.6.~~
- ~~o) Food processing establishment.~~
- ~~l) Fitness Facility~~
- ~~m) Funeral parlor.~~
- ~~n) Grocery Store, village-scale~~
- ~~p)o) Health Care Services~~
- ~~q) Group home, as provided in Section 5.11.~~
- ~~r)p) Hotel or motel.~~
- ~~s)q) Inn or guest house.~~
- ~~r) Kennel~~
- ~~t)s) Laundromat~~
- ~~u)t) Light Manufacturing.~~
- ~~v)u) Multiple-use commercial building with uses from this section or 3.4.1. if all of the uses are allowed within the Gateway Residential/Commercial District and if at least one of the uses is a Conditional Use~~
- ~~w)v) Museum.~~
- ~~x) Offices, Business.~~
- ~~y) Offices, Professional.~~
- ~~z) Personal services.~~
 - ~~aa) Planned Unit Development, which may be a Planned Residential Development, as provided in Section 5.12, if no subdivision of land is proposed (see Section 5.12.1).~~
- ~~w) Pharmacy~~
- ~~bb)x) Powered Vehicle and/or Machinery Service~~

- ~~cc) Private club.~~
- ~~y) Recreation facility, indoor or outdoor facility or park.~~
- ~~dd)z) Religious use~~
- ~~ee)aa) Research laboratory.~~
- ~~ff) Retail business associated with light manufacturing with a maximum size of 3,000 square feet.~~
- bb) Restaurant, Standard
- ~~gg)cc) Retirement community.~~
- dd) State- or community-owned and operated institutions and facilities, to the extent allowed by Section 5.10.4.
- ~~hh)ee) Supported housing facility~~
- ~~ii)ff) Tavern, provided that it is associated with an onsite distillery, brewery, or winery.~~
- ~~jj) Agriculture, silviculture and horticulture, as provided in Section 2.4.5.~~
- gg) Veterinary Clinics
- ~~kk)hh) Warehouse Use~~

3.4.43 Dimensional Requirements Applicable to Lots in the G District—No Zoning Permit shall be issued for Land Development in the G District unless the lot proposed meets the following dimensional and/or density requirements:

- ~~a) **Lot Area Minimum Lot Size** — 10,000 square feet~~ Except as provided under Section 4.6.1, no lot served by municipal or community water and sewer systems shall be less than 1/3 acre. This minimum lot area requirement shall be increased to one (1) acre for any lot not served by municipal or community water and sewer systems. If multiple uses are permitted in one or more buildings on a lot, the lot shall be of sufficient size to allow 1/3 acre per use with municipal or community water and sewer or 1 acre per use without municipal or community water and sewer. In the case of use of a lot for 3 or more dwelling units served by municipal or community water and sewer systems, one-third (1/3) acre of land per dwelling unit shall be required and one (1) acre of land per dwelling unit shall be required for lots not served by municipal or community water and sewer systems.
- ~~a)b) **Maximum residential density** – 1 dwelling unit for every 5,000 square feet of land~~
- ~~b)c) **Lot Dimensions** - Each lot must contain a point from which a circle with a radius of twenty-five (25) feet can be inscribed within the boundary of the lot.~~
- ~~e)d) **Lot Frontage** - No lot having frontage on a public or private road shall have less than seventy-five (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 Sections 4.2 and 4.3.~~
- ~~e) **Maximum Lot Coverage** — 60 percent~~ The total ground area covered by all structures, parking areas, walkways, driveways and any other impervious surfaces shall not exceed forty percent (40%) of the total ground area of the lot.
- ~~f) **Height** - The height of any structure shall not exceed 35 feet, except as provided in Section 4.11.~~
- ~~g) **Front Yard Setback**~~
 - ~~i. 30 feet from the edge of the Route 2 right-of-way for principal structures~~
 - ~~ii. For accessory structures, 10 feet behind the front of the principal structure fronting all rights-of-way except I-89~~
 - ~~iii. 30 feet from the edge of the I-89 right-of-way for residential primary structures and structures hosting accessory dwelling uses~~

- iv. 10 feet from the edge of the I-89 right-of-way for accessory structures associated with residential uses
- v. 10 feet from the edge of the I-89 right-of-way for non-residential structures and their associated accessory structures
- vi. 15 feet from the edge of all other rights-of-way for principal structures
- h) **Side Yard Setback**
 - i. For principal structures – 10 feet
 - ii. For accessory structures - 5 feet
- i) **Rear Yard Setback**
 - i. For principal structures – 10 feet
 - ii. For accessory structures - 5 feet
- d)j) **Maximum Building Size** - No building shall have a footprint exceeding 10,000 square feet, with the exception of buildings that are setback more than 200 feet from the edge of the Route 2 right-of-way and 30 feet from the edge of all other right-of-ways. Buildings set back more than 200 feet from the edge of the Route 2 right-of-way and 30 feet from the edge of all other right-of-ways shall not have a footprint exceeding 17,000 square feet.

3.4.4 Dimensional Limitations for Structures on Lots in the G District—No Zoning Permit shall be issued for a structure in the G District unless the structure proposed for the lot meets the following dimensional requirements:

- a) ~~**Height**—The height of any structure shall not exceed thirty five (35) feet, except as provided in Section 6.6.~~
- b) ~~**Front Yard Setback**—All structures shall be set back at least fifty (50) feet from the edge of the Route 2 right-of-way and thirty (30) feet from the edge of all other right-of-ways.~~
- c) ~~**Side Yard Setback**—A principal structure shall be set back at least ten (10) feet from each side lot line. An accessory structure shall be set back at least five (5) feet from the side lot line.~~
- d) ~~**Rear Yard Setback**—A principal structure shall be set back at least fifteen (15) feet from the rear lot line. An accessory structure shall be set back at least ten (10) feet from the rear lot.~~
- e) ~~**Maximum Building Size**—No building shall have a footprint exceeding 10,000 square feet, with the exception of buildings that are setback more than 200 feet from the edge of the Route 2 right-of-way and 30 feet from the edge of all other right-of-ways. Buildings set back more than 200 feet from the edge of the Route 2 right-of-way and 30 feet from the edge of all other right-of-ways shall not have a footprint exceeding 17,000 square feet.~~
- f) ~~**Residential Mixed Use requirement**—In the Gateway Commercial District at least 40% of the gross floor area of new development must be in commercial use.~~

3.4.5 Other Requirements Applicable to Lots in the G District **District Specific Development Standards.** These standards are intended to ensure that the Gateway Residential/Commercial District remains a scenic entrance to the village of Richmond, and that there is compatibility between the residential and commercial uses. The historic settlement pattern of this area, with a vegetated greenspace adjacent to Route 2 and a pattern of mixed-use development, shall be maintained. In addition to the standards found in Section 5.5.3 when applicable, the following standards shall apply.

