Planning Commission Training

May 21, 2013

Topics to be discussed

- Role of Selectboard and Planner
- Duties
- Town Plan
  - Current Demographics and Trends
  - Zoning Map
- Land Use and Development Regulations
- Regulations
- Resources/ Past Projects
- Current Projects
- Upcoming Projects
- Long-Term Scheduling

Meetings/ Procedure

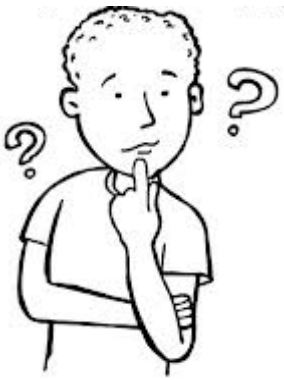
PC Meets on 1st and 3rd Tuesdays
Publically warned
Sometimes hold public hearings
Recording Secretary and Minutes

Minutes vary in level of detail-
recordings are the Authority

PC has their own Rules of Procedure and Conflict of Interest Policy, which were approved by the PC in Jan 2012

The Town Planner is the staff liaison to the Planning Commission

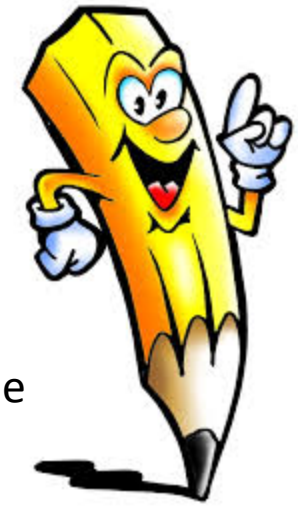
Procedure and Roles



Role of the Selectboard

- Selectboard creates the PC, and appoints members. Selectboard can remove members at-will.
- The PC makes recommendations to the Selectboard for amendments to the regs and Town Plan.
- The Selectboard is the executive body that passes amendments to the regs and Town plan
- The Selectboard may follow the recommendations of the PC, but it does not have to
- Selectboard refers certain topics and issues to the PC
- Town Administrator is the staff member who executes the directions of the Selectboard
- Selectboard sometimes communicates through Todd, who verbalizes requests to the Planner. Other times a SB memo is prepared.
- Selectboard plans to have a liaison to the PC more often

Procedure and Roles



Role of the Staff Planner

- The Town Planner is the director of planning and development activities for the Town.
- The Town Planner uses the LT schedule and agendas to involve the PC in planning projects that are occurring in the Town. These projects may be performed without significant involvement from the PC. However, as a matter of practice, all proposed changes to the regulations, map and Town Plan are developed at public meetings in collaboration with the Planning Commission. This ensures public engagement in the process.
- The Town Planner pursues funding opportunities and develops projects, to implement the goals of the Town Plan. These projects approved by the Selectboard.
- The Town Planner makes suggestions about what planning-related projects should be included in the Capital Budget and Plan. The PC is solicited for input in this process.

Procedure and Roles

Role of the Staff Planner, Continued

- The Town Planner works with the PC to develop changes to the regs and Town Plan, often presenting draft language for the PC to discuss
- The Town Planner manages special projects, and providing updates and soliciting input from the PC which serves in an advisory capacity for special projects. Staff presents results when the project is complete.
- The Chair leads the meeting in accordance with the agenda and the Planner leads and facilitates certain discussions. Together, the planner and Chair make suggestions that keep the Conversation "on track", so that the work scheduled can be completed during that session.
- The Town Planner maintains the Long Term schedule and works with the chair to include agenda items which arise, e.g. referred by the Selectboard or members of the public.

Duties of the Planning Commission

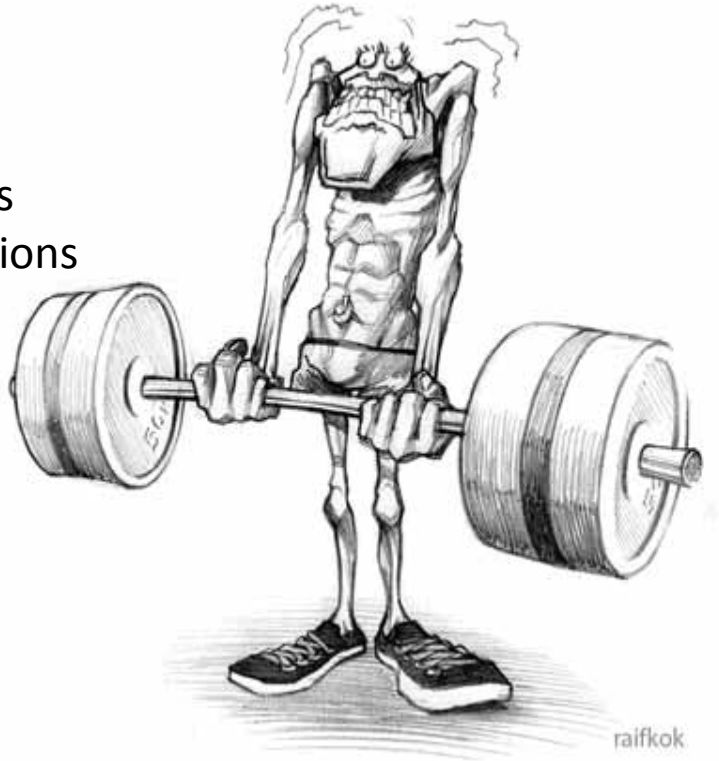
Duties of the Planning Commission

- Update Town Plan
  - Inventory, Survey, Data
  - Language
  - Implementation items

- Update Land Use and Development Regulations
  - Combined Zoning and Subdivision Regulations
  - Zoning Map

- Special Projects
  - Advisory capacity
  - Capital Planning suggestions

- Representing the interests of the public



Town Plan

Town of Jericho- Comprehensive Town Plan
Adopted February 17, 2011

Plans must be renewed every 5 years
Next renewal 2016

Authorized in Title 24 Chapter 117, Section 4381

Town Plan

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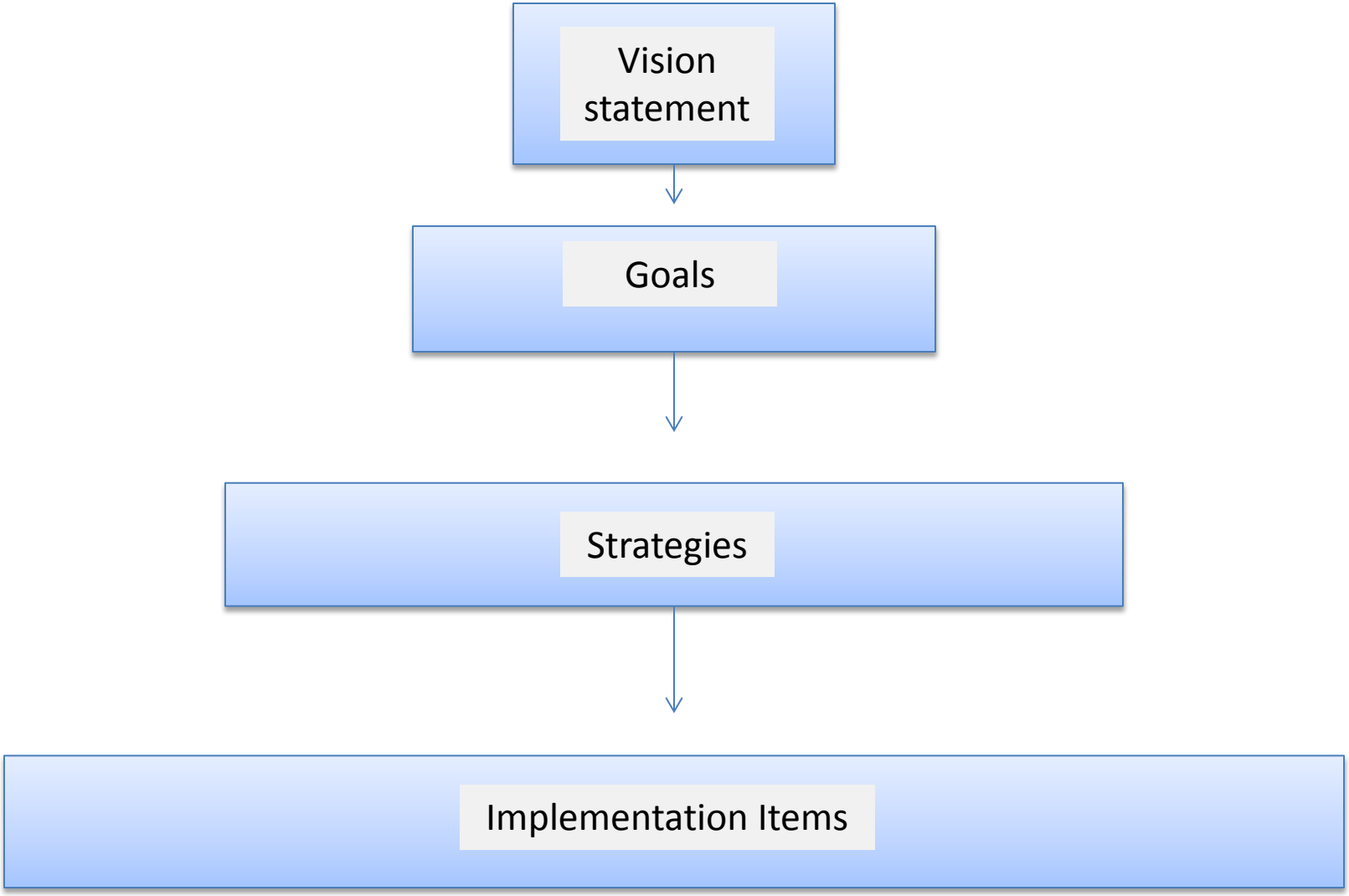

Vision statement
Goals
Strategies
Implementation Items

Town Plan Vision Statement

Town Plan Section 1 - Introduction, Vision and Goals

The following "Vision Statement" is intended to be an expression of what we hope the Town will be like a decade hence.

"The Town of Jericho has a strong sense of community. It is not merely a bedroom community for activities elsewhere; its residents participate in local events centered around its three vital traditional village centers. The appearance and physical characteristics of these centers is such as to encourage pedestrian, bicycle, and alternate modes of transportation and reflect the historic patterns of settlement rather than acquiescing to the dominance of the automobile. Municipal buildings, schools, and other public facilities such as libraries and art galleries are in the Villages, drawing residents to these activity centers. In addition to businesses and services, the Village Centers also include a wide range of housing choices, allowing a diverse population to reside in Jericho. Residential and sprawl-like development outside of the village centers has declined as the environmental, social, and economic costs of such development have been recognized. Small agriculturally-based enterprises, home businesses, and tourism continue to thrive. Jericho's schools and public recreation facilities are of high quality, and form an integral part of the community. Some areas of the town remain virtually untouched and still provide important habitat to some of the Northeast's most sensitive species. These concepts of Village Centers, small-scale local businesses, and preservation of natural resources are consistent with a wider view of Jericho's role in Chittenden County."

Town Plan Goals

Town Plan Section 1 - Introduction, Vision and Goals

From this Vision we derive the following Goals:

1. TO PROTECT THE NATURAL ENVIRONMENT

2. TO PRESERVE THE RURAL AND HISTORIC CHARACTER OF JERICHO AND ENDEAVOR TO IMPROVE LIVABILITY THROUGHOUT JERICHO

3. TO CONCENTRATE NEW DEVELOPMENT IN JERICHO'S THREE VILLAGE CENTERS

4. TO PROVIDE FOR ECONOMIC DEVELOPMENT.

5. TO PROMOTE SOCIO-ECONOMIC DIVERSITY WITHIN JERICHO.

6. TO SUPPORT A WIDE RANGE OF TRANSPORTATION OPTIONS, INCLUDING ALTERNATIVES TO THE AUTOMOBILE.

7. TO PROVIDE FOR LONG-RANGE TOWN PLANNING CONSISTENT WITH REGIONAL AND STATE GUIDELINES.

Goals, Strategies and Implementation

Applicable Goals are repeated at the end of each Section (sections 3-11)

Strategies and Implementation Items are also located at the end of each section

A full list of Implementation Items is found in the back of the Town Plan

Example:

Goal 1.2. Engage townspeople, developers, and other organizations with an interest in protecting natural resources, and encourage the management of open lands for farming, forestry, recreation, and conservation.

Strategy 1.2.1. Cooperate with local, regional, and state organizations

Implementation 1.2.1.1. Continue to add to Jericho's Open Space Fund. Funds will be used to maintain and improve existing open space and to purchase additional open space lands.

Implementation 1.2.1.2. Support initiatives such as the Chittenden County Upland Project.

Implementation 1.2.1.3. Provide cooperation to the Conservation Commission, Jericho Underhill Land Trust and other ad hoc committees.

Strategy 1.2.2. Encourage the active use of options available in the Zoning Regulations, land trusts, and tax abatement programs.

Strategy 1.2.3. Establish management plans for open space areas conserved through regulatory measures or acquisition to ensure that the natural resource values of the sites are retained.

