

RECOMMENDATIONS FOR THE COMMERCIAL DISTRICT

The following are recommended revisions and additions to Jericho’s 2015 Zoning, Land Use and Development Regulations, (April 9, 2015). All references to “Commercial” District in the zoning regulations will also need to be updated with the new name of the district. These pages and sections are NOT outlined below. Photographs and graphics may be used for any of these standards, but will not be prepared until such time that the standards have been finalized so as to not create unnecessary work.

SECTION 2. GENERAL DEFINITIONS

(Jericho Land Use and Development Regulations (JLUDR) pg. 4)

COMMERCIAL USE – Any business or activity involved in the buying, selling, and maintenance of commodities, and services, ~~and facilities for profit.~~

(JLUDR pg. 6)

(JLUDR pg. 15)

~~**RETAIL, GENERAL MERCHANDISE:** Commercial establishments that sell or rent/lease, primarily direct to consumer, diverse merchandise, including, but not limited to dry goods, apparel and accessories, furniture and home furnishings, small wares, hardware, pharmaceutical products, magazines, books and newspapers, and food. The stores included under this heading are known as department stores, variety stores, and general stores. This category does not include convenience stores that sell automotive fuel. See also **FUEL SALES.**~~

~~**RETAIL, SPECIALTY STORE:** Commercial establishments that sell or rent/lease, primarily direct to consumer, a single type of merchandise including but not limited to dry goods, apparel and accessories, furniture and home furnishings, small wares, hardware, pharmaceutical products, magazines, books and newspapers, and food. This category does not include convenience stores that sell automotive fuel. See also **FUEL SALES.**~~

RETAIL, ACCESSORY – A retail use that is incidental and subordinate to that of the established principal use. An accessory retail use must also meet the following requirements:

- a) Must be located on the same lot as the principal use. The building it is located in must also be under the same ownership as that of the principal use, except that the accessory retail may be leased or managed by someone other than the owner of the principal use.
- b) Must serve, be related to, or complement the purpose of the principal activity, but not exceed it in terms of economic importance and dependence.
- c) Must be subordinate in terms of height, area, scale, and overall extent of the main structure.
- d) May be located in a separate building, provided such building does not exceed 25% of the gross floor area of the principal use, which includes any attached garage or other attachment.
- e) Must comply with the development standards applicable to the principal use to which it is an accessory.

- f) May not be erected prior to the principal use or structure.

RETAIL SALES - Any business concerned primarily with the direct retail sale or rental of commonly used goods, commodities, wares, or products immediately available for purchase by the consumer, but excludes those classified more specifically by definition.

3. ZONING DISTRICTS

(JLUDR pg. 21)

3.2. Purpose of Districts

3.2.6. The purpose of the ~~Commercial District is to provide employment opportunities and a location for commercial, industrial and similar uses that are not compatible in a village setting due to noise, dust, heavy truck traffic and similar nuisances. While roadside visibility is important for the viability of some businesses, strip development is prohibited in the district. Strip development is defined as linear development along Route 15 that has broad frontage, lack of two or more stories over the entire footprint, and a limited reliance on shared access. Curb cuts shall be limited to avoid impeding circulation on Route 15, and interior circulation roads shall be required on larger parcels with three or more buildings. Rural Business District is to~~ **[This was reviewed by the PC and sent to LandWorks. This has not been added to the text yet.]**

(New subsection to be added to JLUDR pg. 24)

3.5 Specific District Standards

The following specific standards shall be applicable, in addition to any other standards required in these regulations, to all new construction, reconstruction, enlargement, exterior alterations, additions, demolition, major landscape and site work, or signage within the specified district. These standards do not apply to interior alterations that do not affect the exterior of the structure, customary maintenance and repair that does not affect the design of the structure, and routine landscaping. These standards are intended to assist the Development Review Board, property owners, and developers with the preliminary planning, design, and evaluation of proposals and approval of projects within the specified district.

The “shall” and other similar definitive statements indicate mandatory requirements and offer no flexibility unless choices are provided within the statements themselves. All projects must include these mandatory requirements as described. However, statements that use the word “should” or “encourage” shall be applied, but with some flexibility in accordance with the town plan or the regulations therein. Such statements indicate that the Development Review Board is open to design features that are equal to, or better than, those recommended - so long as the intent is satisfied. The applicant assumes the burden of proof to demonstrate how a proposed project meets these standards, and a determination will be made by the Development Review Board. In the event that any of these standards conflict with other standards found within these regulations, the more stringent standard shall apply.

3.5.1 Rural Business District

3.5.1.1 Building Mass & Size

3.5.1.1.1 The maximum building footprint allowed for any one structure is 10,000 square feet **[refer to the Master Plan in the town plan for**

Comment [U1]: This was not deleted. Is this the definition you prefer for Retail Sales?

Comment [KS2]: We don't think that a new section 3.5 makes sense. We were thinking of adding it with Section 6: Overlay Districts, but Calling it “Specific District Standards” instead of “Overlay Districts” and move it to a new section 12. That would be renumbering all of the other sections and is something I will take care of.

