

Village Residential Neighborhoods North Zoning District (VRNN) -- draft #25 -- 5.9.24

Section 3.11

Area:

This district is comprised of the following areas: Pleasant St; Baker St, Millet St and Tilden Ave; Church St; Esplanade; Lemroy Ct; Borden St; Burnett Ct; Brown's Ct; and portions of W Main St and Jericho Rd (see map);

3.11.1 Purpose:

The purpose of the Village Residential Neighborhoods North District is to provide residential neighborhoods of moderate density within walkable proximity to the services and amenities of the center of Richmond village.

Features of this district include:

1. The character of this district will be residential.
2. Housing types may include single-family houses, duplexes, multi-family and accessory dwellings, and the dwellings may be closely spaced.
3. Natural amenities will be provided by green spaces, vegetated front yards and street trees.
4. Traffic speeds on the streets will be low to provide safety for pedestrians and bicyclists.
5. The Flood Hazard Overlay District will control the development of any lot within its borders.

3.11.2 Permitted Uses: The following uses shall be allowed in the VRNN 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.

- a) Accessory dwelling
- b) Accessory structure
- c) Dwelling, single-family
- d) Dwelling, two-family (duplex)
- e) Dwelling, 3-4 unit multifamily
- f) Family child care home
- g) Group home
- h) Home occupation

3.11.3 Conditional Uses: The following uses may be allowed in the VRNN District after issuance of a conditional use approval by the DRB.

- a) Childcare facility, large home-based
- b) Elder care facility
- c) Park or open space
- d) Residential Planned Unit Development (see section 5.12)

3.11.4 Residential density

- i) Maximum Base Residential Density - 1 dwelling unit for every 8,712 square feet of land (5 U/A – see section 6.14)

3.11.5 Dimensional requirements:

- a) Minimum lot size: 8,712_square feet (1/5 or .2 A)

- b) Lot shape: 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.
- c) Lot frontage: No lot having frontage on a public or private road shall have less than 55 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) Maximum Lot Coverage: 50 %
- e) Height: The height of any structure shall not exceed 35 feet, except as provided in Section 4.11
- f) Front yard setback :
 - i. Principal habitable structure -- minimum = 10 feet
 - ii. Accessory structure or accessory dwelling -- minimum of 10 feet behind front of principal structure
- g) Side yard setback :
 - i. Principal habitable structure or accessory dwelling – minimum = 10 feet
 - ii. Accessory non-habitable structure – minimum = 5 feet
- h) Rear yard setback:
 - i. Principle habitable structure or accessory dwelling – minimum = 10 feet
 - ii. Accessory non-habitable structure = 5 feet

3.11.6 District Specific Development Standards

a) Infrastructure Standards

- i. All lots shall be served by municipal water and sewer services.

b) Site Design Standards

- i. Parking shall be located at the side or rear of the building, unless in front of a garage door.
- ii. Waste containers and dumpsters shall be located behind or on the side of principal or accessory structures, such that they are not visible from the road. Waste containers may be placed temporarily by the roadside for the scheduled collection time.
- iii. Front yards shall be vegetated. Street and yard trees are encouraged to be incorporated into the design of front yard vegetation.
- iv. Residential parking: one parking space per dwelling unit is required. More spaces may be provided by the developer if need is anticipated.

c) Additional Multifamily Housing Standards

Any structure that contains three or more dwelling units (also called a “multifamily dwelling”) shall, in addition to the District Specific Development Standards listed above, adhere to the Multi-family Housing Development Standards in Section 6.13 of these regulations.

3.11.7 Planned Unit Developments that consist entirely of residential units (Residential PUD’s) and that satisfy the provisions of Section 5.12 of these regulations are allowed in the Village Residential Neighborhoods North District.