Town Plan Implementation Items

Example:

Task #	Task	Timetable	Responsible Parties										Type							
			Planning Commission	Selectboard	DRB	Conservation Commission	Energy Task Force	Town Staff	School District	Other	Land Use and Dev. Regulations	Capital Budget/Plan	Public Works Specs	Policy/Ordinance	Official Map	Annual Budget	Special Project
03.1.1.1	Conduct an updated build-out analysis based on the revised Land Use and Development Regulations and determine projected population growth over the next twenty years.	short term	x					x									x
03.1.1.2	Evaluate whether, under current regulations, at least fifty percent of Jericho's projected population growth could occur within the Village Center and Village Districts.	short term	x					x									x
03.1.1.3	Consider infrastructure investments and/or zoning incentives/revisions that will increase the likelihood that development will occur in these districts.	short term	x	x				x			x	x					x
03.1.1.4	Evaluate if Growth Center Designation would be appropriate and beneficial for certain areas of Jericho.	short term	x					x									x
03.1.2.1	Pursue grant and other funding opportunities to enhance infrastructure improvements that support additional development within the Village Centers.	on-going		x				x				x				x	x
03.1.3.1	The Rural Residential District should not be expanded beyond its boundaries as they presently exist.	on-going	x								x						
03.1.3.2	Identify areas that are adjacent to the Village Centers or Village Districts that may be appropriate for inclusion in the Village District. Areas to be considered shall have pedestrian access to one of the Village Centers and be served by appropriate infrastructure, or areas where appropriate capital planning could provide necessary infrastructure in the near future.	short term	x								x						
03.1.3.3	Consider the impacts of the I89 Interstate exit on development patterns along the Route 117 corridor and the surrounding road network and evaluate zoning revisions and other planning techniques appropriate for this area	short term	x								x						
03.1.4.1	Promote the use of Planned Unit Developments as a tool to cluster residential development and maintain critical natural resources and open space.	on-going	x		x						x						
03.1.4.2	Work with local and regional conservation organizations such as the Vermont Land Trust and Jericho Underhill Land Trust to afford landowners the opportunity to conserve their property	on-going								x							x
03.1.4.3	Continue funding the Open Space Fund for conservation opportunities.	on-going		x												x	

Town Plan Section 2- The Jericho Community

This Section of the Plan Presents Demographic Data, in Narrative and Tabular Format.
(*This section will need to be Updated using 2010 Census Data*)

- Population History
- Estimated Population in Jericho and Contiguous Towns
- Population Forecasts
- Population Distribution by Age in Jericho
- Total School Enrollments
- Population Origin
- Median Household Income
- Employment Categories and Locations
- Property Taxes
- Effective Tax Rates in Chittenden County
- Crime Statistics

A brief departure from discussion of the Town Plan…

Current Demographic Profile of Jericho, VT

Demographic profile – Population & Housing

2010 Census Data

	Town of Jericho	Chittenden County	Vermont	Nation
Population data	5,355	156,545	625,741	308,745,538
19 and under	27.9%	24.9%	24%	26.9%
20-44	26.8%	36.4%	30.7%	33.6%
45-59 years	29.2%	22.1%	24.2%	21%
60+	16.9%	16.6%	21.1%	18.5%
Median Age	42.4	36.2	41.5	37.2
Housing characteristics				
Households with children under 18	39.2%	28.8%	28.3%	33.4%
Average household size	2.67	2.37	2.34	2.58
Total housing units	2,078	65,722	322,539	131,704,730
vacancy rate (not rentals)	0.6%	1.4%	1.9%	2.4%

Demographic profile- Labor & Income

2007-2011 American Community Survey 5-Year Estimates

	Town of Jericho	Chittenden County	Vermont	Nation
Labor Statistics				
Unemployment rate	2.5%	3.8%	4.3%	5.6%
Employed in Armed forces	0.4% (17)	0.1%	0.1%	0.5%
All parents in family in labor force	81.4%	71.7%	72.0%	71.2%
Drove alone	76.1%	71.7%	74.1%	76.1%
Carpooled	12.6%	9.9%	10.3%	10.2%
Worked from home	8.4%	5.8%	6.9%	6.9%
Mean travel time to work	28.3 min	19.7 min	21.7 min	25.4 min
Income Statistics				
MHI	$89,304	$62,260	$53,422	$52,762
Families below poverty (based on income over previous 12 months)	4.2%	5.9%	7.1%	10.5%

DP03: SELECTED ECONOMIC CHARACTERISTICS
2007-2011 American Community Survey 5-Year Estimates

Jericho	jericho		chittenden county		Vermont		Nation	
OCCUPATION								
Civilian employed population 16 years and over	2,965	2,965	86,706	86,706	328,365	328,365	141,832,499	141,832,499
Management, business, science, and arts occupations	1,546	52.1%	38,991	45.0%	130,354	39.7%	50,572,279	35.7%
Service occupations	386	13.0%	14,786	17.1%	55,842	17.0%	24,790,091	17.5%
Sales and office occupations	645	21.8%	20,624	23.8%	72,964	22.2%	35,612,518	25.1%
Natural resources, construction, and maintenance	159	5.4%	5,963	6.9%	34,870	10.6%	13,536,208	9.5%
Production, transportation, and material moving	229	7.7%	6,342	7.3%	34,335	10.5%	17,321,403	12.2%
INDUSTRY								
Civilian employed population 16 years and over	2,965	2,965	86,706	86,706	328,365	328,365	141,832,499	141,832,499
Agriculture, forestry, fishing and hunting, and mining	23	0.8%	841	1.0%	8,674	2.6%	2,669,572	1.9%
Construction	63	2.1%	4,526	5.2%	25,129	7.7%	9,642,450	6.8%
Manufacturing	296	10.0%	8,502	9.8%	34,853	10.6%	15,281,307	10.8%
Wholesale trade	81	2.7%	1,975	2.3%	8,263	2.5%	4,158,689	2.9%
Retail trade	349	11.8%	10,314	11.9%	38,194	11.6%	16,336,915	11.5%
Transportation and warehousing, and utilities	104	3.5%	2,613	3.0%	12,012	3.7%	7,171,438	5.1%
Information	87	2.9%	2,133	2.5%	6,447	2.0%	3,256,311	2.3%
Finance and insurance, and real estate and rental and	218	7.4%	4,965	5.7%	15,740	4.8%	9,738,275	6.9%
Professional, scientific, and management, and	383	12.9%	9,135	10.5%	28,321	8.6%	14,942,494	10.5%
Educational services, and health care and social	852	28.7%	25,010	28.8%	89,570	27.3%	31,927,759	22.5%
Arts, entertainment, and recreation, and accommodation	182	6.1%	8,994	10.4%	29,793	9.1%	12,779,583	9.0%
Other services, except public administration	141	4.8%	4,075	4.7%	15,333	4.7%	6,960,820	4.9%
Public administration	186	6.3%	3,623	4.2%	16,036	4.9%	6,966,886	4.9%
CLASS OF WORKER								
Civilian employed population 16 years and over	2,965	2,965	86,706	86,706	328,365	328,365	141,832,499	141,832,499
Private wage and salary workers	2,294	77.4%	68,394	78.9%	245,625	74.8%	111,359,898	78.5%
Government workers	430	14.5%	11,914	13.7%	48,559	14.8%	21,173,686	14.9%
Self-employed in own not incorporated business workers	241	8.1%	6,245	7.2%	33,298	10.1%	9,070,256	6.4%
Unpaid family workers	0	0.0%	153	0.2%	883	0.3%	228,659	0.2%

Regional Growth Projection

Data from the 2013 Chittenden County ECOS Plan
2011 Woods and Poole Forecast for Chittenden County 2005-2035

	2010 census	2020	2030	2035
Population	156,545	174,348	195,070	205,445
Housing	61,827	70,480	74,987	83,020
Employment	122,458	142,620	151,854	171,783

In Chittenden County, a Population Increase of 50,000 is expected in the next 25 years

So how do we manage that growth?

Local management strategies must be in concert with
Regional and State growth strategies

Regional Land Use Plan and Strategy

All regional plans must be in conformance with this strategy

Based on a State legislated goal: "plan the development so as to maintain the historic settlement pattern of compact Village and urban centers separated by rural countryside" (24 VSA 4302(c)(1))

Environment. Community. Opportunity. Sustainability.
2035 MTP and Regional Plan Land Use Scenario
ECOS Future Land Use Planning Map
ECOS recommended Land Use plan and strategy
Chittenden County ECOS Plan

"*The recommended future regional Land Use Plan seeks to have 80% of our future growth happen in the 15% of the county that has existing infrastructure and services. This percentage reflects our historic distribution of development prior to 1970. From 1970 to 2005, the percentage of development in our urban centers and Villages decreased to about 65% . From 2005 to 2010, the trend reversed and we again achieved 80% of new development in our urban center and villages*." – ECOS Plan

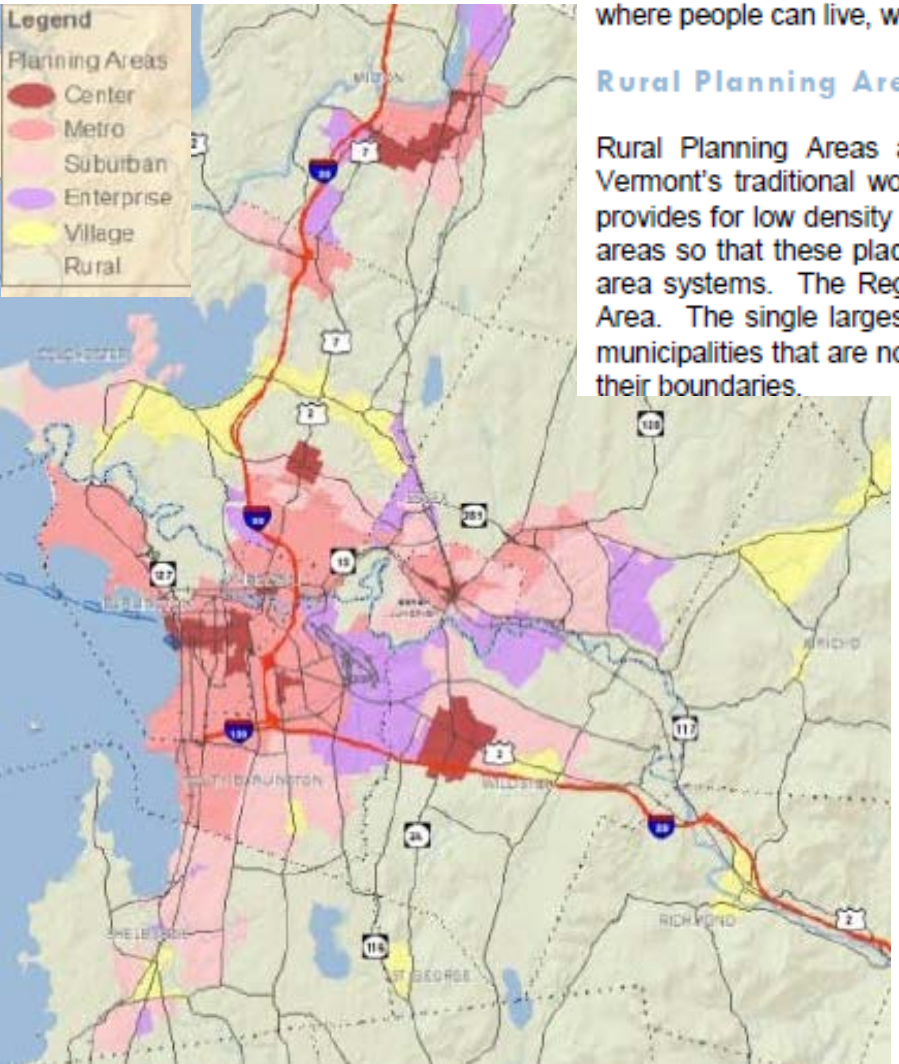
ECOS Future Land Use Planning Map

Village Planning Area

Village Planning Areas are Areas where local zoning authorizes a variety of future residential and nonresidential development at densities and scales in keeping with the character of a Vermont village. Village Planning Areas are compact areas of mixed-use activities that maintain the character of a Vermont village. This type of Planning Area is intended to serve its local surroundings as a place where people can live, work, shop and recreate

Rural Planning Area

Rural Planning Areas are areas where regional and town plans promote the preservation of Vermont's traditional working landscape and natural area features. The Rural Planning Area also provides for low density development that is compatible with the needs of working lands and natural areas so that these places may continue to highlight the rural character and self sustaining natural area systems. The Regional Plan designates almost 85 percent of the County as Rural Planning Area. The single largest Rural Planning Area encompasses parts of 16 municipalities. The three municipalities that are not in this largest Rural Planning Area have other Rural Planning Areas within their boundaries.



Goal: Concentrate 80% of future regional growth in the 15% of the county that has existing infrastructure and services.

