

Gateway and Village RC and associated amendments 1.7.23 for attorney review

2.5.2 Non-Developable Portions of a Lot - Each lot within a district whose minimum lot size is greater than 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).

3.3 Village Residential / Commercial District (VR/C) *(replaces R/C district)* *(of special interest)*

3.3.1. Purpose - The standards of this district allow residential-compatible commercial uses to co-exist, in a traditional village style, with housing of various types, including multifamily. The density is moderate, and walkability between residents, businesses, and community amenities is encouraged.

Features of this district include:

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

Commented [DWR1]: If the PC would like to prohibit larger scale commercial or similar uses, we suggest adding language of the effect of:

Large scale commercial uses are inconsistent with the character of the V/RC District and shall be prohibited.

3.3.2 Permitted Uses - The following uses are considered compatible with the other uses allowed in the Village Residential/Commercial District and require a Zoning Permit. The use may also require Site Plan Review by the DRB per Section 5.5 prior to the issuance of the Zoning Permit:

3.3.3

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

3.3.3 Conditional Uses - The following uses require a Conditional Use Review by the DRB prior to the issuance of a Zoning Permit:

- a) Adaptive uses.
- b) Cemetery.
- c) Child Care Facility – Large Family Child Care Home
- d) Child Care Facility - Center-Based Child Care Facility
- e) Cottage industry
- f) Dwelling, multifamily with five or more dwelling units.
- g) Educational facility
- h) Fitness facility
- i) Funeral parlor.
- j) Grocery Store, village-scale**
- k) Health care services
- l) Inn
- m) Laundromat
- n) Light manufacturing
- o) Multiple Use Building if all uses are allowed within the Village Residential/Commercial District and if at least one of the uses is a Conditional Use
- p) Museum.
- q) Pharmacy, village scale**
- r) Recreation facility
- s) Religious use
- t) Restaurant, standard.
- u) Retail, village scale**
- v) Retirement community.
- w) State- or community-owned and operated facilities
- x) Supported housing facility
- y) Veterinary Clinic

3.3.4 Dimensional Requirements

- a) **Minimum Lot Size** – 10,000 square feet
- b) **Maximum residential density** – 1 dwelling unit for every 5,000 square feet of land
- c) **Lot Dimensions** - Each lot must contain a point from which a circle with a radius of 25 feet can be inscribed within the boundary of the lot.
- d) **Lot Frontage** - No lot having frontage on a public or private road shall have less than 75 feet of continuous uninterrupted length of said frontage or the lot must have access to a public or private road with approval by the DRB pursuant to Sections 4.2 and 4.3.
- e) **Maximum Lot Coverage** – 60 percent
- f) **Height** – The height of any structure shall not exceed 35 feet, except as provided in Section 4.11.
- g) **Front Yard Setback**
 - i. Principal structure – 10 feet
 - ii. Accessory structure – No closer to the front lot line than 10 feet behind the front of the principal structure
- h) **Side Yard Setback** -
 - i. Principal structure - 10 feet
 - ii. Accessory structure – 5 feet
- i) **Rear Yard Setback** –
 - i. Principal structure – 15 feet
 - ii. Accessory structure - 5 feet

3.3.5 District Specific Development Standards - These standards are intended to ensure compatibility between residential and commercial uses and retain a traditional mixed-use village appearance.

- a) **Site Design Standards**
 - i. Unless the primary or accessory structures completely screen the following from view from any public road, landscaping and/or screening shall be required to completely screen, and completely block from view from any public road, free-standing utilities and mechanicals, commercial parking and loading areas, and any outdoor storage of materials, including but not limited to bulk and waste containers.
 - ii. Front yards shall be vegetated. Street trees are encouraged to be incorporated into the design of front yard vegetation.
- b) **Building Design Standards** - These standards shall apply to all new construction and significantly remodeled exteriors of existing structures, meaning more than 50% of the area of the structure's facade and building walls are to be affected by the remodel, with the exception of single-family dwelling or two-family dwelling uses.
 - 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

Commented [DWR2]: This language is intended to define what "significantly remodeled exteriors of existing structures" means because it's not very clear. If alternative language is more consistent with the PC's intent, feel free to insert it. The phrase "significantly remodeled exteriors of existing structures" should be clarified/defined.

