



**TOWN OF RICHMOND**  
**RICHMOND TOWN CENTER**  
 203 Bridge Street, P.O. Box 285  
 Richmond, Vermont 05477



**Planning Commission Reporting Form for Municipal Bylaw Amendments**  
**June 19, 2024**

**Revisions to the Richmond Zoning Regulations**

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:*

**PURPOSE:** To modify the Richmond Zoning Regulations (RZR) to include a revision to §2.3, Zoning District Map, newly proposed zoning districts denoted as the Village Residential Neighborhood North (§3.11), and Village Residential Neighborhood South (§3.12) as well the introduction of a new clarifying section to align with Act 47, §6.14 - Residential Density. Additional revisions are also proposed to the current §6.1 - Parking and Loading, §6.13 - Multi-Family Housing Development Standards, and §7, Definitions of the Richmond Zoning Regulations. The new zoning districts, §§3.11 and 3.12, Village Residential Neighborhood North and Village Residential Neighborhood South have a primary emphasis on moderate residential development to the north and south of the Winooski River that are within walkable proximity to the services and amenities of the center of Richmond Village. The changes proposed to §6.1, Parking and Loading are revised to align with Act 47 and §6.13, Multi-Family Housing Development Standards are revised to clarify requirements to standards of living and enhance the appearance and quality of neighborhoods. These revisions will affect any lot within Richmond that proposes to develop according to these sections.

*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 amendments conform to and further the goals of the Richmond Town Plan. In the Future Land Use Section, the Villages areas lists **“single-family, two-family, multi-family homes and accessory structures”** as a future use, as well as **“a mix of commercial and residential uses.”** In the Housing section, Goal 1, Action 1 states **“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.**” In the Economic Development section, Goal 3 action 3 states “**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...**”

Furthermore, these amendments reflect a growing concern with the shortage of housing in Chittenden County and beyond. Per the Town Plan Housing section, “**new housing should be made energy efficient, and affordable housing types should be allowed by our land use regulations that support diversity, workforce, and community development goals...**” The intent of these revisions reflects this need.

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

These proposed zoning amendments do not carry out any specific proposals for planned community facilities and will not impact any plans for community facilities.