

3.3 Village Residential / Commercial District (R/C)

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

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

Features of this district include:

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

3.3.21 Allowable Permitted Uses on Issuance of Zoning Permits by Administrative

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

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

Formatted: List Paragraph, Right: 0", Space After: 0 pt, Outline numbered + Level: 1 + Numbering Style: Bullet + Aligned at: 0.28" + Indent at: 0.53", Don't

- ~~f) One bed and breakfast.~~
- ~~g) One single family dwelling unit.~~
- ~~h) One two-family dwelling.~~

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

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

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

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

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

- a) **Height** – The height of any structure shall not exceed thirty-five (35) feet, except as provided in Section 6.6.
- b) **Front Yard Setback** – All structures shall be set back at least twenty (20) feet from each front lot line, or thirty-five (35) feet from the center line of each public or private Road or Highway right of way contiguous to the lot, whichever is greater. Accessory structures shall be placed no closer to the front lot line than the principal structure.
- e) **Side Yard Setback** – A principal structure shall be set back at least ten (10) feet from each side lot line. An accessory structure shall be set back at least five (5) feet from the side lot line.

Formatted: Indent: Left: 0.55", No bullets or numbering

Formatted: Indent: Left: 0.75", No bullets or numbering

Formatted: Numbered + Level: 2 + Numbering Style: i, ii, iii, ... + Start at: 1 + Alignment: Right + Aligned at: 1.5" + Indent at: 1.75"

Formatted: Font: (Default) Arial, 10.5 pt, Bold

Formatted: Font: (Default) Arial, 10.5 pt

Formatted: List Paragraph, Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 8 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.75"

Formatted: Numbered + Level: 2 + Numbering Style: i, ii, iii, ... + Start at: 1 + Alignment: Right + Aligned at: 1.5" + Indent at: 1.75"

Formatted: Font: (Default) Arial, 10.5 pt, Bold

Formatted: Font: (Default) Arial, 10.5 pt

Formatted: List Paragraph, Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 8 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.75"

Formatted: Numbered + Level: 2 + Numbering Style: i, ii, iii, ... + Start at: 1 + Alignment: Right + Aligned at: 1.5" + Indent at: 1.75"

Formatted: Indent: Left: 0.8", Space After: 0.25 pt, Line spacing: Multiple 1.05 li

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

3.3.5 Other Requirements Applicable to Lots in the R/C District District Specific

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

a) ~~**Parking Requirements**~~~~**Site Design Standards**~~ - Parking Requirements shall be regulated as provided in Section 6.1.

- i. ~~Landscaping and/or screening shall be required to 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.~~
- ii. ~~Front yards shall be vegetated. Street trees are encouraged~~

a)

b) ~~**Loading Space Requirements**~~~~**Building Design Standards**~~ - Off Road or Highway loading requirements shall be as required in Section 6.1.

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

b)

c) ~~**Signs**~~—Signs shall be regulated as provided in Section 5.7. ~~**Additional Multi-family housing standards.**~~ All housing that contains more than two dwelling units shall, in addition to subsections (a) and (b) above, adhere to the multi-family standards in Section 6.13 of these regulations.

d) ~~**Traffic Impact**~~—No permit or approval shall be issued for a use which generates more than 35 vehicle trip ends during the P.M. peak hour for the first 40,000 square feet of lot area or fraction thereof, plus 1 vehicle trip end for each additional 1,000 square feet of lot area. In making the determination of traffic impact, the Administrative Officer or DRB shall utilize "Trip Generation - Seventh Edition - 2003", Institute of Traffic Engineers (ITE), or its equivalent, or any subsequent and most 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

Formatted: Indent: Left: 0.8", No bullets or

Formatted: Indent: Left: 0.8", No bullets or

use contains unique characteristics that cause it to differ from national traffic estimates.

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

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.

Formatted: Indent: Left: 0.8", No bullets or numbering

Formatted: Indent: Left: 0", First line: 0"