No Zoning Permit shall be issued for Land Development in the G District unless the Land Development meets the following requirements:

a) Site Design Standards

- i. No increase in the total number of curb cuts along the Route 2 right-of-way shall be allowed after [date zoning goes into effect]. All new land development shall access Route 2 right-of-way by way of existing curb cuts. Existing curb cuts may be relocated in accordance with the Public Works Specifications and applicable State regulations. Further sharing of driveways that will reduce the existing number of curb cuts is encouraged.
- ii. The front yards adjacent to the Route 2 right-of-way shall be maintained in a vegetated state, and shall include naturally occurring vegetation and/or landscaping. Landscaping may include a combination of trees, shrubs, perennials, groundcovers or gardens in addition to grass. Diseased or dead vegetation shall be replaced with healthy vegetation, and a security may be required by the DRB pursuant to Section 8.2.5(c).
- iii. Parking shall not be permitted between the Route 2 right-of-way and the façades of structures that directly faces the Route 2 right-of-way.
- iv. Landscaping and/or screening shall be required **completely screen or block the view of any outdoor storage of materials**, including but not limited to bulk and waste containers, free-standing utilities and mechanicals, and commercial parking and loading facilities.
- v. Provisions shall be made for pedestrian traffic.

b) Building Design Standards. All new, or significantly remodeled exteriors of existing structures, with the exception of single-or two-family dwellings, shall have the following design features:

- i. Any façade that faces directly onto the Route 2 right-of-way shall be designed with aesthetic, appropriate and human-scale features that are consistent with the purpose of the district. Such features may include: traditional or historic architecture, design consistency with neighboring buildings, points of interest in the façade, landscaped vegetation along the base of the façade, and/or other such visually appealing design features.
- ii. A minimum of 5% of the square footage of the façade that faces directly onto the Route 2 right-of-way shall consist of transparent windows.
- iii. Pedestrian entrances on facades that face directly onto the right-of-way of a public or private road, with exception to the I-89 right-of-way, shall be defined with overhangs, porches, or other architectural features.
- iv. Any principal building with a façade that faces directly onto the Route 2 right-of-way shall have a pitched roof. The roof-pitch requirement does not apply to buildings with a footprint exceeding 10,000 square feet. If a principal building is to have rooftop solar panels prior to the issuance of a Certificate of Occupancy, the principal building may have a roof of any pitch, including a flat roof.
- v. Any principal building with a façade that faces directly onto Route 2 shall provide that façade with a wood, stone or brick appearance

c) Additional Multi-family housing standards. All buildings which contain more than two dwelling units shall adhere to the multi-family dwelling standards in Section 6.13 of these regulations, in addition to subsections (a) and (b) above.

~~a) **Parking**—Parking shall be located to the side or rear of the building. For lots with no frontage on Route 2 parking may be located in the front of the building, if appropriately screened from Route 2. For properties with multiple buildings and multiple uses the project shall be reviewed under the PUD standards and flexible parking design and layout may be considered, however for properties with multiple buildings no parking may~~

- be located in front of the building front line that is located closest to Route 2. Parking areas shall be landscaped to minimize the visual impact from neighboring roads and properties. Shared parking with neighboring properties shall be encouraged. Parking shall be otherwise regulated as provided in Section 6.1.
- b) ~~**Loading Space Requirements**~~—Off Road or Highway loading requirements shall be regulated as provided in Section 6.1.
 - c) ~~**Signs**~~—Signs shall be regulated as provided in Section 5.7.
 - d) ~~**Traffic Impact**~~—No permit or approval shall be issued for a use which generates more than 70 vehicle trip ends during the P.M. peak hour for the first 40,000 square feet of lot area or fraction thereof, plus 1 vehicle trip end for each additional 1,000 square feet of lot area. In making the determination of traffic impact, the Administrative Officer or DRB shall utilize “Trip Generation—Seventh Edition—2003”, Institute of Traffic Engineers (ITE), or its equivalent, or any subsequent and most recent publication thereof, and may use estimates from other sources, including local traffic counts, if the above publication does not contain data for a specific use if a use contains unique characteristics that cause it to differ from national traffic estimates.
 - e) ~~**Access**~~—Any curb cuts created in addition to the ones already existing as of the date of these Zoning Regulations, shall be no closer than 250 feet to any other existing or new curb cut for Route 2. An access shall otherwise be regulated as provided in Sections 4.1 through 4.4. Existing curb cuts shall be eliminated when possible.
 - f) ~~**Character of the Neighborhood**~~—In addition to the specific standards listed in Section 5.6.2 for conditional use approval, any use in the Gateway District shall also meet the following standards prior to the issuance of conditional use approval:
 - i—A single principal structure must have an entrance or windows facing toward Route 2. Multiple grouped buildings may have their entrances in whatever direction is appropriate to their access. Within a group, the building closest to Route 2 must have an entrance or windows facing Route 2.
 - ii—Principal structures must have a steeply pitched roof (4:12) or greater. The roof pitch requirement may be waived for buildings with footprints that exceed 10,000 square feet and rooftop equipment shall be shielded from view from Route 2.
 - iii—There must be landscaping between the building and Route 2 of 50’.
 - iv—Structures shall have an appearance of wood or brick.

3.4.6. Planned Unit Developments. Planned Unit Developments that meet the regulations listed under Section 5.12 are allowed in the Gateway Residential/Commercial District.