Comment [U3]: I would disagree, but ultimately this is up to the PC. While putting the specific district standards in an entirely new section is an option, simply adding a subsection in the zoning district section is logical from a lay person perspective. Everything you need to know about a district is right there. Shuffling around through different sections can be cumbersome and increases the likelihood of overlooking information resulting in errors and misinterpretation. This approach would also not require renumbering of all the other sections, and you could easily add standards for other districts as they are completed. If you do decide that specific standards belong in their own section, I would recommend putting them in as section 6, as you suggest, but then bumping the remaining sections up one. I would not reorder and place overlay districts at the end. I would recommend bumping overlay districts to its own section 7. Again, maintaining a logical order makes it easier for the lay person, and diminishes the likelihood that something is missed.

Comment [KS4]: We'd like to see how this works with existing buildings that would make changes, like the warehouse and Clarks. We are wondering if there is some way to allow Clarks to expand and to allow the warehouse to make changes.

The warehouse owner has expressed interest (which we love!) in breaking up that building into 3 separate 10,000 square foot buildings and would like to make it look good, but how could he do that with these regulations?

Comment [U5]: Is this gross square footage, or per building? This is not clear now. If the warehouse were demolished, this might imply that it could only build a structure up to 10,000 square feet, or multiple structures that do not exceed 10,000 s.f. Because you would now have a maximum building footprint, which will help define and manage building size, you might want to reconsider adding a maximum gross square footage i.e. 25,000 sq.ft., or clarifying that the 10,000 s.f. only refers to a single building, such as I suggest. Impermeable surface and lot coverage requirements will also help to ensure that building square footage stays in check an...

Comment [KS6]: There is further discussion about what the maximum size should be.

specific locations]. Proposed structures in excess of 3,000 square feet shall break up the building form so as to not appear as a single rectangular box. This can be accomplished using smaller separate buildings or differentiating the building form. See also 3.5.1.1.5.

3.5.1.1.2 Proposed structures in excess of 3,000 square feet should include a plan to incorporate or contribute to a public or community space (indoor or outdoor) on the lot or within the District (see Section 3.5.1.11 Community Spaces).

3.5.1.1.3 The relative massing of a large building's façade (greater than a 3,000 square feet footprint) shall be broken down into progressively smaller elements to achieve appropriate scale. Buildings should have a distinct "base" at the ground level using articulation or appropriate materials; "middle" made distinct by variations in material, color, windows, balconies, signage, etc; and "top" that emphasizes a distinct profile or outline (see also Section 3.5.1.10 Scenic and Rural Quality).

3.5.1.1.4 Building design shall be sensitive to the overall character and context of the Rural Business District. This includes maintaining and reinforcing the established architectural patterns of Jericho's working landscape and village centers as evidenced by:

- (i) mass and scale
- (ii) window proportions and openings
- (iii) cornice or canopy lines
- (iv) roof forms and roof lines

3.5.1.1.5 Articulated architecture and variations in the façade are required on every size building to create an interesting design, reinforce rhythms and cast shadows. Building articulation includes vertical or horizontal changes in materials, texture or wall plane that influence perceived building scale. Articulation techniques can promote a sense of human scale and divide the mass and scale of a larger building into smaller parts that relate to traditionally-scaled buildings.

- (i) Vertical articulation techniques add visual interest and express traditional façade widths. Appropriate vertical articulation techniques include:
 - a. Wall plane offsets such as notches or varied façade setbacks.
 - b. Wall projections such as columns, moldings or pilasters.
 - c. Vertical variations in material.
- (ii) Horizontal articulation techniques to establish a sense of human scale in the design of a larger building. Appropriate horizontal articulation techniques include:
 - a. Stepping back taller building elements.

Comment [KS7]: Could you show us a practical example of this?

Comment [KS8]: We also need to make sure that it isn't just the front of the building, especially along N Main and along any other roads (Orr, the new Dollar General Road, Brown Trace)

Comment [U9]: See new language below

Comment [KS10]: This should also refer to illustrations provided in the text.

Comment [KS11]: Not sure of the right word here. Seems like we need to say something like "as evidenced by:" or something that indicates that these things or some of these things need to be included.

Comment [KS12]: Would like to see these be more clear, helpful and forward thinking.

Comment [KS13]: We would like to have an illustration that shows what a building looks like with 1) No building variation, 2) minimal and 3) desirable building variation?

- b. Belt courses, expression lines or other techniques that provide horizontal expression.
- c. Awnings, canopies or other features that help define the ground floor of a building.
- d. Varied roof forms.
- e. Horizontal variations in material.
- f. Horizontally dividing the façade into a distinctive base, middle and top.

3.5.1.1.6 Significant areas of blank wall are not allowed anywhere on the building that has direct views to the public. This includes backs or sides of buildings that may have high visibility from public rights-of-way, particularly from Route 15 (e.g. buildings on the south side of North Main Street).