- 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 ([area](#)) 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 [host](#) rooftop solar panels [that are to be installed](#) 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 [shall be constructed with a](#) façade [having](#) a wood, stone or brick appearance.
- c) **Additional Multi-family housing standards.** All housing that contains more than two dwelling units shall, in addition to subsections (a) and (b) above, adhere to the Multi-family Housing Development Standards in Section 6.13 of these regulations.
- d) **Multiple Structures on a lot.** On any lot in the Village Residential/Commercial District, two principal structures hosting residential uses may be developed, provided the following conditions are met:
- i. The [lot's area](#) and residential density are sufficient to support the proposed number of dwelling units.
 - ii. Proposed legal arrangements for ownership and management of all structures, uses, and any common land on the lot shall be provided with the permit application, [and](#)
 - iii. All other applicable dimensional standards, such as setbacks, shall be met for all buildings on the lot.
- e) **Traffic Impact**
- i. A transportation impact study shall be required for uses which generate more than 70 vehicle trip ends on adjacent roads during the P.M. peak hour for the first 40,000 square feet of land development area or fraction thereof, plus 1 vehicle trip end for each additional 1,000 square feet of land development area. In making the determination of traffic impact, the Administrative Officer or DRB shall utilize "Trip generation – Tenth Edition", Institute of Traffic Engineers (ITE), or its equivalent, or any subsequent and most recent publication thereof, and may use estimates from other sources, including local traffic counts, if the above publication does not contain data for a specific use or if a use contains unique characteristics that cause it to differ from national traffic estimates.
 - ii. For establishments that generate more than 70 vehicle trip ends during the P.M. peak hour, the Development Review Board shall review the level of service of adjacent roads. Based on its review as well as consultation with the Road Foreman, the DRB may put forth permit conditions to mitigate adverse traffic impacts. Permit conditions may include:
 - i. Site improvements to improve access management, such as the creation of secondary access points, the reduction of the width of curb cuts, or the like;

- ii Improvements to internal circulation, including the creation of narrower roadway widths, pedestrian pathways, and the like;
- iii Improvements with connections with adjacent properties, such as, but not limited to, the creation of additional vehicle or pedestrian access points, the installation of signage and traffic lights, and adjustments to intersections to reduce pedestrian crossing distances and to slow traffic.

3.3.6 Planned Unit Developments that [satisfy the provisions of](#) Section 5.12 of these regulations are allowed in the Village Residential / Commercial District.

3.4 Gateway Residential/Commercial District (GR/C) (*replaces Gateway Commercial district*)

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
- i) *The character of the area shall be comprised of unique commercial enterprises that help define and promote the independent entrepreneurial economy of the nearby “small town” center inter-mixed with housing.*

3.4.2 Permitted uses – The following uses are considered compatible with the other uses allowed in the Gateway Residential/Commercial District and require a Zoning Permit. The use may also require Site Plan Review by the DRB per Section 5.5 prior to the issuance of the 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, Village Scale
- 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, Village Scale
- 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. **Except for new curb cuts for lots that pre-exist the adoption of these regulations that do not have a curb cut as of the date these regulations are adopted, 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**

Commented [DWR3]: This language is included to avoid a potential regulatory taking. Pre-existing lots with frontage on Route 2 and without curb-cuts are allowed to access Route 2, unless they have a curb cut on a less-traveled road. The elimination of this right of access for pre-existing lot likely requires the Town to compensate the landowner under the 5th Amendment to the United States and Vermont Constitutions.

- 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 [landscaping surety](#) may be required by the DRB pursuant to Section 8.2.5(c).
 - iii. Parking shall not be [allowed](#) between the Route 2 right-of-way and the façades of structures that directly face the Route 2 right-of-way.
 - iv. Landscaping and/or screening shall be required to shield from view from any public road all free-standing utilities and mechanicals, commercial parking and loading facilities, [and outdoor storage, including but not limited to bulk and waste containers.](#)
 - v. Provision shall be made [to accommodate](#) pedestrian traffic [between buildings and along Route 2 where feasible.](#)
- 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 ([area](#)) of the façade that faces directly onto the Route 2 right-of-way shall consist of transparent windows.
 - iii. Pedestrian entrances on [façades](#) 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 [host](#) rooftop solar panels [that will be installed](#) 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 [be constructed with a façade having](#) 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 Housing Development Standards in Section 6.13 of these regulations, in addition to subsections (a) and (b) above.
- d) **Multiple Structures on a lot.** [On any lot in the Gateway Residential/Commercial District, two principal structures hosting residential uses may be developed, provided the following conditions are met:](#)
- i. [The lot's area and residential density are sufficient to support the proposed number of dwelling units.](#)
 - ii. [Proposed legal arrangements for ownership and management of all structures, uses, and any common land on the lot shall be provided with the permit application; and](#)

