

## 12. PLANNED RESIDENTIAL DEVELOPMENT

### 12.1 Purpose

Planned Residential Developments (PRDs) are permitted in accordance with Section 4407(3), of the Act. They allow landowners to present to the Planning Commission development plans that differ from the basic requirements of the zoning regulations in cases where an alternative configuration may promote more desirable development design that achieves the goals and objectives of the Town Plan.

PRDs are encouraged in designated districts to:

1. enable and encourage flexibility of design and development of land in such a manner as to promote the most appropriate use of land;
2. increase density, reduce lot size and/or facilitate the adequate and economical provision of streets and utilities in a cost effective manner;
3. cluster development to encourage the preservation of productive farmland, forest and wildlife habitat, and enhance Norwich's rural character as described in the Town Plan;
4. accommodate new development in a manner that maintains the Town's historic settlement patterns, and protect significant natural, cultural and scenic features; and/or
5. provide opportunities for a diversity of housing types, and promote affordable housing in appropriate locations.

### 12.2 Application Procedures and Coordination with Other Review Processes

12.2.1 One or more pre-application conferences are encouraged at which the Planning Commission and interested municipal officials may exchange information with the applicant and understand the nature and scope of the applicant's proposal.

12.2.2 The applicant shall file with the Zoning Administrator an application for approval of a PRD. The application shall include fees, site plans and a subdivision plat in accordance with Article II of the Subdivision Regulations, a Narrative Master Plan which shall constitute the official development plan, and such additional information as may be required under either 12.3.2 or 12.4.2 below.

Adjoining landowners may join in a PRD application as a group where those parties intend that each of their properties will (i) be part of the official development plan, and (ii) upon approval of the application pursuant to 12.2.5 below, be subject to the terms and conditions established by the Planning Commission in approving the official development plan.

12.2.3 Applications of PRDs shall be reviewed simultaneously with applications

for major subdivision review in accordance with the requirements and procedures set forth in the Subdivision Regulations. All PRD applications also shall be subject to the standards of Site Plan Review.

Approval granted by the Planning Commission under this Section for a PRD involving the development of one or more conditional uses shall not exempt the proposed development from conditional use review by the Zoning Board of Adjustment in accordance with Section 7. Any modifications of this bylaw approved by the Planning Commission in granting PRD approval shall be noted in the Planning Commission's decision and, together with the approved application, shall be forwarded to the Zoning Administrator and the Zoning Board of Adjustment.

- 12.2.4 The Planning Commission shall hold one or more public hearings after public notice, prior to the approval or denial of any PRD
- 12.2.5 Within 45 days after the close of the final public hearing, the Planning Commission shall approve or deny the PRD application and the related subdivision application. Any order of approval shall include a clear indication of all approved modifications of developmental standards. The Planning Commission may, as a condition of granting approval, impose such restrictions and conditions related to the location, scale, density, intensity or overall design of future development within the PRD as the Planning Commission deems necessary. Site plan approval may be granted simultaneously with approval of the PRD application. The applicant shall be notified by certified mail of the Planning Commission's decision.

Within 90 days of the Planning Commission's approval of a PRD application, the Narrative Master Plan and the subdivision plat shall be recorded by the applicant, at the applicant's expense, in the office of the Town Clerk.

- 12.2.6 Nothing herein permitting a PRD shall be construed to limit the right of the Zoning Board of Adjustment to grant special exceptions or variances which are permitted by the Zoning Regulations or by statute. Approval of a PRD application does not nullify or change any existing zoning regulation affecting the project land not specifically modified in connection with the Planning Commission's approval of that application.

### 12.3 Planned Residential Developments (PRDs)

12.3.1 Planned Residential Development (PRD) provisions may be applied, at the request of an applicant, to any sized parcel to be subdivided within the Rural Residential District or any Village Residential District and any other subsequently created district which expressly so provides. Any change to an approved PRD shall require an amendment to the prior approval in accordance with this section.

Any residential use permitted in the district in which the PRD is located are permissible under the PRD, including home occupations as provided in Section 5.16. A PRD may include, at the discretion of the Planning Commission, dwelling units of varied types, including single- and two-family dwellings and multi-unit dwellings.

Certain non-residential uses, designed primarily to service the residents of a PRD, also are permitted. Examples of such uses include: recreation facilities; day care facilities; and accessory uses.

12.3.2 Application for a PRD shall be submitted simultaneously with applications for major subdivision review in accordance with the requirements set forth in the Subdivision Regulations and for site plan review. In addition to the application materials set forth in Table 2.2 thereof, the application for a PRD must set forth: (i) the nature of all proposed modifications or changes of existing land use and development regulations, including those in Section 3.3 of the Subdivision Regulations, and the standards and criteria which the applicant proposes for the development, including standards for the design, bulk and spacing of buildings and sizes of lots and open spaces; and (ii) a brief summary of the project and how it meets the standards set forth in this Section 12.3.

