

**Town of Richmond**  
**Planning Commission Meeting**  
AGENDA

Wednesday, August 17th, 2022, 7:00 PM  
Online via Zoom

PLEASE NOTE: In accordance with Act 78, this meeting will be held online and conference call via Zoom only. You do not need a computer to attend this meeting. You may use the "Join By Phone" number to call from a cell phone or landline. When prompted, enter the meeting information provided below to join by phone.

For additional information about this meeting, please contact Ravi Venkataraman at 802-434-2430 or at [rvenkataraman@richmondvt.gov](mailto:rvenkataraman@richmondvt.gov).

The Zoom online meeting information is as follows:

Join Zoom Meeting: <https://us02web.zoom.us/j/83503119719>

Meeting ID: 835 0311 9719

Join by phone: (929) 205-6099

For additional information and accommodations to improve the accessibility of this meeting, please contact Ravi Venkataraman at 802-434-2430 or at [rvenkataraman@richmondvt.gov](mailto:rvenkataraman@richmondvt.gov).

1. Welcome, sign in and troubleshooting
2. Review of the agenda and adjustments to the agenda
3. Public Comment for non-agenda items
4. Approval of Minutes
  - August 3, 2022
5. Public Hearing: Establishment of Airport Overlay District
6. Discussion on Amendments to the usage of Travel Trailers and the Multifamily Dwelling Standards (Sections 5.3.2, 5.10.3, 6.5, 6.13, and 7)
7. Discussion on the Village Residential/Commercial District and Gateway Residential/Commercial District
8. Other Business, Correspondence, and Adjournment

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- Page 3: August 3, 2022 Planning Commission Meeting Minutes

### 5. Public Hearing: Establishment of Airport Overlay District

- Page 7: Correspondence from Nic Longo, Acting Director of Aviation for Burlington International Airport, regarding revisions to the proposed regulations

### 6. Discussion on Amendments to the usage of Travel Trailers and the Multifamily Dwelling Standards (Sections 5.3.2, 5.10.3, 6.5, 6.13, and 7)

- Page 9: Memo from Virginia Clarke regarding the Planning Commission's goals and objectives for amending the town's Zoning Regulations
- Page 10: Proposed revisions to Richmond Zoning Regulations Sections 5.3.2, 5.10.3, 6.5, and 7
- Page 12: Proposed Multifamily Housing Development Standards
- Page 14: Draft revision of the parking table (Section 6.1.2(c))

### 7. Discussion on the Village Residential/Commercial District and Gateway Residential/Commercial District

- Page 18: Semi-markup version of draft zoning regulations for Village Residential/Commercial District
- Page 21: Semi-markup version of draft regulations for the Gateway Residential/Commercial District
- Page 24: Markup version of draft revision to Site Plan Review applicability
- Page 25: Clean version of draft revision to Site Plan Review applicability
- Page 26: Draft new definitions to EV-ready parking space, Hotel or Motel, Inn or Guest House, and Supported Housing
- Page 27: Draft revision to the definition of Light Manufacturing
- On separate standalone documents:
  - Draft zoning map for the Village Residential/Commercial District, revised August 8, 2022
  - Draft zoning map for the Gateway Residential/Commercial District, revised August 8, 2022

Richmond Planning Commission  
REGULAR MEETING MINUTES FOR August 3, 2022

Members Present:	Virginia Clarke, Lisa Miller, , Mark Fausel, Chris Cole, Dan Mullen, Alison Anand
Members Absent:	Joy Reap, Chris Granda,
Others Present:	Ravi Venkataraman (Town Planner/Staff), Amanda Froeschle,

**1. Welcome and troubleshooting**

Virginia Clarke called the meeting to order at 7:23pm.

**2. Review of the agenda and adjustments to the agenda**

Clarke reviewed the meeting agenda.

**3. Public Comment for non-agenda items**

None.

**4. Approval of Minutes**

The Planning Commission members had no comments for the July 6, 2022 and the July 20, 2022 meeting minutes. Both sets of meeting minutes were accepted into the record as written.

**5. Update on Airport Overlay District Discussions**

Venkataraman said that during the last Planning Commission meeting, there were concerns among commission members and the public that not enough notification was given to the public. Venkataraman said that since the last Planning Commission meeting, he has put together a letter overviewing the proposed zoning amendment and the upcoming meeting to discuss the proposed zoning amendment, and sent out the letter and informational materials to owners of properties within the Airport Overlay District. Venkataraman thanked Lisa Miller for her help putting together the informational materials.