Comment [KS14]: Define how much is significant.

3.5.1.1.7 Separate structures on site (storage structures, canopies, sheds, garages, etc.) shall have the same or compatible architectural details and design elements as the principal structure.

Comment [KS15]: It seems like this section should be added to 3.5.1.15 above.

3.5.1.1.8 Primary structures shall have a pitched roof of 4:12 or greater or have varying roof lines. A variety of roof forms such as a combination of gable, hip and flat roofs help to provide visual interest. Flat roofs shall be defined with a distinct parapet or cornice line.

Comment [KS16]: The thought was that it might be OK to have different looking roof lines. They maybe don't all have to be pitched.

3.5.1.1.9 Rooftop equipment shall be hidden from any views along public rights-of-way and from the ground level of adjacent properties. Solar panels are exempt from this requirement.

3.5.1.1.10 In the event of catastrophic destruction or demolition of a structure, any new structure shall meet the standards outlined herein.

3.5.1.2 Site Design

3.5.1.2.1 The front façade should be well delineated and visible from the street.

Comment [KS17]: Need to take into account view from RT 15. The back of the building on the south side of North Main will need to be taken into account too.

3.5.1.2.2 Multiple-purpose grouped buildings may have their entrances facing whichever direction is most useful for their access, however, the building closest to the primary street (e.g. North Main Street) shall have an entrance facing the street.

3.5.1.2.3 Front facades shall have an identifiable primary entrance that is connected by a walkway to the sidewalk and/or designated parking area. Secondary public access and entryways may be located on the sides of the building if their location promotes ease of access to parking areas. Side entrances adjacent to parking lots shall incorporate greenspaces or public plazas that promote attractive streetscapes, and provide amenities for pedestrians and bicyclists such as benches, bike racks, and appropriate lighting (See Section 3.5.1.10 Community Spaces). Primary and secondary public entrance areas shall include weather protection (such as canopies, porticos, porches, awnings or overhangs).

Comment [KS18]: The main entrance maybe won't be along the street. Buildings should have entrances there, but also important to have good entrances where people will be logically entering the building.

- 3.5.1.2.4 All parking and service areas should be placed behind or on the side of the building and away from the road where they are not highly visible from the public right-of-way. Buildings, along with trees, landscaping, and other site furnishings, shall be predominant along streets, rather than parking lots.
- i. For properties that front on Route 15, no parking shall be allowed in the front of the building or along the road right-of-way. In the event that parking in the rear is impractical due to design or site constraints, parking can be placed along the side of the building, but shall be designed and landscaped so that it is not dominant along the street. Parking lots shall not be a visually prominent feature of properties along Route 15.
 - ii. For properties that do not front on Route 15 but are visible from Route 15 (e.g. properties on North Main Street), parking lots shall not be visually prominent and may require additional screening to reduce their visual impact as viewed from Route 15.
 - iii. The view of parked cars from all public sidewalks or streets should be softened using a planted buffer of trees, shrubs and ground cover, or a low wall constructed from materials compatible with the surrounding context and street frontage.
- 3.5.1.2.5 Loading areas (including garage bays and bay doors) shall be located to the rear of all buildings. If this is impossible due to environmental or other design constraints, side yard loading or service areas may be permitted with adequate screening and architectural details. Design of service and loading areas shall be integrated with the design of the site and the building. Loading areas shall not be visually prominent from Route 15 and may require additional screening to help mitigate the view from the road.

Comment [KS19]: Parking on the back of the building on N main will FACE Rt 15. Parking will need to be screened. Also building design facing Rt 15 from N Main. More detail! Maybe it can be on the side too.

Comment [KS20]: Some parking on N Main and the new road make sense. Also, some along the side makes sense too. The district should allow flexibility, while not allowing general parking up front. Maybe there is some sort of ratio that would direct to where?

Comment [KS21]: Maybe impossible isn't the right word. Maybe it isn't the right thing in some cases. Also, the lots that face Rt 15 and N Main and the new road by Dollar General will have to have parking away from RT 15.

THE PC HAS NOW REVIEWED THE REMAINING LANGUAGE

- 3.5.1.3 Streetscape and landscape
- 3.5.1.3.1 Landscaping shall consist of a combination of groundcovers and shrub and tree plantings wherever suitable and appropriate. All development proposals in the district require a landscape plan. Such plans can rely on the retention of existing vegetation and tree cover, as well as open space areas with native groundcovers and meadow like conditions to reinforce existing landscape patterns. Native or naturalized materials are recommended.
- 3.5.1.3.2 Vegetative buffers are to be employed for green infrastructure and stormwater management purposes as appropriate, or as screening when necessary. Screen plantings should be designed in a manner that does not call attention to the element being screened – i.e. sometimes utility boxes are better off not being screened if such

Comment [KS22]: This should this include sidewalk easements as a required element?

