

3.4 Gateway Residential/Commercial District (G)

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

Features of the Gateway Residential/Commercial District include:

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

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

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

- ~~m) Office, professional~~
- ~~n) Personal services~~
- e)

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

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

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

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

- a) ~~Lot Area Minimum Lot Size~~ – 10,000 square feet Except as provided under Section 4.6.1, no lot served by municipal or community water and sewer systems shall be less than 1/3 acre. This minimum lot area requirement shall be increased to one (1) acre for any lot not served by municipal or community water and sewer systems. If multiple uses are permitted in one or more buildings on a lot, the lot shall be of sufficient size to allow 1/3 acre per use with municipal or community water and sewer or 1 acre per use without municipal or community water and sewer. In the case of use of a lot for 3 or more dwelling units served by municipal or community water and sewer systems, one-third (1/3) acre of land per dwelling unit shall be required and one (1) acre of land per dwelling unit shall be required for lots not served by municipal or community water and sewer systems.
- a)b) ~~Maximum residential density~~ – 1 dwelling unit for every 5,000 square feet of land
- b)c) ~~Lot Dimensions~~ - Each lot must contain a point from which a circle with a radius of ~~twenty-five (25)~~ feet can be inscribed within the boundary of the lot.
- e)d) ~~Lot Frontage~~ - No lot having frontage on a public or private road shall have less than ~~seventy-five (75)~~ feet of continuous uninterrupted length of said frontage or the lot must have access to a public or private road with approval by the DRB pursuant to Sections 4.2 and 4.3.
- e) ~~Maximum Lot Coverage~~ – ~~60 percent~~ The total ground area covered by all structures, parking areas, walkways, driveways and any other impervious surfaces shall not exceed forty percent (40%) of the total ground area of the lot.
- f) ~~Height~~ - The height of any structure shall not exceed 35 feet, except as provided in Section 4.11.
- g) ~~Front Yard Setback~~
 - i. ~~30 feet from the edge of the Route 2 right-of-way for principal structures~~
 - ii. ~~For accessory structures, 10 feet behind the front of the principal structure fronting all rights-of-way except I-89~~
 - iii. ~~30 feet from the edge of the I-89 right-of-way for residential primary structures and structures hosting accessory dwelling uses~~
 - iv. ~~10 feet from the edge of the I-89 right-of-way for accessory structures associated with residential uses~~

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v. 10 feet from the edge of the I-89 right-of-way for non-residential structures and their associated accessory structures

vi. 15 feet from the edge of all other rights-of-way for principal structures

h) Side Yard Setback

i. For principal structures – 10 feet

ii. For accessory structures - 5 feet

i) Rear Yard Setback

i. For principal structures – 10 feet

ii. For accessory structures - 5 feet

d)j) Maximum Building Size - No building shall have a footprint exceeding 10,000 square feet, with the exception of buildings that are setback more than 200 feet from the edge of the Route 2 right-of-way and 30 feet from the edge of all other right-of-ways. Buildings set back more than 200 feet from the edge of the Route 2 right-of-way and 30 feet from the edge of all other right-of-ways shall not have a footprint exceeding 17,000 square feet.

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

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

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

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

a) Site Design Standards

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

properties. Shared parking with neighboring properties shall be encouraged. Parking shall be otherwise regulated as provided in Section 6.1.

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

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

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