Chris Cole asked if the proposed regulations do not add regulations in addition to the regulations by the FAA. Venkataraman confirmed that the proposed regulations are not more stringent than the FAA's regulations, and said that, however, the existing town-wide height restrictions could be more strict than the FAA's regulations. Clarke added that the FAA is requesting property owners to file the form, and that filing the form is not a requirement. Clarke asked Miller for confirmation that a property owner would not need to file the form if they are constructing a structure that is shorter than existing structures and existing trees. Miller affirmed Clarke's question. Miller said that the intent of the form is to protect the landowner from the possible need of removing structures due to FAA requirements.

**6. Discussion on Amendments to Sections 6.5 and 6.13**

Clarke reviewed that the commission is considering changes to Section 6.5 after the Planning Commission heard about a property owner not being allowed to live on their property in a travel trailer during the construction of their house and about how the Zoning Regulations do not allow this to occur. Cole asked what would happen if the property owners building their house never obtain a certificate of occupancy. Venkataraman said that one has to apply for a certificate of occupancy prior to the expiration of a zoning permit, and zoning permits are valid for two years. Clarke suggested adding additional time limitations to the occupancy of travel trailers, and making the zoning permit for travel trailers nonrenewable. Venkataraman said that in general one could reapply for a zoning permit before or after the initial zoning permit lapses and that they would be required to pay the full fee when they reapply. Venkataraman said that he does not foresee the lack of time limits for construction to be an issue unless in rare and unique cases, and that for the most part one would complete construction of a house within three years. Cole said that he understands the practicality of allowing one to live on their property in a travel trailer during construction; that there may be owners who never complete construction, never get a certificate of occupancy and continue to live on the travel trailer; and that he does not feel comfortable connecting ceasing the use of the travel trailer with the certificate of occupancy. Venkataraman said that creating time restrictions for travel trailers that do not fall within the temporary structure guidelines and the guidelines for permanent structures could be problematic. Cole noted the presence of a travel trailer on a property in Hinesburg that has been under construction for a long time, and said that the presence of travel trailers without time restrictions would be an issue. Clarke said that she does not see the issue of allowing only travel trailers to be restricted for occupancy for only a year and requiring the property owner to reapply for a permit if needed. Cole added that speaking from experience, the term for his construction loan was for a year, and that two years is more than enough time. Clarke asked the commission if a limit was needed for the number of instances a property owner could apply for a permit to occupy a travel trailer.

Venkataraman said that a question the commission needs to answer is whether travel trailers are considered dwellings because all dwellings require a certificate of occupancy. Cole said that limiting the occupancy of a travel trailer should suffice, and that the reference to allowing occupancy until the work is completed should be removed. Venkataraman said that the reference to allowing occupancy until the work is completed is in reference to any remodeling work of structures, which may not require certificates of occupancy or zoning permits in general. Cole said that based on the fact that there are currently ongoing remodeling projects that have not been completed in a timely manner, the draft language does not work. Clarke suggested that the language be changed to limit occupancy of the travel trailer to one year or the issuance of a certificate of occupancy. Clarke suggested that the language be revised and discussed at a later meeting. Venkataraman said that his main concern is the issuance of zoning permits and certificates of occupancy for dwellings that may or may not be permanent, because these documents can be used to circumvent requirements and that usually once a structure is permitted, maintaining it for the long term could be within the bundle of rights of the property owner. Clarke said that the town should be able to place strict limits on the occupancy of travel trailers. Cole said that he did not understand the rationale for requiring zoning permits for the travel trailer, that the zoning permit for a house could be coupled with a permit for the travel trailer, that many people in town violate the existing time restrictions on occupying travel trailers. Clarke said that the zoning permit requirement is to make sure the applicant has a plan for wastewater disposal. Cole said that such safeguards already exist with the performance standards. Miller noted the effect of the presence of a travel trailer on tax bills.

Clarke reviewed the changes to the site plan review section, and asked the commission members for comment.

Clarke reviewed the changes to the definitions section.

Cole said that the commission may want to address short-term rentals in the future, and asked Venkataraman for information about regulating short-term rentals in other towns. Clarke said that many other towns have regulated short-term rentals and that the town should consider requiring short-term rentals to be owner occupied. Venkataraman referred to regulations in Woodstock and Burlington. Venkataraman noted the difficulty in regulating short-term rentals and said that the best advice he has received on regulating short-term rentals is by setting up a separate ordinance for short-term rentals specifically. Cole said that the high percentage of rental units in the village, and the town's proximity to ski areas would make the town popular for short-term rentals.