Comment [KS23]: This seems a bit generic. The standards need to be tied to the view corridor, master plan and to a specific goal – landscaping can serve different purposes 1) screening/parking or 2)green space, infrastructure).

Comment [KS24]: New landscaping should consist of a certain quality of planting that would provide coverage sooner rather than later. The Standard should include this type of language, maybe a percent covered at the time of planting or within a year, etc.

screening draws the eye and elevates the visual presence of the element, versus diminishing its visibility or presence in the landscape. In some portions of the district native hedgerow plantings may be appropriate to screen incompatible uses or to break up open area. Refer to the Master Plan in the town plan for specific locations and recommendations.

3.5.1.3.3 Fence designs that are commonly found in the town – such as post and rail type designs- and reflect Vermont design patterns are recommended for aesthetic purposes but suitable designs may vary based on location, context and purpose. Colored vinyl chain link fencing, if appropriate for service areas or security, shall be black.

Comment [KS25]: Why black vinyl chain?

3.5.1.3.4 Existing Tree canopies, hedgerows, and copses, particularly those along Route 15, shall be maintained to the greatest extent possible. New development should incorporate street trees to enhance the district’s scenic quality and new trees shall enhance the relationship of the architecture to the street. A minimum of 1 street tree for every 50’ of frontage shall be installed. The trees can be clustered or planted in a regular pattern. Refer to the Master Plan in the town plan for specific locations and recommendations.

Comment [KS26]: We need to be careful about what type of street tree is provided along RT 15 and even other streets. We don’t want the views to be blocked by tall trees.

3.5.1.3.5 Species can be alternated to avoid a uniform look, a monoculture that is susceptible to disease or damage from pests or harsh conditions. Deciduous trees break up paving expanses and provide shade, which is particularly important in parking areas (to reduce the solar gain of the parking surface) and in public gathering spaces.

3.5.1.3.6 Tree plantings in parking area islands or along the street should avoid areas of underground utilities to protect the utility infrastructure. Tree massing is encouraged and to be incorporated with green infrastructure elements.

3.5.1.3.7 Furnishings such as benches, tables, bicycle racks, and other pedestrian or bicyclist amenities should be made of durable, weather-resistant and vandal-resistant materials. Preference shall be given to Vermont or locally made furnishings that are consistent with the overall character and appearance of the project.

3.5.1.4 Site Lighting

3.5.1.4.1 Night lighting shall be provided where stairs, curbs, ramps, changes in walk direction and vehicular crossings occur. All lighting shall be shielded and “cut-off” style to avoid light spill and trespass.

Comment [KS27]: The PC wonders about site lighting, parking and signs tie in with the rest of zoning. They are wondering if there isn’t enough detail. See the attached comparison document of existing language and Commercial District language.

3.5.1.4.2 Motion-sensor security lighting should be employed.

Comment [KS28]: This should apply to all lighting, or is all lighting considered night lighting?

3.5.1.4.3 Suitable photometrics shall be employed to ensure that lighting levels are appropriate to the use and suitable for uniform lighting of a parking lot or walkway. For pedestrian lighting and entries, wall mounted downlights or post-mounted lights that illuminate walkway surfaces are suitable.

Comment [KS29]: How is the calculated? Should there be a max or min level?

Town of Jericho Commercial District Recommendations

- 3.5.1.4.4 Proposed developments and parking lots with more than 10 spaces are required to submit a lighting plan with photometric and design information that 1) provides lighting wattage, 2) lumen/footcandle patterns, 3) height and type of fixture with proper shielding, and 4) number and location of fixtures.
- 3.5.1.4.5 All outdoor lighting shall be served by underground conduits.
- 3.5.1.5 **Parking & Access**
 - 3.5.1.5.1 No new accesses and curbcuts will be granted along the north side of Route 15 from North Main Street to the eastern boundary of the district. Access to new businesses will be along interior roadways or shared driveways.
 - 3.5.1.5.2 Shared access and shared parking areas shall be promoted throughout the District. Any new curbcuts shall be no closer than 250' to any other existing or new curbcut in the district.
 - 3.5.1.5.3 Safe and convenient pedestrian walkways shall be provided from parking areas and sidewalks to a primary or secondary building entrance. Walkways must be maintained and effectively lit during hours of operation and conform to current ADA standards.
 - 3.5.1.5.4 Shared walkways and parking between adjacent buildings or lots shall be encouraged.
 - 3.5.1.5.5 Curbing delineating parking areas shall be low enough for delivery vehicles/large trucks to drive over.
 - 3.5.1.5.6 Parking islands should be incorporated into lot designs to break up parking areas, visually organize the space and provide areas for snow storage.
 - 3.5.1.5.7 Entrances to parking areas and business driveways, access to loading areas, and interior circulation patterns shall be designed for maneuverability of delivery trucks and larger vehicles.
 - 3.5.1.5.8 Proposed development shall incorporate amenities to support bicycling in the district.
- 3.5.1.6 **Signs**
 - 3.5.1.6.1 Signs should make a positive contribution to the general appearance of the street and the area in which they are located. High quality, unique, and innovative sign design is recommended.
 - 3.5.1.6.2 The scale of signs should be appropriate for the building on which they are placed and the area in which they are located. The size and shape of a sign should be proportional with the scale of the structure.
 - 3.5.1.6.3 Signs should be designed so that they are integrated with the design of the building. Signs in multiple tenant buildings should be designed to complement or enhance the other signs in the building or on the lot.

