

appropriate sites for any new residential or other development. Linkages to other districts via trails and on road cycling are of particular importance in this district.

- 3.2.4 The purpose of the **Low Density Residential District** is to provide for a variety of land uses that are compatible with rural areas. This district creates a transition between the denser Village, Commercial and Village Center Districts and the lower-density Open Space, Forestry and Rural/Agriculture Residential Districts. Additional breaks within this District should be considered to preserve the open countryside. Linkages to other Districts via trails and on road cycling are of particular importance in this District.

- 3.2.5 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, 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 approved if appropriate and if they are compatible with the predominantly residential character of the district.

- 3.2.6 ~~The purpose of the Commercial District is to provide locations for walkable mixed-use development and expanded commerce at an appropriate scale for the community which preserves rural character, the natural beauty of the landscape and distant views. Development within the Commercial District is intended to complement and create connections between Jericho Village and Riverside Village. Planned Unit Development provisions are recommended to encourage higher density, clustering, walkability and shared infrastructure. In addition to businesses, the District integrates diverse forms of housing and access to public transit. Design and site layout standards are especially important to enable different Uses to co-exist and to change over time, including some Uses not appropriate for other districts. New "complete" multi-modal streets, primarily connected to North Main Street, are encouraged to support a compact village like setting, away from Route 15. 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. Green space, landscaping and other visual treatments shall be required..~~

- 3.2.7 The purpose of the **Village Center District** is to encourage the concentration of people and community-focused activities in traditional centers. As noted in the Jericho Comprehensive Town Plan, Jericho Center, Jericho Corners, and Riverside have been the centers of commerce, culture, and community for the town. Each of these three locations 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. Jericho Corners and Jericho Center are on the National Register of Historic Places. In addition to the buildings themselves, the character of the villages

I recommend two sentences, with the first ending after "commerce" and the second indicating the appropriate scale, preservation of rural character, natural beauty, and distant views.

What is the means in which the planning commission/DRB are going to evaluate effect on distant views? Should "terminated vistas" or views of Mt. Mansfield specifically be mentioned here to offer a tool for enforcement?

Is this defined in the DEFINITIONS section? Does the inclusion of "Route 15" mean strip-like development can be loop-holed on North Main Street?

Recommend "Curb cuts on Route 15 for access to Commercial District properties shall be limited to avoid impeding..."

Are green spaces, landscaping, and visual treatments defined anywhere else so applications can be evaluated against a defined standard? Will the smallest effort possible meet the intent? Will a few shrubs here and there that require no maintenance meet the intent?

abandonment of non-conformity under Section 7.3.

- 4.7.11.4.2. The requirements of these regulations, including district dimensional standards, shall not have the effect of prohibiting the replacement of mobile homes on existing sites within a mobile home park.

4.7.12. *Junkyard:* New or expanded junkyards may be approved within the Commercial Zoning District subject to conditional use review under Section 10.9 and the following requirements:

- 4.7.12.1. All junkyards shall be licensed in accordance with State of Vermont regulations pertaining to junk yards. The operator shall be responsible for all upkeep and maintenance of fences, screening, and other required site improvements and the proper storage and disposal of salvaged and hazardous materials, as required under municipal and state regulations and associated conditions of approval.
- 4.7.12.2. No junkyard shall exceed five [5] acres in total area or extent.
- 4.7.12.3. Junkyards shall be set back at least 100 feet from all property lines and road Rights-Of-Way and 150 feet from surface waters and wetlands. Required setbacks may be increased as appropriate based on specific site conditions to protect water quality and neighboring properties.
- 4.7.12.4. Junkyards shall be screened year-round from public view and from adjoining properties. Additional landscaping, fencing or other forms of screening may be required as appropriate. No vehicles associated with the business, or any other waste, scrap, parts or materials shall be stacked, piled or stored higher than the fence or screen.
- 4.7.12.5. Junkyards shall be secured as necessary to protect public health, safety, and welfare, and neighboring properties. Exterior lighting shall be the minimum required for security and safe operation.
- 4.7.12.6. The on-site storage of materials shall not adversely affect surface, ground or drinking water supplies, or other identified natural, cultural, or historic features on-site, or in the vicinity of the junkyard.
- 4.7.12.7. Application Submission Requirements: In addition to the conditional use application requirements in Section 10.9, applicants for a new or expanded junk yard shall submit the following information:
- (a) The applicant for a new or expanded junkyard shall submit a description of existing and proposed operations, including storage areas, and all equipment to be used on-site;
  - (b) existing and/or proposed junkyard operations, including all storage and processing areas, and distances from property boundaries, public streets, wetlands, surface