Clarke asked if the commission is ready to move forward with the draft language, and reviewed the definition of light manufacturing use. Dan Mullen asked about the line referring to adverse impacts, and whether the commission is concerned about adverse impacts on the property hosting the light manufacturing use or on neighboring properties. Cole asked if the performance standards would apply to light manufacturing uses and whether to repeat the same standards in the definition of the use. Miller agreed to remove the language. Alison Anand said that the language regarding adverse impacts should be left in to better guide applicants. Cole said he is fine leaving the language in. Mullen said that because the language is in the light manufacturing definition the language regarding adverse impacts are integral to the use, and that by repeating the language, the regulation of the use may be subject to a different interpretation than the application of performance standards. Clarke asked Venkataraman for his comments. Venkataraman said that he would be in favor of cutting it because it is repetitive, but that he has become used to the commission adding repetitive language in the zoning regulations, adding that this use is the only use that allows for processing and fabrication. Clarke asked the commission which option they would prefer. The commission was in favor of keeping the language through a straw poll.

## **7. Discussion on the Village Residential/Commercial District**

Clarke reviewed the changes made since the last iteration of the draft regulations. Clarke asked Venkataraman to point out the changes regarding screening of air conditioning units and air-source heat pumps. Venkataraman pointed out the changes made to the Village Residential/Commercial District regulations and the multifamily dwelling standards. Mullen suggested a change to include other possible mechanicals and utilities that could be placed outside. Cole noted the possibility of furnaces, and said that he would not be in favor of screening mechanicals and utilities. Clarke said that the present draft language covers all mechanicals and utilities except air conditioner units and air-source heat pumps, and asked the commission if it wanted the language to cover all mechanicals and utilities except air conditioner units and air-source heat pumps. Cole asked if this standard would be applied to the Agricultural/Residential District. Clarke said that at this point, this would only apply to the Village Residential/Commercial District and all residential uses with more than three units town-wide. Clarke asked if external heat furnaces should be included as an exception. Cole said that he does not foresee external heat furnaces to be a part of commercial uses.

Clarke asked about EV ready parking spaces. Venkataraman said that the current draft requires EV ready parking spaces for multifamily dwelling uses and that the previous iteration had required EV ready parking spaces for a wide range of commercial uses, including small-scale commercial uses, because the current parking standards require a lot of parking spaces. Miller asked if the utilities could be placed for the installation of EV charging in the future. Venkataraman said that under the current legal framework towns can either require, incentivize or not require EV charging stations, and that installing conduits and

the like would fall under building code or electrical code, which the town does not have. Miller asked about offsets. Venkataraman said that the town could set up a scheme to allow for mitigation fees instead of installing EV chargers, but that setting up that program would be difficult. Clarke asked if the commission would like to remove the EV ready parking spaces requirement for the Village Commercial/Residential District. Cole said that he would be in favor of removing the requirement, but that he would need to hear more from Joy Reap and Chris Granda.

Clarke said that the solar ready requirements have been removed, and that allowances have been written in for rooftop solar pursuant to state statute.

Clarke reviewed the draft building design standards.

Clarke asked if the commission can proceed with accepting the draft regulations. Mullen and Cole said that they would like to hear more about the EV ready parking spaces from Reap and Granda.

Clarke reviewed the changes made to the multifamily dwelling standards since the last Planning Commission meeting. Cole said he would like to spend time reviewing the landscaping and screening requirements for utilities and mechanicals further.

## **8. Other Business, Correspondence, and Adjournment**

Motion by Fausel, seconded by Cole, to adjourn the meeting. Voting: unanimous. Motion carried. The meeting adjourned at 9:11 pm.

Respectfully submitted by Ravi Venkataraman, Town Planner



# BURLINGTON INTERNATIONAL AIRPORT

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Burlington International Airport  
1200 Airport Drive, Suite 1  
South Burlington, VT 05403

Ravi Venkataraman, AICP  
Richmond Town Planner  
203 Bridge Street  
P.O. Box 285  
Richmond, VT 05477

Dear Mr. Venkataraman,

Following the discussion and comments provided during the Planning Commission meeting on July 20<sup>th</sup> we were able to have further conversations and coordination with representatives from the FAA and I believe we have come to an agreement on a path forward that works best for all stakeholders. The FAA had previously been applying a standard offset from the Part 77 surface to account for any development as a worst-case scenario, this was how the previous exhibits had been developed. After providing the FAA with the current zoning regulations for the Town of Richmond they were willing to alter their thought process on this issue.

