



MEMORANDUM

To: Fairfield Planning Commission
 From: Taylor Newton – Senior Planner
 Date: September 10, 2018
 Subject: Fairfield Development Regulations – Proposed Village Standards

Below is a summary of proposed development regulations for the Village Zoning District in Fairfield. These proposed regulations are based on Fairfield’s Town Plan, a site walk, the NRPC character assessment for each village, and conversations with the Fairfield Planning Commission.

Dimensional Standards

NRPC proposes the following dimensional standards for the Village District:

Table X.X – Zoning District Dimensional Requirements		
	Proposed Village District	Existing Village District
Minimum Lot Size	¼ acre	½ acre
Maximum Lot Size	2 ½ acres	N/A
Minimum Frontage	60 feet	100 feet
Minimum Front (Road) Setback	35 feet (measured from road centerline)	45 feet (measured from road centerline)
Maximum Front (Road) Setback	55 feet (measured from road centerline)	N/A
Minimum Side/Rear Setback	5 feet	10 feet
Minimum Structure Height	2 stories	N/A
Maximum Structure Height	3 stories	35 feet

Land Uses

A proposed use table is attached to this memo. The proposed changes include changing several uses from “conditional” to “permitted with site plan approval.” The proposed changes also include the addition of several new types of land uses.

There are several reasons for changing from “conditional” to “permitted with site plan approval” for several uses in the Village District. First, many uses that are currently “conditional” are highly appropriate land use for a village. This makes many of the conditional uses standards seem overly regulatory. Therefore, these uses are proposed to be changed to “permitted” by right. However, requiring site plan review, a new type of review in Fairfield, will allow the Planning Commission to review the physical design of an individual parcel for most types of land uses.

Village District Standards

The Fairfield Development Regulations currently have a few regulations that are specifically applicable to the Village District. NRPC proposes keeping the following standards:

- All new principal structures shall be square or rectangular and length of the structure shall be no longer than more than (3) times its width, or vice versa.
- All principal structures roofs shall be gable roofs. Flat-roofed structures are prohibited.
- Requiring sidewalks along all new public or private road in the Village District.

NRPC proposes creating several new standards that are applicable to all land development located in the Village District. Below is a summary of the proposed standards:

- No maximum density requirements for residential development.
- The main entrance of structures shall be oriented towards the street.
- Detached accessory structures (e.g. sheds, garages) shall be located to the side or rear or principal structures (e.g. single household dwelling).
- Off-street parking shall be located to the side and rear of principal structures.
- On-street parking may be used to meet minimum parking standards.
- Shared parking between uses is allowed and incentivized.
- Installation of street trees shall be required along public and private streets.
- New public or private road right of ways shall not be longer than 1,400 feet before connecting to another public or private road, connecting with a future public or private road according to a town approved master plan or official map, or as an alternative meeting an adjacent property boundary with the intent of connecting to a new road when such adjacent property is developed.
- Restrict maximum structure footprint size to 3000 square feet.

The draft Village District standards are attached.

District Boundaries

The Fairfield PC asked NRPC to propose both a “loose” and a “tight” boundary for the village zoning district in Fairfield Village and in East Fairfield. Attached is a map showing these boundaries in each zoning district. NRPC generally recommends using the “tight” boundary in both Fairfield Village and East Fairfield Village.

Proposed Use Table:

Village District – Land Uses		
P = Permitted C = Conditional S = Site Plan P/S = Permitted with Site Plan C/S = Conditional with Site Plan E = Exempt X = Prohibited		
Types of Land Uses	Proposed Village District	Existing Village District
Residential Uses		
Single Household Dwelling	P	C
Two Household Dwelling	P	C
Multi-Household Dwelling	P/S	C
Seasonal Dwelling	X	X
Primitive Camp	X	X
Elderly Housing	P/S	C
Mobile Home Park	X	C
Commercial and Industrial Uses		
Auto Service Station	P/S	C
Business Services	P/S	N/A
Campgrounds	X	X
Club	P/S	N/A
Commercial Indoor Recreation Facility	P/S	C
Commercial Outdoor Recreation Facility	P/S	C
Earth Resource Extraction	X	N/A
Gas Station	P/S	N/A
Lodging Establishment	P/S	N/A
Motor Vehicle and Equipment Sales and Service	C/S	N/A
Restaurant	P/S	N/A
Retail or Service Based Business Less than 10,000 square feet	P/S	C
Retail Sales	P/S	N/A
Salvage Yard	X	N/A
Industrial	C/S	C
Other Uses		
Communications Facilities (Telecommunication Facility)	C/S	X
Public Facilities (Essential Public Services)	P/S	C
Exempt Uses in All Districts		
Agriculture	E	E
Forestry	E	E

Section 4.X – Village District Regulations

- A. Applicability.** The followed standards shall apply to all land development in the Village District unless specifically noted.
- B. Land Uses.** In the Village District, more than one principal use may be allowed on any single parcel subject to site plan and conditional use review.
- C. Structures.** All structures in the Village District shall meet the following standards:
1. All new principal structures shall have a square or rectangular building footprint. The length of the structure shall be no longer than more than (3) times its width, or vice versa.
 2. More than one principal structure may allowed on any single parcel subject to compliance with site plan and conditional use review.
 3. The main entrance of principal structures shall be oriented to a public street by having the entryway located on the façade parallel to the public street with a clearly defined pedestrian connection. When specific circumstances make it impractical for a building to have a public entrance located on the façade parallel to the public street with a clearly defined pedestrian connection, the PC or ZBA may approve principal structures with a side public entrance perpendicular to the public right-of-way as long as the entrance faces and is oriented towards a pedestrian walkway that directly connects to the public right-of-way and sidewalk.
 4. All principal structures shall have gable roofs. All flat-roofed structures are prohibited.
 5. All structures shall not have a building footprint larger than 3000 square feet in size. Structures that contain a public facility use (e.g. schools, municipally-owned structures, churches) shall be exempt from this regulation.
- D. Density.** There shall be no maximum density requirement for residential development in the Village District. Density shall be determined by the property owner’s ability to meet all other applicable development regulations.
- E. Site Design.** Land development in the Village District shall meet the following site design standards:
1. **Accessory Structures.** Detached accessory structures (e.g. sheds, garages) shall be located to the side or rear or principal structures (e.g. single household dwelling).
 2. **Access.** Access to all parcels in the Village District shall meet the following standards:
 - a. **Location.** No driveway shall be located within fifty (50) feet of a road intersection. The Development Review Board may reduce this standard for driveways located in the Village Zoning Districts provided there is no adverse impact on public safety. Where a site

occupies a corner of two (2) intersecting roads, the driveway access shall be located on the less traveled road. All driveways access in the Village District are exempt from the setback standards.

b. **Shared Access.** The PC and ZBA may require shared driveways between adjoining properties in appropriate instances, including the presence of compatible adjacent uses or areas characterized by congestion and frequent and/or unsafe turning movements.

3. **Parking.** All parking in the Village District shall meet the following standards:

a. **Off Street Parking.** Off-street parking shall be located to the side and rear of principal structures.

b. **On-Street Parking.** On-street parking may be used by the property owner to meet minimum parking standards established in these regulations (see Section X.X). All on-street parking on town highways in Fairfield shall meet Town of Fairfield Road and Bridge Standards and any other applicable municipal standards. All on-street parking on state highways is subject to Vermont Agency of Transportation standards.

c. **Shared Parking.** Shared parking allows a reduction in the total number of parking spaces required for certain land uses in cases where a mix of adjacent land uses have varying peak periods of parking demand (see Section X.X). The PC may approve shared parking if the following general standards are met:

- i. **Location.** A use for which an application is made for shared parking shall be located within 400 feet of the subject parking lot.
- ii. **Legal Agreement.** A written legal agreement between the owners of each establishment making use of the shared parking is required. This written agreement shall guarantee access to, use of, and management of designated shared parking spaces. Shared parking privileges shall continue in effect only as long as the agreement, binding on all parties, remains in force. If any shared parking agreement is no longer in force, parking shall be provided as otherwise required by these Regulations.
- iii. **Similar Operating Hours.** The PC or ZBA may approve a shared parking arrangements between two or more uses that have similar operating hours. Such share parking arrangements shall not allow for more than a 20 percent reduction in the total required number of parking spaces per Section X.X.
- iv. **Different Operating Hours.** The PC or ZBA may approve a shared parking arrangements between two or more uses that have different operating hours. Such share parking arrangements shall not allow for more than a 75 percent reduction in the total required number of parking spaces per Section X.X. The applicant shall demonstrate that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.

4. **Pedestrian Accessibility.** Upon application for land development on any parcel in the Village District subject to PC or ZBA approval (e.g. site plan, conditional use, subdivision, etc.), the applicant shall be required to meet the following standards:

- a. **Sidewalks.** Sidewalks shall be required by the PC and ZBA along all public and private roads within the Village Zoning District. Sidewalks shall be constructed to standards established by the Vermont Pedestrian and Bicycle Facility Planning and Design Manual. In order to facilitate pedestrian access from public and private roads to schools, parks, playgrounds, or other nearby roads, perpetual unobstructed easements at least twenty (20) feet in width may also be required by the PC and ZBA for the purpose of pedestrian accessibility.
 - b. **Accessibility Within Subject Parcel.** The applicant shall be required to install a direct link via sidewalk between at least one public entrance to the principal structure and off-street parking located on the subject parcel. The applicant shall also be required to install sidewalk to connect to any sidewalk located along the subject parcel's frontage with a public road.
5. **Landscaping and Screening.** Upon application for land development on any parcel in the Village District with a land use subject to PC or ZBA approval (e.g. site plan, conditional use, subdivision, etc.), the applicant shall be required to meet the following standards:
 - a. **Site Landscaping and Screening.** Landscaping shall take the form of trees, shrubs, well-kept grasses, ground cover, and/or public art. Landscaping and/or screening used to separate any land use from a single household dwelling or a two-household dwelling use. This landscaping may consist of a wall, stockade fence or evergreen landscaping (or combination) to a height of at least six (6) feet above grade level, on all sides.
 - b. **Off-street parking.** Off-street parking areas for uses other than single and two-household dwellings shall be required to be landscaped or screened from adjacent land uses.
 - c. **Street Trees.** Applicants shall be required to install street trees shall be required along public and private streets. One street tree shall be planted for approximately every 40 linear feet of frontage. Street trees to be installed should ideally have a high tolerance for road salt, soil compaction and drought. For assistance in selecting street trees, please consult the Vermont Tree Selection Guide from the Vermont Urban & Community Forestry Program (https://vtcommunityforestry.org/sites/default/files/pictures/vttree_guide.pdf).
- F. **Roads.** In the Village District, new public and private roads shall comply with the following standards to further a pedestrian friendly network of roads:
 1. **Road Network.** New public and private roads shall generally be laid out in a grid pattern by being either parallel or perpendicular to Vermont Route 36. Intersections with other roads, driveways or other rights-of-way shall create right angles (approximate). The PC may waive this requirement to accommodate topographic or physical limitations beyond the property owner's control. The waiver shall be the minimum necessary to accommodate the limitation.