Land Use

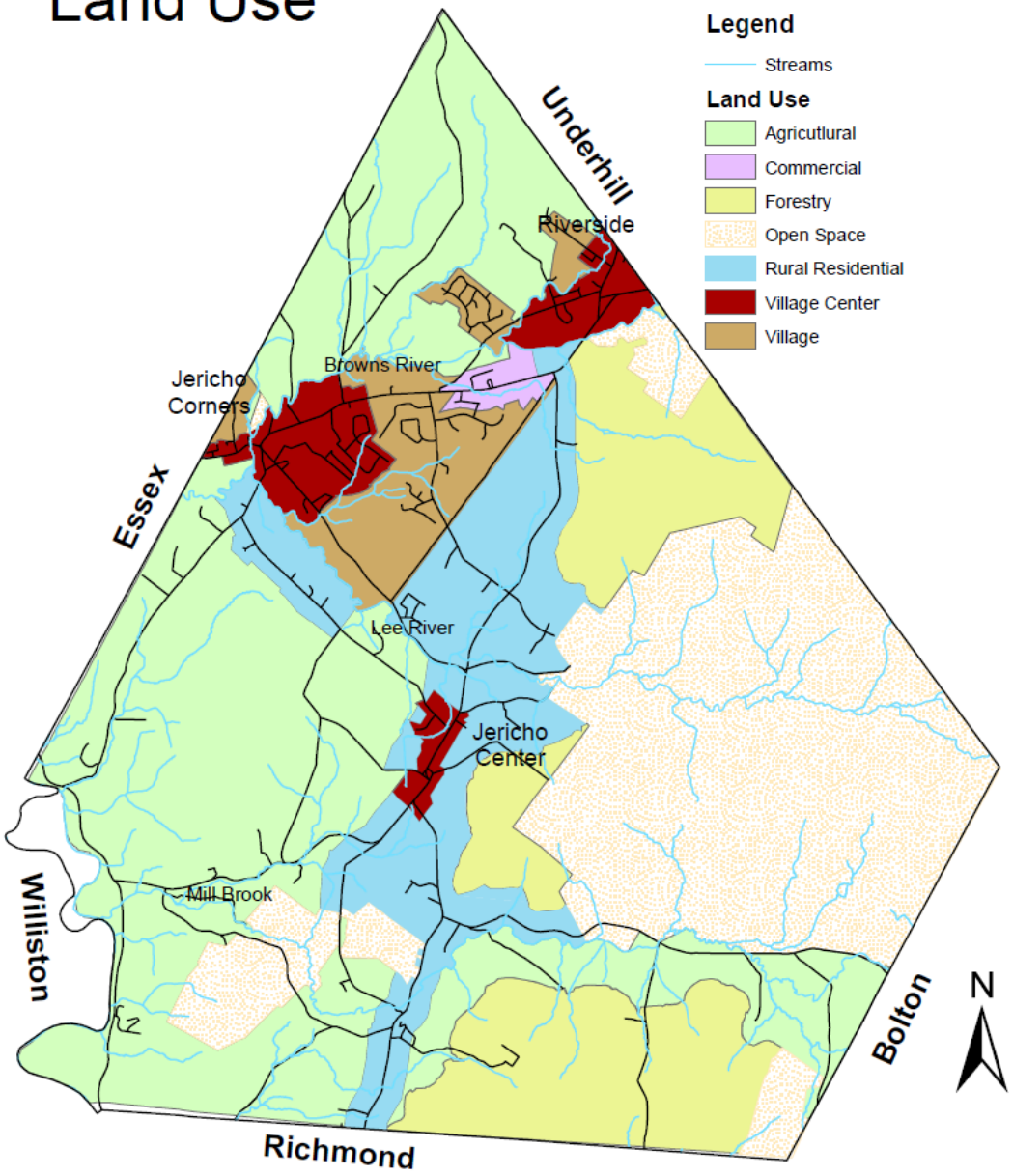
Town Plan Section 3- Land Use

"This Plan envisions future growth and development focused in Jericho's three Village Centers. These areas should develop into vibrant centers of culture, community, and commerce. The Village Centers should be interspersed with open, rural countryside, working agricultural and forest land, lands containing natural resources, and rural homes. By implementing this vision, Jericho will preserve the community's sensitive natural and historic resource base and rural, open character while providing for reasonable, responsible growth.

The Land Use Districts below describe the various densities and development patterns envisioned for different areas of Jericho. These Land Use Districts shall be the basis for Jericho's Regulations. The Land Use areas should also be used to inform future capital investments. "

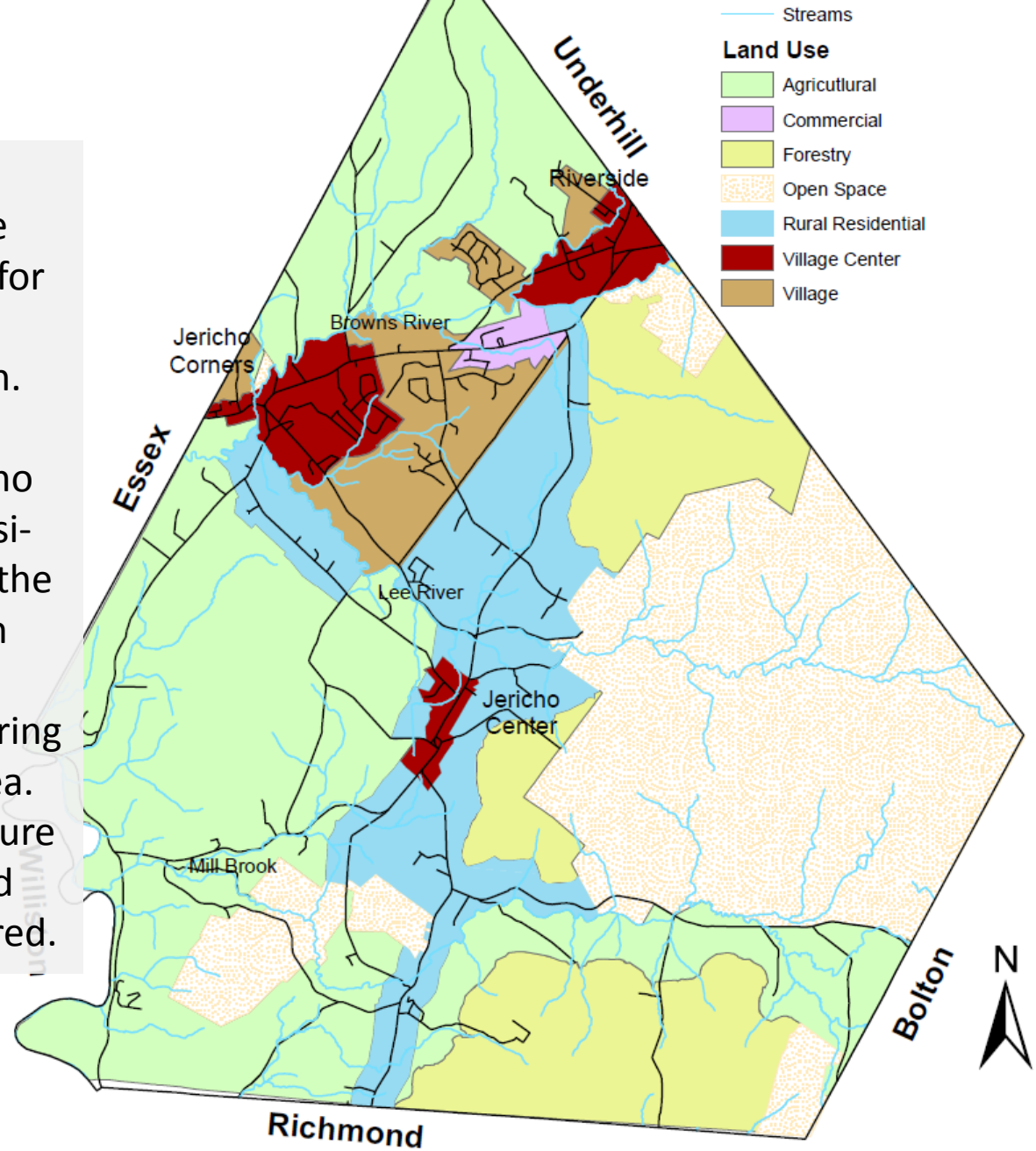
Land Use Map

Map 1: Land Use



OPEN SPACE DISTRICT

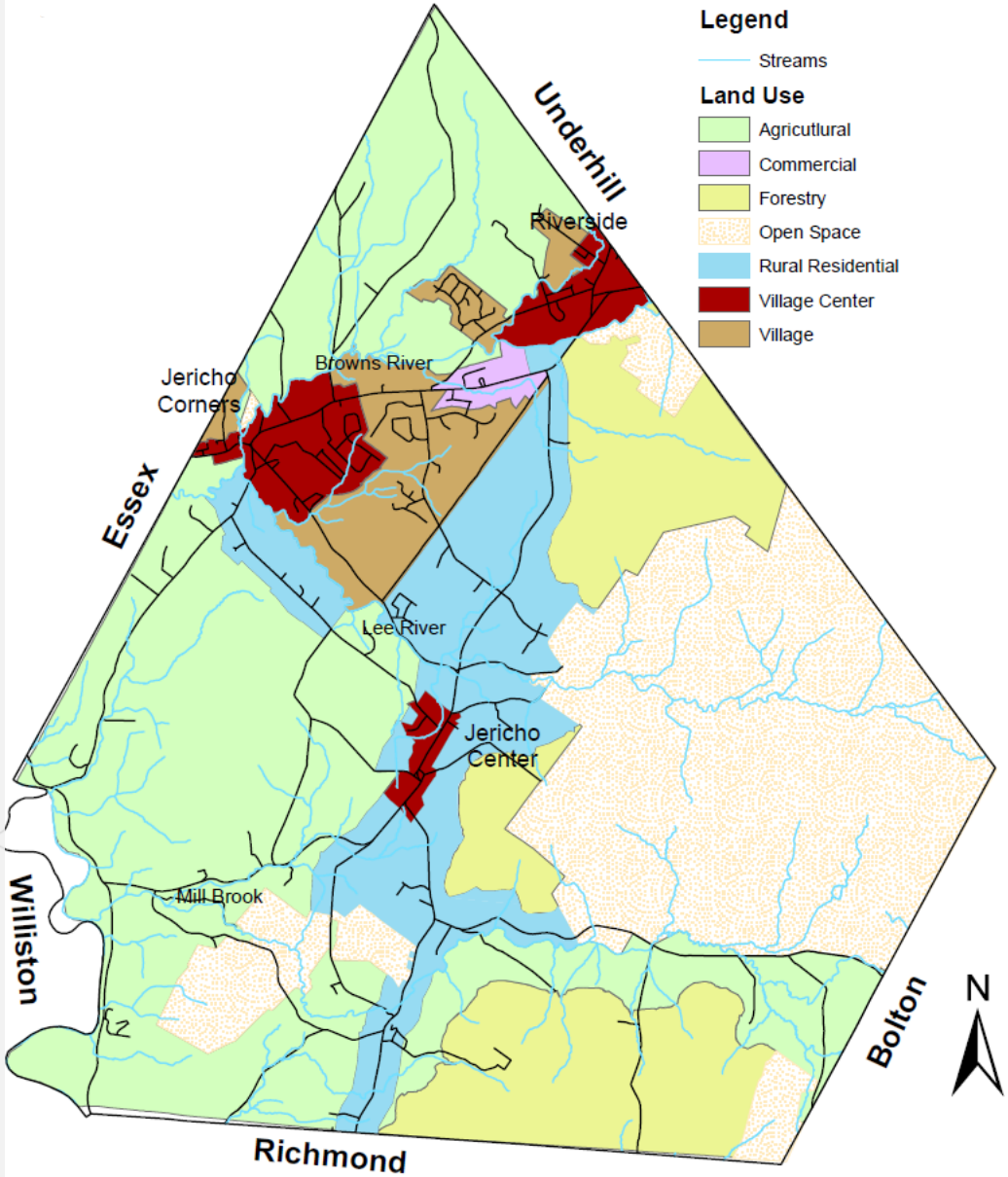
The purpose of the Open Space District is to retain these lands for public use, nature resource management, and conservation. The Open Space District encompasses that land in Jericho currently held by public or quasi-public organizations, including the University of Vermont Research Forest, Mobbs Farm, Mills Riverside Park, Old Mill Park, Firing Range and Wolfrun Natural Area. Open Space designation for future large public or quasi-public land acquisitions should be considered.



