

1.6.25 Section 3.12 VRNS ZD

Area:

This district is comprised of the following areas: Thompson Rd; portions of Cochran Rd near the intersection with Bridge St; properties on east and west Bridge St south of the Winooski River and properties on Old Brooklyn Ct (see map);

Section 3.12 Village Residential Neighborhoods South Zoning District (VRNS)

3.12.1 Purpose:

The purpose of the Village Residential Neighborhood South District is to provide residential neighborhoods of moderate density south of the Winooski River that are within walkable proximity to the services and amenities of the center of Richmond village. This neighborhood helps to provide a transition from the Agricultural/Residential district to the village districts, and provides a residential surrounding for the iconic Round Church.

Features of this district include:

1. The character of the district will be residential.
2. Housing types may include single-family houses, duplexes, multi-family and accessory dwellings, and may be closely spaced.
3. Natural amenities will be provided by green spaces, vegetated front yards, and street trees.
4. Historic viewshed of the Round Church is maintained with neighborhood residences and green spaces. Round Church events, including, but not limited to, weddings, concerts, lectures and programs, will continue to be allowed, with on-site parking on the adjacent field.
5. Traffic speeds on the streets will be low to provide safety for pedestrians and bicyclists.
6. The Flood Hazard Overlay District will control the development of any lot within its borders.
7. All lots will be served by municipal water and sewer service.

3.12.2 Permitted Uses: The following uses shall be allowed in the VRNS 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

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

- a) Artist/Craft studio
- b) Assisted living residence
- c) Child care facility, large home based
- d) Hospice
- e) Museum

- f) Nursing home
- g) Park or open space
- h) Residential Planned Unit Development (see section 5.12)

3.12.4 Residential density

- a) Maximum Base Residential Density - 1 dwelling unit for every 8,712 square feet of land (5 U/A -see section 6. 14)
- b) In this district, a single-family home with an Accessory Dwelling Unit, a Duplex, or a 3-4 unit Multi- family dwelling shall be allowed on the same size lot as a single-family dwelling as per 24 VSA 4412[1][D] with no additional land or lot area required (see also section 6.14).

3.12.5 Dimensional requirements:

- a) Minimum lot size: 8,712 square feet (1/5 or .2A)
- 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 lines of the lot:
- c) Minimum 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 Section 4.2 and 4.3
- d) Maximum lot coverage: 50 %
- e) 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' behind front building line 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. Principal habitable structure or accessory dwelling - minimum = 10 feet
 - ii. Accessory non-habitable structure - minimum = 5 feet

3.12.6 District Specific Development Standards

a) 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 to the side of the 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/or 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 additional need is anticipated.

c) Additional Multi-family housing standards.

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

3.12.7 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 VRNS District.