



Planning & Zoning Office
Town of Richmond
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**Planning Commission Reporting Form
For Municipal Bylaw Amendments
(Revisions to the current Gateway 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 Gateway Commercial Zoning District, including standards and definitions for new and current uses. The goals of the proposed amendments are to redefine the Gateway Commercial District as the “Gateway Residential/Commercial District”, and reduce regulatory barriers to creating housing in this district. Compatible commercial development will continue to be allowed in this “mixed-use” district.

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 Gateway Residential/Commercial District should have a commercial, light residential, and residential uses that may not fit spatially in Richmond Village but could be advantaged by proximity to the downtown area.

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
- 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.