FORESTRY DISTRICT

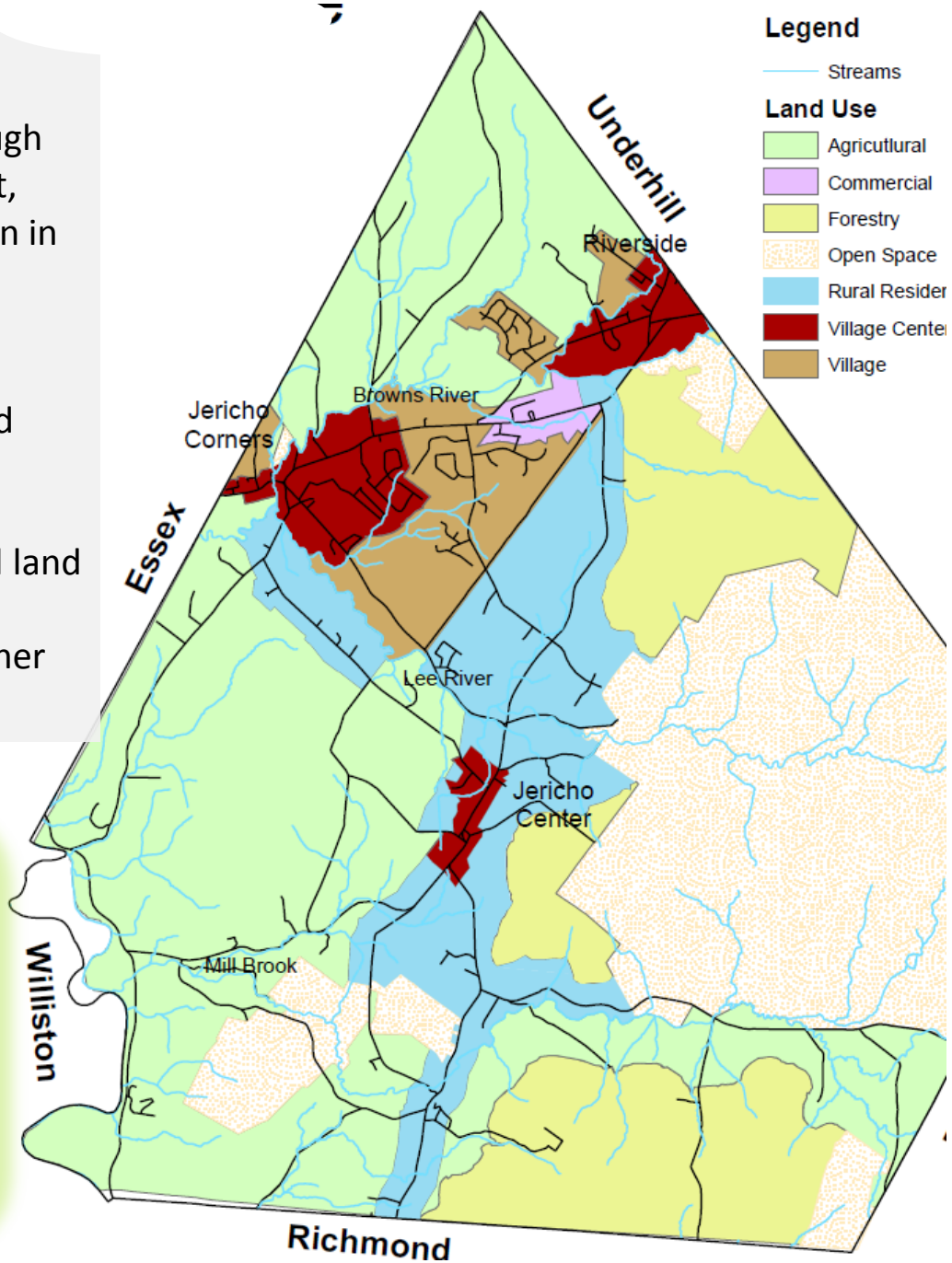
This district was formerly called the Conservation District, but was renamed because most of the property within the district is privately owned. The Forestry District generally consists of undeveloped or sparsely developed forest land in the eastern half of Jericho and is part of a largely unfragmented forest block in the Chittenden County Uplands.

The purpose of the Forestry District is to maintain the rural character of Jericho by preserving significant aesthetic, recreational, and natural resources. Some land in the district may be unsuitable for development due to physical limitations such as steep slopes or high water table. Planned Unit Development provisions are recommended to preserve rural land and resources and to determine limited, appropriate sites for any new residential or other development. Lands within this district should receive high priority for conservation funding.



AGRICULTURE DISTRICT

The Agriculture District consists of open and wooded land through much of Jericho. Although there are forests within the agricultural district, there are more uses permitted in this area than in the Forestry District. The purpose of the Agricultural District is to provide open land for agriculture, forestry, and rural housing. Prime forest and agriculture land should be protected while allowing for limited, compatible development. Planned Unit Development provisions are recommended to preserve rural land and resources and to determine limited, appropriate sites for any new residential or other development.



RELATED FACT

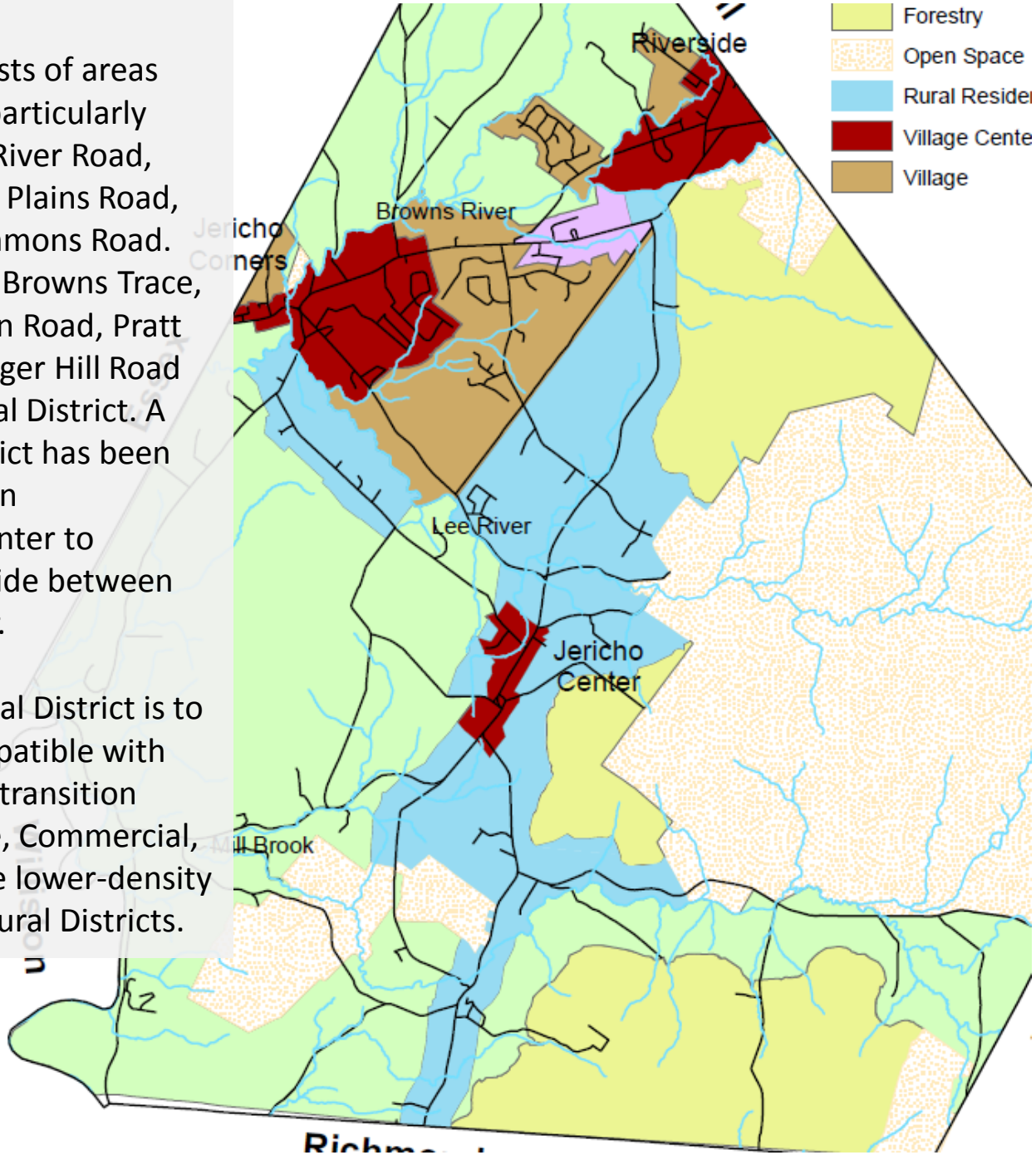
Building permit data indicate that out of 30 new sf homes built in Jericho in the last 5 years, 50% were in the AG district

42% in the last 10 years
41% in the last 15 years
25.7% in the last 23 years

RURAL RESIDENTIAL DISTRICT

The Rural Residential District consists of areas along higher volume town roads, particularly Browns Trace and portions of Lee River Road, Barber Farm Road, Nashville Road, Plains Road, Packard Road and northern Fitzsimmons Road. Several smaller side roads close to Browns Trace, including Ethan Allen Road, Morgan Road, Pratt Road, and the lower portion of Bolger Hill Road are also within the Rural Residential District. A break in the Rural Residential District has been maintained on Plains Road between Schillhammer Road and Jericho Center to preserve a sense of open countryside between Jericho Corners and Jericho Center.

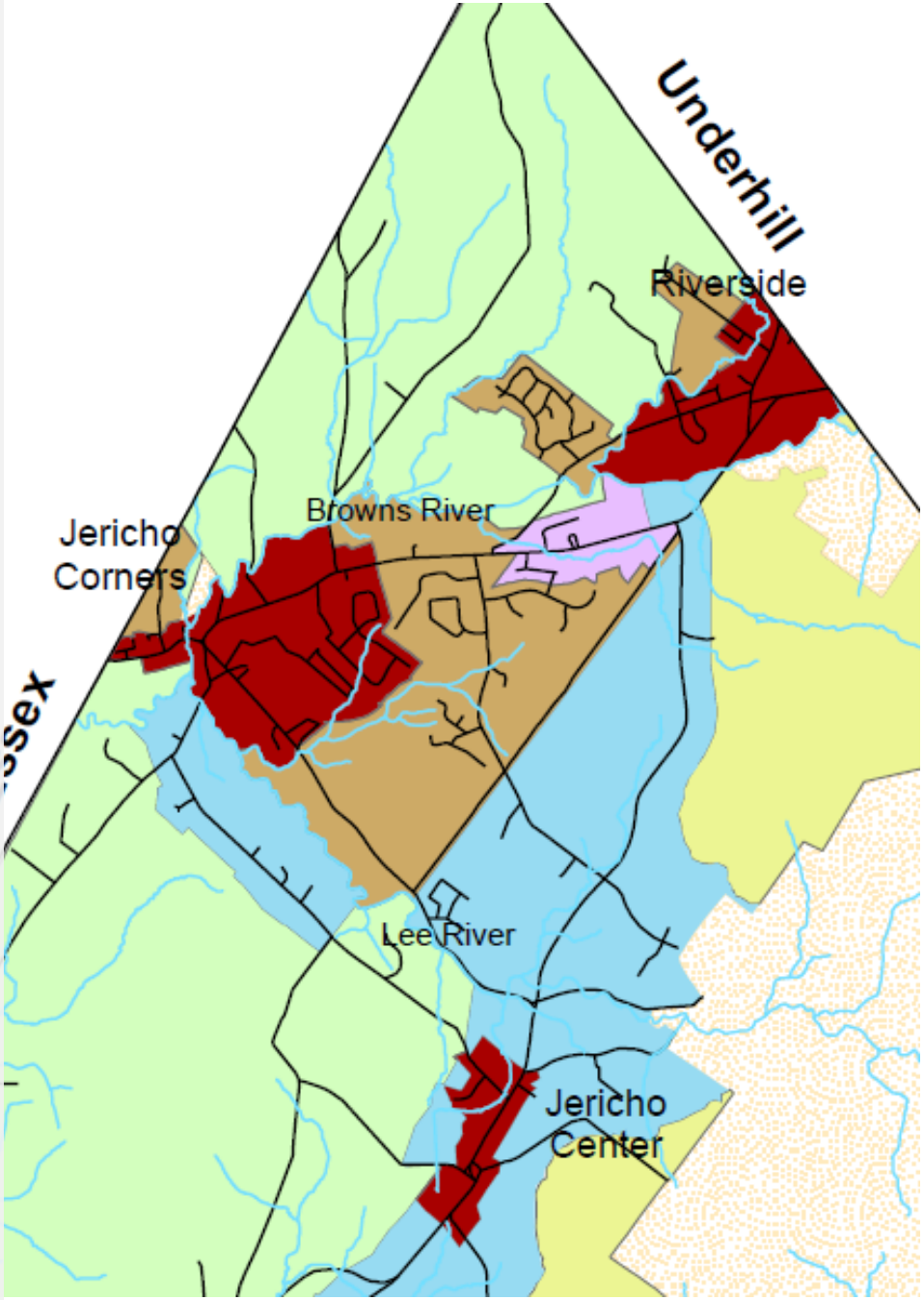
The purpose of the Rural Residential District is to provide for land uses that are compatible with rural areas. This district creates a transition between the higher density Village, Commercial, and Village Center Districts and the lower-density Open Space, Forestry, and Agricultural Districts.



VILLAGE DISTRICT

The Village District includes areas between Route 15, the Lee River, and Orr Road not within the Village Center District or the Commercial District. The Village District also contains a portion of land bounded by Raceway and Cilley Hill Roads, Route 15, and the Browns River. Together, these areas are sometimes referred to as the "Village Triangle." The residential neighborhoods of Lawrence Heights, Palmer Lane, and Foothills are also included within the Village District.