The FAA acknowledges that the current zoning regulations as written to restrict development to 35 feet above ground level should be sufficient to avoid conflicts with the Runway 33 Part 77 surface. There are, however, a few sections of your code that allow the possibility for land development which could encroach upon federal airspace. The sections from the Richmond zoning regulations of concern are as follows:

- 4.11.2: “Rooftop antennae may extend to 47 feet”
- 4.11.6: “Farm accessory buildings are exempt from the 35-foot height restriction, providing there is no habitation above 35 feet.”
- 6.12.4: Wireless Telecom Facilities “A Stealth Facility may obtain a Zoning Permit as a conditional use in all zoning districts.”
- 6.12.5: Exemptions “...exempts the following Wireless Telecommunications Facilities: police, fire, ambulance and other emergency dispatch; licensed amateur (ham) radio; citizens band radio; and radio dispatch services licensed by local businesses, provided that the antenna support structure (including any building that forms part of the antenna support structure) does not exceed 65 feet above grade and the attached antenna is no higher than required for reasonable use, or it is a Stealth Facility.

Considering these provisions as well as previous discussion and on-going coordination with the FAA, we suggest including language similar to what was previously presented to address the above exceptions within your code as it relates to potential development. Filing a 7460-1 form prior to any associated development would be the most effective way to ensure the safety of aircraft on the approach to Runway 33 as well as the property owners in question. The following language also incorporates minor edits suggested by the Town Attorney:

***Given the elevation of some areas within the Town of Richmond and their proximity to the approach path for Burlington International Airport's Runway 15-33, the Federal Aviation Administration requests that a FAA Form 7460-1, which can be viewed at <https://oeaaa.faa.gov/>, be submitted for any land development that consists of construction or alteration of structures that exceeds 35 feet above ground level.***

Thank you again for your efforts and willingness to work with Larry Lackey, our staff, and Jake Flood from Passero Associates to resolve this matter.

Sincerely,

Nicolas Longo  
Acting Director of Aviation



Memo for PC meeting 8.17.22

Just a reminder of our goals as we develop amendments to our Zoning Ordinance. We hope to:

- Bring the RZR into alignment with our 2018 Town Plan goals, which include using our land use policies to foster cost-efficient “smart growth,” and farm and forestland preservation;
- Allow for an increase in the amount and diversity of housing to help resolve the current housing crisis, and foster a just and equitable community;
- Promote sustainability and provide for the energy transition by Incorporating into the RZR any energy measures that are possible at this time;
- Modernize the RZR document by organizing the concepts that have grown by accretion over the years; utilizing up-to-date planning concepts; streamlining the permitting process, and making the document clearer, more straight-forward and easier to use.

The changes and edits that the Planning Commission proposes will all fall into one or more of these “buckets” as listed above. When we have completed our discussions of each Zoning District, and have disentangled the permitting processes from the development standards, we will make sure all the sections are compatible with each other, and that the new document forms a coherent whole. Thanks for your continued work on this project.

Virginia

### 5.3.2 Effective and Expiration Dates -

b) A Zoning Permit shall expire 24 months after the effective date, with exception of land development regulated under Sections 5.10 and 6.5, provided, however, that a Zoning Permit shall not expire if the Administrative Officer determines that, viewed as a whole, the work, time and expenditures invested in the project for which the Zoning Permit was issued demonstrate a good faith intent to presently commence upon the permitted use. The Administrative Officer may extend the permit for good cause for an additional 12 months, provided the request is made prior to the expiration date. Projects phased over several years by the permitting authority of the Town of Richmond shall have separate expiration dates attached to each phase, and the provisions of this subparagraph (b) as to whether expiration has occurred shall apply to each separate expiration date.

