

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
- Subdivision of land, five or fewer lots
- Temporary Retail Stand

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

- Affordable Housing Development
- Agritourism
- Camp, Recreational
- Campground/Recreational Vehicle Park
- Cemetery
- Child Care Facility
- Community Facility
- Dwelling, Multiple-Family
- Educational or Institutional Facility
- Golf Course
- Home Business

RES Conditional Uses: (continued)

- Home Industry
- Mobile Home Park (a type of PUD)
- Municipal Transfer Station
- Municipal Utility or Safety Related Facility
- Office
- Parking Lot
- Place of Worship
- Planned Unit Development
- Quarry Operation - extraction of Earth Resources
- Recreation Facility, Outdoor
- Subdivision of land, more than five lots
- Utility Facility
- Wildlife Refuge

Prohibited Uses:

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

RES Site Criteria in the Residential District:

- Density Limits: maximum of 25% lot coverage; 1 dwelling unit plus an Accessory Apartment or 1 two-unit dwelling per acre.
- Structures/Uses Per Lot: 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 Development Review Board written decision and approval.
- 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

1 or 2* + ADU – 1 acre – 150 frtg. – 40:20 setbacks

*Duplexes possible; two separate dwellings in lots over three acres; ADUs added by law in 2020 statewide, one ADU per owner-occupied lot

More questions? Email jroberts@wilmingtonvt.us

RESORT-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
- Subdivision of land, five or fewer lots
- Temporary Retail Stand

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

- Affordable Housing Development
- Agritourism
- Airport runway
- Airport hangers
- Airport terminal facility
- Camp, Recreational
- Campground/Recreational Vehicle Park
- Cemetery
- Child Care Facility
- Community Facility
- Dwelling, Multiple-Family

R-RES Conditional Uses: (continued)

- Educational or Institutional Facility
- Golf Course
- Home Business
- Home Industry
- Mobile Home Park (a PUD)
- Municipal Transfer Station
- Municipal Utility or Safety Related Facility
- Office
- Parking Lot
- Place of Worship
- Planned Unit Development (see Definitions)
- Quarry Operation - extraction of Earth Resources
- Recreation Facility, Outdoor
- Senior/ADA Housing/Adult Living Community
- Subdivision of land, more than five lots
- Utility Facility
- Wildlife Refuge

Prohibited Uses:

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

R-RES Site Criteria in the Residential District:

- Density Limits: maximum of 25% lot coverage; 1 dwelling unit plus an Accessory Apartment or 1 two-unit dwelling per acre.
- Structures/Uses Per Lot: 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.
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- Setback-Side/Rear (Min): 20 ft Measured from the property line

1 or 2* + ADU – 1 acre – 150 frtg. – 40:20 setbacks

*Duplexes possible; two separate dwellings in lots over three acres; 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