Draft Gateway Residential/Commercial District – Clean – 12/7/22 – Changes from the last iteration are highlighted

3.4 Gateway Residential/Commercial District (G)

3.4.1. Purpose - This district is designed to allow for both residential and commercial uses in an area that has importance as a scenic entrance to the Town of Richmond. Development will be managed to maintain a visually appealing corridor that reflects the rural and historic aspects of Richmond while allowing for growth.

Features of the Gateway Residential/Commercial District include:

- a) The features of commercial strip development will be avoided.
- b) A range of commercial and residential uses, including multifamily housing, will be allowed.
- c) Curb cuts will be limited to the number in existence as of *[date zoning goes into effect]* or less – these access points will serve any new development as shared driveways or private roads.
- d) Setbacks along Route 2 will be vegetated and provide the rural greenspace appearance needed to maintain the scenic viewshed and historic settlement pattern of this area.
- e) Plans are being developed for a shared path for bike and pedestrian use to connect lots within the district and with the village center to the east and the Park and Ride to the west.
- f) Plans are being developed for future public transit along the Route 2 corridor
- g) Restoration and reuse of existing historic structures is encouraged.
- h) Multistory buildings—rather than single-story buildings—are encouraged

3.4.2 Permitted Uses - The following uses are considered compatible with the other uses allowed in the Gateway Residential/Commercial District and therefore require a Zoning Permit, or Site Plan Review by the DRB per Section 5.5 and then a Zoning Permit.

- a) Accessory dwelling
- b) Accessory uses or structures, except outdoor storage
- c) Artist/crafts studio
- d) Bed and breakfast.
- e) Child Care Facility - Family Child Care Home
- f) Dwelling, single-family
- g) Dwelling, two-family
- h) Dwelling, multi-family with up to 4 units
- i) Group home
- j) Home occupation
- k) Multiple use building if all of the uses are permitted uses allowed within the Gateway Residential/Commercial District
- l) Office, medical
- m) Office, professional
- n) Personal services

3.4.3 Allowable Uses Upon Issuance of Conditional Use Approval - The following uses require a Conditional Use Review approval by the DRB and then a Zoning Permit.

- a) Adaptive use

- b) Bank.
- c) Brewery
- d) Business yard.
- e) Car Wash
- f) Cemetery.
- g) Child Care Facility - Large Family Child Care Home
- h) Child Care Facility – Center-based Child Care Facility
- i) Cottage Industry
- j) Dwelling, multi-family with five or more dwelling units.
- k) Educational facility
- l) Fitness Facility
- m) Funeral parlor.
- n) Grocery Store, village-scale
- o) Health Care Services
- p) Hotel or motel.
- q) Inn
- r) Kennel
- s) Laundromat
- t) Light Manufacturing.
- u) Multipleuse building if all of the uses are allowed within the Gateway Residential/Commercial District and if at least one of the uses is a Conditional Use
- v) Museum.
- w) Pharmacy
- x) Powered Vehicle and/or Machinery Service
- y) Recreation facility
- z) Religious use
- aa) Research laboratory.
- bb) Restaurant, Standard
- cc) Retirement community.
- dd) State- or community-owned and operated institutions and facilities
- ee) Supported housing facility
- ff) Tavern
- gg) Veterinary Clinics
- hh) Warehouse Use

3.4.4 Dimensional Requirements

- a) **Minimum Lot Size** – 10,000 square feet
- b) **Maximum residential density** – 1 dwelling unit for every 5,000 square feet of land
- c) **Lot Dimensions** - 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.
- d) **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 Sections 4.2 and 4.3.
- e) **Maximum Lot Coverage** – 60 percent
- f) **Height** - The height of any structure shall not exceed 35 feet, except as provided in Section 4.11.
- g) **Front Yard Setback**
 - i. 30 feet from the edge of the Route 2 right-of-way for principal structures

- ii. For accessory structures, 10 feet behind the front of the principal structure fronting all rights-of-way except I-89
 - iii. 30 feet from the edge of the I-89 right-of-way for residential primary structures and structures hosting accessory dwelling uses
 - iv. 10 feet from the edge of the I-89 right-of-way for accessory structures associated with residential uses
 - v. 10 feet from the edge of the I-89 right-of-way for non-residential structures and their associated accessory structures
 - vi. 15 feet from the edge of all other rights-of-way for principal structures
- h) **Side Yard Setback**
- i. For principal structures – 10 feet
 - ii. For accessory structures - 5 feet
- i) **Rear Yard Setback**
- i. For principal structures – 10 feet
 - ii. For accessory structures - 5 feet
- j) **Maximum Building Size** - No building shall have a footprint exceeding 10,000 square feet, with the exception of buildings that are setback more than 200 feet from the edge of the Route 2 right-of-way and 30 feet from the edge of all other right-of-ways. Buildings set back more than 200 feet from the edge of the Route 2 right-of-way and 30 feet from the edge of all other right-of-ways shall not have a footprint exceeding 17,000 square feet.

3.4.5 District Specific Development Standards. These standards are intended to ensure that the Gateway Residential/Commercial District remains a scenic entrance to the village of Richmond, and that there is compatibility between the residential and commercial uses. The historic settlement pattern of this area, with a vegetated greenspace adjacent to Route 2 and a pattern of mixed-use development, shall be maintained. In addition to the standards found in Section 5.5.3 when applicable, the following standards shall apply.

a) Site Design Standards

- i. No increase in the total number of curb cuts along the Route 2 right-of-way shall be allowed after *[date zoning goes into effect]*. All new land development shall access Route 2 right-of-way by way of existing curb cuts. Existing curb cuts may be relocated in accordance with the Public Works Specifications and applicable State regulations. Further sharing of driveways that will reduce the existing number of curb cuts is encouraged.
- ii. The front yards adjacent to the Route 2 right-of-way shall be maintained in a vegetated state, and shall include naturally occurring vegetation and/or landscaping. Landscaping may include a combination of trees, shrubs, perennials, groundcovers or gardens in addition to grass. Diseased or dead vegetation shall be replaced with healthy vegetation, and a security may be required by the DRB pursuant to Section 8.2.5(c).
- iii. Parking shall not be permitted between the Route 2 right-of-way and the façades of structures that directly faces the Route 2 right-of-way.
- iv. Landscaping and/or screening shall be required **completely screen or block the view of any outdoor storage of materials**, including but not limited to bulk and waste containers, free-standing utilities and mechanicals, and commercial parking and loading facilities.
- v. Provisions shall be made for pedestrian traffic.

