

COMMERCIAL/RESIDENTIAL DISTRICT (valid 3.27.23)

Allowed Uses: (no zoning permit needed)

- Lodging (i.e.: Short-Term Rentals) with less than or equal to two (2) Guest Bedrooms, with an operator living on site, (see Wilmington's Bylaws, Article X)
- Agriculture or Silviculture, see 24 VSA § 4413(d)
- Small Structures of 150 square feet or less
- Bus Shelters
- Home Occupations
- Recreation, Outdoor

Permitted Uses: (requiring a zoning permit)

- Accessory Apartment
- Accessory Use
- Boundary Line Adjustment
- Dwelling, One-Family
- Dwelling, Two-Family or Duplex
- Dwelling, Seasonal
- Family Child Care Home
- Group Home, 1-8 Residents
- Office
- Subdivision of land, five or fewer lots
- Temporary Retail Stand
- Wildlife Refuge

Conditional Uses: (requiring Development Review Board approval and a zoning permit)

- Affordable Housing Development
- Agritourism
- Automotive Service Station & Repair Garage
- Automotive Services
- Bank
- Bar or Lounge
- Camp, Recreational
- Campground/Recreational Vehicle Park
- Cemetery
- Child Care Facility
- Community Facility

COM/RES Conditional Uses: (continued)

- Dwelling, Multiple-Family
- Educational or Institutional Facility
- Entertainment/Cultural Facility
- Food Stand
- Golf Course
- Group Home (more than 8 residents)
- Health Care Facility
- Home Industry
- Kennel
- Lodging – more than 2 guest rooms
- Maintenance Facility
- Manufacturing
- Mini-Storage Facility
- Mixed-Use
- Mobile Home Park (a PUD)
- Multi-Business Center
- Municipal Transfer Station
- Municipal Utility or Safety-Related Facility
- Nursing Home/Assisted Living Facility
- Parking Lot
- Place of Worship
- Planned Unit Development
- Private Club
- Quarry Operations - extraction of Earth Resources
- Recreation, Indoor
- Recreation Facility, Outdoor
- Restaurant
- Retail Business
- Service Business
- Senior/ADA Housing/Adult Living Community
- Slaughterhouse, Custom Processor
- Snowmaking Facility
- Storage Facility
- Subdivision of land, more than five lots
- Transportation Center
- Utility Facility
- Warehouse
- Wholesale Business

Prohibited Uses:

(see Wilmington's Bylaws, § 425, Uses Not Allowed)

COM/RES Site Criteria:

Density Limits:

COM – maximum of 25% lot coverage*

RES – maximum of 25% lot coverage*; 1 dwelling unit plus an Accessory Apartment or 1 two-unit dwelling per acre

Structures/Uses Per Lot:

COM – unlimited

RES – maximum** of 1 Principal Structure and 1 Principal Use. Home Business and Home Industry are not considered Principal Uses. A second dwelling in a separate Principal Structure may be constructed on any lot with more than three acres.

Minimum Lot Size: 1 acre

Minimum Lot Frontage: 150 ft

Minimum Lot Depth: 150 ft

Structure Height (Max): 38 ft to the highest point of the ridge line. All Structures over 24 feet from average grade to the eave line or 38 feet to the ridge line are subject to the Development Review Board. Setback-Front (Min): 40 ft measured from edge of the actual or proposed road right-of-way. Setback-Side/Rear (Min): 20 ft measured from the property line

(above) + ADU – 1 acre – 150 frtg. – 40:20 setbacks

* If lot coverage consists of two or more buildings, lot coverage may be increased from 25% to 30%.

**ADUs added by law in 2020 statewide, one ADU per owner-occupied lot

Note: Senior/ADA-Compliant Housing/Adult Living Community Housing has different allowances of up to 20 units per acre, see Wilmington's Bylaws, § 733.

More questions? Email jroberts@wilmingtonvt.us

RESORT-COMMERCIAL/RESIDENTIAL DISTRICT (valid 3.27.23)

Allowed Uses: (no zoning permit needed)

- Lodging (i.e.: Short-Term Rentals) with less than or equal to two (2) Guest Bedrooms, with an operator living on site, (see Wilmington's Bylaws, Article X)
- Agriculture or Silviculture, see 24 VSA § 4413(d)
- Small Structures of 150 square feet or less
- Bus Shelters
- Home Occupations
- Recreation, Outdoor

Permitted Uses: (requiring a zoning permit)

- Accessory Apartment
- Accessory Use
- Boundary Line Adjustment
- Dwelling, One-Family
- Dwelling, Two-Family or Duplex
- Dwelling, Seasonal
- Family Child Care Home
- Group Home, 1-8 Residents
- Office
- Subdivision of land, five or fewer lots
- Temporary Retail Stand
- Wildlife Refuge

Conditional Uses: (requiring Development Review Board approval and a zoning permit)

- Affordable Housing Development
- Agritourism
- Automotive Service Station & Repair Garage
- Automotive Services
- Bank
- Bar or Lounge
- Camp, Recreational
- Campground/Recreational Vehicle Park
- Cemetery
- Child Care Facility
- Community Facility

R-COM/RES Conditional Uses: (continued)

- Dwelling, Multiple-Family
- Educational or Institutional Facility
- Entertainment/Cultural Facility
- Food Stand
- Golf Course
- Group Home (more than 8 residents)
- Health Care Facility
- Home Industry
- Kennel
- Lodging – more than 2 guest rooms
- Maintenance Facility
- Manufacturing
- Mini-Storage Facility
- Mixed-Use
- Mobile Home Park (a PUD)
- Multi-Business Center
- Municipal Transfer Station
- Municipal Utility or Safety-Related Facility
- Nursing Home/Assisted Living Facility
- Parking Lot
- Place of Worship
- Planned Unit Development
- Private Club
- Quarry Operations - extraction of Earth Resources
- Recreation, Indoor
- Recreation Facility, Outdoor
- Restaurant
- Retail Business
- Service Business
- Senior/ADA Housing/Adult Living Community
- Slaughterhouse, Custom Processor
- Snowmaking Facility
- Storage Facility
- Subdivision of land, more than five lots
- Transportation Center
- Utility Facility
- Warehouse
- Wholesale Business

Prohibited Uses:

(see Wilmington's Bylaws, § 425, Uses Not Allowed)

R-COM/RES Site Criteria:

Density Limits:

COM – maximum of 25% lot coverage*

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