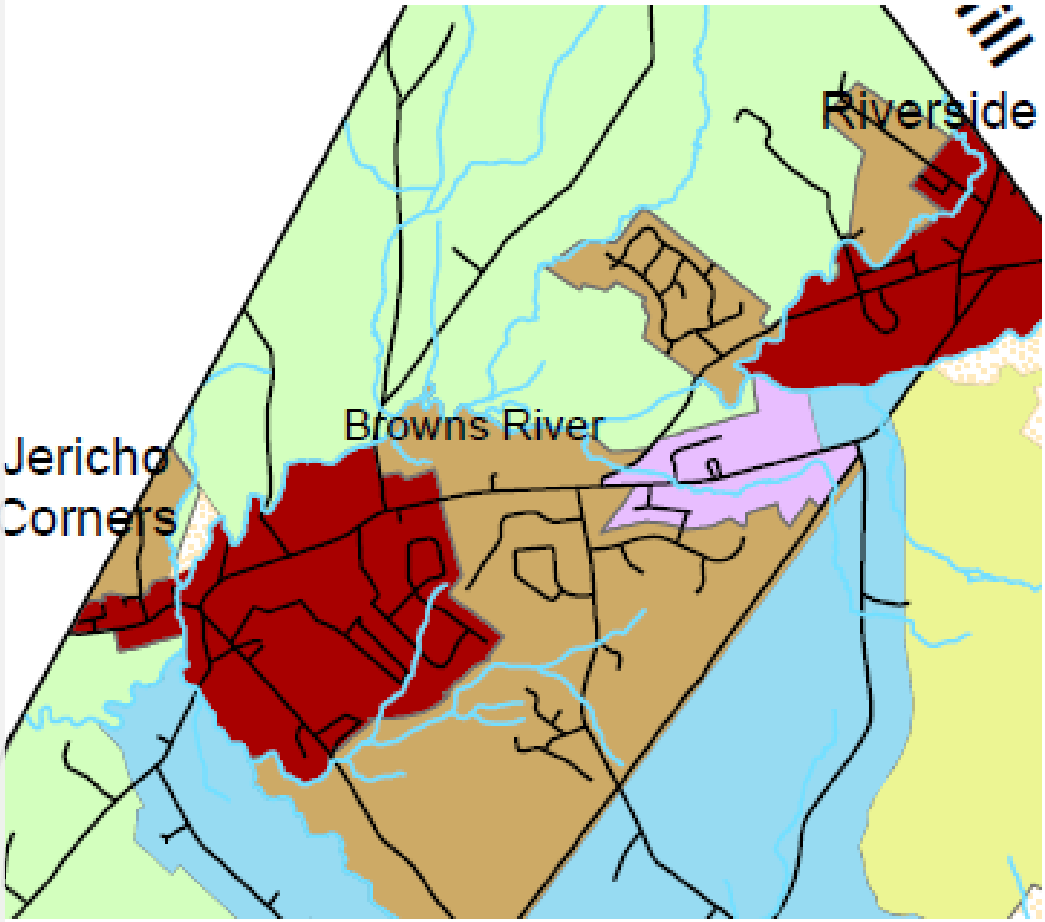
The purpose of the Village District is to provide a moderate-density residential area as a transition from the Village Center Districts. The Village District is intended to provide a variety of housing options for Jericho residents, including a mix of single and multi-family housing, near the amenities provided by the Village Center District and the Commercial District. Pedestrian linkages to surrounding neighborhoods and the Village Centers are of particular importance in this district. Small service-oriented commercial uses may be appropriate if they are compatible with the predominantly residential character of the district.



COMMERCIAL DISTRICT

The Commercial District contains land on both sides of Route 15 between Raceway and Orr Roads. The primary purpose of the Commercial District is to provide employment opportunities and a location for minimum impact commercial enterprises that cannot or should not be located in the Village Center District. Generally, this refers to light industrial or commercial uses that rely on trucks and/or heavy equipment that would come into conflict with pedestrians and/or residential uses in the Village Center District.

While roadside visibility is important for the viability of some businesses, measures should be taken to prevent the appearance of strip development. Curb cuts should be limited to avoid impeding circulation on Route 15, and interior circulation roads may be required on larger parcels. Green space, landscaping, and other visual treatments may be necessary to soften the appearance of development, particularly along Route 15. Residential uses may be approved, if they are compatible with the predominantly commercial character of the district.

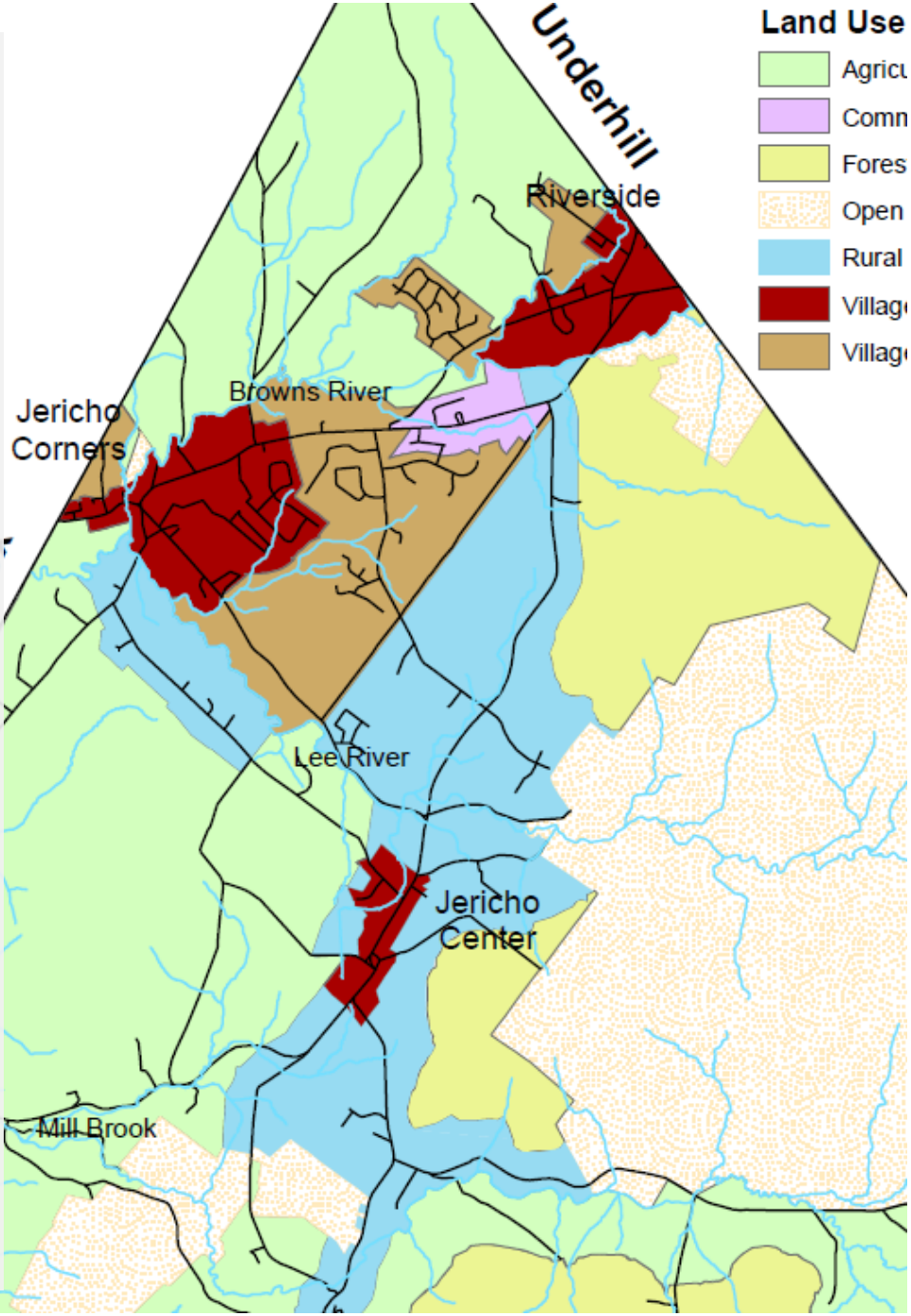


VILLAGE CENTER DISTRICT

The Village Center District encompasses Jericho's three Village Centers – Jericho Corners, Jericho Center, and Riverside.

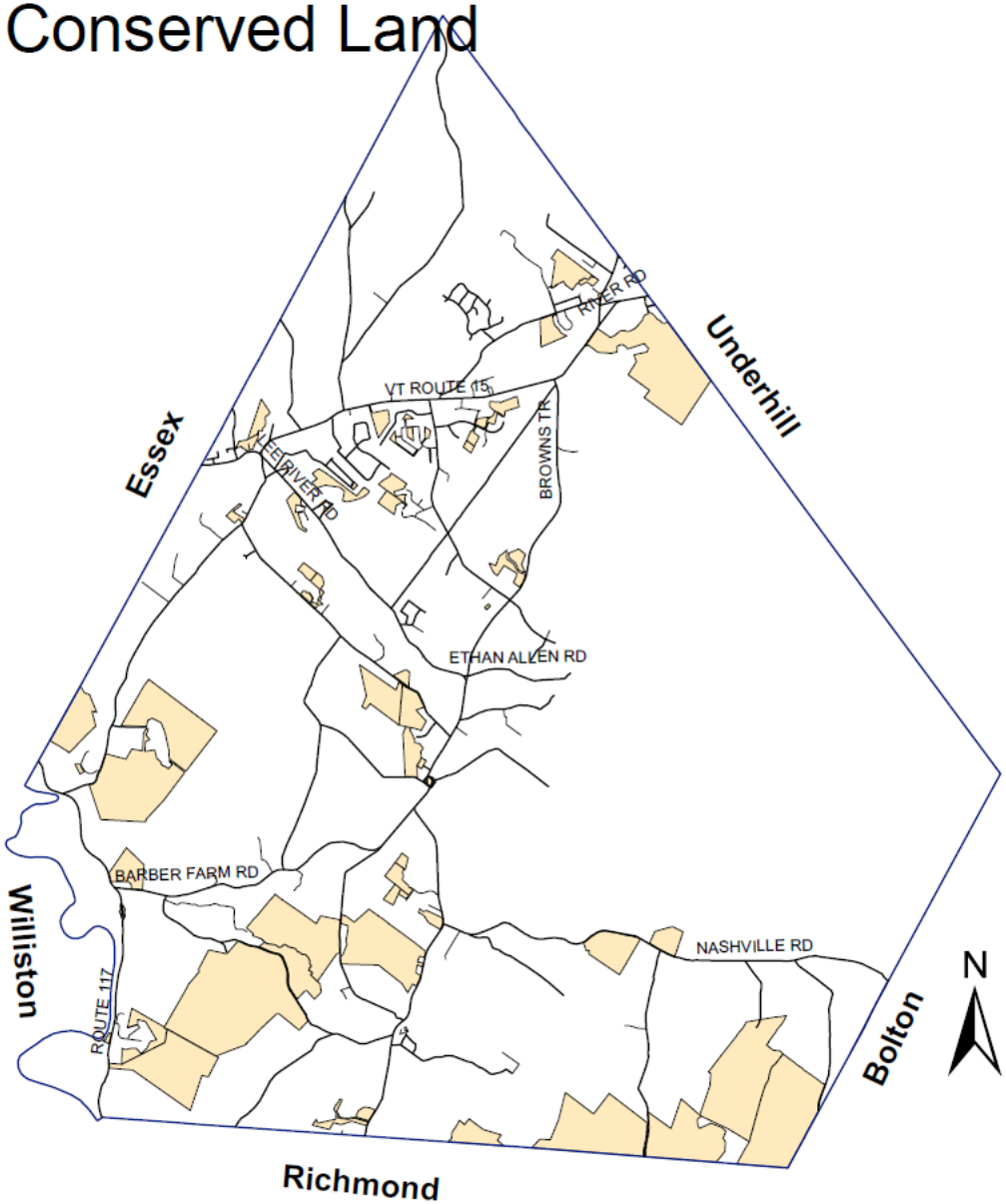
The purpose of the Village Center District is to encourage the concentration of people and community-focused activities in traditional centers. Each of the three Village Centers is listed as an historic district on the State Historical Register. These areas generally retain an architectural character that constitutes a valuable and unique part of our cultural heritage. In addition to the buildings themselves, the character of the villages is defined by the relationship of the structures with one another, with the roads, and with open land. The orientation of new buildings should encourage walkability and reflect traditional patterns.

Different growth opportunities exist in each of the three Village Center Districts. In Riverside, a large proportion of new growth may take place on existing large parcels that are either vacant or largely undeveloped. Redevelopment at a smaller scale also may take place on parcels fronting on Route 15 and other major roadways. On these parcels, it will be necessary to balance needs of new development versus compatibility with historical patterns on nearby parcels.