How big is five acres in the middle of the new CD? If a junkyard is the first developed area of the new CD are there limitations on where it can go? If it is in the middle of the CD and five acres big, will the desired walkable, mixed use neighborhood grow up around it? Will it be connected or divided by a centrally located junkyard. You may want to consider limitations on this type of use in the first 10-20 years, or significantly decrease the maximum size to not inhibit other growth in the area. I wouldn't want a second or third story apartment looking out over a junkyard.

7.2.2. *Eligibility:* Structures eligible for adaptive use under this section shall include the following:

7.2.2.1. **Agricultural structures** that meet the following criteria:

- (a) constructed prior to 1955,
- (b) originally designed or historically used for agricultural purposes, and
- (c) can be demonstrated to have historical or architectural significance to the town.

7.2.2.2. **Non-agricultural structures** that meet the following criteria:

- (a) constructed prior to 1955 and
- (b) can be demonstrated to have historical or architectural significance to the Town.

7.2.3. *Adaptive Uses:* All structures eligible under Section 7.2.2.1 or 7.2.2.2, regardless of their zoning district designation, may be considered by the Development Review Board for the following uses, individually or in combination, ~~subject to conditional use review under Section 10-9:~~

- 7.2.3.1. Gallery/Studio/Museum
- 7.2.3.2. Specialty store limited to the sale of antiques and/or locally-produced arts and crafts
- 7.2.3.3. Garden Center
- 7.2.3.4. Personal/Professional Services Type 1
- 7.2.3.5. Financial Institution
- 7.2.3.6. Place of Worship
- 7.2.3.7. Preschool
- 7.2.3.8. Elementary School
- 7.2.3.9. Secondary School
- 7.2.3.10. Vocational School
- 7.2.3.11. Library
- 7.2.3.12. General Indoor Recreation
- 7.2.3.13. Multifamily dwelling. Density shall not exceed two [2] units per minimum lot size, except that affordable or senior housing shall be limited by lot coverage requirements rather than the number of dwelling units per acre. All such dwelling units shall not exceed 1,300 square feet in size, excluding garages, unfinished basements, porches and decks.

In addition, agricultural structures eligible under Section 7.2.2.1 may also be considered for the following uses:

- 7.2.3.14. Warehousing not involving the storage or distribution of hazardous materials or waste.
- 7.2.3.15. Light manufacturing which does not produce noise, vibration, or noxious emission discernible beyond the property line.

Should there be a description of small fabrication/production shops that were described as part of other discussions about what is allowed in the CD? The small welding shop/small CNC or milling shop? The kind of small industrial that has no place in other town districts? This may not be the only place it should be added in the document.

all of the displayed lettering, logo(s) and/or illustration(s) unless such sign is clearly intended to have some other simple geometric shape, in which case the area shall consist of the area of the intended geometric figure. In the case of a sign bearing messages on two sides only one side shall be used to determine the area.

I recommend adding "Externally" before "illuminated".

- 7.8.4.2. Measurement of sign area for a free standing sign shall not include a permanent sign base that is subordinate in appearance to the sign and contains no lettering, logo(s) or illustration(s). Such permanent sign base requires a permit which may be included as part of the sign permit. If not included as part of the sign permit, the permanent sign base shall be considered a structure subject to minimum yard setbacks.

Does this prohibit "Open" signs commonly displayed in stores?

What if someone wants to put Christmas lights in the window in December or Halloween lights in October, or string lights around a sandwich board? These should be allowed to create a lively and engaging street environment. Are Steady-On lights of this nature allowed or prohibited along with flashing lights?

7.8.5. *Other Restrictions:*

All signs shall be subject to the following requirements:

- 7.8.5.1. No sign shall prevent a clear and unobstructed view of official signs or approaching or merging traffic.

