

3.3 Village Residential / Commercial District (VR/C)

3.3.1. Purpose - The standards of this district is 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:

1. Residential-compatible commercial uses on the main arterials to promote economic vitality,
2. Increased and varied housing opportunities, including multi-family structures,
3. Multiple use buildings that will allow more flexibility in use of property to meet changing needs in commercial real estate and live/work strategies,
4. Increased walking, biking and public transit options both within and into the village area to meet climate change and livability goals,
5. Street trees, landscaping, and green space to keep the village attractive for residents and visitors,
6. Plentiful gathering spaces and recreational opportunities to meet community needs
7. All lots will be served by municipal water and sewer,
8. Unique, small-scale, commercial enterprises that reflect the independent entrepreneurial spirit of a small historic town center predominate and, intermixed with housing, constitute the character of the area.

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, village scale
- r) Recreation facility
- s) Religious use
- t) Restaurant, standard.
- u) Retail, village scale
- v) Retirement community.
- w) State- or community-owned and operated facilities
- x) Supported housing facility
- y) 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) **Multiple Structures on a lot.** On any lot in the Village Residential/Commercial District, two principal structures hosting residential uses may be developed, provided the following:

- i. The acreage and residential density are sufficient to support the proposed number of dwelling units
- ii. Proposed legal arrangements for ownership and management of all structures, uses, and any common land on the lot shall be provided with the permit application
- iii. All other applicable dimensional standards, such as setbacks, shall be met for all buildings on the lot

e) **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.