

Jolina Court Zoning District PUD Revisions 9.12.24

5.12 Planned Unit Development (PUD) and Residential PUD

Purpose – In accordance with the 24 VSA §4417, Planned Unit Developments (PUDs) are authorized within designated zoning districts in order to encourage flexibility of design and the development of land in such a manner as to promote the most appropriate use of land, to facilitate the adequate and economic provision of roads and utilities and to preserve the natural and scenic qualities of the open lands of the Town of Richmond. For purposes of these Zoning Regulations, Residential PUDs shall be considered a type of Planned Unit Development. The modification of the dimensional requirements governing lot area, lot dimension, lot frontage and lot coverage and the dimensional limitations for structures governing front, side and rear yard setback requirements of these Zoning Regulations may be permitted subject to the conditions set forth in this section, simultaneously with the approval of a subdivision plat under the Richmond Subdivision Regulations if a subdivision is proposed.

5.12.1 Coordination of Review – Application for PUD or Residential PUD approval shall be reviewed by the DRB as a conditional use, subject to conditional use review and approval under Section 5.6, and concurrently with the review of a subdivision plat if a subdivision is proposed. Any subsequent Zoning Permit, site plan or conditional use approval of a proposed development within an approved PUD or Residential PUD shall incorporate all applicable conditions of the PUD or Residential PUD approval.

5.12.2 General Conditions - All PUD and Residential PUD applications shall meet the following conditions:

- a) The PUD or Residential PUD provision may be used for any sized parcel but shall be *required* for developments of nine or more lots, or ones in which a multiple ownership of a building or buildings, or multiple principal structures or uses on a single lot are proposed, except as provided in Section 4.5. For the purposes of determining the number of lots, all lots shall be counted if they have been approved for subdivision by the DRB or Administrative Officer within a continuous period of sixty months preceding the date of filing the PUD subdivision application.
- b) A PUD, but not a Residential PUD, shall be allowed in the ~~JC~~ and VD Districts. A PUD or Residential PUD shall be allowed in the VRC, GRC, VC, ~~JC~~, C, I/C ~~A/R~~ or ~~HDR~~ Districts. However, in the I/C District, a Residential PUD shall be allowed only on parcels that are occupied and solely occupied by a residence or residences prior to May 28, 2024 and apply only to the following parcels:

RG0090, RG0140, RG0226 and RG0300. A Residential PUD is the only PUD that shall be allowed in the VRNN and VRNS Districts. A/R and the HDR Districts as well.

- c) A Residential PUD shall include only dwelling units. The dwelling units may be of various types including single-family, two-family and multi-family dwelling units. Home occupations, child-care homes and group-homes shall also be allowed.
- d) The total number of allowable dwelling units in the PUD or the Residential PUD shall not exceed the Total Maximum Residential Density number that would be permitted if the land were subdivided into lots in conformance with these zoning regulations for the Zoning District in which such land is located, and in accordance with Section 2.5 of these Zoning Regulations.
- e) The DRB may allow for a greater concentration of units than would otherwise be allowed in the underlying district within some section(s) of the development, provided there is an offsetting lesser concentration or an appropriate reservation of open space on the remaining land.
- f) The uses proposed for a PUD shall only be those uses listed as permitted or conditional in the district in which the PUD will be located. Any of these uses shall be allowed.
- g) A PUD may contain only commercial uses or may contain mixed commercial and residential uses. In the VC, C and I/C Districts, at least 50% of the gross building floor area must be in commercial use. In the VD District, residential uses shall be restricted to the second floor and above; and in the JC District, residential uses shall be allowed on any floor except in the case of buildings with frontage on Bridge St, where residential uses shall be restricted to the second floor and above, and to the walk-out basement floor as long as all applicable Vermont Fire and Safety Codes are met.
- h) The DRB may impose conditions to assure that a PUD or a Residential PUD does not place an unreasonable burden on the ability of the Town of Richmond to provide municipal or governmental services.
- i) A PUD or Residential PUD is consistent with the Town Plan.
- j) The PUD or Residential PUD is an effective and unified treatment of the development possibilities of the project site. The development plan shall make appropriate provision for preservation of the following features as feasible or required: streams, stream banks, and water bodies, aquifer recharge areas, slopes greater than 20%, wetlands, soils unsuitable for development, agricultural lands, meadow lands, productive forest lands, historic features, unique natural features as identified in the Town Plan, wildlife habitat, high elevations, ridge tops, and floodplains.

- k) The PUD or Residential PUD shall meet local and state regulations for sewage disposal and the protection of water quality.

5.12.3 Additional Standards – In addition to the specific standards in the Zoning District and, as applicable, review standards in Section 5.6 *Conditional Use Review*, or subdivision review standards under the Town of Richmond Subdivision Regulations, the following site standards also may be required as a condition of the DRB approval.

- a) Greater setback and screening requirements for structures, parking areas and other development features along the perimeter of the property.
- b) Adequate pedestrian circulation.
- c) Improvements to roads to meet the Public Works Specifications.
- d) Restriction of points of access to state or town roads.
- e) Demonstration of the ability to properly develop, operate, and maintain development roads, utilities, and other private improvements.

(rest of this section is as current)