Comment [SB30]: How does this mesh with existing rules on this?

Comment [KS31]: How much parking is required? Min or Max?

Comment [KS32]: People could move a curbcut and that would be OK. Maybe it is just no net-new curb cuts?

Comment [KS33]: Don't we also want to make sure it is the smallest curb cut possible?

Comment [KS34]: Why is this a positive contribution?

Comment [KS35]: The scale should be explained more.

Comment [SD36]: This seems subjective- are there examples or formulas that can be provided?

Town of Jericho Commercial District Recommendations

- 3.5.1.6.4 The illumination of signs may be restricted adjacent to residential uses to reduce impact.
- 3.5.1.6.5 Colors should be selected to contribute to legibility and design integrity and to enhance, not detract, from the character of the area. A substantial contrast should be provided between the color and material of the background and the letters or symbols to make the sign easier to read in both day and night. Light letters on a dark background or dark letters on a light background are most legible. Light letters on a dark background work best for day and night time use.
- 3.5.1.6.6 Sign materials should be compatible with the design of the façade or the building for the which they are intended.
- 3.5.1.6.7 Sign materials should be extremely durable and weather resistant.
- 3.5.1.7 Sustainability & Green Infrastructure
 - 3.5.1.7.1 Low Impact Development (LID) shall be incorporated into all development plans. Examples of LID include swales (rock swales, bioswales, or dry swales), riparian buffers, infiltration basins, raingardens, xeriscaping, vegetated screens or walls, tree coverage in parking lots, and pervious paving.
 - 3.5.1.7.2 Bio-retention areas in parking lots and on development sites are encouraged to treat stormwater runoff in a natural manner.
 - 3.5.1.7.3 Design techniques that stabilize slopes, provide low maintenance alternatives to lawn areas, reduce erosion and runoff shall be utilized.
 - 3.5.1.7.4 New construction shall incorporate materials and products that support healthy indoor air quality.
 - 3.5.1.7.5 New construction shall maximize natural light.
 - 3.5.1.7.6 New construction shall minimize noise pollution and promote a quiet environment.
 - 3.5.1.7.7 The use of renewable energy options such as solar, wind, and geothermal are encouraged in the [NEW] District as a way to promote a sustainable and healthy environment, except that solar projects greater than 150 kW shall not be allowed along Route 15. All energy projects shall meet the setback requirements for the district and utility lines shall be placed underground. Appropriate and effective screening of the project and any related infrastructure shall be proposed and reviewed as a part of the permitting process.
- 3.5.1.8 Natural Resources
 - 3.5.1.8.1 High priority should be given to preserving areas of existing woodland vegetation, including clusters of understory and groundcover vegetation. Refer to the Master Plan in the town plan for areas specifically identified for preservation.

Comment [SB37]: External source only – don't make it confusing with existing ban on internally illuminated signs

Comment [KS38]: How about encouraging alternative paving options?

Comment [KS39]: Encourage on the rooftops.

Comment [KS40]: The PC doesn't want to limit sizes.

Comment [SB41]: Needs more specificity, I believe.

3.5.1.8.2 Vegetative stabilization techniques and/or retention methods using natural materials for slope retention are encouraged throughout the [NEW] District, and required in areas adjacent to the river corridor.

3.5.1.9 Scenic & Rural Quality

3.5.1.9.1 All new utility lines shall be placed underground.

3.5.1.9.2 To the greatest extent possible, existing vegetation along Route 15 shall be preserved during any new construction or demolition of existing buildings, and supplemented as necessary with new plantings compatible with existing vegetation to screen structures and minimize impacts on views from Route 15. Refer to the Master Plan in the town plan for areas specifically identified for preservation.

3.5.1.9.3 Two or more story buildings shall be designed to create an attractive skyline and shall not include blank walls oriented toward the street or Route 15. Typical Vermont vernacular and architectural features such as gable, gambrel and sloped roofs, spires, cupolas, clerestory windows, weathervanes, and similar architectural features are welcome additions on rooflines in the district.

3.5.1.9.4 Minimize visual impact should be minimized by placing the narrow or gable ends of the building toward the road (or in line with specific views) and avoid unbroken planes of building frontage.

3.5.1.9.5 Site structures. Structures shall be sited at the edge of wooded areas or hedgerows, or clustered closer to existing development, and not in the center of open fields.

3.5.1.9.6 Structures shall not protrude above a ridgeline or block primary scenic views. These include important scenic views along Route 15. Refer to the Master Plan in the town plan for scenic view areas specifically identified.