- b) **Building Design Standards.** All new, or significantly remodeled exteriors of existing structures, with the exception of single-or two-family dwellings, shall have the following design features:
- i. Any façade that faces directly onto the Route 2 right-of-way shall be designed with aesthetic, appropriate and human-scale features that are consistent with the purpose of the district. Such features may include: traditional or historic architecture, design consistency with neighboring buildings, points of interest in the façade, landscaped vegetation along the base of the façade, and/or other such visually appealing design features.
 - ii. A minimum of 5% of the square footage of the façade that faces directly onto the Route 2 right-of-way shall consist of transparent windows.
 - iii. Pedestrian entrances on facades that face directly onto the right-of-way of a public or private road, with exception to the I-89 right-of-way, shall be defined with overhangs, porches, or other architectural features.
 - iv. Any principal building with a façade that faces directly onto the Route 2 right-of-way shall have a pitched roof. The roof-pitch requirement does not apply to buildings with a footprint exceeding 10,000 square feet. If a principal building is to have rooftop solar panels prior to the issuance of a Certificate of Occupancy, the principal building may have a roof of any pitch, including a flat roof.
 - v. Any principal building with a façade that faces directly onto Route 2 shall provide that façade with a wood, stone or brick appearance
- c) **Additional Multi-family housing standards.** All buildings which contain more than two dwelling units shall adhere to the multi-family dwelling standards in Section 6.13 of these regulations, in addition to subsections (a) and (b) above.

3.4.6. Planned Unit Developments. Planned Unit Developments that meet the regulations listed under Section 5.12 are allowed in the Gateway Residential/Commercial District.

Draft Village Residential/Commercial District regulations – Markup - 12/7/22 – Changes from the last iteration are highlighted

3.3 Village Residential / Commercial District (R/C)

3.3.1. Purpose - The standards of this district ~~are designed~~ to allow residential use and residential-compatible commercial uses to co-exist in a traditional village style, with housing of various types, including multifamily, in moderate density, and flexibility of commercial and residential building uses; to allow for the transition of residences to residential appearing businesses in the “downtown village” area; ~~and to encourage flexibility of economic development while protecting existing residences.~~ The “character of the neighborhood” is primarily residential, with the addition of residential-compatible retail uses to uses found in other residential districts. ~~Businesses shall resemble residences in size and architectural characteristics. The district encourages walkability between residents, businesses, and community amenities.~~

~~Traditional spacing and setbacks for houses will maintain the integrity of the New England village atmosphere. Home occupations within residences, day care facilities, proximity to schools and civic institutions, pedestrian pathways to essential services and close-knit residential groups constitute the “character of the neighborhood”.~~

Features of this district include:

- Residential-compatible commercial uses on the main arterials to promote economic vitality,
- Increased and varied housing opportunities, including multi-family structures,
- Multiple use buildings that will allow more flexibility in use of property to meet changing needs in commercial real estate and live/work strategies,
- Increased walking, biking and public transit options both within and into the village area to meet climate change and livability goals,
- Street trees, landscaping, and green space to keep the village attractive for residents and visitors,
- Plentiful gathering spaces and recreational opportunities to meet community needs
- All lots will be served by municipal water and sewer

3.3.21 Allowable Permitted Uses on Issuance of Zoning Permits by Administrative Officer - The following uses shall be allowed for any lot in the R/C District after issuance of a Zoning Permit by the Administrative Officer. ~~Unless otherwise permitted, only one principal use shall be permitted on one lot are considered compatible with the other uses~~ allowed in the Village Residential/Commercial District and therefore require a Zoning Permit, or Site Plan Review by the DRB per Section 5.5 and then a Zoning Permit:

- a) ~~Accessory dwelling as provided in Section 5.9.~~
- b) ~~Accessory uses or structures to the uses in 3.3.1.~~
- c) Artist/crafts studio
- b)d) Bed and Breakfast
- e) ~~Child care home, as provided in Section 5.14~~ facility – Family Child Care Home
- f) Dwelling, single-family,
- g) Dwelling, two-family
- e)h) Dwelling, multi-family with up to four units
- d)i) ~~Group home, as provided in Section 5.11.~~
- j) ~~Home occupation, as provided in Section 5.11.~~
- k) Multiple Use building if all of the uses are permitted uses within the Village Residential/Commercial District

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- l) Office, medical
- m) Office, professional
- e)n) Personal Services
- ~~f) One bed and breakfast.~~
- ~~g) One single-family dwelling unit.~~
- ~~h) One two-family dwelling.~~

3.3.32 Allowable Uses Upon Issuance of Conditional Uses Approval – The following uses shall be allowed in the R/C District upon issuance of a conditional use approval by the DRB. Unless otherwise provided, only one principal use, with its accessory structures, may be approved on any one lot. require a Conditional Use Review approval by the DRB and then a Zoning Permit:

- ~~a) Adaptive uses as provided in Section 5.6.8.~~
- ~~b) Artist/Craft studio.~~
- b) Cemetery.
- c) Child Care Facility – Large Family Child Care Home
- e)d) Child Care Facility - Center-Based Child Care Facility
- d)e) Cottage industry as provided in Section 5.6.7.
- ~~e) Day care center.~~
- ~~f) One multi-family dwelling, multifamily with three or four more than five dwelling units.~~
- ~~g) Extraction of earth resources as provided in Section 5.6.6.~~
- g) Educational facility
- h) Fitness facility
- i) Funeral parlor.
- j) Grocery Store, village-scale
- h)k) Health care services
- ~~l) Inn or guest house.~~
- m) Laundromat
- n) Light manufacturing
- i)o) Multiple Use Building if all uses are allowed within the Village Residential/Commercial District and if at least one of the uses is a Conditional Use
- j)p) Museum.
- ~~k) Office, Business.~~
- ~~l) Office, Professional.~~
- ~~m) Personal service business.~~
- ~~n) Planned Unit Development, which may be a Planned Residential Development, as provided in Section 5.12, if no subdivision of land is proposed (see Section 5.12.1).~~
- g) Pharmacy
- r) Powered Vehicle and/or Machinery Service
- e)s) Recreation facility
- ~~p) Outdoor recreational facility or park.~~
- q)t) Religious use or educational facility as provided in Section 5.10.4.
- ~~u) Restaurant, standard.~~
- e)v) Retail, business, village scale
- u)w) Retirement community.
- ~~u)x) State- or community-owned and operated facilities, to the extent allowed by Section 5.10.4.~~
- ~~v) Agriculture, silviculture and horticulture, as provided in Section 2.4.5.~~
- y) Supported housing facility