### 5.5.3 Conditions of Approval for Site Plan Review ...

x. Additional Screening. The DRB may require additional plantings or attractive solid fencing, above the normal landscaping requirement, whenever it determines a particular site warrants such additional landscaping, such as to adequately screen two adjacent dissimilar uses from each other, or to improve the appearance of a property which is covered excessively with pavement or structures or is otherwise insufficiently landscaped. All outdoor lighting or parking from public or commercial uses shall be screened from the view of the ground floor of adjacent residential buildings. Auto service stations shall be screened in the same manner from all abutting properties. ~~Recreational vehicle parking areas shall be screened with evergreen trees and shrubs and such landscaping plan shall be part of the application.~~

**5.10.3 Temporary Structure** - “Temporary Structures” include any structure ~~erected for a transient purpose~~ which remains in place for less than 120 days in any one-year period. A Zoning Permit from the Administrative Officer for such temporary structures, including but not limited to seasonal produce stands, temporary fencing (excluding livestock fencing), wind measuring devices, temporary signs and storage areas, shall be required. ~~Zoning Permits for Temporary Structures shall expire six months after the effective date.~~ No temporary structure may be used as a dwelling, with the exception of travel trailers pursuant to Section 6.5.

### ~~6.1.5 Parking of Recreational Vehicles~~ – Recreational vehicles shall meet the following requirements:

- ~~a) No more than one such vehicle may be parked in a driveway or front yard outside of the required setbacks.~~
- ~~b) No such vehicle, parked or stored, on any lot shall decrease the required number of parking spaces.~~
- ~~c) The parking of a recreation vehicle owned by visitors may be temporarily parked for a period of time not to exceed three (3) consecutive weeks.~~
- ~~d)a) Recreational vehicles parked within the Flood Hazard Overlay District (Section 6.8), shall also meet the requirements of Section 6.8.13(e).~~

[Sections that follow will be renumbered accordingly]

### 6.5 ~~Mobile Homes and~~ Travel Trailers

Travel trailers shall not be occupied while they are stored on a lot for more than one month during the calendar year, unless used as transient living quarters for the owners of the lot during the construction or remodeling of a dwelling on the same lot. If a travel trailer is to be used as transient living quarters, one must obtain a Zoning Permit and must have provide a plan for the suitable disposal of all waste and wastewater generated. A Zoning Permit under this section shall be valid for the lesser of one year or until the new or remodeled dwelling is inhabited, after which time the travel trailer must cease to be used as transient living quarters. Mobile homes may not be located or occupied on any lot which has an existing residential principal use except within an approved mobile home park. Mobile homes outside of a mobile home park must be located on their own lot and have received all required state and local residential permits.

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Comment [RV1]: This part is obvious and it reads as exclusionary.

### Section 7

~~**Recreational Vehicle**—Any vehicle which is (a) built on a single chassis, (b) 400 square feet or less when measured at the largest horizontal projection, (c) designed to be self propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a single family dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.~~

~~**Travel Trailer** - Any wheeled vehicle, ~~(whether~~ designed to be either towed by another vehicle or self-propelled) which provides living or sleeping quarters for travelers. ~~designed to travel upon roads and so designed and constructed as to permit occupancy thereof as a dwelling unit or sleeping place for one (1) or more persons seasonally or for commercial use seasonally, having no other foundation than wheels or jacks.~~~~

### **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 front line 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.

**6.13.3. 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 front line of the building if facing a street.

**6.13.4. Driveways and Parking Areas.** The width of residential driveways between the street and building front line 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 front line of the building to provide parking, turnaround space and/or access to garage or underbuilding parking entrances.

**6.13.5.** Parking areas must be screened with privacy fencing as needed to prevent light trespass from vehicle headlights onto adjoining properties.

**6.13.6. 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.

**6.13.7. Outdoor Living Space.** Residential units must have either private, semiprivate or common outdoor living space as follows:

- a) Each unit must have 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 must have a common outdoor living space to be shared by building residents with the following standards:

- i. There must be at least 400 square feet of common outdoor living space per dwelling unit, exclusive of any land within required setbacks
- ii. The common outdoor living spaces must be located in one or more areas conveniently accessible to building residents via a sidewalk or paved path.
- iii. No area of the common outdoor living spaces shall be less than 20 feet in any dimension.
- iv. Common outdoor living spaces must be landscaped with trees, shrubs, groundcover, ornamental plants, and like.
- v. Common outdoor living spaces, must be improved to accommodate typical outdoor activities such as sitting, dining, children's play, etc.

**6.13.8. 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 units must provide a professionally prepared planting plan.

**6.13.9. 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.

**6.13.10. 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.

**6.13.11. Mechanicals and Utilities.** ~~Exterior mounted utility boxes must be designed, painted or screened to be compatible with the design of the buildings to which they are attached. Mechanical and communication equipment must be concealed from view from streets, with exception to devices servicing individual dwelling units, such as air conditioners or air source heat pumps.~~ **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.**

**6.13.12. 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**. If dumpsters will be provided for waste collection, they must be kept within a four-sided enclosure constructed **of durable materials**.