- iii. All other applicable dimensional standards, such as setbacks, shall be met for all buildings on the lot.

3.4.6. Planned Unit Developments. Planned Unit Developments that [satisfy the provisions of](#) Section 5.12 of these regulations are allowed in the Gateway Residential/Commercial District.

4.5 Multiple Uses and Principal Structures on a Lot

There shall only be one use on a lot, and only one Principal Structure on a lot, unless 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-

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. [Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required.](#)

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.

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. [Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required.](#)

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-

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. [Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required.](#)

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.

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. [Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required-](#)

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. Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required.

3.7.2 Allowable Uses Upon Issuance of Conditional Use Approval - The following uses may be allowed in the I/C District after issuance of conditional use approval by the DRB. [Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required](#)

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.

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. [Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required.](#)

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.

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. [Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required.](#)

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.

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. [Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required](#)

(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

6.1.2 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-four feet
60° Angle	Eighteen feet	Twenty- four ive feet
45° Angle	Sixteen feet	Twenty- four ive feet
30° Angle	Fourteen feet	Twenty- four ive feet
Parallel	Twelve feet	Twenty feet

- c) The required number of off-Road or off-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	Minimum Parking Spaces	Maximum Parking Spaces
Accessory Dwelling	None	None
Amusement Arcade	0.25 space per maximum occupancy	None
Artists/Crafts Studio	1 space per 1,000 SF_GFA	None
Automobile and/or Marine Sales	1 space per employee	None
Bank	2 spaces per 1,000 SF_GFA	4 spaces per 1,000 SF GFA
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 SF_GFA	1 space per 1,000 SF GFA
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 SF_GFA	3 spaces per 1,000 SF GFA
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 SF GFA
Funeral Parlor	1 space per 1,000 SF_GFA	3 spaces per 1,000 SF GFA
Grocery Store, Large Scale	2 spaces per 1,000 SF_GFA	3 spaces per 1,000 SF GFA
Grocery Store, Village Scale	2 spaces per 1,000 SF_GFA	3 spaces per 1,000 SF GFA
Health Care Services	2 spaces per 1,000 SF_GFA	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 SF_GFA	3 spaces per 1,000 SF GFA
Inn or Guest House	1 space per room	None
Kennel	2 spaces per 1,000 SF_GFA	3 spaces per 1,000 SF GFA
Large Family Child Care Home	1 space per three children	None
Laundromat	3 spaces per 1,000 SF_GFA	1 space per 2 washing machines
Light Manufacturing	1 space per employee	1 space per 1,000 SF GFA
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 SF_GFA	2 spaces per 1,000 SF GFA
Office, Business	1 space per 1,000 SF_GFA	3 spaces per 1,000 SF GFA
Office, Medical	2 spaces per 1,000 SF_GFA	3 spaces per 1,000 SF GFA

Personal Services	1.5 spaces per 1,000 SF_GFA	3 spaces per 1,000 SF GFA
Pharmacy, Large Scale Pharmacy, Village Scale	1.5 spaces per 1,000 SF_GFA	3 spaces per 1,000 SF GFA
Powered Vehicle and/or Machinery Service	1.25 spaces per employee	3 spaces per 1,000 SF GFA
Private Club	0.25 spaces per maximum occupancy	None
Recreation Facility	2 spaces + 0.25 space per 1,000 SF_GFA of all structures	None
Religious Use	0.25 space per maximum occupancy	None
Research Laboratory	1 space per 1,000 SF_GFA	None
Restaurant, Standard	15 spaces per 1,000 SF_GFA	20 spaces per 1,000 SF GFA
Restaurant, Fast Food Retail Business	10 spaces per 1,000 SF_GFA 2 spaces per 1,000 SF_GFA	15 spaces per 1,000 SF GFA 3 spaces per 1,000 SF GFA
Retail, Large Scale	2 spaces per 1,000 SF_GFA	3 spaces per 1,000 SF GFA
Retail, Village Scale	2 spaces per 1,000 SF_GFA	3 spaces per 1,000 SF GFA
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 SF_GFA	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 SF_GFA	1 space per 1,000 SF GFA
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 SF_GFA	20 spaces per 1,000 SF GFA
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 SF_GFA	3 spaces per 1,000 SF GFA
Warehouse	0.5 spaces per 1,000 SF_GFA	1 space per 1,000 SF GFA

