



TOWN OF RICHMOND

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



MEMORANDUM

To: Town of Williston, Planning Commission Chair; Town of Huntington, Planning Commission Chair; Town of Hinesburg, Planning Commission Chair; Town of Jericho, Planning Commission Chair; Town of Bolton, Planning Commission Chair; Executive Director, Chittenden County Regional Planning Commission; Commissioner, Department of Economic, Housing and Community Development (DEHCD)

From: Richmond Planning Commission

Date: June 25, 2013

Re: Proposed Changes to Richmond Zoning Regulations

The Richmond Planning Commission will hold a public hearing at the Richmond Town Center on Thursday, July 11th, at 7:00 p.m. to receive public comment on two proposed changes to the Richmond Zoning Regulations, adopted March 1969, as amended February 22, 2010.

Pursuant to 24 VSA, Section 4441, sent by certified mail with return receipt requested, please find the following enclosed documents:

- Notice of Planning Commission Public Hearing for proposed changes to the Richmond Zoning Regulations
- Planning Commission Report for the proposed changes to the Richmond Zoning Regulations
- A copy of the track changes text for the proposed Richmond Zoning Regulations

Please forward any comments about the proposed amendments to the Richmond Zoning Regulations by 4:00 PM on Thursday, July 11th. Comments may be presented at the public hearing (per attached notice) or sent to Cathleen Gent, Richmond Town Planner/Staff to the DRB, via email at townplanner@gmavt.net or US Postal mail to PO Box 285, Richmond, VT 05477.

TOWN OF RICHMOND – PLANNING COMMISSION
NOTICE OF PUBLIC HEARING – JULY 11, 2013

Pursuant to 24 V.S.A. Section 4444, the Richmond Planning Commission will hold a public hearing on Thursday, July 11, 2013 at 7 PM in the Richmond Town Center, 203 Bridge Street, Richmond, Vermont, to hear public comment regarding proposed changes to the *Richmond Zoning Regulations*, approved in March 1969 and last amended on February 22, 2010.

The purpose of these changes is to make specific modifications regarding parking in certain locations within the Village Commercial zoning district and to allow directory signs in two locations. Specific changes include: Section 3.5.5. - new land development is exempt from meeting the required number of parking spaces for parcels EM0010, BR0039, BR0026, BR0030, BR0038, BR0048, and BR0052; Section 5.7 – allow for directory signs at on parcels at the intersection of Bridge Street and Railroad Street and at Bridge Street and Jolina Court; Section 7.2 – new definitions for a driveway and a directory sign. The geographic area affected includes parcels EM0010, BR0039, BR0026, BR0030, BR0038, BR0048 and BR0052 and parcels abutting the intersection of Bridge Street and Railroad Street and the intersection of Bridge Street and Jolina Court.

Copies of the proposed changes may be viewed at www.richmondvt.com under the Documents Section and at the Planning and Zoning Office at 203 Bridge Street in Richmond, Vermont. For more information about these changes, please contact the Planning and Zoning Office at 802-434-2430 during regular office hours.

Planning Commission Reporting Form for Municipal Bylaw Amendments

Proposed Revisions to Richmond, Vermont Zoning Regulations June 24, 2013

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 bylaw, amendment, or repeal andinclude a statement of purpose as required for notice under section §4444 of this title,

The Richmond Planning Commission proposes changes to the Richmond Zoning Regulations, approved in March 1969 and last amended on February 22, 2010. The purpose of these changes is to make specific modifications regarding parking in certain locations within the Village Commercial zoning district and to allow directory signs in two locations. Specific changes include: Section 3.5.5. - new land development is exempt from meeting the required number of parking spaces for parcels EM0010, BR0039, BR0026, BR0030, BR0038, BR0048, and BR0052; Section 5.7 – allow for directory signs at on parcels at the intersection of Bridge Street and Railroad Street and at Bridge Street and Jolina Court; Section 7.2 – new definitions for a driveway and a directory sign. The geographic area affected includes parcels EM0010, BR0039, BR0026, BR0030, BR0038, BR0048 and BR0052 and parcels abutting the intersection of Bridge Street and Railroad Street and the intersection of Bridge Street and Jolina Court.

Copies of the proposed changes may be viewed at www.richmondvt.com under the Documents Section and at the Planning and Zoning Office at 203 Bridge Street in Richmond, Vermont.

(B) 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 amendment to the Zoning Map will further the goals of the Town Plan by allowing for higher densities and uses within the central business block in Richmond village and promoting businesses and offices at the end of two dead-end streets in Richmond village. The changes will have little bearing on the availability of safe and affordable housing.

- 2. Is compatible with the proposed future land uses and densities of the municipal plan:**

These changes are compatible with the future land uses and densities proposed for Village Areas on the Town Plan Future Land Use Map.