Land Use- Open Space

Map 8:
Public Open Space
Conserved Land



Town of Jericho

Land Use and Development Regulations

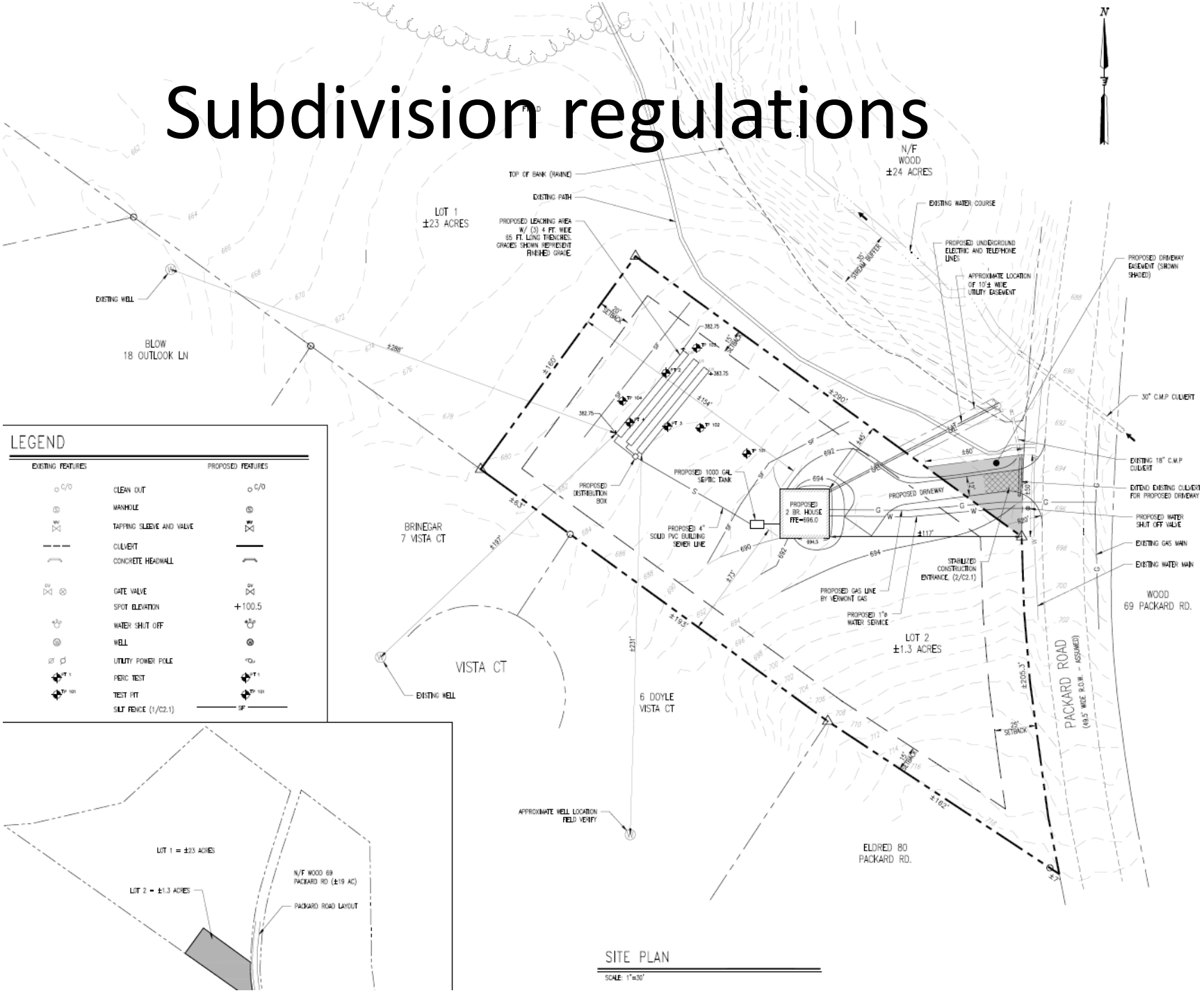
AMENDED 01 November, 2012

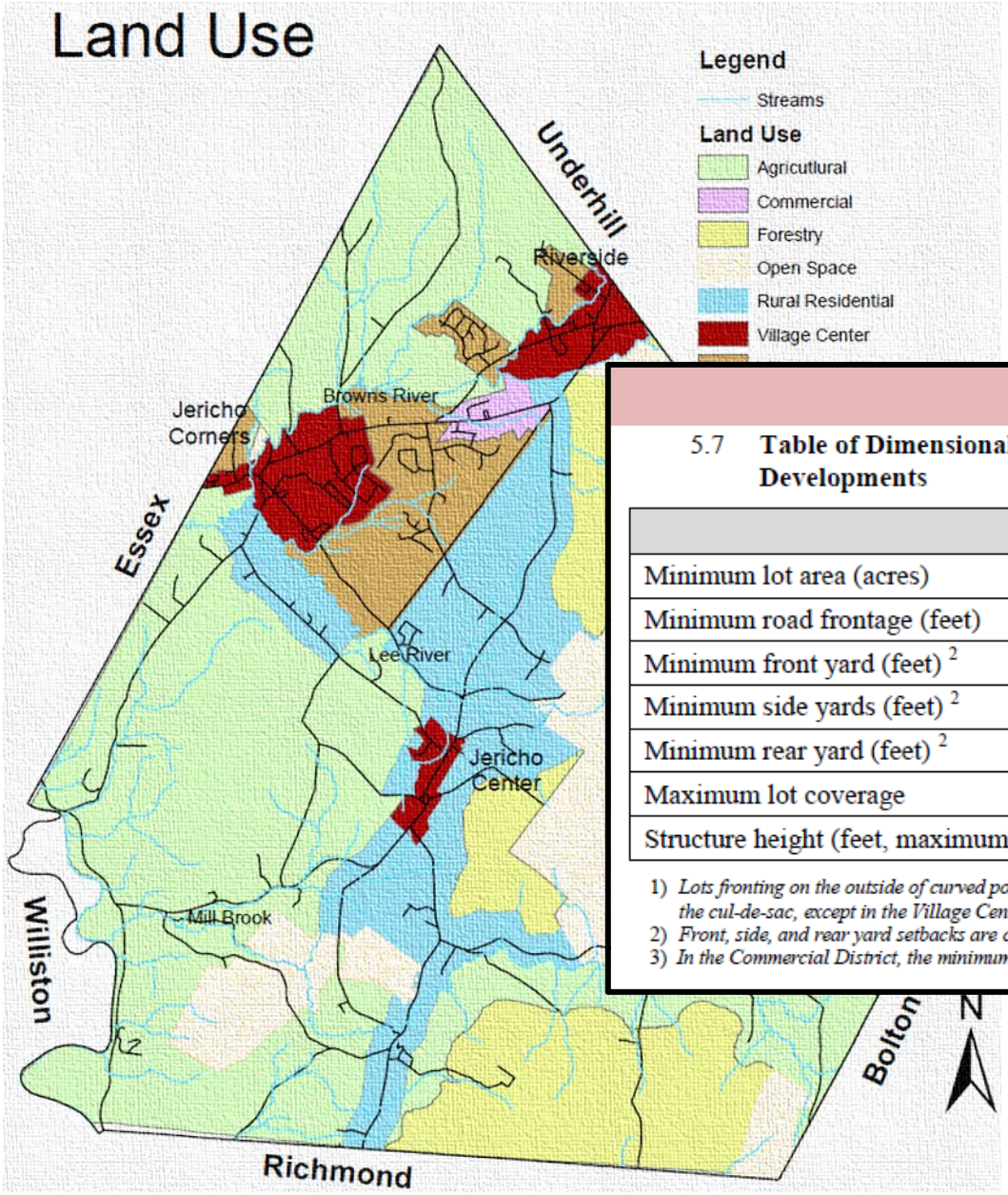
ADOPTED 06 December, 2012

EFFECTIVE 07 February, 2013

Combined subdivision and zoning regulations

Subdivision regulations





5.7 **Table of Dimensional Requirements for Standard Subdivisions and Conventional Developments**

	OS	FOR	AGR	RR	VIL	COM	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[1]	75
Minimum front yard (feet) [2]	35	35	35	35	25	50/30[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

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 Commercial District, the minimum front yard setback shall be 50 feet on Route 15 and 30 feet on all other roads*

5.7 Table of Dimensional Requirements for Standard Subdivisions and Conventional Developments

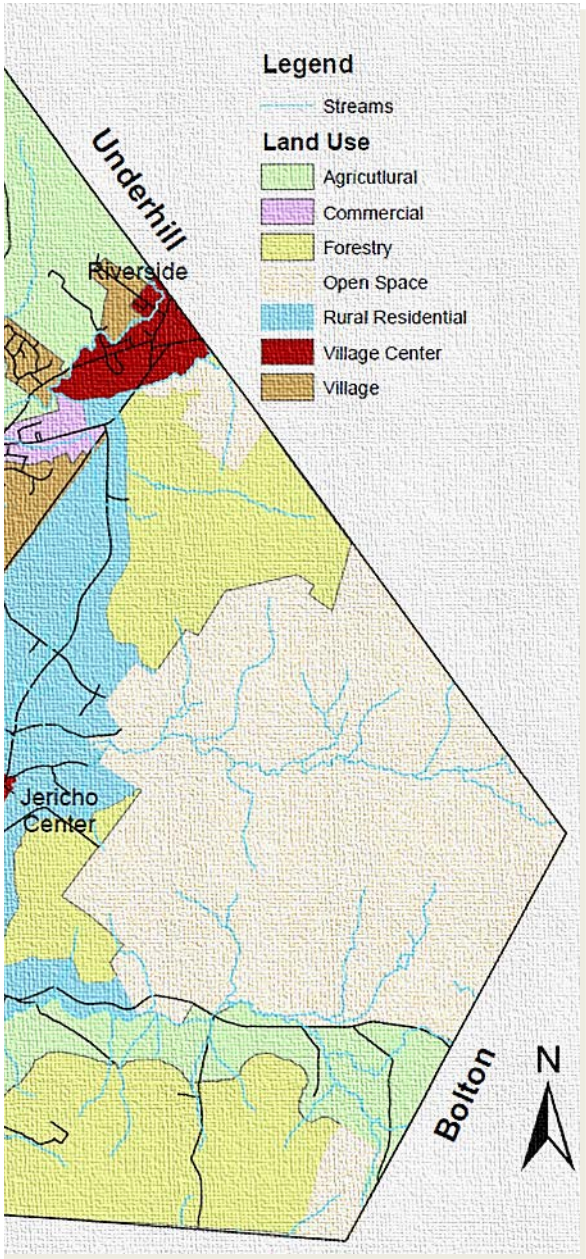
	OS	FOR	AGR	RR	VIL	COM	VCTR
Minimum lot area (acres)	10	10	10	3	1	1	0.25
Minimum road frontage (feet)	400[1]	400[1]	400[1]	200[1]	120[1]	150[1]	75
Minimum front yard (feet) [2]	35	35	35	35	25	50/30[3]	25
Minimum side yards (feet) [2]	25	25	25	20	15	20	10
Minimum rear yard (feet) [2]	25	25	25	20	20	25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

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 Commercial District, the minimum front yard setback shall be 50 feet on Route 15 and 30 feet on all other roads*

5.8 Table of Dimensional Requirements for Planned Unit Developments (PUD)

	OS	FOR	AGR	RR	VIL	COM	VCTR
Minimum lot area (acres)[1]	NA	0.50	0.50	0.33	0.33	0.33	0.10
Minimum road frontage (feet)	NA	75	75	50	50	50	15
Minimum front yard (feet) [2]	25	25	25	15	15	15	10/0[3]
Minimum side yards (feet) [2]	15	15	15	10	10	10	5[4]
Minimum rear yard (feet) [2]	20	20	20	20	20	25	10
Maximum lot coverage[5]	5%	30%	30%	40%	40%	60%	60%
Structure height (feet, maximum)	34	34	34	34	34	34	45
Buffer zone (feet)[6]	100	100	100	75	50	50	None

1) *The total number of lots/dwelling units in a PUD shall be determined in accordance with Section 10.13.7.*
2) *Front, side, and rear yard setbacks are calculated from the point of maximum projection (foundation, deck, or eave)*
3) *In the Village Center District, the minimum front yard setback in a PUD shall be 10 feet on Route 15 and 0 feet on all other roads.*
4) *See Section 5.9.1*
5) *The Development Review Board may increase maximum lot coverage by up to 15% if criteria specified in Section 10.13.8 are met*
6) *The buffer zone specified in Section 5.8 shall be part of the common open space or removed from the building envelope of individual lots. The Development Review Board may waive this requirement when it is found that there is no adverse effect on neighboring parcels to be mitigated*



Density Bonus

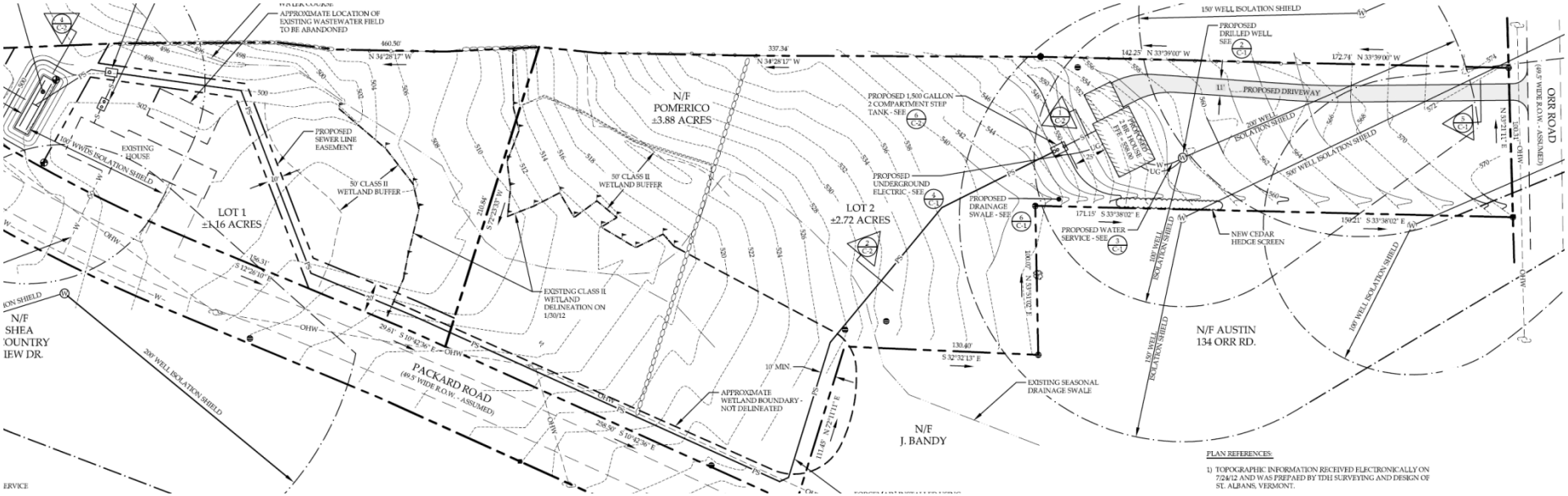
10.13.8. *Density Bonus:* At the request of the applicant, the Development Review Board may increase the total number of approved dwelling units by up to fifty percent [50%] and/or increase maximum lot coverage by up to fifteen percent [15%] if one or more of the criteria listed below are met. In determining if a density bonus is warranted, the Development Review Board shall consider the overlay layout of the PUD, compatibility with the Jericho Comprehensive Town Plan, and the ability of the site to support additional units.

