



Planning & Zoning Office
Town of Richmond
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TO: Richmond Planning Commission

FROM: Ravi Venkataraman, Town Planner

DATE: September 29, 2022

SUBJECT: Finalization of draft zoning language for the Gateway R/C District and its tangential elements

Background

During the last meeting, the Planning Commission decided to separate the vote on the proposed amendments based on its relation to the proposed Gateway Residential/Commercial District and the proposed Village Residential/Commercial District.

During the September 26, 2022 Planning Commission meeting, the Planning Commission voted to hold a public hearing on the Village Residential/Commercial District and its tangential elements on October 19, 2022. The hearing notice has been published in *Seven Days* on September 28, 2022, and posted in three public locations, pursuant to statute. Notices will be sent directly to property owners who may be subject to rezoning by early next week.

The following items need to be finalized for a public hearing:

- Draft language for the Gateway Residential/Commercial District (Section 3.4)
- Draft revisions to references to Multiple Uses on Properties (Sections 3.1.1, 3.1.2, 3.2.1, 3.2.2, 3.5.1, 3.5.2, 3.6.1, 3.6.2, 3.7.1, 3.7.2, 3.8.1, 3.8.2, 3.9.1, 3.9.2, 3.10.1, 3.10.2, and 4.5).
- A clean version of draft revisions to exceptions to Site Plan Review requirements (Section 5.5)
- Draft language for Multifamily Housing Development Standards (Section 6.13)
- Draft definitions for: Courtyard, EV-Charging Space, Grocery Store, and Supported Housing (Section 7)
- Draft revisions for definitions to: Bank; Hotel or Motel; Inn or Guest House; Light Manufacturing; Personal Services; Business, Retail; and Motel (Section 7)
- Draft revisions to the parking table (Section 6.1.2)
- Draft revisions to Non-Developable Portions (Section 2.5.2)

Regarding draft revisions to non-developable portions (Section 2.5.2), commission members who attended the September 26, 2022 meeting discussed this item in detail. Commission members recommended an alternative revision to this regulation, but the commission as a

whole has not come to consensus on the item. Both versions—the alternative discussed during the September 26, 2022 meeting, and the alternative included in the September 21, 2022 meeting materials—are enclosed.

Public Notice

To inform stakeholders about the possible public hearing, I will be doing the following:

- Posting the public hearing notice in public locations at least 15 days ahead of the meeting, per statute
- Sending the public hearing notice to Seven Days for publication at least 15 days before the meeting, per statute
- Sending the public hearing notice, as well as information about the proposed amendments to property owners in the Gateway area
- Directly contacting key stakeholders and informing them about the public hearing

Per statute, the public hearing notice, the proposed zoning amendments, and the draft municipal bylaw amendment report will be available to the public to view at the clerk's office. I will also post these items on the Town website.

Markup versions and a markup of the entire Zoning Regulations will be available to view ahead of the public hearing.

Draft Motions

To facilitate action, I have prepared the following draft motion:

I, _____, move to hold a public hearing on November 2, 2022 on the proposed amendments to the Richmond Zoning Regulations Sections 2.5.2, 3.1.1, 3.1.2, 3.2.1, 3.2.2, 3.4, 3.5.1, 3.5.2, 3.6.1, 3.6.2, 3.7.1, 3.7.2, 3.8.1, 3.8.2, 3.9.1, 3.9.2, 3.10.1, 3.10.2, 5.5, 6.1.2, 6.13, 7, and Appendix A1 (Town Zoning District Map).

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) 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

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) Grocery Store
- o) Health Care Services
- p) Hotel or Motel
- q) Inn
- r) Kennel
- s) Laundromat
- t) Light Manufacturing.
- u) 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
- 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- and Community-owned and Operated Institution or Facility
- 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 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 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.

4.5 Multiple Use of Lots

There shall be only one Principal Structure on a lot and there shall only be one use on a lot, unless ~~the lot is part of a Residential PUD or PUD as specified in Section 5.12, otherwise provided elsewhere in these regulations.~~

3.1.1 Allowable Uses on Issuance of Zoning Permit by Administrative Officer - The following uses shall be allowed in the A/R District after issuance of a Zoning Permit by the Administrative Officer. Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required. ~~Unless otherwise provided, only one principal use may be approved on one lot:~~

3.1.2 Allowable Uses Upon Issuance of Conditional Use Approval - The following uses may be allowed in the A/R District after issuance of conditional use approval by the DRB. ~~Unless otherwise provided, only one principal use, with accessory structures, may be approved on one lot:~~

3.2.1 Allowable Uses on Issuance of Zoning Permits by Administrative Officer - The following uses shall be allowed in the HDR District after issuance of a Zoning Permit by the Administrative Officer. Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required ~~Unless otherwise provided, only one principal use may be approved on one lot:~~