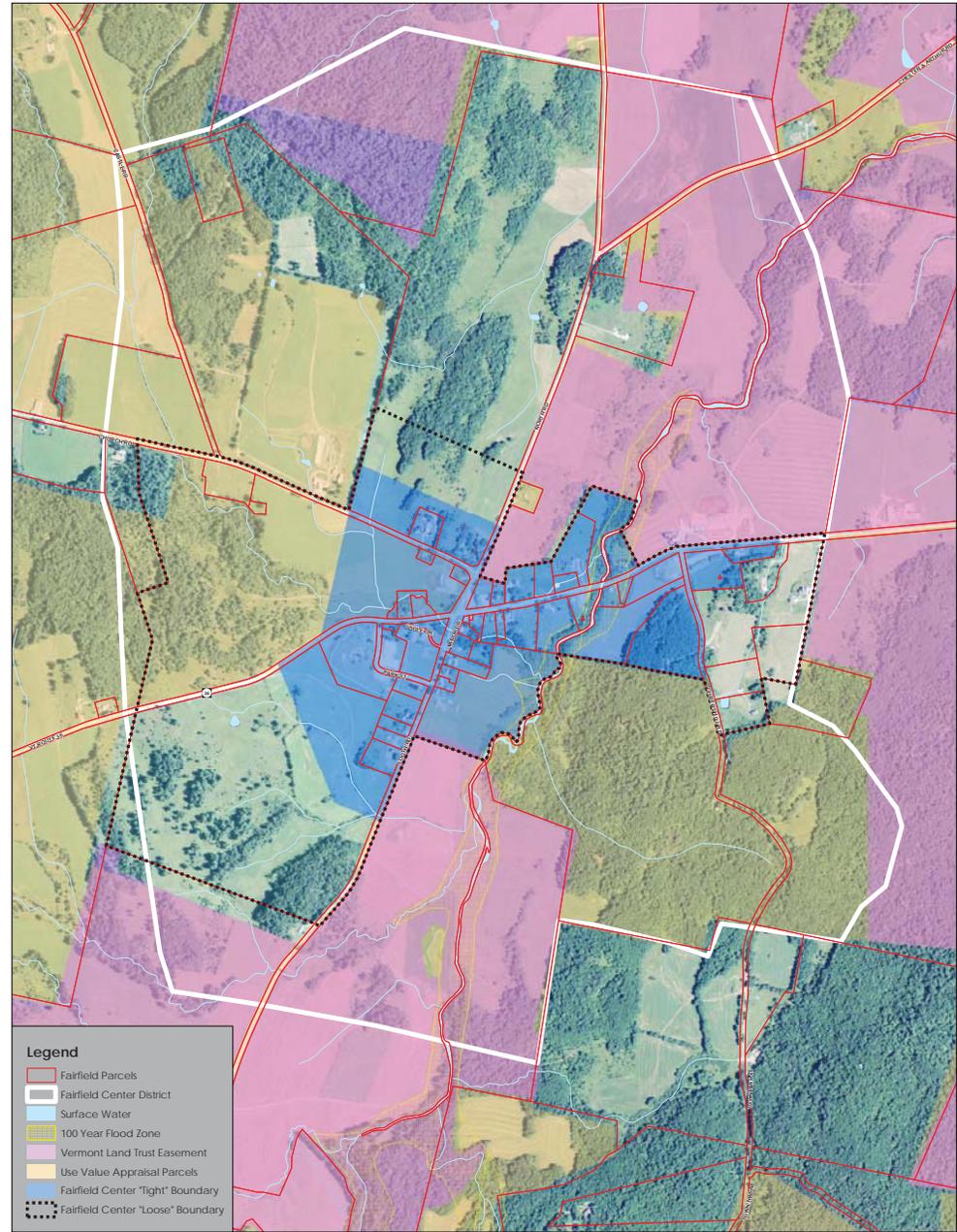
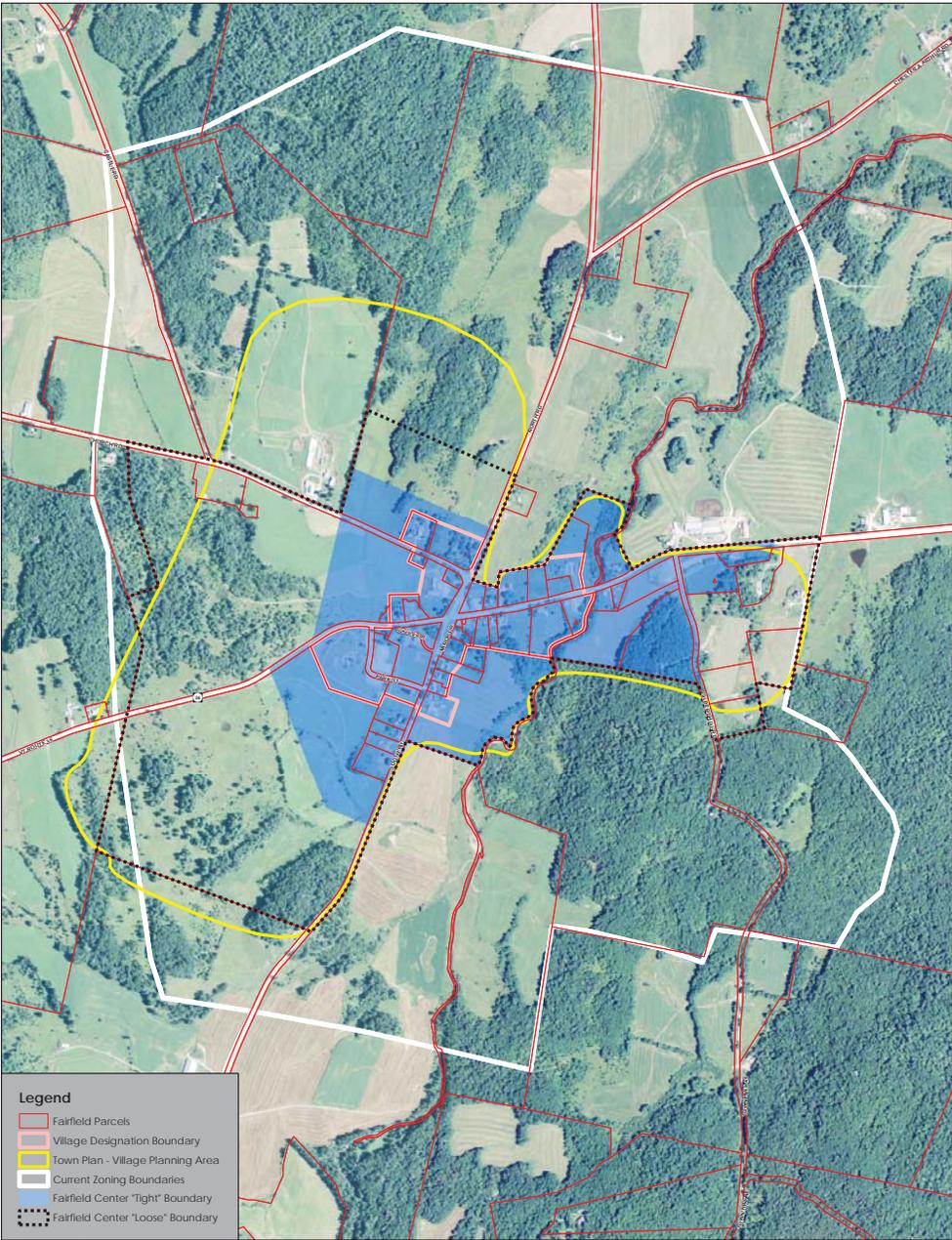
2. **Road Length.** New public or private road right of ways shall not be longer than 1,400 feet before connecting to another public or private road, connecting with a future public or private road according to a town approved master plan or official map, or as an alternative ,meeting an adjacent property boundary with the intent of connecting to a new road when such adjacent property is developed. New roads in the Village District designed to be permanent “dead ends” shall be discouraged.

Other Considerations:

Does the PC want standards for curbing, street lighting, or public utilities?

Does the PC want to have specific road standards for village areas?

FAIRFIELD CENTER



EAST FAIRFIELD