w)z) Veterinary Clinics

3.3.43 Dimensional Requirements for Lots in the R/C District – No Zoning Permit may be issued for Land Development in the R/C District unless the lot proposed for such Land Development meets the following dimensional requirements:

- a) **Lot Area Minimum Lot Size** – 10,000 square feet Except as provided under Section 4.6.1, no lot served by a municipal water and sewer system shall be less than 1/3 acre. This minimum lot area requirement shall be increased to one (1) acre for any lot not served by municipal water and sewer systems. The purchase of additional land by the owner of a lot from an adjacent lot owner will be permitted, provided such purchase does not create a lot of less than the minimum area required in the Zoning District on the part of the seller. In the case of use of a lot for 3 or more dwelling units served by municipal water and sewer systems, one-third (1/3) acre of land per dwelling unit shall be required and one (1) acre of land per dwelling unit shall be required for lots not served by municipal water and sewer systems.
- a)b) **Maximum residential density** – 1 dwelling unit for every 5,000 square feet of land
- b) **Lot Dimensions** - Each lot must contain a point from which a circle with a radius of twenty-five (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 seventy-five (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 Sections 4.2 and 4.3.
- d) **Maximum Lot Coverage** – 60 percent The total ground area of a lot covered by all structures, parking areas, walkways, driveways, and areas covered by impervious materials shall not exceed forty percent (40%) of the total ground area of the lot.
- f) **Height** – The height of any structure shall not exceed 35 feet, except as provided in Section 4.11.
- g) **Front Yard Setback**
 - i. Principal structure – 10 feet
 - ii. Accessory structure – No closer to the front lot line than 10 feet behind the front of the principal structure
- h) **Side Yard Setback** -
 - i. Principal structure - 10 feet
 - ii. Accessory structure – 5 feet
- i) **Rear Yard Setback** -
 - i. Principal structure – 15 feet
 - ii. Accessory structure - 5 feet

3.3.4 Dimensional Limitations for Structure on Lots in the R/C District – No Zoning Permit may be issued for a structure in the R/C District unless the structure proposed for the lot meets the following dimensional requirements:

- a) **Height** – The height of any structure shall not exceed thirty-five (35) feet, except as provided in Section 6.6.
- b) **Front Yard Setback** – All structures shall be set back at least twenty (20) feet from each front lot line, or thirty-five (35) feet from the center line of each public or private Road or Highway right of way contiguous to the lot, whichever is greater. Accessory structures shall be placed no closer to the front lot line than the principal structure.

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- e) ~~**Side Yard Setback**~~—A principal structure shall be set back at least ten (10) feet from each side lot line. ~~An accessory structure shall be set back at least five (5) feet from the side lot line.~~
- d) ~~**Rear Yard Setback**~~—A principal structure shall be set back at least fifteen (15) feet from the rear lot line. ~~An accessory structure shall be set back at least five (5) feet from the rear lot line.~~

3.3.5 Other Requirements Applicable to Lots in the R/C District District Specific Development Standards - These standards are intended to ensure compatibility between residential and commercial uses and retain a traditional mixed-use village appearance. The standards shall apply to all new construction and significantly remodeled exteriors of existing structures, with the exception of single-family dwelling or two-family dwelling uses. No zoning Permit may be issued for Land Development in the R/C District unless the Land Development meets the following requirements:

- a) ~~**Parking Requirements**~~**Site Design Standards** –Parking Requirements shall be regulated as provided in Section 6.1.
 - i. ~~Landscaping and/or screening shall be required to completely screen or block the view of any outdoor storage of materials, including but not limited to bulk and waste containers, free-standing utilities and mechanicals, and commercial parking and loading areas.~~
 - ii. ~~Front yards shall be vegetated. Street trees are encouraged~~
- a)
 - b) ~~**Loading Space Requirements**~~**Building Design Standards** –Off Road or Highway loading requirements shall be as required in Section 6.1.
 - i. ~~Any façade of 50 feet or longer that faces directly onto the Route 2 right-of-way shall be designed with aesthetic, appropriate and human-scale features that are consistent with the purpose of the district. Such features may include: traditional or historic architecture, design consistency with neighboring buildings, points of interest in the façade, landscaped vegetation along the base of the façade, and/or other such visually appealing design features.~~
 - ii. ~~A minimum of 5% of the square footage of a building façade that faces directly onto a public road right-of-way shall consist of transparent windows.~~
 - iii. ~~Entrances shall be defined with overhangs, porches, or other architectural features.~~
 - iv. ~~Principal buildings shall have pitched roofs. If a principal building is to have rooftop solar panels prior to the issuance of a Certificate of Occupancy, the principal building may have a roof of any pitch, including a flat roof.~~
 - v. ~~Any principal building with a public road-facing façade will provide that façade with a wood, stone or brick appearance~~
- b)
 - c) ~~**Signs**~~—Signs shall be regulated as provided in Section 5.7. ~~**Additional Multi-family housing standards.**~~ All housing that contains more than two dwelling units shall, in addition to subsections (a) and (b) above, adhere to the multi-family standards in Section 6.13 of these regulations.
 - d) ~~**Traffic Impact**~~—No permit or approval shall be issued for a use which generates more than 35 vehicle trip ends during the P.M. peak hour for the first 40,000 square feet of lot area or fraction thereof, plus 1 vehicle trip end for each additional 1,000 square feet of lot area. In making the determination of traffic impact, the Administrative Officer or DRB shall utilize “Trip Generation – Seventh Edition – 2003”, Institute of Traffic Engineers (ITE) , or its equivalent, or any subsequent and most

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recent publication thereof, and may use estimates from other sources, including local traffic counts, if the above publication does not contain data for a specific use or if a use contains unique characteristics that cause it to differ from national traffic estimates.