Wholesale Trade	0.5 space per 1,000 SF_GFA + 1 space per employee	3 spaces per 1,000 SF GFA
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d) 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 where~~ the respective uses are located.

e) 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.

f) 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, and areas where vehicles or boats are stored shall not count towards the minimum number of parking spaces required.

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 the addition of 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.

6.13.4. 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.

6.13.5. 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.

6.13.6. Parking areas must be screened with privacy fencing and/or vegetation as needed to prevent light trespass from vehicle headlights [into windows of housing units or](#) onto adjoining properties.

6.13.7. 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.

6.13.8. Outdoor Living Space. Twenty percent of the lot or project area has private, semiprivate or common outdoor living space(s) that satisfy [either subsections](#) (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 [horizontal](#) dimension; **or**
- b) The lot or project area has one or more common outdoor living spaces 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 [horizontal](#) 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 space(s) must be improved [and/or contain structures](#) to accommodate activities such as sitting, walking, dining, children's play, community gardening, or other [similar](#) outdoor activities [consistent with or accessory to residential use](#); **or**
- c)** The lot or project has a combination of private and/or commonly shared outdoor living space(s) [that satisfy the standards of subsections](#) (a) and (b) above.

6.13.9. 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 plantings, 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 dwelling units must provide a professionally prepared planting plan.

6.13.10. 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.

6.13.11. Bulk Storage. Residential units [in multi-family dwellings](#) 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 [to the maximum extent](#) feasible, and free-standing mechanicals and utilities shall be landscaped or screened to [limit](#) visibility from a public road right-of-way.

6.13.13. 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 right-of-way. If dumpsters will be provided for waste collection, they must be kept within a four-sided enclosure constructed of durable materials or completely screened with vegetation.

6.13.13. EV-Charging Parking Spaces. One EV-charging parking space [and an associated EV charger](#) for every 10 residential [dwelling](#) units shall be provided.

Commented [DWR4]: Just wanted to call out that this does not mean "completely screened" so as to be invisible from a public road. Add the word "completely" if you want full fencing around trash receptacle areas.

7. Definitions

(new) (of special interest)

Retail, large-scale – An establishment engaged in selling or renting goods or merchandise to the general public for personal or household use, occurring primarily within an enclosed structure whose total gross floor area is greater than 5,000 square feet. Customary accessory uses may include the provision of installation, repair or maintenance services for the goods or merchandise sold or rented. This use does not include establishments that sell vehicle fuels (see Vehicle Fueling Station); automobiles or boats (see Automobile and/or Marine Sales); wood products (see Lumber Yard); medications (see Pharmacy), or food (see Grocery Store, Large Scale). Any establishment otherwise meeting these criteria, but having greater than 2% of its gross floor area devoted to the sale of food of any kind shall meet the definition of a large scale grocery store.

Retail, village-scale – An establishment engaged in selling or renting goods or merchandise to the general public for personal or household use, occurring primarily within an enclosed structure whose total gross floor area is equal to or less than 5,000 square feet. Customary accessory uses may include the provision of installation, repair or maintenance services for the goods or merchandise sold or rented. This use does not include establishments that sell vehicle fuels (see Vehicle Fueling Station); automobiles or boats (see Automobile and/or Marine Sales); wood products (see Lumber Yard); medications (see Pharmacy), or food (see Grocery Store, Village Scale). Any establishment otherwise meeting these criteria, but having greater than 2% of its gross floor area devoted to the sale of food of any kind shall meet the definition of a village scale grocery store.