10.13.8.1. In order to be eligible for a density bonus, a PUD shall meet at least one of the following criteria:

(a) The PUD contains designated affordable or elderly housing. Designated affordable or elderly housing units shall be indicated on the final plat. Such lots or units shall be subject to appropriate restrictions to ensure that they meet the definition of affordable or elderly housing contained within these regulations.

(b) The PUD contains structures meeting recognized standards for green building. Green building standards eligible under this provision shall be regionally based (i.e. contain standards designed for northern New England) and require independent third party review and verification/certification. In granting a density bonus, the Development Review Board may attach reasonable conditions to ensure that the structures are built to certification standards, such as third party review and verification/certification prior to the issuing of a Certificate of Occupancy.

(c) The PUD provides for additional public access to resource lands, beyond that which is required to provide safe circulation within and between developments. Such access shall be noted on the final plat and contained in deed, covenant, or easement language for the subject parcel.



DEPARTMENTAL REVIEW AND COMMENTS

Density Calculations

The total allowed residential density in a PUD shall be determined by calculating the total number of potential lots in a conventional subdivision. Each potential lot in a potential subdivision shall entitle the applicant to one (1) single family dwelling within the PUD *(§10.13.7. Permitted Density)*. The total number of lots in a conventional subdivision shall be calculated by dividing the total acreage of the parcel by the minimum lot area in a conventional subdivision, less 25% to account for site constraints and overlays *(§10.13.7.1.)*

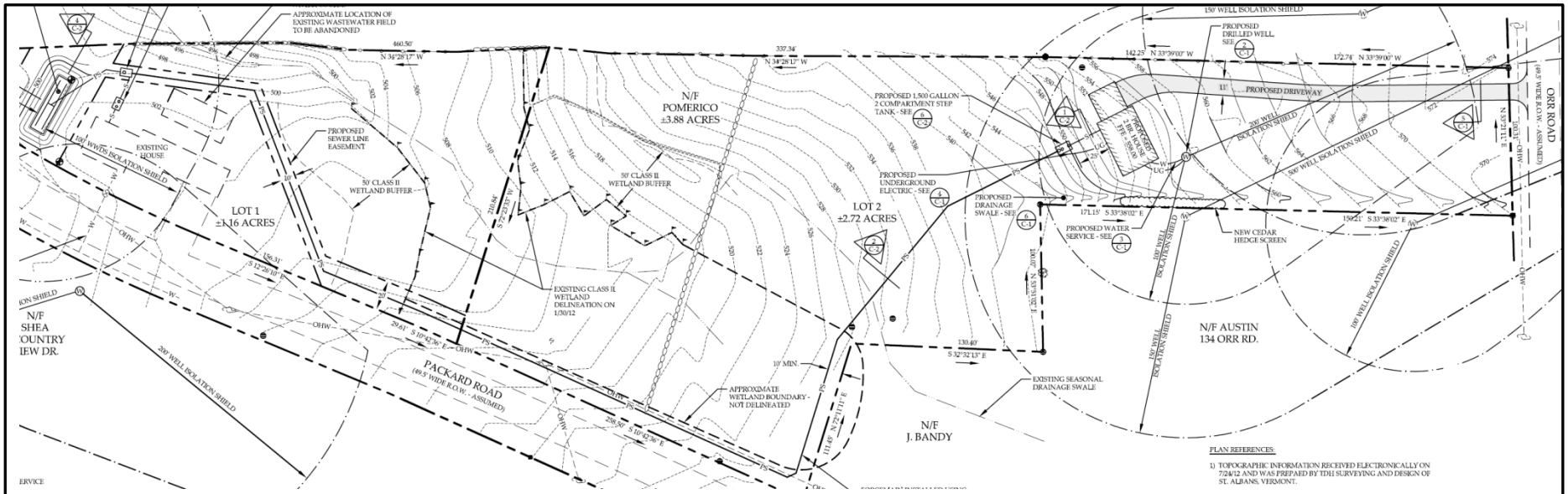
3.88 ac ÷ 1ac min lot size = 3.88 … 3.88 x 25% = 0.97 … 3.88-0.97 = 2.91 lots

2.91 potential lots in a conventional subdivision = **2.91 single family dwelling units** in PUD

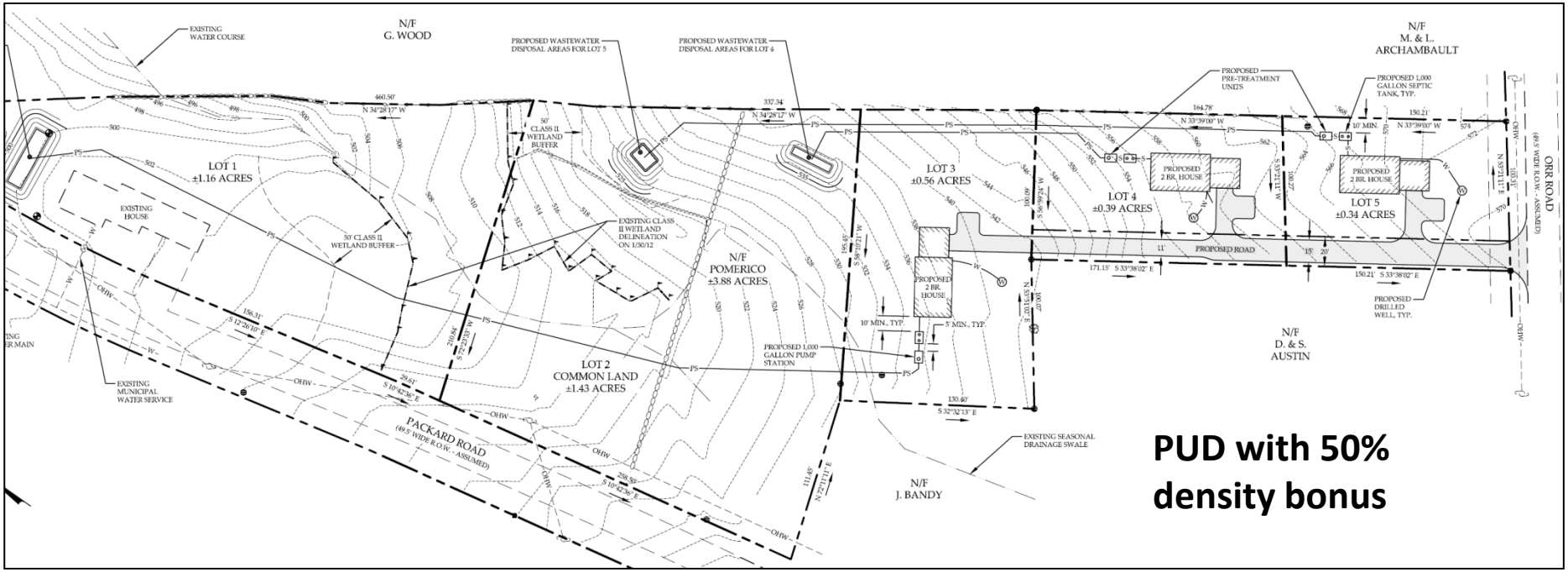
Density Bonus

The DRB has the option to grant a density bonus to the applicant of **up to** 50%, if the application demonstrates that it meets one of the criteria described below. If the maximum (50%) density bonus were approved for this proposed subdivision, the calculation for the number of allowed dwelling units would be as follows:

2.91 x 50% = 1.455 … 2.91 + 1.455 = **4.365 single-family dwelling units**



Conventional/PUD Subdivision



PUD with 50% density bonus

Zoning regulations

Table of Uses

4.4. **Table of Uses**

All uses are defined in Section **2**, **GENERAL DEFINITIONS**. Any primary use of a parcel not specified as conditional or permitted anywhere in this document shall be considered prohibited. The Zoning Administrator, and the office of Planning and Zoning, shall determine the applicability of a specific definition to a specific use. Said determination may be appealed to the Development Review Board under §12.5.1.

USE	OS	FOR	AGR	RR	VIL	COM	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	C	C
1.4 Veterinary Facility with accessory kennel			C	C	C	C	
1.5 Stable – boarding/riding	A	A	A	C	C	C	C
1.6 Kennel		C	C	C		C	
1.7 Garden Center accessory to farm			P	C	C	C	C
1.8 Wildlife Management	A	A	A	A	A	A	A
2.0 Residential Uses							
2.1 Single Family[1]							
2.1.1 SF-1 dwelling unit/lot		P	P	P	P	C	P
2.1.2 Accessory apartment		P/C[2]	P/C[2]	P/C[2]	P	P/C[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

USE	OS	FOR	AGR	RR	VIL	COM	VCTR
2.2 Multi-family[1]							
2.2.1 Multi-family dwelling, *2 units*			C	C	P	C	P
2.2.2 Multi-family dwelling					C	C	C
2.2.3 Residential care facility				C	C	C	P
2.2.4 Rooming house				C	C	C	C
3.0 Commercial Uses							
3.1 Lodging							
3.1.1 Hotels and motels						C	C
3.1.2 Inns		C	P	P	P	P	P
3.1.3 Bed & Breakfast		P	P	P	P	P	P
3.2 Retail Uses							
3.2.1 Lumber, building supply yard						C	
3.2.2 Retail, General merchandise ≤ 3000 sq.ft.						P	P/C[3]
3.2.3 Retail, General merchandise > 3000 sq.ft.						C	C
3.2.4 Retail, Specialty Store ≤ 3000 sq.ft.						P	P/C[3]
3.2.5 Retail, Specialty Store > 3000 sq.ft.						C	C
3.2.6 Farmers markets	P/C[4]	P/C[4]	P/C[4]	P/C[4]	P	P	P
3.2.7 Garden center ≤ 3000 sq.ft.			C	C	C	P	P/C[3]
3.2.8 Garden center > 3000 sq.ft.						P	
3.2.9 Mobile Home sales						C	
3.2.10 Motor Vehicle sales						C	
3.2.11 Gallery/Studio/Museum ≤ 3000 sq.ft.			C	C	P/C[3]	P	P/C[3]
3.2.12 Gallery/Studio/Museum > 3000 sq.ft.						P	C
3.2.13 Fuel sales						C	
3.3 Financial Institutions							
3.3.1 Financial Institution ≤ 3000 sq.ft.						P	P/C[3]
3.3.2 Financial Institution > 3000 sq.ft						C	C
3.4 Food Service							
3.4.1 Restaurant/Tavern ≤ 3000 sq.ft.						P	P/C[3]
3.4.2 Restaurant/Tavern ≤ 3000 sq.ft.						C	C

USE	OS	FOR	AGR	RR	VIL	COM	VCTR
3.4.3 Caterer (with on-site retail)		C	C	C	C	P	P
3.4.4 Caterer (no on-site retail)		C	P	P	P	P	P
3.5 Personal/Professional Services							
3.5.1 Personal/Professional services, Type 1 ≤ 3000 sq.ft					C	P	P/C[3]
3.5.2 Personal/Professional services, Type 1 > 3000 sq.ft						P	C
3.5.3 Personal/Professional services, Type 2 ≤ 3000 sq.ft					C	C	C
3.5.4 Personal/Professional services, Type 2 > 3000 sq.ft						C	C
3.5.5 Motor Vehicle Repair						C	C
3.5.6 Car Wash						C	C
3.6 Recreation: Commercial & Municipal							
3.6.1 Indoor							
3.6.1.1 General					C	C	C
3.6.2 Outdoor							
3.6.2.1 Passive	A	A	A	A	A	A	A
3.6.2.2 General	C	C	C	C	C	C	C
3.6.3 Gymnasium					C	P	P
4.0 Industrial Uses							
4.1 Manufacturing							
4.1.1 Heavy Manufacturing						C	
4.1.2 Light 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	P	P
5.1.2 Preschool			C	C	C	C	P
5.1.3 Elementary				C	C	C	P
5.1.4 Secondary				C	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						C	P
5.5 Hospital facility							P

