

ARTICLE IV ZONING DISTRICT REGULATIONS

The provisions of all prior Articles shall apply to uses in all districts when relevant. The general standards designated in Section 4407(2) of the Act shall act as the general standards and shall be required for any proposed conditional use under this Article. The permitted uses and uses permitted after issuance of a conditional use permit in each district shall be subject to the specific standards set forth for that district.

Section 4.1 Rural Residential District (RR-2)

A. Purpose

This district comprises areas with a majority of their soils capable, with least modification, to adequately drain septic systems and are located along existing year round service road frontage and /or are reinforcing existing settlement patterns. It is anticipated that year round family dwellings will comprise the major part or development in this area. A minimum lot size of two (2) acres is required for these areas to encourage their utilization and thereby reduce site development costs, increase public health; restrain public service capital and unit costs and preserve remaining agricultural areas.

B. Permitted Uses

The following uses are permitted in the RR-2 District:

1. One family dwelling, including specifically state licensed or registered residential care home or group home serving not more that six persons who are developmentally disabled or physically handicapped except that no such home shall be considered as a permitted single-family residential use if it is located within 1,000 feet of another such home.
2. Two family dwelling
3. Accessory use
4. Accessory use 'A'
5. Day care home

C. Conditional Uses

The following uses may be permitted in the RR-2 District as conditional uses by the Zoning Board in accordance with Article IX Section 9.4 of these bylaws:

1. Tourist home
2. Recreation, outdoor
3. Cemetery
4. Accessory use 'B'
5. Day care facility
6. Accessory apartment
7. Storage trailer
8. Other similar uses which meet the intent of purpose statement upon finding by the Zoning Board that the use is of the same general character as those permitted and which will not be detrimental to the other uses within the District or to the adjoining land uses.

D. Dimensional Standards

1. Minimum lot size	2 acres
2. Minimum acreage for each dwelling unit or primary use building	2 acres
3. Lot frontage and lot width minimum	200 feet
4. Lot depth requirement	350 feet
5. Front yard minimum (measured from centerline of road)	80 feet
Minimum setback on Route 7	100 feet
6. Rear and sideyard setbacks	25 feet
7. Maximum height	35 feet
8. Maximum lot coverage	20%

Section 4.2 Rural Agricultural District (RA-5)**A. Purpose**

Generally, these areas do not have the soil characteristics with good residential or commercial development potential, but are best suited for agricultural use. Other compatible uses would be open space, conservation and forestry. A minimum lot size of five (5) acres is required for these areas.

B. Permitted Uses

The following uses are permitted in the RA-5 District

1. One family dwelling, including specifically state licensed or registered residential care home or group home serving not more than six persons who are developmentally disabled or physically handicapped, except that no such home shall be considered as a permitted single-family residential use if it is located within 1,000 feet of another such home
2. Two family dwelling
3. Accessory use
4. Accessory use 'A'
5. Day care home

C. Conditional Uses

The following uses may be permitted in the RA-5 District as conditional uses by the Zoning Board in accordance with Article IX, Section 9.4 of these bylaws.

1. Tourist home
2. Recreation, outdoor
3. Cemetery
4. Accessory use 'B'
5. Day care facility
6. Storage trailer
7. Accessory apartment
8. State or community owned and operated institutions and facilities
9. Public and private school and other educational institutions certified by the Vermont Department of Education.
10. Churches, convents and parish houses

11. Public and private hospitals
12. Other similar uses which meet the intent of purpose statement upon finding by the Zoning Board that the use is of the same general character as those permitted and which will not be detrimental to the other uses within the District or to the adjoining land uses.

C. Dimensional Standards

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| 1. Minimum lot size | 5 acres |
| 2. Minimum acreage for each dwelling unit or primary use building | 5 acres |
| 3. Lot frontage and lot width minimum | 400 feet |
| 4. Lot depth requirement | 450 feet |
| 5. Front yard minimum (measured from centerline of road) | 80 feet |
| Minimum setback on Route 7 | 100 feet |
| 6. Rear and sideyard setbacks | 25 feet |
| 7. Maximum height | 35 feet |
| 8. Maximum lot coverage | 10% |

Section 4.3 Conservation District (CON-25)

A. Purpose

The purpose of the conservation district is to protect high elevations, wetlands, wildlife, flood hazard areas and discourage development of remote, unserved areas which are unsuitable for residential and commercial development. State and municipal preserves are also included in these areas. Many of these areas have limited road access and it is the plan's policy not to provide such service. Land use permitted in this district should be compatible with the limitations of these areas, such as agriculture, forestry, non-commercial recreation use, hiking trails, which use does not create any erosion problems or harm any significant resources such as unique vegetation. Camps and single family residences shall receive site plan review in regard to sewage, water, access, frontage and scenic considerations. A minimum lot size of twenty-five (25) acres is required of these areas.

B. Conditional Uses

The following uses may be permitted in the CON-25 District as conditional uses by the Zoning Board in accordance with Article IX Section 9.4 of these bylaws.

