



Planning and Zoning Office  
Town of Richmond  
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**Planning Commission Reporting Form  
For Municipal Bylaw Amendments  
(Revisions to the current Residential/Commercial Zoning District)  
February 1, 2023**

This report is in accordance with 24 V.S.A. §4441 (c) which states:

*When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384 (c) of this title concerning plan amendments...The report shall provide:*

*(A) Brief explanation of the proposed amendment and...include a statement of purpose as required for notice under §4444 of this title:*

The proposed amendments include revisions to the Residential/Commercial Zoning District—including changes to the zoning district map—use standards, and use definitions for uses proposed within the revised Residential/Commercial District. The goals of the proposed amendments are to define the Residential/Commercial District as the “Village Residential/Commercial District”, and to enable the creation of more housing at a scale appropriate for Richmond Village.

*And shall include findings regarding how the proposal:*

- 1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:*

The proposed zoning amendments conform to the future land use section of the 2018 Richmond Town Plan. The Town Plan states that the areas within the proposed Village Residential/Commercial District should have a variety of housing options, mixed-use buildings, and multiple-story buildings. In addition, the Town Plan states that the area should be a central location for civic activities and services.

The proposed zoning regulations also respond to the following goals and actions listed in the Town Plan:

- Energy Goal #1: Decrease the amount of fossil fuels used for transportation by the town government, residents and businesses in Richmond through conservation and improved efficiency. Encourage walking and the use of bicycles and facilitating the substitution of electricity and renewable fuels for fossil fuels.
  - Action #1: Adopt and maintain a zoning ordinance based on “smart growth” principles, with most development concentrated in the village, neighborhoods, downtown, gateway mixed use areas to reduce vehicle miles travelled from housing to shopping and to public transit options.

- Economic Development Goal #1: Support and encourage strong and diverse local businesses and a local economy
  - Action #9: Adjust land use regulations to allow for and encourage new industrial/commercial and mixed use development, and explore the creation of zones or districts to attract and support businesses in specific sectors such as a cultural district or green development zone
- Economic Development Goal #3: Direct growth and investment to Richmond's downtown and village centers
  - Action #3: Maintain and upgrade zoning regulations and development review policies to ensure that concentrated growth occurs in designated growth centers, thus bringing residents and businesses in close proximity.
- Housing Goal #1: Strive to have diverse, resilient, affordable, and quality housing options for residents, and potential residents, from all walks of life throughout the Town.
  - Action #1: When updating zoning regulations, identify opportunities for development of a variety of housing types, for example allowing mixed residential and commercial use, higher unit density, or unique accessory housing in certain areas that will be identified during said update
  - Action #4: Encourage concentrated residential development in areas identified for growth

2. *Carries out, as applicable, any specific proposals for any planned community facilities:*

This proposed zoning amendment does not carry out any specific proposals for planned community facilities and it would not impact any plans for community facilities.