Grocery Store, Large Scale – An establishment engaged in selling food to the general public, whose total gross floor area is greater than 5,000 square feet and within which 25% of the total gross floor is devoted to the sale of fresh produce, meats and [or](#) dairy products. Customary accessory uses include the sale of household goods, florist or pharmacy products, and on-premises restaurant service that occupies 10% or less of the total [gross](#) floor area of the Grocery Store.

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Grocery Store, Village Scale – An establishment engaged in selling food to the general public, whose total gross floor area is equal to or less than 5,000 square feet and within which 25% of the total gross floor area is devoted to the sale of fresh produce, meats and/or dairy products. Customary accessory uses include the sale of household goods, florist or pharmacy products, and on-premises restaurant service that occupies 10% or less of the total gross floor area of the Grocery Store.

Commented [DWR5]: How do the Regulations address a store that does not have 25% of its gross floor area dedicated to sale of fresh produce, meat or dairy products? Seems like a sundries store, like a traditional general store, Trader Joe's, Aldi or even Costco could fit that bill (tho maybe Costco's meat, dairy and veggie depts comprise 25% of GFA).

Pharmacy, Large Scale -- An establishment engaged in the sale, compounding and dispensing of regulated pharmaceutical drugs and medications, whose total gross floor area is greater than 5,000 square feet. Medications and health products may be sold over the counter or by physicians' prescriptions overseen by a licensed pharmacist. Customary accessory uses may include the sale of personal products, beauty products, stationary or other accessories. No more than 2% of the gross floor area shall be devoted to the sale of food items such as snacks and/or beverages. Establishments selling cannabis products shall not be considered pharmacies.

Commented [DWR6]: This seems too small to even allow a standard Walgreens or CVS. Perhaps consider raising this to 20% since typically an aisle or two in the typical pharmacy have food and beverage products.

Pharmacy, Village Scale -- An establishment engaged in the sale, compounding and dispensing of regulated pharmaceutical drugs and medications, whose total gross floor area is less than or equal to 5,000 square feet. Medications and health products may be over the counter or by physicians' prescriptions, and are overseen by a licensed pharmacist. Customary accessory uses may include the sale of other health and wellness products. No more than 2% of the gross floor area shall be devoted to the sale of food items such as snacks or beverages. Establishments selling cannabis products shall not be considered pharmacies.

Commented [DWR7]: Note the difference between this and the definition of Large-Scale Pharmacy Uses. Not sure why it's different since a small pharmacy still may sell personal products like haircare products, deodorant, toothpaste, etc., that may or may not be considered "health and wellness products."

Courtyard – An open-space area unobstructed from the ground to the sky that is at least 500 square feet in area and bounded by the exterior walls of 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 electricity to an electric vehicle, including but not limited to the conductors, the electrical vehicle connectors, attachment plugs, fitting devices, power, conduits, and wiring.

Supported housing - A residential facility that provides housing and may also provide assistance, care, supervision or services such as medical, counseling, educational, training, personal services, meals 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).

Amended existing:

Bank – A financial institution involved in the direct deposit and withdrawal of funds or currency, or a structure which houses facilities to deposit or withdraw funds electronically. A bank may include drive-through facilities.

Hotel or Motel - A commercial establishment with 10 or more furnished rooms available for overnight rental accommodation to transient occupants. 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. Additional amenities such as restaurant service, bars, lounges, banquet halls, ballrooms and meeting rooms may be provided for guests and the general public, as long as Standard Restaurant uses are allowed in the zoning district in which the establishment is located. The primary use and appearance of the structure is considered commercial.

Inn or Guest House - A residential-appearing structure, often historic, which may or may not be occupied by the owner, with fewer than 10 furnished rooms available for overnight rental accommodation to transient occupants. Access to each room is from the interior. Meals may or may not be served to guests. The owner or a manager must be on the premises for a minimum of 6 hours per day. Exterior signage will be required to indicate the nature of the business.

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 [activities associated with](#) any outdoor accessory use are fully screened from view [so as to not be seen](#) from neighboring properties and the public road right-of-way.

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, laundry and dry cleaning (but not including self-service laundromat operations), tattoo and body piercing. A customary accessory use is the sale of merchandise related to the services provided.

