

Gateway Residential/Commercial District proposed for 1.4.23

3.4 Gateway Residential/Commercial District (GR/C)

3.4.1. Purpose - This district is designed to allow for both residential and commercial uses in an area that has importance as a scenic entrance to the Town of Richmond. Development will be managed to maintain a visually-appealing corridor that reflects the rural and historic aspects of Richmond while allowing for growth.

Features of the Gateway Residential/Commercial District include:

- a) The features of commercial strip development will be avoided.
- b) A range of commercial and residential uses, including multifamily housing, will be allowed.
- c) Curb cuts will be limited to the number in existence as of *[date zoning goes into effect]* or less – these access points will serve any new development as shared driveways or private roads.
- d) Setbacks along Route 2 will be vegetated and provide the rural greenspace appearance needed to maintain the scenic viewshed and historic settlement pattern of this area.
- e) Plans are being developed for a shared path for bike and pedestrian use to connect lots within the district and with the village center to the east and the Park and Ride to the west.
- f) Plans are being developed for future public transit along the Route 2 corridor
- g) Restoration and reuse of existing historic structures is encouraged.
- h) Multistory buildings—rather than single-story buildings—are encouraged
- i) Unique commercial enterprises that help define and promote the independent entrepreneurial economy of the nearby “small town” center, intermixed with housing, constitute the character of the area.

3.4.2 Permitted uses – The following uses are considered compatible with the other uses allowed in the Gateway Residential/Commercial District and therefore require a Zoning Permit, or Site Plan Review by the DRB per Section 5.5 and then a Zoning Permit.

- a) Accessory dwelling
- b) Accessory uses or structures, except outdoor storage
- c) Arts/crafts studio
- d) Bed and breakfast.
- e) Child Care Facility - Family Child Care Home
- f) Dwelling, single-family
- g) Dwelling, two-family
- h) Dwelling, multifamily with up to 4 units
- i) Group home
- j) Home occupation
- k) Multiple use building if all of the uses are permitted uses allowed within the Gateway Residential/Commercial District
- l) Office, medical
- m) Office, professional
- n) Personal services

3.4.3 Conditional Uses - The following uses require a Conditional Use Review approval by the DRB and then a Zoning Permit:

- a) Adaptive use
- b) Bank.
- c) Brewery
- d) Business yard
- e) Car Wash
- f) Cemetery
- g) Child Care Facility – Large Family Child Care Home
- h) Child Care Facility – Center-based Child Care Facility
- i) Cottage Industry
- j) Dwelling, multifamily with five or more dwelling units.
- k) Educational Facility
- l) Fitness Facility
- m) Funeral Parlor
- n) Health Care Services
- o) Hotel or Motel
- p) Inn
- q) Kennel
- r) Laundromat
- s) Light Manufacturing.
- t) Multiple use building if all of the uses are allowed within the Gateway Residential/Commercial District and if at least one of the uses is a Conditional Use
- u) Museum.
- v) Pharmacy, village scale
- w) Powered Vehicle and/or Machinery Service
- x) Recreation facility
- y) Religious use
- z) Research laboratory.
- aa) Restaurant, Standard
- bb) Retirement community.
- cc) State- and Community-owned and Operated Institution or Facility
- dd) Supported housing facility
- ee) Tavern
- ff) Veterinary Clinics
- gg) Warehouse Use

3.4.4 Dimensional Requirements

- a) **Minimum Lot Size** – 10,000 square feet
- b) **Maximum residential density** – 1 dwelling unit for every 5,000 square feet of land
- c) **Lot Dimensions** - 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.
- d) **Lot Frontage** - No lot having frontage on a public or private road shall have less than 75 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.
- e) **Maximum Lot Coverage** - 60 percent
- f) **Height** - The height of any structure shall not exceed 35 feet, except as provided in Section 4.11.
- g) **Front Yard Setback**
 - i. 30 feet from the edge of the Route 2 right-of-way for principal structures
 - ii. For accessory structures, 10 feet behind the front of the principal structure fronting all rights-of-way except I-89

