

Commercial District: Purpose (Draft)

For Section 3.2.6

- 1) To provide a location for specific business uses which are appropriate and well-suited for the rural setting outside of Jericho's village centers, and which implement the goals and objectives of Jericho's Comprehensive Town Plan, foster employment opportunities for Jericho residents, do not rely on passer-by traffic and will not generate general public traffic, and are compatible with existing business and residential uses in the District.
- 2) Generally, this refers to a mix of land uses, which will not adversely impact nearby residential uses or the natural resources of Jericho, that are located in buildings and on lots of varying designs and sizes, including moderate-scale operations that may require larger lots than are typically available in the Village Centers, such as agriculture-related businesses, garden centers, warehousing, light industrial activities, professional services, manufacturers, assembly, research and development, construction-related businesses, software and hardware technology, small scale renewable energy producers, office type functions, and recreational uses.
- 3) Business development in this District is intended to complement Jericho's Village Centers rather than duplicate or compete with them. It seeks to create additional opportunities not provided in those Districts. Certain uses (such as retail, convenience stores, general stores, and public gathering spaces such as restaurants) are limited or not allowed, as their presence in this District, outside Jericho's Village Centers, can dilute the role of the Village Centers and would interfere with this area's desired function as open rural countryside between Village Centers.
- 4) The rural character of the VT Route 15 corridor will be preserved and enhanced by carefully planned development. District standards for site design and building design, shall ensure development meets the District goals and character of the neighborhood criteria. Strip Development is prohibited in the District. (Strip Development definition moved to Definitions section).

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Intro to Standards Section:

District standards for site design and building design meet the following District goals and character of the neighborhood criteria:

- a) Certain design elements are shared with the surrounding working landscape and nearby villages, to achieve a cohesive harmonious appearance for the community, and
- b) Moderate density development, which concentrates compatible uses in an appropriate convenient location, and encourages buildings and uses to be clustered, through PUDs and otherwise, and
- c) Aesthetically integrated with the scenic rural character of the area, to protect the scenic views of interspersed rural countryside, distant hills, and the prominent peaks of Mount Mansfield from Route 15 and other public vantage points, and including green space, landscaping, screening of parking lots and structures, and other standards that must be met, and
- d) Functionally integrated with the Route 15 commuter corridor segment, to provide safe and efficient traffic flow, through a system of interconnected roads, driveways and sidewalks/pathways, that accommodates employees, trucks, deliveries, efficient parking, and transit, without endangering cyclists, pedestrians, and cyclists. Curb cuts shall be limited to avoid impeding circulation on Route 15. Interior circulation roads, driveways and/or alleys shall be required. Future transit stops, and future bicycle and pedestrian connections between the villages, shall be accommodated.