**6.13.13. EV-Ready Parking Spaces.** One EV-ready parking space for every 10 residential units shall be provided.

**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- <del>five</del> - <u>four</u> feet
60° Angle	Eighteen feet	Twenty- <del>four</del> - <u>five</u> feet
45° Angle	Sixteen feet	Twenty- <del>four</del> - <u>five</u> feet
30° Angle	Fourteen feet	Twenty- <del>four</del> - <u>five</u> feet
Parallel	Twelve feet	Twenty feet

- c) The required number of off-Road or Highway parking spaces shall be as follows:

<b>Land Use \ Building Type</b>	<b>Required Parking Spaces</b> <del>—*SFGFA = Square feet of gross floor area</del> <del>**SFGRA = Square feet of gross retail area</del>
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
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	4 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
<b>Land Use \ Building Type</b>	<b>Required Parking Spaces</b> — *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	Required Parking Spaces
Amusement Arcade	0.25 space per maximum occupancy
Artists/Crafts Studio	0.25 space per maximum occupancy
Automobile and/or Marine Sales	1 space per employee
Bank	2.5 spaces per 1,000 SFGFA
Bed and Breakfast	1 space per guest room
Boarding or Rooming House	1 space per room
Brewery	0.5 space per 1,000 SFGFA
Business, Retail	1.5 spaces per 1,000 SFGFA
Business Yard	2 spaces per 1,000 SF of the retail area
Car Wash	3 spaces per 1,000 SFGFA
Catering Services	2 spaces per 1,000 SFGFA
Cemetery	2 spaces
Center-Based Child Care Facility	3 spaces per 1,000 SFGFA
Communication Use	1 space
Distribution Center	0.25 space per 1,000 SFGFA
Dwelling, Multifamily	1.5 spaces per dwelling unit
Dwelling, Single-family	1.5 spaces per dwelling unit
Dwelling, Two-family	1.5 spaces per dwelling unit
Educational Facility	2 spaces per 1,000 SFGFA
Equipment Supply and Rental	2 spaces per 1,000 SFGFA

Extraction of Earth Resources	1 space per employee
Fitness Facility	0.25 space per maximum occupancy
Food Processing Establishment	1 space per employee
Funeral Parlor	2 spaces per 1,000 SFGFA
Health Care Services	3 spaces per 1,000 SFGFA
Horticulture	2.5 spaces per 1,000 SFGFA
Hotel or Motel	1 space per guest room
Hospital	1.5 spaces per 1,000 SFGFA
Inn or Guest House	1 space per room
Kennel	2 spaces per 1,000 SFGFA
Large Family Child Care Home	0.5 space per employee + 1 space per 5 children
Laundromat	1 space per washing machine
Light Manufacturing	1 space per employee
Lumber Yard	0.5 space per 1,000 SFGFA
Museum	1.5 spaces per 1,000 SFGFA
Office, Business	1.5 spaces per 1,000 SFGFA
Office, Medical	2 spaces per 1,000 SFGFA
Personal Services	3 spaces per 1,000 SFGFA
Pharmacy	1.5 parking spaces per 1,000 SFGFA
Powered Vehicle and/or Machinery Service	1.25 parking spaces per employee
Private Club	0.25 spaces per maximum occupancy
Pub	4 spaces per 1,000 SFGFA
Recreation Facility	2 spaces + 0.25 space per 1,000 SFGFA of all structures
Religious Use	0.25 space per maximum occupancy
Research Laboratory	1 space per 1,000 SFGFA
Restaurant, Standard	15 spaces per 1,000 SFGFA
Restaurant, Fast Food	10 spaces per 1,000 SFGFA
Retail Sales	2.5 spaces per 1,000 SFGFA
Retirement Community	0.5 spaces per dwelling unit
State and Community-Owned and -Operated Institutions and Facilities	2 spaces per 1,000 SFGFA
Indoor Storage	0.5 spaces per 1,000 SFGFA
Outdoor Storage	0.5 spaces per 1,000 SFGFA
Theater	0.5 space per maximum occupancy
Vehicle Fueling Station	1 space per fueling pump
Veterinary Clinic	2.5 spaces per 1,000 SFGFA
Warehouse	0.5 spaces per 1,000 SFGFA
Wholesale Trade	0.5 spaces per 1,000 SFGFA + 1 space per employee

- d) ~~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.~~
- e) 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.