- i. A transportation impact study shall be required for uses which generate more than 70 vehicle trip ends on adjacent roads during the P.M. peak hour for the first 40,000 square feet of land development area or fraction thereof, plus 1 vehicle trip end for each additional 1,000 square feet of land development area. In making the determination of traffic impact, the Administrative Officer or DRB shall utilize "Trip generation – Tenth Edition", Institute of Traffic Engineers (ITE), or its equivalent, or any subsequent and most recent publication thereof, and may use estimates from other sources, including local traffic counts, if the above publication does not contain data for a specific use or if a use contains unique characteristics that cause it to differ from national traffic estimates.
 - ii. For establishments that generate more than 70 vehicle trip ends during the P.M. peak hour, the Development Review Board shall review the level of service of adjacent roads. Based on its review as well as consultation with the Road Foreman, the DRB may put forth permit conditions to mitigate adverse traffic impacts. Permit conditions may include:
 - i. Site improvements to improve access management, such as the creation of secondary access points, the reduction of the width of curb cuts, or the like;
 - ii. Improvements to internal circulation, including the creation of narrower roadway widths, pedestrian pathways, and the like;
 - iii. Improvements with connections with adjacent properties, such as, but not limited to, the creation of additional vehicle or pedestrian access points, the installation of signage and traffic lights, and adjustments to intersections to reduce pedestrian crossing distances and to slow traffic.
- e) ~~Access~~ Access shall be regulated as provided in Sections 4.1 through 4.4.
- f) ~~Character of the Neighborhood Standards~~ In addition to the specific standards listed under Section 5.6.2 for conditional use approval, any non-residential use in the R/C District shall also meet the following standards prior to issuance of conditional use approval:
- i. ~~A non-residential use shall not exceed 2500 square-foot gross floor area per floor with a two-story maximum. A building containing dwelling units, a group home, or a guest house is a "residential use" for the purposes of this subsection.~~
 - ii. ~~All new structures or additions to existing structures shall be residential in character with style, massing, lot placement and scale similar to those found in the existing residential neighborhood.~~
 - iii. ~~For conversions of residences to commercial or multi-family use, fire escapes, signs, storefront windows or other features that will compromise the architectural integrity of the building shall not be placed on the front of the building.~~

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3.3.6 Planned Unit Developments that meet the regulations under Section 5.12 of these regulations are allowed in the Village Residential/Commercial District.

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Draft Village Residential/Commercial District regulations – Markup - 12/7/22 – Changes from the last iteration are highlighted

3.3 Village Residential / Commercial District (R/C)

3.3.1. Purpose - The standards of this district are to allow residential-compatible commercial uses to co-exist in a traditional village style, with housing of various types, including multifamily, in moderate density, and flexibility of commercial and residential building uses. The district encourages walkability between residents, businesses, and community amenities.

Features of this district include:

- Residential-compatible commercial uses on the main arterials to promote economic vitality,
- Increased and varied housing opportunities, including multi-family structures,
- Multiple use buildings that will allow more flexibility in use of property to meet changing needs in commercial real estate and live/work strategies,
- Increased walking, biking and public transit options both within and into the village area to meet climate change and livability goals,
- Street trees, landscaping, and green space to keep the village attractive for residents and visitors,
- Plentiful gathering spaces and recreational opportunities to meet community needs
- All lots will be served by municipal water and sewer

3.3.2 Permitted Uses - The following uses are considered compatible with the other uses allowed in the Village Residential/Commercial District and therefore require a Zoning Permit, or Site Plan Review by the DRB per Section 5.5 and then a Zoning Permit:

- a) Accessory dwelling.
- b) Accessory uses or structures.
- c) Artist/crafts studio
- d) Bed and Breakfast
- e) Child care facility – Family Child Care Home
- f) Dwelling, single-family
- g) Dwelling, two-family
- h) Dwelling, multi-family with up to four units
- i) Group home
- j) Home occupation
- k) Multiple Use building if all of the uses are permitted uses within the Village Residential/Commercial District
 - l) Office, medical
 - m) Office, professional
 - n) Personal Services

3.3.3 Conditional Uses - The following uses require a Conditional Use Review approval by the DRB and then a Zoning Permit:

- a) Adaptive uses.
- b) Cemetery.
- c) Child Care Facility – Large Family Child Care Home
- d) Child Care Facility - Center-Based Child Care Facility
- e) Cottage industry

- f) Dwelling, multifamily with more than five dwelling units.
- g) Educational facility
- h) Fitness facility
- i) Funeral parlor.
- j) Grocery Store, village-scale
- k) Health care services
- l) Inn
- m) Laundromat
- n) Light manufacturing
- o) Multiple Use Building if all uses are allowed within the Village Residential/Commercial District and if at least one of the uses is a Conditional Use
- p) Museum.
- q) Pharmacy
- r) Powered Vehicle and/or Machinery Service
- s) Recreation facility
- t) Religious use
- u) Restaurant, standard.
- v) Retail, village scale
- w) Retirement community.
- x) State- or community-owned and operated facilities
- y) Supported housing facility
- z) Veterinary Clinics

3.3.4 Dimensional Requirements

- a) **Minimum Lot Size** – 10,000 square feet
- b) **Maximum residential density** – 1 dwelling unit for every 5,000 square feet of land
- c) **Lot Dimensions** - 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.
- d) **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 Sections 4.2 and 4.3.
- e) **Maximum Lot Coverage** – 60 percent
- f) **Height** – The height of any structure shall not exceed 35 feet, except as provided in Section 4.11.
- g) **Front Yard Setback**
 - i. Principal structure – 10 feet
 - ii. Accessory structure – No closer to the front lot line than 10 feet behind the front of the principal structure
- h) **Side Yard Setback** -
 - i. Principal structure - 10 feet
 - ii. Accessory structure – 5 feet
- i) **Rear Yard Setback** –
 - i. Principal structure – 15 feet
 - ii. Accessory structure - 5 feet