- 7.8.5.2. Illuminated signs shall shield any portion of the main traveled way of a public road and any adjacent properties from direct beams or rays of light.

- 7.8.5.3. No sign or exterior display shall contain string lighting, pennants, moving parts or similar attention-gathering devices nor shall they contain or support any device capable of emitting noise. No sign or display shall be illuminated by neon, flashing, moving, or intermittent light except one sign per premises in the Commercial District may display an LED indication of time and/or temperature that changes to reflect those markers and messages of a non-commercial nature.

What if someone has a antique neon clock in the window as part of a diner or antique shop? What about floor lamps as part of a window display?

- 7.8.5.4. No commercial sign shall be erected, attached, or maintained upon any utility pole or Town signpost.

Are all these going to be prohibited? The life and potential of the neighborhood will be degraded, in my opinion. I recommend refining this to restrict the most egregious attention-gathering devices.

- 7.8.5.5. No permanent sign shall be erected within or projected into or above any public street or sidewalk Right-Of-Way.

- 7.8.5.6. No sign shall be erected which is not on or reasonably near the premises of the activity served by the sign.

- 7.8.5.7. The top of a free standing sign shall not be more than twenty [20] feet high.

- 7.8.5.8. No sign which is attached to a building, shall extend above its roofline.

- 7.8.5.9. No sign shall be illuminated during hours when the premises are unoccupied and not open for business.

- 7.8.5.10. Internally lit signs are prohibited in all zoning districts.

- 7.8.5.11. Movable signs (such as folding or sandwich board signs) shall not be permitted, except those allowed under Section 7.8.3.1 or exempt under Section 7.8.7.

Even though one sandwich board sign is allowed in 7.8.3.1, I recommend not allowing more. These are a significant part of sidewalk culture in neighborhood development. Neighborhood shops and food service use them religiously, and they are a convenient way to mix together street life as they encourage walking in neighborhoods as well as neighborhood identity.

vehicular and pedestrian access to the site, circulation on the site, and circulation between neighboring parcels and buildings. This study shall be required if the site is located in areas of desired connections listed in the Town Plan, as referenced in the 2015 Bicycle and Pedestrian Master Plan.

11.3.1.1. For sites shown to contain a desired connection as referenced in the Town Plan and as referenced in the 2015 Bicycle and Pedestrian Master Plan, the Development Review Board shall require permanent bike/pedestrian easements up to twenty-five [25] feet in width in order to facilitate pedestrian connections between parcels.

11.3.2. The Development Review Board ~~may~~should, where appropriate and/or where the District's purpose will be served, require that curbs and sidewalks be installed along both sides of major and collector streets and along at least one side of

Consider how nice and walkable a neighborhood becomes with sidewalks on both sides of all street. There stand to be a high number of minor roads in the commercial district. Will mixed use development be encouraged by minor roads with sidewalks that only serve one side of the street? Will shops and small businesses want to be located on the side of the road with no sidewalks? (I think the answer is that they will not).

major streets and highways.

11.4.8.1. In the Commerical District, lots shall be oriented to face Collector and Minor Roads, wherever possible.

11.4.9. The Development Review Board shall encourage lot layout that will preserve open space areas and significant natural resources.

11.4.9.1. Building Envelopes: All lots shall have designated building envelopes that shall not include areas within the Wetlands Overlay District, or the River Overlay District, or the WHPA-1 of the Wellhead Protection Area Overlay District, or Vernal Pools plus 100' Buffer identified in the Natural Resources Overlay District.

11.4.9.2. In areas containing currently productive agricultural land, building envelopes shall be located at field edge or on the least productive areas in order to minimize the fragmentation of agriculturally productive lands, impacts on existing farm operations, and disruption of the scenic qualities of the site.

11.4.9.3. If the parcel to be developed is largely forested, building envelopes shall minimize the extent of forest clearing required for development. Forest fragmentation and tree removal shall be kept to a minimum.

11.4.9.4. In order to minimize land use conflicts, the Development Review Board may require vegetative buffers or other mechanisms to separate building lots and subsequent development from agricultural and forestry operations, recreation areas, and critical wildlife habitat.