- d)f) 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.
- e) 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.

### 3.3 Village Residential / Commercial District (V-R/C)

**3.3.1. Purpose** - The purpose 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:

- 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) Arts/crafts studio
- d) Bed and Breakfast
- e) Child care facility – Family Child Care Home
- f) Dwelling, single-family
- g) Dwelling, two-family
- h) Dwelling, multifamily 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) Bank
- c) Cemetery.
- d) Child Care Facility – Large Family Child Care Home
- e) Child Care Facility – Center-Based Child Care Facility
- f) Cottage industry
- g) Dwelling, multifamily with more than five dwelling units.
- h) Educational facility
- i) Fitness facility

- j) Funeral parlor.
- 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 sales.
- w) Retirement community.
- x) State- or community-owned and operated facilities
- y) Supported housing
- z) Veterinary Clinics

### 3.3.4 Dimensional Requirements

- a) **Minimum Lot Size** - ~~1/4 acre (10,890 square feet)~~ 10,000 square feet
- b) **Maximum residential density** – ~~1/8 acre (5,445 square feet)~~ 5,000 square feet per dwelling unit
- 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 shield from view from any public road all outdoor storage, including but not limited to bulk and waste containers, free-standing utilities and mechanicals, and commercial parking and loading areas, and any other storage structures or uses that are not contained within buildings.
- 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. Any façade with frontage on a public or private road shall have a minimum transparency of 5% of the square footage of the façade, and one or more entrance(s) in that façade.
  - 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 subsection (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.

**Semi-Markup – 8/11/22**

**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 current number or less – these access points will serve any new development as shared driveways or private roads.
- d) Setbacks along Rt 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) Arts/crafts studio
- d) Bed and breakfast.
- e) Child Care Facility - Family Child Care Home
- f) Dwelling, single-family
- g) Dwelling, two-family
- h) Dwelling, multifamily 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

**Comment [PA1]:** The business office and professional office are synonymous

**3.4.3 Conditional Uses** - 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, multifamily with five or more dwelling units.
- k) Educational Facility
- l) Fitness Facility
- m) Funeral Parlor

- n) Health Care Services
- o) Inn
- p) Kennel
- q) Laundromat
- r) Light Manufacturing.
- s) Multiple use 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
- t) Museum.
- u) Pharmacy
- v) Powered Vehicle and/or Machinery Service
- w) Recreation facility
- x) Religious use
- y) Research laboratory.
- z) Restaurant, Standard
- aa) Retirement community.
- bb) State- and Community-owned and Operated Institution or Facility
- cc) Supported housing facility
- dd) Tavern
- ee) Veterinary Clinics
- ff) Warehouse Use

#### 3.4.4 Dimensional Requirements

- a) **Minimum Lot Size** – ~~¼ acre (10,890 square feet)~~ 10,000 square feet
- b) **Maximum residential density** – ~~1/8 acre (5,445 square feet) per dwelling unit~~ 5,000 square feet per dwelling unit
- 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

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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 to shield from view **from any public road** all outdoor storage, including **but not limited to** bulk and waste containers, **free-standing** utilities and mechanicals ~~with exception to air conditioners or air source heat pumps, and commercial parking and loading areas, facilities and any other storage structures or uses that are not contained within buildings.~~
- 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. Any façade that faces directly onto the Route 2 right-of-way shall have a minimum transparency of 5% of the square footage of the façade, and one or more entrance(s) on that façade.
- 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 Subdivision (c) 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.

## 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:~~

- ~~Accepted agricultural and silvicultural practices (including Farm Structures).~~
- ~~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) Arts/crafts studio~~
  - ~~a)d) Bed and Breakfast~~
    - ~~Single and two-family dwellings and their related accessory structures.~~
  - ~~e) Dwelling, single-family~~
  - ~~f) Dwelling, two-family~~
  - ~~b)g) Dwelling, multifamily 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.~~
  - ~~d)i) Group homes.~~
    - ~~e) Child Care Homes serving a maximum of six children full-time and four children part-time.~~
  - ~~f)j) Land Development requiring Public Service Board (Section 248) approval. Personal Services~~

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

### Additional changes:

**3.5.1 Allowable Uses Upon Issuance of Zoning Permit by Administrative Officer** - The following uses shall be allowed in the V/C District upon issuance of a Zoning Permit by the Administrative Officer. Site Plan Review and approval by the DRB pursuant to Section 5.5 shall also may be required. Unless otherwise provided, only one principal use may be approved on any one lot:

**3.6.1 Allowable Uses Upon Issuance of Zoning Permit by Administrative Officer** - The following uses shall be allowed in the C District upon issuance of a Zoning Permit by the Administrative Officer. Site Plan Review and approval by the DRB pursuant to Section 5.5 shall also may be required. Unless otherwise provided, only one principal use may be approved on any one lot:

**3.7.1 Allowable Uses Upon Issuance of a Zoning Permit by Administrative Officer** - All of the following uses shall be allowed in the I/C District after issuance of a Zoning Permit by the Administrative Officer and Site Plan and approval by the DRB pursuant to Section 5.5 shall also may be required. Only one principal use may be approved on any one lot, with the exception of those lots approved through the PUD/Residential PUD Section.

**3.9.1 Allowable Uses Upon Issuance of Zoning Permit and Site Plan Approval** - The following uses shall be allowed in the Jolina Court District upon issuance of a Zoning Permit by the Administrative Officer. Site Plan Approval pursuant to Section 5.5 shall may be required ~~as in Section 5.5.1~~. More than one principal use per lot is allowed in this district.

**3.10.1 Allowable Uses Upon Issuance of Zoning Permit by Administrative Officer** - The following uses shall be allowed in the Village Downtown District upon issuance of a Zoning Permit by the Administrative Officer. Site Plan Review by the DRB pursuant to Section 5.5 shall may also be required. More than one principal use per lot is allowed in this district.

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## 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) Arts/crafts studio
- d) Bed and Breakfast
- e) Dwelling, single-family
- f) Dwelling, two-family
- g) Dwelling, multifamily 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

### Additional changes:

**3.5.1 Allowable Uses Upon Issuance of Zoning Permit by Administrative Officer** - The following uses shall be allowed uses in the V/C District upon 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. Unless otherwise provided, only one principal use may be approved on any one lot:

**3.6.1 Allowable Uses Upon Issuance of Zoning Permit by Administrative Officer** - The following uses shall be allowed uses in the C District upon 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. Unless otherwise provided, only one principal use may be approved on any one lot:

**3.7.1 Allowable Uses Upon Issuance of a Zoning Permit by Administrative Officer** - All of the following uses shall be allowed in the I/C District after issuance of a Zoning Permit by the Administrative Officer and Site Plan and approval by the DRB pursuant to Section 5.5 may be required. Only one principal use may be approved on any one lot, with the exception of those lots approved through the PUD/Residential PUD Section.

**3.9.1 Allowable Uses Upon Issuance of Zoning Permit and Site Plan Approval** - The following uses shall be allowed in the Jolina Court District upon issuance of a Zoning Permit by the Administrative Officer. Site Plan Approval pursuant to Section 5.5 may be required. More than one principal use per lot is allowed in this district.

**3.10.1 Allowable Uses Upon Issuance of Zoning Permit by Administrative Officer**- The following uses shall be allowed uses in the Village Downtown District upon issuance of a Zoning Permit by the Administrative Officer. Site Plan Review by the DRB pursuant to Section 5.5 may be required. More than one principal use per lot is allowed in this district.

New definitions

**EV-ready 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.

**Hotel or Motel** - A commercial structure with 10 or more furnished rooms available for overnight rental accommodation for a fee. 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 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 structure, which may or may not be occupied by the owner, with fewer than 10 furnished rooms available for overnight rental accommodation for a fee. Access to each room is from the interior. Meals may or may not be served to guests. The commercial provision of accommodation is considered the primary use of the structure, but the appearance of the structure is residential, and may be historic.

**Supported housing** - A residential facility that provides housing and may also provide assistance, care, supervision or services such as medical, educational, training, personal services 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 homelessness) or permanent (such as a nursing home or assisted living facility per 33 V.S.A. §7102)

Edits of existing definitions – DRAFT – 8/11/22

Clean version:

**Light manufacturing** – The processing, fabrication, assembly, treatment, and packaging of products provided that all light manufacturing activities are conducted entirely within a building and do not produce noise, vibration, air pollution, fire hazard, noxious odors or emissions, or any other such impacts that will disturb or endanger neighboring properties. Customary accessory uses include the storage, distribution and retail sales of goods produced on site, provided that all accessory use activities are confined entirely within the building hosting the light manufacturing use.

Markup of original definition:

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 do not 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 all accessory use activities are confined entirely within the building hosting the light manufacturing use.