USE	OS	FOR	AGR	RR	VIL	COM	VCTR
5.6 Nursing home facility			C	C	C	C	P
5.7 Club ≤3000 sq.ft				C	C	C	P/C[3]
5.8 Club >3000 sq.ft				C	C	C	C
5.9 Fish and game club		C	C	C			
5.10 Funeral home					C	C	C
5.11 Cemetery				C	C		C
5.12 Post Office							P
5.13 Municipal facility, Office							P
5.14 Municipal facility, Other			C	C	C	C	
5.15 Dormitory/Hostel	P	P	P	P	P	P	P
6.0 Accessory Structures and Uses							
6.1 Accessory structures	C	P	P	P	P	P	P
6.1 Accessory uses							
6.1.1 Home Occupation		P	P	P	P	P	P
6.1.2. Recreation, Accessory Use		A	A	A	A	A	A

A = *allowed use,* **P** = *permitted use,* **C** = *conditional use.*

1) *See Section 5.6; Density*
2) *See Section 4.7.3*
3) *Uses with frontage on major roads are permitted* (P). *Uses with frontage on minor roads are conditional* (C).
4) *Conditional use approval by the Development Review Board required for permanent structures.*

MUNICIPAL FACILITY: A **STRUCTURE** owned and operated by the Town of Jericho or other municipal organization. Two types include:

a) **OFFICE**: Facilities that are similar in use and appearance to commercial office buildings, including but not limited to Town Hall, Police Department, etc.
b) **OTHER**: Facilities (other than roads, trails, paths, and parks) that are not similar in use or appearance to commercial office buildings, including but not limited to sanitary landfills, Town Garages, sand and salt sheds, recreational pavilions, and trash collection and recycling facilities.

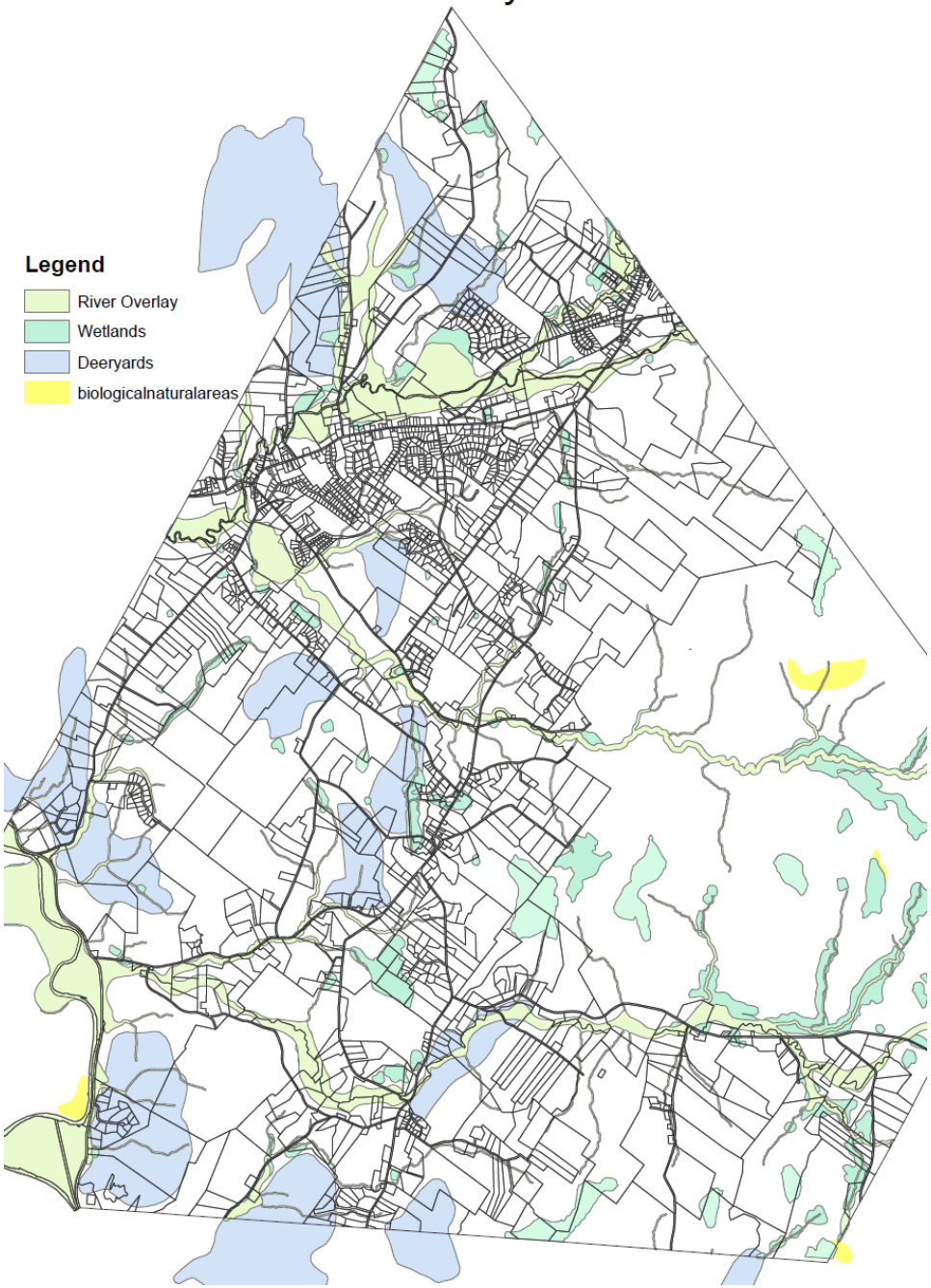
Overlay Districts

Wetlands Overlay District
Class I and II Wetlands, as well as within a 50 ft buffer surrounding Class II wetlands

River Overlay District
100-yr floodplain areas and within stream buffers of 35-100 ft from top of bank

Wellhead Protection Area Overlay District
WHPA-1, 2 and 3 on ANR map

Natural Resources Overlay District
Within 100ft buffer of deer wintering areas, natural area and natural communities areas per ANR map, and scenic areas (top 100' of peaks over 1000')



General Development Standards

Govern layout & appearance
Some overlap with SD Regs

Examples:

- Parking/Loading/Circulation
- Pedestrian Facilities
- Outdoor Lighting
- Landscaping
- Site Layout and Design

11.10.3. *Motor Vehicles:* No person shall permit more than three [3] unregistered and/or uninspected motor vehicles or major part or portion of a motor vehicle to remain for more than thirty [30] consecutive days on premises owned, occupied, or controlled by him if the vehicle or parts are within view from any public way or abutting property, unless the vehicle is regularly operated on the premises, or unless the premises constitute a working farm or a permitted motor vehicle dealership. Any motor vehicle, or portion thereof (such as a trailer), used as a storage structure shall meet all applicable district setbacks.

All plantings required by this section shall be planted in accordance with accepted horticultural practice and shall be guaranteed by the developer or successor in interest for a period of three [3] years from the date of planting. To the extent practical, existing trees shall be retained and used to satisfy this section. Final choice of tree species and exact planting locations are subject to recommendations of the Jericho Tree Warden.

11.11.6. *Lighting of Building Facades:* The maximum permitted average lighting level on any building façade or angular roof shall not exceed five [5.0] foot-candles. Building façade lighting shall be reduced to one [1.0] foot-candle after 11pm. Lighting fixtures shall be carefully located, aimed, and shielded so that light is directed only onto the building façade. To the extent practicable, lighting fixtures shall be directed downward rather than upward. Lighting fixtures shall not be directed toward adjacent streets or roads.

Performance Standards

Governs Nuisances

Examples:

- Noise
- Smoke, dust
- Lights
- Hazardous substances

Enforced by the Zoning Administrator

11.14. Performance Standards

11.14.1. No land or structure in any zoning district shall be used or occupied in any manner that creates dangerous, injurious, noxious or otherwise objectionable conditions which adversely affect the reasonable use of adjoining or nearby properties). In accordance with the **ACT** [§§4414(5)], the following performance standards, as measured at the property line, must be met and maintained in all districts for all uses, except for agriculture and forestry.

No use, under normal circumstances, shall cause or result in:

11.14.1.1. Noise in excess of seventy decibels [70db] averaged using the RMS method over a continuous thirty [30] minute period that is not the result of occasional, customary activities associated with an allowed use (e.g., lawn mowing or garden cultivating).

11.14.1.2. Smoke, dust, noxious gases, or other forms of air pollution that constitute a nuisance or threat to neighboring landowner(s), business(es) or resident(s); which endanger or adversely affect public health, safety or welfare; or which cause damage to property or vegetation.

11.14.1.3. Electromagnetic disturbances or electronic transmissions or signals that will repeatedly and substantially interfere with the reception of radio, television, or other electronic signals, or which is otherwise detrimental to public health, safety and welfare (except from facilities which are specifically licensed and regulated through the Federal Communications Commission).

11.14.1.4. Glare, lumen, light, or reflection that impairs the vision of motor vehicle operators, which constitute a nuisance to another property owner(s) or tenant(s), or which is otherwise detrimental to public health, safety and welfare.

11.14.1.5. Liquid or solid waste or refuse that cannot be disposed of by available methods without undue burden to municipal or public disposal facilities, which pollute surface or ground waters, or which is otherwise detrimental to public health, safety and welfare.

11.14.1.6. Undue fire, explosive, radioactive emissions, or other hazard that endangers the public, public facilities, or neighboring properties, or which results in a significant increased burden on municipal facilities and services.

Current/ Upcoming Projects

Jericho Build-out Analysis II
Funded by VNRC
Partners: Planner, VNRC
Project Principal: VNRC

Scope:

- Recalculates 2011 Build-out analysis using enhanced data
- Uses actual district-by-district growth rates from building permit data
- Shows build-out maps in 10 year increments through 2060
- Also employs a natural resources overlay scenario composed of large habitat blocks and wildlife crossings (currently unprotected), and demonstrates the effect of that scenario on future development through 2060.

Status: 95% complete, final comments Thursday
Schedule: complete 1st week of June

Current/ Upcoming Projects

Chittenden Uplands Natural Resources Inventory Project
Funded by ECOS (HUD)
Partnership between Bolton, Huntington, Jericho and Richmond
Project Principals: Planner and Conservation Commission

Scope:
- Public Engagement and Outreach
- Field inventory of rare natural communities
- Combine with existing inventory data
- New natural communities Maps
- Updating regulations

Status: 20% complete
Schedule: finish mapping in December 2013, regulatory updates in early 2014

Current/ Upcoming Projects

Vermont Route 15 Corridor - Park & Ride Study
Funded by CCRPC
Partners: LCRPC, CCRPC, CCTA, Broadreach, L&D, Jericho, Essex, Underhill
Project Principal: CCRPC

Scope:
- Feasibility Study
- Identify Park & Ride location Alternatives
- Analyze options in Jeff, Cambridge, Underhill/Jericho, Essex
- Complete a pilot Park & Ride in Jeff
- Location in Riverside?

Status: 10% complete
Schedule: public work session last week of Sept., finish December 2013

Current/ Upcoming Projects

Riverside/Underhill Flats Master Planning and Form-Based Code Project
Funded by: Municipal Planning Grant & CCRPC
Partners: Underhill, others TBD
Project Principal: Jericho Town Planner

Scope:

- Visioning and Master Planning – extensive public outreach and stakeholder engagement. Incorporation of past visioning work.
- Creation of a Master Regulating Plan
- Creation of a Form-Based Code for Riverside, to be inserted into existing regulations
- Adoption of new Form-Based Code

Status: Not started- RFP in progress
Schedule: start public work sessions Autumn 2013, complete Spring 2014

Current/ Upcoming Projects

Jericho Center Multimodal Path Project
Funded by: VTrans LTF Section
Partners: local only
Project Principal: Town Planner

Scope:
- Design and Construct a Path/Sidewalk for Segments 3 and 4
- Connection from end of existing sidewalk to Pratt Road
- Future phases would connect to MMU High School

Status: Design phase 40% Complete, Vtrans reviewing preliminary plans
Schedule: Construction summer 2014

Current/ Upcoming Projects

Jericho Transportation Plan
Funded by CCRPC
Project partners CCRPC, Broadreach Planning,
Project principals: Planner, Town Admin

Scope:
- Update 2004 Transportation Plan
- Inventory of
- Bicycle-Pedestrian Plan for Jericho (Map)
- Updated Public Works Specifications

Status: Still in project kick-off phase

Current/ Upcoming Projects

Jericho Center Library Access Modifications
Funded by VCDP
Project partners: local only
Project principals: Planner, Town Admin

Scope:
- Design access modifications
- Expand library programming and provide new Town meeting space
- Present alternatives, and develop selected alternative into bid-ready design docs

Status: 25% complete
Schedule: Design complete by 12/13