1. Recreation, outdoor
2. Seasonal dwelling unit / Camp
3. One family dwelling, including specifically state licensed or registered residential care home or group home serving not more than six persons who are developmentally disabled or physically handicapped, except that no such home shall be considered as a permitted single-family residential use if it is located within 1,000 feet of another such home.
4. Accessory use 'A'
5. Parking lot as an accessory use to outdoor recreation
6. Day care home, day care facility
7. Accessory apartment

8. Storage trailer
9. State or community owned and operated institutions and facilities
10. Public and private schools and other educational institutions certified by the Vermont Department of Education
11. Churches, convents and parish houses
12. Marina
13. Other similar uses which meet the intent of purpose statement upon finding by the Zoning Board that the use is of the same general character as those permitted and which will not be detrimental to the other uses within the District or to the adjoining land uses.

C. Dimensional Standards

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| 1. Minimum lot size | 25 acres |
| 2. Minimum acreage for each dwelling unit or primary use building | 25 acres |
| 3. Lot frontage and lot width minimum | 500 feet |
| 4. Lot depth requirement | 500 feet |
| 5. Front yard minimum (measured from centerline of road) | 80 feet |
| Minimum setback on Route 7 | 100 feet |
| 6. Rear and sideyard setbacks | 25 feet |
| 7. Maximum lot coverage | 5% |

Section 4.4 Highway Commercial District (HC-2)

A. Purpose

It is the primary policy of this district to provide an area to serve highway oriented businesses and highway uses. The size of the commercial uses should be restricted to protect the residential character and traffic access in this and adjoining districts. It is recommended that access to all highway commercial areas be limited in number, if practical, by use of multi-lot access roads, to promote safety and to ease traffic flow on public roads. A minimum lot size of two (2) acres is required for these areas.

B. Conditional Uses

The following uses may be permitted in the HC-2 District as conditional uses by the Zoning Board in accordance with Article IX Section 9.4 of these bylaws.

1. Carwash
2. Churches, convents and parish houses
3. Community facility
4. Club
5. Commercial parking lot
6. Enclosed accessory use
7. Accessory use A
8. Accessory use B
9. Gasoline station
10. Freight or trucking terminals
11. Indoor recreation facility
12. Laundromat

13. Mortuary
14. Motor Lodge
15. Motor vehicle, mobile home, trailer, farm implement or industrial equipment sales and service
16. One and two family dwellings
17. Public and private schools and other educational institutions and facilities
18. Public and private hospitals
19. Restaurant, Bar
20. Retail store
21. Storage trailer
22. State or community owned and operated institutions and facilities
23. Warehouse
24. Other similar uses which meet intent of purpose statement upon finding by the Zoning Board that such use is of the same general character as those permitted and which will not be detrimental to the other uses within the District or to the adjoining land uses.

C. Dimensional Standards

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| 1. Minimum lot size | 2 acres |
| 2. Minimum acreage for each dwelling unit or primary use building | 2 acres |
| 3. Lot frontage and lot width minimum | 200 feet |
| 4. Lot depth minimum | 300 feet |
| 5. Front yard minimum | 100 feet |
| 6. Rear yard minimum | 50 feet |
| 7. Side yard minimum | 25 feet |
| 8. Building height maximum | 35 feet |
| 9. Lot coverage maximum | 25% |

Section 4.5 Industrial District (IND-2)

A. Purpose

It is the policy of this district to provide an area for limited growth of new light industry and the continuation of the present industrial uses. Industrial use should be subject to review to protect residential amenities. They should be located with easy access to highway and rail services. The size of the industrial uses should be restricted to protect the residential character in adjoining districts. It is recommended that access to all land areas be limited in number to promote safety and to ease traffic flow on public roads. A minimum lot size of two (2) acres is required for these areas.

B. Conditional Uses

The following uses may be permitted in the IND-2 district as conditional uses by the Zoning Board in accordance with Article IX Section 9.4 of these bylaws.

1. One family dwelling, including specifically state licensed or registered residential care home or group home serving not more than six persons who are developmentally disabled or physically handicapped, except that no such home

shall be considered as a permitted single-family residential use if it is located within 1,000 feet of another such home.

2. Two family dwelling
3. Day care home
4. Enclosed light manufacturing industries
5. Warehouse
6. Public utility
7. Gasoline station
8. Enclosed service and repair
9. Freight and trucking terminal
10. Contractor's yard
11. Public garage
12. Animal hospital or veterinary clinic, provided that animals are housed at least 200 feet from any residential district
13. Parking lot
14. Accessory use
15. Mine, quarry, sand, sub-soil or gravel pit
16. Day care facility
17. Accessory caretaker apartment
18. Storage trailer
19. Public utility power generating plants and transmission lines
20. Regional solid waste management facilities certified under 10 VSA Chapter 159
21. Hazardous waste management facilities for which a notice of intent to construct has been received under Section 6606(a) of Title 10
22. Other similar uses which meet the intent of purpose statement upon finding by the Zoning Board that the use is of the same general character as those permitted and which will not be detrimental to the other uses within the District or to the adjoining land uses.