11.4.10. *Energy Conservation:* Lot layout, including orientation of buildings and vegetation, should be designed so as to promote the conservation of energy and to permit the utilization of renewable energy resources.

11.4.11. *Monumentation:* Lot corners along public road frontage shall be marked by concrete monuments. All other lot corners shall be marked by iron pins ~~or~~ steel pipes.

#### 11.5. Grading/Slope/Ridgeline

11.5.2. All land development and subdivision shall be planned to retain, as much as possible, the natural contours and to conserve the natural cover and soil. The landscape shall be preserved in its natural state, as much as practical, by minimizing tree and soil removal and nonessential grading. Any grade changes shall be in keeping with the general appearance of the neighboring developed areas.

11.5.3. Development and disturbance of steep slopes should be minimized. The following standards shall apply to the development of steep slopes:

11.5.3.1. If slopes between eight and fifteen percent (8%-15%) are disturbed as a result of a proposed development, the Development Review Board may require the applicant to submit plans for erosion and sediment control during construction and plans for post-construction slope stabilization. These plans shall be prepared by a registered professional engineer.

Define "face" as in "the primary facade or elevation of a building must face the Collector and Minor Roads. Eliminate "wherever possible" as it invites each developer to believe they don't have to follow this important rule. Let them go through the variance process if it is really important to their project.



- improvements and removal of trees. Where tree coverage does not exist or has been removed, new plantings may be required.
- 11.8.2. *Landscaping Budget Requirement:* For all site plans, the Development Review Board may require minimum planting costs of up to three percent [3%] of total construction/improvement costs.
- 11.8.3. *Screening and Buffering Requirements:* All parking areas for five [5] or more cars, all outdoor sales display areas, all business uses and industrial uses, all contractor's yards, open storage and loading service yards and all commercial outdoor recreation shall be screened from any adjacent residential use and or the Low Density Residential, Rural/Agriculture Residential or Forestry district and/or from Route 15 or Raceway Road. Screening shall include a mixture of vegetation that creates a visual buffer (not necessarily an impervious "wall"). The introduction of attractive fencing, integrated with the vegetation, can also be used to define the buffer. The amount and type of plantings required will be determined by the Development Review Board to provide effective enduring screening based on
- (a) the location and context of the site,
  - (b) the type of use,
  - (c) proximity to neighbors and adjacent uses, and
  - (d) the pattern and extent of existing vegetation (on-site and in the immediate area), and
  - (e) visibility from the road.

In all developments, to the extent practicable, existing trees shall be retained and used to satisfy the provisions of the minimum landscaping requirement.

- 11.8.4. *Street and Shade Trees:* ~~In addition to plantings that may be required above for screening and/or buffering, all uses abutting a public way shall provide plantings of street trees. Street tree plantings shall also be required for all streets in a subdivision or Planned Unit Development. New trees shall be along both sides of streets in areas where no trees presently exist or where existing trees would suffer life-shortening construction damage. The trees shall be planted outside the Right-Of-Way, unless written approval is gained from the Selectboard. Street trees shall be located so as to minimize conflicts with necessary utilities. Such trees shall be deciduous canopy-forming trees of similar species and growth habit, and may be either massed or planted at intervals.~~

Where such trees are planted at intervals, they shall conform with the following schedule of maximum spacing based on mature height:

SIZE (mature height)	MAXIMUM SPACING (trunk-to-trunk distance)
Large (40 feet or greater)	50-70 feet
Medium (30-40 feet)	40-50 feet
Small (30 feet or less)	30-40 feet

Where such trees are massed, planting shall consist of the same number and size of trees as would be required based on planting at intervals.

Good!

11.9.1. Commercial District: Site Layout and design shall minimize the appearance of strip development. Building siting. Site layout and design shall incorporate natural topography, green space, screening, landscaping, buffers and other visual treatments that soften and break up the appearance of development particularly from Route 15 and Raceway Road. Development should be designed and located to maintain views of Mount Mansfield. Buildings must fit the local context. Design and architecture is encouraged to reflect Vermont's rural areas and villages based on residences, barns, mills and other traditional rural New England structures. Curb cuts should be limited to avoid impeding circulation on Route 15, and interior circulation roads may be required on larger parcels.