12.3.2.1 In addition to the standards set forth in the Subdivision Regulations, a PRD shall meet the following standards:

- A. The PRD shall be an effective and unified treatment of the development possibilities on the site, and the development plan shall make appropriate provision, where applicable, for the protection of: wetlands; steep slopes, prominent knolls and ridgelines; wildlife habitat and natural areas; historic and cultural resources; farm land; forest resources; scenic areas and other unique features.
- B. The overall density of the project shall not exceed:
  - i. in the case of property within the Rural Residential District: the number of units permitted based upon maximum allowable density calculated pursuant to Section 3.2 of the Subdivision Regulations; or
  - ii. in any other district, the number of units permitted if the land were subdivided into lots in accordance with the standards for the district(s) in which the land is situated;provided, however that, in each of the above instances, the

permitted density so determined may be increased as permitted below to reflect:

- a. a density bonus of up to 25% of the permitted overall density may be permitted in the Rural Residential District in instances in which not less than 60% of the total acreage is set aside as open space in accordance with Section 3.10 of the Subdivision Regulations; or
  - b. a density of up to 25% of the permitted overall density may be permitted in the Village Residential I District in instances where the PRD complies with the standards set forth in subsection (G) below; or
  - c. except in the Village Residential II District, a density bonus of 25% of the permitted overall density may, in accordance with Section 4407(3) of the Act, be permitted in instances in which not less than 20% of the total number of dwelling units created are affordable housing units, as defined in Section 5.1A; or
  - d. except in the Village Residential II District, a density bonus of up to 50% of the permitted overall density may, in accordance with Section 4407(12) of the Act, be permitted in instances in which not less than 50% of the total number of dwelling units created are affordable housing units, as defined in Section 5.1A
  - e. a density bonus of up to 195% of the permitted overall density may be permitted in the Village Residential II District in instances in which not less than 70% of the total number of dwelling units created are Affordable Housing units as defined in Section 5.1A, which housing shall remain affordable in perpetuity.
- C. A greater concentration or intensity of residential development may be located within some portion(s) of the site provided there is an offset by a lesser concentration in another portion or an appropriate reservation of open space on the remaining land.
- D. The PRD shall be consistent with the goals and objectives of the Town Plan.
- E. The PRD shall result in no greater burden on present and projected municipal services than would result from traditional development and the PRD will be served by adequate public or private facilities including streets, fire protection, and utilities. The Planning Commission may restrict points of access to state or town highways and, subject to Norwich Selectboard approval where necessary, require improvements to roads to meet town road or private highway specifications.
- F. In addition to the standards set forth in (A) through (E) above, a PRD within the Rural Residential District shall be designed to

blend new development into the rural landscape and maintain important natural, scenic and cultural resources as described in the Town Plan. Accordingly, PRDs in that district are encouraged to be designed in accordance with the standards for either crossroads hamlets or farmstead clusters, as described below:

- a. Crossroads hamlet – A proposed PRD may be designed in a manner which replicates a traditional crossroads hamlet, characterized by a concentration of residential buildings and one or more prominent cultural, community or civic structures, located at a road intersection.
  - b. Farmstead cluster – A proposed PRD may be designed in a manner which replicates a traditional Vermont farmstead, characterized by a variety of building scales, which visual character is typified by the appearance of a principal dwelling and a mix of agricultural buildings (e.g., barns and outbuildings) located within a compact area surrounded by open farmland. Such a farmstead cluster shall be designed to include:
    - (i) a contiguous grouping of dwellings within a compact area, in which the inclusion of multi-family and affordable housing is encouraged; and
    - (ii) no fewer than three nor more than nine dwelling units shall be located within a single farmstead cluster. Multiple farmstead clusters may be placed on a single parcel provided they are separated by adequate open space.
- G. In addition to the standards set forth under (A) through (E) above, a PRD within any Village Residential District shall be designed so that the layout and configuration of the lots and placement of buildings are consistent with the historic pattern and scale of development found within the village. At a minimum, PRDs located within any Village Residential District shall be designed in the following manner:
- a. Development envelopes should be established so that buildings front upon and are oriented toward roads or common areas.
  - b. Roads and driveways shall be laid out in a manner that reflects historic village street design characterized by a well defined streetscape comprised of street trees, sidewalks and/or a consistent building setback.
  - c. Adequate provision for open space and common areas shall be included in the design.