C. Dimensional Standards

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| 1. Minimum lot size | 2 acres |
| 2. Minimum acreage required for each dwelling unit or primary use building | 2 acres |
| 3. Lot frontage and lot width minimum | 200 feet |
| 4. Lot depth minimum | 300 feet |
| 5. Front yard minimum | 100 feet |
| 6. Front yard minimum on Route 7 between Route 22A and the railroad tracks | 200 feet |
| 7. Rear yard minimum | 50 feet or 100 feet from abutting residential districts |
| 8. Side yard minimum | 25 feet or 100 feet from abutting residential districts |
| 9. Building height maximum | 35 feet |
| 10. Lot coverage maximum | 40% |

Section 4.6 Shoreland District (SD-2)

A. Purpose

Generally this district includes concentrations of existing commercial and residential uses adjacent to large, substantially undeveloped tracts of land. It is recommended that development in this area be considered in the context of a PUD with detailed standards and conditions developed for adequate evaluation by the town. A minimum lot size of two acres is required for these areas. Many of these areas have limited road access and it is the plan's policy not to provide such service. Land use permitted in this district should be compatible with the limitations of the area and not create any erosion problems or harm any significant resources such as unique vegetation. Camps and single family residences shall receive site plan review in regard to sewage, water, access, frontage and scenic considerations.

B. Conditional Uses

The following uses may be permitted in the SD-2 District as conditional uses by the Zoning Board in accordance with Article IX Section 9.4 of these bylaws.

1. One family dwelling, including specifically state licensed or registered residential care home or group home serving not more than six persons who are developmentally disabled or physically handicapped, except that no such home shall be considered as a permitted single-family residential use if it is located within 1,000 feet of another such home.
2. Two family dwelling
3. Camp / Seasonal Dwelling Unit
4. Agricultural and forest uses
5. Cemetary
6. Accessory use
7. Accessory use 'A'
8. Accessory use 'B'
9. Community facility
10. Club
11. Recreation, indoor and outdoor
12. Retail store
13. Gasoline and motor vehicle service station
14. Professional and business office
15. Marina
16. Greenhouse
17. Nursery
18. Restaurant
19. Motor lodge
20. Day care home, Day care facility
21. Permanent boat hoists and launching ramps, permanent docks and stairways, manmade or improved beaches, shore stabilization, and retaining walls on the shoreline
22. Storage trailer
23. Personal service
24. State or community owned and operated institutions and facilities

25. Public and private schools and other educational institutions certified by the Vermont Department of Education
26. Churches, convents and parish houses
27. Public and private hospitals
28. Resort
29. Other similar uses upon finding by the Zoning Board that the use is of the same general character as those permitted and which will not be detrimental to the other uses within the District or to the adjoining land uses.

C. Dimensional Standards

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| 1. Minimum lot size | 2 acres |
| 2. Minimum acreage for each dwelling unit or primary use building | 2 acres |
| 3. Lot frontage and lot width minimum | 200 feet |
| 4. Lot depth minimum | 300 feet |
| 5. Front yard minimum | 80 feet |
| 6. Rear and sideyard setbacks | 25 feet |
| 7. Building height maximum | 35 feet |
| 8. Lot coverage maximum | 20% |

Section 4.7 Village District (VIL-2)

A. Purpose

This district is comprised of uses that are appropriate for the mix of commercial and residential properties. The Village district is established to recognize the pre-existing mixed uses of land that appear along portions of Route 7. This is to allow for enhancement of existing residences and businesses and the addition of new low impact businesses. This type of zone will promote the future development that is in keeping with the character of the area. A minimum lot size of two (2) acres is required for these areas.

B. Conditional Uses

1. One family dwelling, including specifically state licensed or registered residential care home or group home serving not more than six persons who are developmentally disabled or physically handicapped, except that no such home shall be considered as a permitted single-family residential use if it is located within 1,000 feet of another such home.
2. Two family dwelling
3. Accessory use
4. Accessory use 'A'
5. Accessory use 'B'
6. Day care home
7. Expansion of pre-existing businesses with district guidelines
8. Conditional uses in the RR-2 District
9. Offices
10. Retail stores
11. Personal service establishments
12. Recreational facilities

13. Community facilities
14. Motor vehicle, recreational vehicle, farm implement, sports equipment sales and service
15. Club
16. Motor lodge
17. Mortuary
18. Enclosed accessory use
19. Restaurant
20. Bank or other financial service establishment
21. Storage trailer
22. PUD
23. Other commercial uses upon the findings of the Zoning Board that such use is of the same general character as those permitted and which will not be detrimental to the other uses within the district or to adjoining land.

C. Dimensional Standards

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| 1. Minimum lot size | 2 acres |
| 2. Minimum acreage for each dwelling unit or primary use building | 1 acre |
| 3. Lot frontage and lot width minimum | 200 feet |
| 4. Lot depth minimum | 300 feet |
| 5. Front yard minimum | 100 feet |
| 6. Rear yard minimum | 25 feet |
| 7. Side yard minimum | 25 feet |
| 8. Building height maximum | 35 feet |
| 9. Lot coverage maximum | 40% |