3.5.1.9.7 Site structures. Structures shall be sited in such a way that agricultural or natural resources are not fragmented or otherwise impacted so as to have an undue adverse impact on the character of the area.

~~3.5.1.9.1 Where disparate or incompatible uses exist adjacent to one another, wider buffers of woodland can be planted or preserved as effective screening that allows the different uses to coexist.~~

3.5.1.10 Community Spaces

3.5.1.10.1 As a condition to the approval of any development in the [NEW] District, and in an effort to promote a vibrant and healthy community, the Development Review Board may require that up to 10% of the areas on the plat be dedicated for the purpose of a public space. The public space may be an extension of the business or may be used to promote products and services, but shall primarily serve as an area that facilitates social engagement

Comment [SB42]: All buildings – single or multi story shall not include blank walls...

Comment [SB43]: Buildings and structures shall minimize...

Comment [SB44]: What's the geometry of the setback and the height along Rt 15 to ensure this happens? How would the DRB know? The developer will just say "it won't protrude..."

Comment [SB45]: Clustered development, and PUDs are especially encouraged.

or recreation and will provide a benefit to the community or to workers in the district. This may include the implementation of public art, developing recreational opportunities, improving access to the outdoors, creating community gardens, developing trails or links to existing networks, installing interpretive signage, or providing appropriate access to Brown’s River.

3.5.1.10.2 The Development Review Board may require dedication of recreation land to the Town, or another non-profit association, or other means to ensure the long-term ownership and maintenance of the land. The Development Review Board shall consider the following in determining whether such recreation area is important.

- (i) The size of the proposed development and the resulting area proposed for outdoor recreation purposes,
- (ii) The physical suitability of the site for recreational use,
- (iii) Whether use of the applicant’s land for such proposed use would conform with the Jericho Comprehensive Town Plan and the Chittenden County Open Space Plan, and
- (iv) The site’s proximity to other recreation land.

3.5.1.10.3 Upon approval from the Selectboard, if a suitable public space, park, playground, or outdoor recreation site is provided, the Development Review Board may exempt the applicant from payment of municipal impact fees in relation to recreation and open space.

4. ZONING USES

(Replace use table JLUDR pg. 25)

USE	OS	FOR	RAR	LDR	VIL	[NEW]	VCTR
1.0 Agriculture and Related Uses							
1.1 Agriculture	A	A	A	A	A	A	A
1.1.1 Slaughterhouse			C	C		C	
1.2 Silviculture/Forestry	A	A	A	A	A	A	A
1.3 Veterinary facility			C	C	C	P	C
1.4 Veterinary Facility with accessory kennel			C	C	C	C	
1.5 Stable – boarding/riding	A	A	A	C	C	P	C
1.6 Kennel		C	C	C		C	
1.7 Garden Center accessory to farm			P	C	C	P	C
1.8 Wildlife Management	A	A	A	A	A	A	A
2.0 Residential Uses							

Town of Jericho Commercial District Recommendations

USE	OS	FOR	RAR	LDR	VIL	[NEW]	VCTR
2.1 Single Family¹							
2.1.1 SF-1 dwelling unit/lot		P	P	P	P	€	P
2.1.2 Accessory apartment		P/C ²	P/C ²	P/C ²	P	P/€ ²	P
2.1.3 Dwelling, accessory to farm		C	P	P	P	P	P
2.1.4 Guest house		C	P	P	P	P	P
2.2 Multi-family¹							
2.2.1 Multi-family dwelling, 2 units			C	C	P	€	P
2.2.2 Multi-family dwelling					C	€	C
2.2.3 Residential care facility				C	C	€	P
2.2.4 Rooming house				C	C	€	C
2.3 Senior Housing Development		C	C	C	C		C
3.0 Commercial Uses							
3.1 Lodging							
3.1.1 Hotels and motels						€	C
3.1.2 Inns		C	P	P	P	P	P
3.1.3 Bed & Breakfast		C	P	P	P	P	P
3.2 Retail Sales							
3.2.1 Retail Sales ≤ 3000 sq.ft.						P	P/C ³
3.2.2 Retail Sales > 3000 sq.ft.						€	C
3.3 Garden Center							
3.3.1 Garden center ≤ 3000 sq.ft.			C	C	C	P	P/C ³
3.3.2 Garden center > 3000 sq.ft.						P	
3.4 Lumber, building supply yard						C	
3.5 Farmers Markets	P/C ⁴	P/C ⁴	P/C ⁴	P/C ⁴	P	C	P
3.6 Mobile/Manufactured Home sales						C	
3.7 Motor Vehicle sales						C	
3.8 Gallery/Museum							
3.8.1 Gallery/Museum ≤ 3000 sq.ft.			C	C	P/C ³	P	P/C ³
3.8.2 Gallery/Museum > 3000 sq.ft.						P	C
3.9 Studio			P	P	P	P	P
3.10 Bulk Fuel sales						C	
3.9-11 Fuel sales						€	
3.120 Financial Institutions							

Comment [KS46]: New definition here. They mean the sale of large quantities, where fuel trucks come in for home heating. Not for cars. Do you know of a good definition of this?