3.3.5 District Specific Development Standards - These standards are intended to ensure compatibility between residential and commercial uses and retain a traditional mixed-use village appearance. The standards shall apply to all new construction and significantly

remodeled exteriors of existing structures, with the exception of single-family dwelling or two-family dwelling uses.

a) **Site Design Standards**

- i. Landscaping and/or screening shall be required to **completely screen or block the view of any outdoor storage of materials**, including but not limited to bulk and waste containers, free-standing utilities and mechanicals, and commercial parking and loading areas.
- ii. Front yards shall be vegetated. Street trees are encouraged

b) **Building Design Standards**

- i. Any façade of 50 feet or longer that faces directly onto the Route 2 right-of-way shall be designed with aesthetic, appropriate and human-scale features that are consistent with the purpose of the district. Such features may include: traditional or historic architecture, design consistency with neighboring buildings, points of interest in the façade, landscaped vegetation along the base of the façade, and/or other such visually appealing design features.
- ii. A minimum of 5% of the square footage of a building façade that faces directly onto a public road right-of-way shall consist of transparent windows.
- iii. Entrances shall be defined with overhangs, porches, or other architectural features.
- iv. Principal buildings shall have pitched roofs. If a principal building is to have rooftop solar panels prior to the issuance of a Certificate of Occupancy, the principal building may have a roof of any pitch, including a flat roof.
- v. Any principal building with a public road-facing façade will provide that façade with a wood, stone or brick appearance

c) **Additional Multi-family housing standards.** All housing that contains more than two dwelling units shall, in addition to subsections (a) and (b) above, adhere to the multi-family standards in Section 6.13 of these regulations.

d) **Traffic Impact**

- i. A transportation impact study shall be required for uses which generate more than 70 vehicle trip ends on adjacent roads during the P.M. peak hour for the first 40,000 square feet of land development area or fraction thereof, plus 1 vehicle trip end for each additional 1,000 square feet of land development area. In making the determination of traffic impact, the Administrative Officer or DRB shall utilize "Trip generation – Tenth Edition", Institute of Traffic Engineers (ITE), or its equivalent, or any subsequent and most recent publication thereof, and may use estimates from other sources, including local traffic counts, if the above publication does not contain data for a specific use or if a use contains unique characteristics that cause it to differ from national traffic estimates.
- ii. For establishments that generate more than 70 vehicle trip ends during the P.M. peak hour, the Development Review Board shall review the level of service of adjacent roads. Based on its review as well as consultation with the Road Foreman, the DRB may put forth permit conditions to mitigate adverse traffic impacts. Permit conditions may include:

- i Site improvements to improve access management, such as the creation of secondary access points, the reduction of the width of curb cuts, or the like;
- ii Improvements to internal circulation, including the creation of narrower roadway widths, pedestrian pathways, and the like;
- iii Improvements with connections with adjacent properties, such as, but not limited to, the creation of additional vehicle or pedestrian access points, the installation of signage and traffic lights, and adjustments to intersections to reduce pedestrian crossing distances and to slow traffic.

3.3.6 Planned Unit Developments that meet the regulations under Section 5.12 of these regulations are allowed in the Village Residential/Commercial District.

Draft Parking Table – 12/7/22 – Changes since the last iteration are highlighted

6.1.2 Off-Road or Highway Parking Requirements -

- a) All required parking spaces shall have a minimum width of nine (9) feet and a minimum length of eighteen (18) feet.
- b) Parking lot aisles shall meet the following minimum dimensional standards:

Parking Pattern	Minimum One-Way Aisle Width	Minimum Two-Way Aisle Width
90° Perpendicular	Twenty feet	Twenty-five-four feet
60° Angle	Eighteen feet	Twenty-fourive feet
45° Angle	Sixteen feet	Twenty-fourive feet
30° Angle	Fourteen feet	Twenty-fourive feet
Parallel	Twelve feet	Twenty feet

- c) The required number of off-Road or Highway parking spaces shall be as follows. The minimum amount of parking spaces is the expected demand for parking and building to the minimum required amount of parking is encouraged:

Land-Use \ Building-Type	Required Parking Spaces *SFGFA = Square feet of gross floor area **SFGRA = Square feet of gross retail area
Auto-repair \ Painting	2.0 per 1,000 SFGFA*
Bank	3.3 per 1,000 SFGFA*
Bank with drive-through facility	3.0 per 1,000 SFGFA*
Bowling alley	4.5 per lane
Church/Synagogue/Conference area	.5 per seat or 22 linear inches of bench
Cleaners	1.5 per 1,000 SFGFA
Convenience store	7.5 per 1,000 SFGFA*
Eating and drinking establishment —	20 per 1,000 SFGFA*
Drive-through facility	3 spaces per drive-through window
Fast food restaurant	14 per 1,000 SFGFA*
Furniture store	2 per 1,000 SFGFA*
Hardware store	3 per 1,000 SFGFA*
Hospital/clinic	1.5 per bed
Hotel or Motel	1 per room
Industrial park	1.6 per 1,000 SFGRA**
Laundromat	5.0 per 1000 SFGRA*
Museum	3.3 per 1,000 SFGRA**
Nursing home	.33 per room

