

Underhill Flats Village Center District: District Standards & Uses

Community Forums (Oct 2012)

Underhill Town Plan Recommendations: Underhill Flats

1. **Rename and Re-Define the Residential Zoning District** – The Commission is proposing to rename this district the “Underhill Flats Village Center District.” The new purpose of this district could be as follows:

The purpose of the Underhill Flats Village Center District is to allow for the continuation of existing small-scale commercial, residential, and public uses and to encourage development that is compatible with and promotes a compact, historic village settlement pattern. This may include higher density of development as supported by existing and planned infrastructure. Formerly known as the Residential District.

This district encompasses the traditional village center of Underhill Flats. In this district the zoning is one acre if the property is supplied by water from the Jericho-Underhill Water District. This is not necessarily reflective of the current lot size, as many lots are smaller than 1 acre, as their creation preceded local zoning. Since the district was last defined, the service area of the Jericho-Underhill Water District has expanded beyond the mapped boundaries, extending into the rural residential zoning district.

2. **Work with Jericho** – The Underhill Planning Commission shall contact the Jericho Planning Commission to see if they are interested in a joint planning effort for this district. Working with the Jericho Planning Commission to develop a mixed use village center in Underhill that complements development plans in Jericho is recommended.
3. **Boundaries** – The Planning Commission shall hold public forums with community members to determine if the boundaries of the Underhill Flats Village Center District should be expanded. These hearings would require the input of service providers in the area.
4. **Lot Sizes** – The Planning Commission shall hold public forums to determine if the community would like lot sizes to change to encourage mixed use development, in-fill, greater densities and reduced dimensional requirements for lots than the current zoning allows.
5. **Uses** – The Planning Commission shall reexamine the types of permitted and conditional uses in this area to determine if these uses should change. Public forums and hearings will be held.
6. **Bylaw Amendment** –After public forums that gather information on community opinion in regard to boundaries, uses, and dimensional lot requirements of the district, the Planning Commission shall, if required, amend the land use and development regulations to allow for the new requirements of the district and recommend adoption of the amendments to the Selectboard.
7. **State Village Center Designation** – The Town shall apply for Village Center designation for the Underhill Flats Village Center district from the State of Vermont Department of Housing and Community Affairs. This designation will make various grant programs for improvements available to landowners within the district.

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	Current	Proposed
Residential Density		
Residential Use	NA	Max: 8 units/acre
Mixed Use	NA	Max: 4 units/acre
Lot Dimensions		
Lot Area	Min: 1.0 acre	Min: 0.25 acre [10,875 SF]
Road Frontage (along ROW)	Min: 150 feet	Min: 75 feet Max: 150 feet
Setbacks – Principal Structures		
Front (from road right-of-way)	Min: 0 feet NA	Min: 5 feet Max: 20 feet or average
Side (from property line)	Min: 20 feet	Min: 10/15 feet (one side)
Attached (e.g., townhouse)	NA	Min: 0 feet
Rear (from property line)	Min: 20 feet	Min: 15 feet
Setbacks – Accessory Structures		
Front (from road right-of-way)	Behind building line	Behind building line
Side (from property line)	Min: 5 feet	Min: 5/15 feet (one side)
Rear (from property line)	Min: 15 feet	Min: 10 feet
Setbacks– Driveways		
Side – Single Driveway (from property line)	Min: 12 feet	Min: 3 feet
Side – Shared (from property line)	Min: 0 feet	Min: 0 feet
Building Stories – Principal Buildings		
Residential	NA	Min: 1.0 Story
Nonresidential, Mixed	NA	Min: 1.5 Stories
Structure Height	Max: 35 feet	Max: 35 feet [2.5-3 stories]
Building Coverage (footprints)	Max: 50%	Max: 50%
Lot Coverage (impervious surfaces)	Max: 75%	Max: 60%

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B. Permitted Uses:

1. Accessory Structure, Use (to a permitted use)
2. Agriculture (Section 10.2)
3. Dwelling– Accessory (Section 4.2)
4. Dwelling– Single Family
5. Dwelling– Two Family
6. Forestry (Section 10.2)
7. Group Home (max: 8 residents; Section 4.11)
8. Home Child Care (max: 10 children; Section 4.8)
9. Home Occupation (Section 4.12)

Site Plan Review (see E.2):

Bakery–Retail (max: 4000 SF)

10. Bed & Breakfast(max:5 guest rooms; Section 4.6)
11. Day Care Facility (see Section 4.8)
12. Dwelling – Multifamily (max: 4 units)
14. Office
15. Personal Service
16. Place of Worship
17. Public Facility (see E.5 below; Section 4.16)
18. Retail Store (max: 4000 SF)
- Restaurant (max: 24 seats, no drive-through)
19. Snack Bar

C. Conditional Uses:

1. Accessory Structure, Use (to a conditional use)
2. Adaptive Reuse (Section 4.3)
Car Wash
3. Cemetery
4. Community Center
5. Cultural Facility
6. Dwelling– Multifamily (max: 8 units)
7. Financial Institution
8. Funeral Home
9. Gas Station (Section 4.10)
10. Grocery Store (max: 20,000 SF)
11. Health Clinic
12. Home Industry (Section 4.12)
13. Inn (max: 24 guest rooms; Section 4.6)
14. Light Industry (max: 10,000 SF)
15. Mixed Use (max: 10,000 SF; Section 4.13)
16. Mobile Home Park (Section 4.14)
17. Mobile Home Sales (Section 4.14)
18. Motor Vehicle Sales & Service (Section 4.15)
19. Outdoor Market
20. Parking Facility
21. Private Club
22. Recreation– Indoor
23. Recreation– Outdoor
24. Residential Care Facility (Section 4.11)
25. Restaurant (max: 90 seats; no drive-through)
26. Retail Store (max: 10,000 SF)
27. School– Public, Private (see E.5, Section 4.16)
28. Telecommunications Facility (Section 4.18)
29. Transit Facility
30. Veterinary Clinic

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Supplemental District Standards (Additional):

1. A consistent building line (defined by primary building facades) shall be maintained along all road rights-of-way. The maximum front setback distance for principal structures shall equal the greater of 20 feet or the average of the front setback distances of principal structures on adjoining lots.
2. The principal building(s) and building entrance(s) shall be oriented parallel (facing) or perpendicular to the road right-of-way, and accessed from the right-of-way by a pedestrian walkway.
3. The following may encroach within the front setback area outside of the road right-of-way, subject to the issuance of a waiver by the DRB under Section ____: bay windows, porches, stairs, galleries, awnings, outdoor display, seating and dining areas, fencing (see Section ____) and signs (see Section ____). Encroachments shall not interfere with corner sight distances for motor vehicles or block pedestrian walkways.
4. A minimum side setback of 15 feet is required on one side of the lot to accommodate a driveway and rear lot access by emergency vehicles and equipment, unless shared or an alternative rear lot access can be provided.
5. No building in this district shall exceed 35 feet in height (see Section ____). A principal, commercial building of less than two stories must have a pitched roof that, at minimum, is designed to accommodate 1.5 stories. A principal commercial building of two or more stories may have a flat roof.
6. Nonresidential uses shall be separated and screened from adjoining residential properties through the use of landscaping and architecturally compatible fencing or screening.
7. Accessory, onsite parking areas and drive-throughs allowed in this district shall be located to the side or rear of principal buildings, behind the building line. All nonresidential parking areas, including public parking lots, shall be screened from public rights-of-way and adjoining residential properties through the use of landscaping and architecturally compatible fencing or screening.
8. For development subject to subdivision, site plan or conditional use review, the DRB may require increased side and rear setbacks, landscaping, and screening along property lines as necessary to provide privacy or to minimize the visual and physical impacts (noise, glare, etc.) of nonresidential development on adjoining residential properties and uses.