Town of Jericho Commercial District Recommendations

USE	OS	FOR	RAR	LDR	VIL	[NEW]	VCTR
3.4013.1 Financial Institution ≤ 3000 sq.ft.						P	P/C ³
3.10.2 Financial Institution > 3000 sq.ft.						P	C
3.14 14 Food Service							
3.14.1 Restaurant/Tavern ≤ 3000 sq.ft.						P	C
3.14.2 Restaurant/Tavern > 3000 sq.ft.						C	C
3.14.3 Caterer (with accessory retail)		C	C	C	C	P	P
3.14.4 Caterer (no accessory retail)		C	P	P	P	P	P
3.12 Personal/Professional Services							
3.15. Office							
3.15.1. Business or Professional Office						C	P
3.15.2. Medical or Dental Offices						C	P
3.16. Personal Service Shop							C
3.12.1 Personal/Professional services, Type 1 ≤ 3000 sq.ft.					C	P	P/C ³
3.12.2 Personal/Professional services, Type 1 > 3000 sq.ft.						C	C
3.12.3 Personal/Professional services, Type 2 ≤ 3000 sq.ft.					C	C	C
3.12.4 Personal/Professional services, Type 2 > 3000 sq.ft.						C	C
3.13-16 Motor Vehicle Repair						C	C
3.14-17 Car Wash						C	C
Non-Retail Business Incub							
3.15-18 Recreation: Commercial & Municipal							
3.1518.1 Indoor							
3.1518.1.1 General					C	P	C
3.1518.2 Outdoor							
3.1518.2.1 Passive	A	A	A	A	A	CA	A
3.1518.2.2 General	C	C	C	C	C	C	C

Comment [KS47]: New way to break out Personal/Professional Services

Comment [KS49]: This footnote will say something like only allowed if under 3,000 sq ft, this mirrors existing language in the P/P Services.

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Comment [KS48]: New Definition: **Business or Professional Office** – A room or suite of rooms used for the conduct of business, including administrative, executive, and support personnel, and/or space for working and meetings of professional people, their support staff, and their clients. Such office uses have limited contact with the general public and involve only limited on-site sales of goods directly to consumers.

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Comment [KS50]: New Definition: **Medical or dental offices** - A room or suite of rooms used for the provision of medical, dental or other health care services, including waiting rooms, records rooms, reception areas, examination rooms, laboratories, and equipment customarily associated with the provision of health care.

Comment [KS51]: New Definition: **Personal Service Shop** – A building, or portion thereof, used for the provision of services of a personal nature to individuals, including but not limited to barber shops, beauty shops, clothing repair shops, shoe repair shops, dry cleaning drop-offs (where actual cleaning is done elsewhere), and the like.

Comment [KS52]: New Definition: **Non Retail Business Incubation Facility:** A facility used for the start-up and growth of one or more small non-retail businesses, typically providing rental space with common areas, shared resources (e.g., clerical staff, office equipment, etc.), hands-on management training, marketing support, etc.

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USE	OS	FOR	RAR	LDR	VIL	[NEW]	VCTR
3.4518.3 Gymnasium					C	<u>€</u>	P
4.0 Industrial Uses							
4.1 Manufacturing							
4.1.1 Heavy Manufacturing						<u>€</u>	
4.1.2 Light/ <u>Artisan</u> Manufacturing						C	C
4.1.3 Research & Development						C	C
4.2 Wholesale or warehousing			C	C		C	
4.3 Contractor Yard		C	C	C		C	
4.4 Junk Yard						C	
5.0 Institutional Uses							
5.1 Schools and Child care							
5.1.1 Day-care		P	P	P	P	C	P
5.1.2 Preschool			C	C	C	€	P
5.1.3 Elementary				C	C	€	P
5.1.4 Secondary				C	C	€	P
5.1.5 Vocational school			C	C	C	C	C
5.2 Place of Worship				C	C	C	P
5.3 Library							P
5.4 Hospice facility						€	P
5.5 Hospital facility						<u>C</u>	<u>PC</u>
5.6 Nursing home facility			C	C	C	€	P
5.7 Club							
5.7.1 Club ≤ 3000 sq.ft.				C	C	C	P/C ³
5.7.2 Club > 3000 sq.ft.				C	C	C	C
5.8 Fish and game club		C	C	C			
5.9 Funeral home					C	C	C
5.10 Cemetery				C	C		C
5.11 Post Office							P
5.12 Municipal facility, Office							P
5.13 Municipal facility, Other			C	C	C	C	
5.14 Dormitory/Hostel	P	P	P	P	P	€	P
6.0 Accessory Structures and Uses							
6.1 Accessory structures	C	P	P	P	P	C	P
6.2 Accessory uses							
6.2.1 Home Occupation		P	P	P	P	P	P
6.2.2. Recreation, Accessory Use		A	A	A	A	A	A

Comment [SB53]: This doesn't belong in Jericho.