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Personal-services establishment	2.0 per 1,000 SFGFA +1 per customer service station
Professional office	3.5 per 1,000 SFGFA*
Recreation center	4 per 1,000 SFGFA*
Residential: — Accessory dwelling — Bed and breakfast — Boarding house/dormitory — Child care home — Retirement Community	1 per unit 1 per sleeping room + 2 per dwelling 1 per sleeping room 2 per dwelling unit + 1 per nonresident employee 0.5 per dwelling unit or other sleeping room
Land Use \ Building Type	Required Parking Spaces —*SFGFA = Square feet of gross floor area **SFGRA = Square feet of gross retail area
— Fraternity / sorority — Group home — Home occupation — Multi-family (3 or more units) — Single-family — Two-family — Triplex	1.5 per 1,000 SFGFA* 0.3 per sleeping room 2 per dwelling unit + 1 per nonresident employee 2 per dwelling unit + 1 guest space per each 10 units 2 per dwelling unit 2 per dwelling unit 2 per dwelling unit
Retail sales establishment	2.5 per 1,000 SFGFA*
Service station	5.5 per 1,000 SFGFA*
Shopping center	4 per 1,000 SFGFA* + 10 spaces/1,000 sq. ft. food service. Off-site employee parking may allow 15% reduction.
Sports club \ Health spa	5 per 1,000 SFGFA*
Warehouse	0.25 per 1,000 SFGFA*

Land Use	Minimum Parking Spaces	Maximum Parking Spaces
Accessory Dwelling	None	None
Amusement Arcade	0.25 space per maximum occupancy	None
Artists/Crafts Studio	1 space per 1,000 SFGFA	None
Automobile and/or Marine Sales	1 space per employee	None
Bank	2 spaces per 1,000 SFGFA	4 spaces per 1,000 SFGFA
Bed and Breakfast	1.5 spaces plus 1 space per guest room	None
Brewery	1 space per employee	None
Business, Retail	2 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Business Yard	1.5 spaces per 1,000 SF of the retail area	3 spaces per 1,000 SF of the retail area
Car Wash	1 space per employee	None
Catering Services	1 space per employee	None
Cemetery	2 spaces	None
Center-Based Child Care Facility	1 space per 3 children	None
Communication Use	1 space	None
Distribution Center	0.25 space per 1,000 SFGFA	1 space per 1,000 SFGFA
Dwelling, Multifamily	1.5 spaces per dwelling unit	None
Dwelling, Single-family	1.5 spaces per dwelling unit	None

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Dwelling, Two-family	1.5 spaces per dwelling unit	None
Educational Facility	1 space per employee	1 space per 3 students
Equipment Supply and Rental	1.5 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Extraction of Earth Resources	1 space per employee	None
Fitness Facility	0.25 space per maximum occupancy	None
Food Processing Establishment	1 space per employee	1 space per 1,000 SFGFA
Funeral Parlor	1 space per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Grocery Store, Large Scale	2 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Grocery Store, Village Scale	2 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Health Care Services	2 spaces per 1,000 SFGFA	None
Horticulture	1.5 spaces per 1,000 SF of the retail area	3 spaces per 1,000 SF of the retail area
Hotel or Motel	1 space per guest room	None
Hospital	2 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Inn or Guest House	1 space per room	None
Kennel	2 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Large Family Child Care Home	1 space per three children	None
Laundromat	3 spaces per 1,000 SFGFA	1 space per 2 washing machines
Light Manufacturing	1 space per employee	1 space per 1,000 SFGFA
Lumber Yard	2 spaces per 1,000 SF of the retail area	3 spaces per 1,000 SF of the retail area
Museum	1.5 spaces per 1,000 SFGFA	2 spaces per 1,000 SFGFA
Office, Business	1 space per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Office, Medical	2 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Personal Services	1.5 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Pharmacy	1.5 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Powered Vehicle and/or Machinery Service	1.25 spaces per employee	3 spaces per 1,000 SFGFA
Private Club	0.25 spaces per maximum occupancy	None
Recreation Facility	2 spaces + 0.25 space per 1,000 SFGFA of all structures	None
Religious Use	0.25 space per maximum occupancy	None
Research Laboratory	1 space per 1,000 SFGFA	None
Restaurant, Standard	15 spaces per 1,000 SFGFA	20 spaces per 1,000 SFGFA
Restaurant, Fast Food	10 spaces per 1,000 SFGFA	15 spaces per 1,000 SFGFA
Retail, Large Scale	2 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Retail, Village Scale	2 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Retirement Community	0.5 spaces per dwelling unit	1 space per dwelling unit
State and Community-Owned and -Operated Institutions and Facilities	2 spaces per 1,000 SFGFA	None
Supported Housing	0.5 spaces per room	0.5 space per room + 1 space per employee
Storage, Indoor	0.5 spaces per 1,000 SFGFA	1 space per 1,000 SFGFA
Storage, Outdoor	0.5 space per 1,000 SF of area used for outdoor storage	1 space per 1,000 SF of area used for outdoor storage
Tavern	4 spaces per 1,000 SFGFA	20 spaces per 1,000 SFGFA
Theater	0.5 space per maximum occupancy	None
Vehicle Fueling Station	1 space per fueling pump	None
Veterinary Clinic	2.5 spaces per 1,000 SFGFA	3 spaces per 1,000 SFGFA
Warehouse	0.5 spaces per 1,000 SFGFA	1 space per 1,000 SFGFA

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Wholesale Trade	0.5 space per 1,000 SFGFA + 1 space per employee	3 spaces per 1,000 SFGFA
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If the land use or building type is not contained in this zoning ordinance, then the American Planning Association's 'Off Street Parking Requirements' shall provide the range for the number of spaces required.

d) For properties that host multiple uses, including but not limited to properties hosting Commercial Multi-Use, Accessory Uses, Adaptive Uses, Cottage Industry Uses, and Home Occupation Uses, the amount of parking required will be based on the parking requirements of the use or uses listed in the table in Section 6.1.2(c) most similar to the use or uses on the subject property. The Administrative Officer shall determine the similarity of the uses based on the definitions of uses in Section 7. The parking requirements per use shall apply to the portions of the property carrying out the respective uses.

e) For any use not explicitly listed above in Section 6.1.2(c), the amount of parking required will be based on the parking requirements of the use listed in the table in Section 6.1.2(c) most similar to the use or uses on the subject property. The Administrative Officer shall determine the similarity of the uses based on the definitions of uses in Section 7.

d)–f) For Automobile and/or Marine Sales uses, accessory uses that involve automobile and/or marine sales or uses similar to Automobile and/or Marine Sales uses, the storage of vehicles is not included in the parking requirements. The storage of vehicles contributes to the square footage of the Automobile and/or Marine Sales use on any property.

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