3.2.2 Allowable Uses Upon Issuance of Conditional Use Approval - The following uses may be allowed in the HDR District after issuance of a conditional use approval by the DRB. ~~Unless otherwise provided, only one principal use, with its accessory structures, may be approved on one lot.~~

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 shall also be required. ~~Unless otherwise provided, only one principal use may be approved on any one lot:~~

3.5.2 Allowable Uses Upon Issuance of Conditional Use Approval - The following uses may be allowed in the V/C District after issuance of conditional use approval by the DRB. ~~Unless otherwise provided, only one principal use, with its accessory structures, may be approved on 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 shall also be required. ~~Unless otherwise provided, only one principal use may be approved on any one lot:~~

3.6.2 Allowable Uses Upon Issuance of Conditional Use Approval - The following uses may be allowed in the C District after issuance of conditional use approval by the DRB. ~~Unless otherwise provided, only one principal use, with its accessory structures, may be approved on 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 shall also be required.~~ Site Plan

~~Review 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.~~

3.7.2 Allowable Uses Upon Issuance of Conditional Use Approval - The following uses, ~~with accessory structures,~~ may be allowed in the I/C District after issuance of conditional use approval by the DRB.

3.8.1 Allowable Uses on Issuance of Zoning Permit by Administrative Officer - The following uses are allowed uses in the MHP District after issuance of a Zoning Permit by the Administrative Officer. ~~. Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required Unless otherwise provided, only one principal use may be approved on one lot:~~

3.8.2 Allowable Uses Upon Issuance of Conditional Use Approval - The following uses may be allowed in the MHP District after issuance of conditional use approval by the DRB. ~~Unless otherwise provided, only one principal use, with its accessory structures, may be approved on one lot:~~

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 Review and approval by the DRB pursuant to Section 5.5 may be required. Site Plan Approval shall be required as in Section 5.5.1. More than one use per lot is allowed in this district.~~

3.9.2 Allowable Uses Upon Issuance of Conditional Use Approval - The following uses shall be allowed in the Jolina Court District upon issuance of conditional use approval by the DRB. ~~More than one 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 shall also may be required. ~~More than one principal use per lot is allowed in this district.~~

3.10.2 Allowable Uses Upon Issuance of Conditional Use Approval - The following uses may be allowed in the Village Downtown District after issuance of conditional use approval by the DRB. ~~More than one principal use per lot is allowed in this district.~~

To note: Edits to the Gateway and Village Residential/Commercial Districts will be incorporated into the revisions to the entire district.

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

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.

6.13.3. 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 frontline of the building if facing a street.

6.13.4. 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.

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

6.13.6. 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. 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.

6.13.8. 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. 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 or screened with sight-impervious vegetation.

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

Definitions for Gateway R/C District- DRAFT – 9/29/22 – Clean

New definitions

Courtyard – A rectangular open-space area of at least 500 square feet bounded by 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 and household goods to the general public, whose total gross floor area is greater than 5,000 square feet and within which 15 percent of the total gross floor area is devoted to the sale of fresh produce, meats, and dairy. Customary accessory uses include restaurant uses that occupy no more than 10 percent of the total gross floor area of the Grocery Store use, and pharmacy uses.

Grocery Store, Village Scale – An establishment primarily engaged in selling food and household goods to the general public, whose total gross floor area is equal to or less than 5,000 square feet and within which 15 percent of the total gross floor area is devoted to the sale of fresh produce, meats, and dairy. Customary accessory uses include restaurant uses that occupy no more than 10 percent of the total gross floor area of the Grocery Store use, and pharmacy uses.

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)

Clean version:

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 commercial structure with 10 or more furnished rooms available for overnight rental accommodation. 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. 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. Access to each room is from the interior. Meals may 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.

Light Manufacturing - 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.

Personal Services – 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, and laundry and dry cleaning (but not including self-service laundromat operations). 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. 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 more-fewer than six-10 furnished rooms offering-available for overnight lodgingrental accommodation, 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 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.

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.

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, and laundry and dry cleaning (but not including self-service laundromat operations). The sales of merchandise related to the services provided are customary accessory uses to Personal Services uses.

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 - <u>four</u> feet
60° Angle	Eighteen feet	Twenty- four - <u>ive</u> feet
45° Angle	Sixteen feet	Twenty- four - <u>ive</u> feet
30° Angle	Fourteen feet	Twenty- four - <u>ive</u> 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

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	1 space per dwelling unit
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 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
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	4 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	4 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

Wholesale Trade	0.5 space per 1,000 SFGFA + 1 space per employee	3 spaces per 1,000 SFGFA
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- ~~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.~~

2.5.2 Non-Developable Portions of Lots - ~~Each Lot 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).

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).