Comment [KS54]: I am going to try to pull in Artisan Manufacturing definition with the Light Manufacturing definition. If not, it will be a separate definition. It is as definition now in the Riverside CBZ. **Artisan Manufacturing** The small-scale manufacture of goods by use of hand tools or light mechanical equipment, including the manufacture of food products. Artisan Manufacturing activities shall take place within an enclosed building or buildings, with no outside operations or unenclosed materials storage. These goods may be sold on-premises. Manufacturing activities shall remain sensitive to the character of the neighborhood, and noise, odors, etc. shall be governed by the Performance Standards in Section 11.14.

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USE	OS	FOR	RAR	LDR	VIL	[NEW]	VCTR
6.3 Accessory retail					P	P	P

(JLUDR pg. 33)

4.7.12 *Junkyard*: New or expanded junkyards may be approved within the Commercial [NEW] Zoning District subject to conditional use review under Section 10.9. Junkyard proposals must also meet the special standards outlined in Section 3.5 as well as the following requirements:

(JLUDR pg. 34)

~~4.7.13. *Fuel Sales*: New or expanded fuel sales may be approved within the Commercial [NEW] Zoning District subject to conditional use review under Section 10.9. Fuel sales proposals must also meet the special standards outlined in Section 3.5 as well as the following requirements:~~

Comment [KS55]: The PC took out this use.

5. DIMENSIONAL STANDARDS

5.7 Table of Dimensional Requirements for Standard Subdivisions and Conventional Developments

	OS	FOR	RAR	LDR	VIL	[NEW]	VCTR
Minimum lot area (acres)	10	10	10	3	1	1	0.25
Minimum road frontage (feet)	400 ¹	400 ¹	400 ¹	200 ¹	120 ¹	150/120 ^{1,3}	75
Minimum front yard (feet) ²	35	35	35	35	25	50/25 ³	25
Minimum side yards (feet) ²	25	25	25	20	15	20	10
Minimum rear yard (feet) ²	25	25	25	20	20	25	20
Maximum lot coverage	5%	30%	30%	40%	40%	60%	60%
Structure height (feet, maximum)	34	34	34	34	34	34	45

Comment [KS56]: How do we make lot size/coverages work to encourage PUDs and clusters? We had talked about allowing smaller lots, so allow for smaller developments. Or can a PUD work for this?

Comment [KS57]: How does this jive with preserving the open countryside between the villages

1) Lots fronting on the outside of curved portions of a cul-de-sac shall have a minimum frontage of 100 feet on the circumference of the cul-de-sac, except in the Village Center District, where the minimum frontage shall be 75 feet
 2) Front, side, and rear yard setbacks are calculated from the point of maximum projection (foundation, deck, or eave)
 3) In the [NEW] District, the minimum road frontage shall be 150 feet on Route 15 and 120 feet on all other roads, and the minimum front yard setback shall be 50 feet on Route 15 and 25 feet on all other roads.

7. GENERAL PROVISIONS

(JLUDR pg. 61)

7.8.2. *Permanent Signs*:

7.8.2.1. Commercial District

Up to two [2] signs shall be allowed for each of up to two businesses on a single lot. One [1] sign shall have an area of not more than thirty two [32] square feet and the other not more than sixteen [16] square feet. One [1] additional sign, not more than sixteen [16] square feet, shall be allowed announcing the sale of motor fuel.

In the case of a lot containing more than two [2] businesses, each establishment shall be allowed one sign on its own premises, not to exceed sixteen [16] square feet in area. In

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addition, one [1] common sign shall be allowed per lot, not to exceed thirty two [32] square feet in area.

One (1) free-standing sign shall be allowed per lot. In the case of a lot containing more than two (2) businesses, each establishment shall be allowed one sign on its own premises, not to exceed sixteen (16) square feet in area. In addition, one (1) common entry sign shall be allowed per lot, not to exceed thirty-two (32) square feet in area. A maximum of 3-4 business listings on an entry sign is recommended. When 3-4 entries is not sufficient, it is recommended that one sign with the overall complex name or destination be used, not the street with individual locations identified on their building front.

Comment [SB58]: How big? 16 ft.

Comment [SB59]: ? Doesn't make sense?

10. PERMIT AND REVIEW PROCEDURES

(JLUDR pg. 112)

10.13.5.2. Open space land shall not be required in the ~~Commercial and~~ Village Center Districts. Open space shall be equivalent to at least 25% of the entire parcel in the Village District, and shall be equivalent to at least 50% of the entire parcel in the remaining districts.

(JLUDR pg. 125)

****The Parking Use Table on page 125 will need to be updated to match the updated Zoning Use Table**

Comment [KS60]: We want to consider more creative parking and less parking overall for the commercial district. Especially shared parking.