#### 11.9.3.1 Site Layout

Buildings should be designed with pedestrians in mind, placed together along the street and should be sited to relate to the street, preferably with the narrow end facing the street, as in a traditional village setting. This layout makes shared parking and driveways possible and supports pedestrian circulation. The following layout standards apply to any land development:

- Existing Terrain: Development should be designed and located to fit into the natural terrain to the maximum extent feasible and should utilize topography to reduce visual impacts.
- Parking and buildings should be terraced to hug the existing topography wherever possible. Grading should be compatible with existing topography.
- Adjacent and nearby uses are encouraged to share parking, driveway, access and curbcuts.

#### 11.9.3.2 Building Design

Buildings for Mixed Use or for non-residential uses are encouraged to be multi-story for more efficient land use. The following building design standards apply to any land development:

- The principal building facade and any façade serving the primary parking area must have an entrance that uses attractive entrance features such as covered entrances, porches, stoops, canopies or porticos, arcades, arches or planters, or a concentration of windows.
- Facade colors should be neutral, dark or muted to blend in with surroundings. Building materials whenever possible should be high quality, durable in all seasons, provide visual interest, and to retain value.
- Materials commonly used in Vermont and/or sourced locally are encouraged, especially wood, fiberboard, brick, and metal.
- In order to foster a unique and economically diverse community, non-residential uses shall use architectural elements that fit within the local community character.
- Franchise or generic corporate architecture or standardized box designs, without any unique modification to fit the character of Jericho are prohibited.

#### 11.9.3.3 Massing

Good! Is there part of the application process where they need to show how the view is maintained? A ground level rendering, or plan based representation of how views of Mansfield are not broken? Should a litmus-test be defined to establish how much of the mountain can be obscured, or establishing a terminated vista clause? Might be worth walking the site and getting a sense of what the view is and how much of it is critical to avoid, otherwise the DRB will be able to categorically make this decision however they want to at the time according to their personal interests, and not the intent of the authors or the preference of the public



Buildings must be designed to reduce Massing. The following standards pertain to reducing building mass:

- To give buildings an organic quality as if expanded over time, the use of attached sheds, gable roof for part of the building, or step back upper stories is encouraged.
- For all buildings, exterior building walls with an uninterrupted plane or facade (blank walls without windows, doors, materials change, or other articulation) shall not exceed 50 feet in length and should not exceed 20 feet in length. Facades may be broken up by recesses and projections, windows, awnings or other architectural details.
- Roof lines should include variations such as parapets (to conceal flat roofs and rooftop equipment), overhanging eaves or sloping planes. Fenestration (doors and window openings) should comprise at least 1/3 of the first floor of a building's facade.
- Buildings that occupy a corner of streets should consider design elements for each facade the faces a street.
- For all facades facing a street, visual interest should be added through the use of display windows, window boxes, interesting textures and patterns, and other features.

Something is missing here, two required lengths are given.

"Should" means "everyone but me" in the world of code interpretation. Consider "shall" as the directive version that means "everyone has to do this". This applies to all changes to this document regarding the CD.

11.9.4 *Energy Conservation & Renewable Energy Generation:* In all districts, site layout and design, including orientation of buildings and vegetation, should promote the conservation of energy and permit the utilization of renewable energy resources.

11.9.5 The existence of a nearby structure that does not contribute positively to the character of the Town shall not be regarded as a justification for perpetuating or expanding the effect.

#### **11.10 Outdoor Storage/Display**

11.10.1 In addition to the provisions of Section 4.7.16, except as provided in Section 11.2.3.3: "Front Yard Parking", no parking, loading or outdoor storage, sales or display areas shall be permitted in any required front yard setback. The Development Review Board may limit the total size of outdoor areas for the display of items for sale as a conditional use requiring site plan review.

11.10.2 *Solid and Hazardous Wastes:* No trash, garbage, construction debris, or hazardous or corrosive wastes or chemicals, junk, or other refuse shall be stored on a lot in such a way that pollutes surface or groundwater or that threatens public health and safety.

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.