- iii. 30 feet from the edge of the I-89 right-of-way for residential primary structures and structures hosting accessory dwelling uses
 - iv. 10 feet from the edge of the I-89 right-of-way for accessory structures associated with residential uses
 - v. 10 feet from the edge of the I-89 right-of-way for non-residential structures and their associated accessory structures
 - vi. 15 feet from the edge of all other rights-of-way for principal structures
- h) **Side Yard Setback**
- i. For principal structures - 10 feet
 - ii. For accessory structures – 5 feet
- i) **Rear Yard Setback** –
- i. For principal structures – 10 feet
 - ii. For accessory structures – 5 feet
- j) **Maximum Building Size** - No building shall have a footprint exceeding 10,000 square feet, with the exception of buildings that are setback more than 200 feet from the edge of the Route 2 right-of-way and 30 feet from the edge of all other right-of-ways. Buildings set back more than 200 feet from the edge of the Route 2 right-of-way and 30 feet from the edge of all other right-of-ways shall not have a footprint exceeding 17,000 square feet.

3.4.5 District Specific Development Standards. These standards are intended to ensure that the Gateway Residential/Commercial District remains a scenic entrance to the village of Richmond, and that there is compatibility between the residential and commercial uses. The historic settlement pattern of this area, with a vegetated greenspace adjacent to Route 2 and a pattern of mixed-use development, shall be maintained. In addition to the standards found in Section 5.5.3 when applicable, the following standards shall apply

- a) **Site Design Standards**
- i. No increase in the total number of curb cuts along the Route 2 right-of-way shall be allowed after *[date zoning goes into effect]*. All new land development shall access Route 2 right-of-way by way of existing curb cuts. Existing curb cuts may be relocated in accordance with the Public Works Specifications and applicable State regulations. Further sharing of driveways that will reduce the existing number of curb cuts is encouraged.
 - ii. The front yards adjacent to the Route 2 right-of-way shall be maintained in a vegetated state, and shall include naturally occurring vegetation and/or landscaping. Landscaping may include a combination of trees, shrubs, perennials, groundcovers or gardens in addition to grass. Diseased or dead vegetation shall be replaced with healthy vegetation, and a security may be required by the DRB pursuant to Section 8.2.5(c).
 - iii. Parking shall not be permitted between the Route 2 right-of-way and the façades of structures that directly faces the Route 2 right-of-way.
 - iv. Landscaping and/or screening shall be required to shield from view from any public road all outdoor storage, including but not limited to bulk and waste containers, free-standing utilities and mechanicals, and commercial parking and loading facilities.
 - v. Provisions shall be made for pedestrian traffic.
- b) **Building Design Standards.** All new, or significantly remodeled exteriors of existing structures, with the exception of single-or two-family dwellings, shall have the following design features:
- i. Any façade that faces directly onto the Route 2 right-of-way shall be designed with aesthetic, appropriate and human-scale features that are consistent with the purpose of the district. Such features may include: traditional or historic

architecture, design consistency with neighboring buildings, points of interest in the façade, landscaped vegetation along the base of the façade, and/or other such visually appealing design features.

- ii. A minimum of 5% of the square footage of the façade that faces directly onto the Route 2 right-of-way shall consist of transparent windows.
 - iii. Pedestrian entrances on facades that face directly onto the right-of-way of a public or private road, with exception to the I-89 right-of-way, shall be defined with overhangs, porches, or other architectural features.
 - iv. Any principal building with a façade that faces directly onto the Route 2 right-of-way shall have a pitched roof. The roof-pitch requirement does not apply to buildings with a footprint exceeding 10,000 square feet. If a principal building is to have rooftop solar panels prior to the issuance of a Certificate of Occupancy, the principal building may have a roof of any pitch, including a flat roof.
 - v. Any principal building with a façade that faces directly onto Route 2 shall provide that façade with a wood, stone or brick appearance
- c) **Additional Multi-family housing standards.** All buildings which contain more than two dwelling units shall adhere to the multi-family dwelling standards in Section 6.13 of these regulations, in addition to subsections (a) and (b) above.
- d) **Multiple Structures on a lot.** On any lot in the Gateway Residential/Commercial District, two principal structures hosting residential uses may be developed, provided the following:
- i. The acreage and residential density are sufficient to support the proposed number of dwelling units
 - ii. Proposed legal arrangements for ownership and management of all structures, uses, and any common land on the lot shall be provided with the permit application
 - iii. All other applicable dimensional standards, such as setbacks, shall be met for all buildings on the lot
- e)

3.4.6. Planned Unit Developments. Planned Unit Developments that meet the regulations listed under Section 5.12 are allowed in the Gateway Residential/Commercial District.