- 3. Carries out, as applicable, any specific proposals for any planned community facilities.”**

Not applicable. The proposed revisions have no bearing on any planned community facilities.



Proposed Changes to Richmond Zoning Regulations For July 11, 2013 Public Hearing

This information packet includes the following changes:

- Section 3.5.5. – Village Commercial Zoning District – Other requirements (parking)
- Section 5.7 – Signs – New section for directory signs in two village locations
- Section 7.2 – Definitions

For additional information, please contact the Planning and Zoning Office at 434-2430 or townplanner@gmavt.net.

Revised Standard to Eliminate Parking Requirement in Specific Geographic Area Within Village/Commercial District

[As Approved by Richmond Planning Commission for
July 11, 2013 Public Hearing]

3.5.5 Other Requirements Applicable to Lots in the V/C District - No Zoning Permit may be issued for Land Development in the V/C District unless the Land Development meets the following requirements:

Parking Requirements – New land development is exempt from meeting the required number of parking spaces, per Section 6.1.2, for the following parcels: 10 East Main Street (EM0010); 39 Bridge Street (BR0039); 26 Bridge Street (BR0026); 30 Bridge Street (BR0030); 38 Bridge Street (BR0038); 48 Bridge Street (BR0048); 52 Bridge Street (BR0052).

- a) With the exception of the number of required parking spaces for those parcels, Section 6.1.2 shall apply to the V/C District. In all other respects. Required parking shall be regulated as provided in Section 6.1 within the V/C district.

Section 5.7: Signs
New Section to Allow for Directory Signs in Two Locations
[As Approved by Richmond Planning Commission for
July 11, 2013 Public Hearing]

5.7.5 Directory Signs - Directory signs may be allowed in two locations: at the intersection of Bridge Street and Railroad Street and at the intersection of Bridge Street and Jolina Court. The directory signs may only advertise businesses or organizations on Railroad Street or Jolina Court. The following standards apply to these directory signs.

- a) One Directory sign per street.
- b) A Directory Sign is a free-standing sign
- c) "Railroad Street" or "Jolina Court" street name may be placed at the top of the sign – maximum of 1 foot high and a total square footage of 2 feet. This street name does not count toward the maximum size of the directory sign.
- d) The directory sign may include the name and logo of each business
- e) The maximum size of the directory sign shall be 5 feet wide and 6 feet tall (30 square feet)
- f) The directory sign must have a vertical orientation (i.e., be taller than wide)
- g) The maximum height of the directory sign is 10 feet including the street name, per c). above, with the lowest panel a minimum of 3 feet from the ground.
- h) Individual letters (words) may not exceed 8" in height.
- i) Individual logos for each business or organization may not exceed 1.5 square feet
- j) The sign is divided as follows with six 1-foot sections – 5 feet total width
 - i. Anchor (maximum of 2 anchors) – maximum of two 1-foot sections per anchor
 - ii. If there are 2 anchor signs, the two additional 1-foot sections may be divided into a maximum of 4 segments
 - iii. If only one anchor is on the sign, the four additional 1-foot sections may be divided into a maximum of 8 segments
 - iv. If there are no anchor signs, the 6 1-foot sections may be divided into a maximum of 12 segments
- k) Panels may be added and removed as needed. There is no minimum number of panels needed for the directory sign, however, there cannot be only one panel (anchor or non-anchor) on the sign
- l) Similar/compatible color schemes must be used for the directory sign
- m) The directory sign is not included in the computation of the permissible sign area, allowed per lot, per section 5.7.4.

5.7.6 Maintenance - All signs shall be well maintained.

- a) **Sign Removal** - Any sign which advertises a business, product or service no longer available on the lot shall be removed. Any sign which is deemed to be structurally unsafe by the Administrative Officer shall be removed or repaired by its owner or permittee. Removal or repair shall be completed within thirty (30) days of notification by the Administrative Officer. If the owner or permittee fails to remove or repair the sign within the specified period, the Administrative Officer may cause the sign to be removed at the owner's expense.

5.7.7 Nonconforming Signs - A sign which does not comply to these Zoning Regulations which is lawfully in use when these Zoning Regulations become effective may continue in use but, shall be subject to the provisions of Sections 4.7 and 4.9 of these Zoning Regulations.

5.7.8 Non-commercial Content - Notwithstanding anything else in this Section 5.7, any sign authorized by this section, and requiring a Zoning Permit, may display non-commercial content in lieu of any otherwise permitted content.

Richmond Zoning Regulations
Changes to Section 7.2: Definitions
[As Approved by Richmond Planning Commission for
July 11, 2013 Public Hearing]

| Driveway – An improved surface for vehicular access to no more than three (3) lots.

| Directory Sign – A sign with advertises multiple businesses or organizations, whether on not such businesses or organizations are located on the parcel where the sign is located on the parcel where the sign is located.