

VILLAGE 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)
- 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
- Family Child Care Home
- Group Home, 1-8 residents
- Office
- Registered Family Child Care Home
- 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
- Automotive Service Station and Repair Garage
- Automotive Services
- Bank
- Bar or Lounge
- Child Care Facility
- Community Facility
- Dwelling, Seasonal
- Dwelling, Multiple Family
- Educational or Institutional Facility
- Entertainment/Cultural Facility

Conditional Uses: (continued)

- Food Stand
- Group Home, more than 8 residents
- Health Care Facility
- Home Industry
- Lodging - more than 2 guest rooms
- Maintenance Facility
- Manufacturing
- Mixed-Use
- Multi Business Center
- Municipal Utility or Safety Related Facility
- Nursing Home/Assisted Living Facility
- Parking Lot
- Place of Worship
- Planned Unit Development
- Private Club
- Recreation, Indoor
- Recreation Facility, Outdoor
- Restaurant
- Retail Business
- Service Business
- Senior/ADA Housing/Adult Living Community
- Subdivision of land, more than five lots
- Transportation Center
- Utility Facility
- Wholesale Business

Site Criteria: Inside Historic Design Review District

- Density Limits: unlimited
- Structures/Uses Per Lot: unlimited
- Minimum Lot Size: 1/8 acre
- Minimum Lot Frontage: 40 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): 0 ft measured from edge of the actual or proposed road right-of-way to the

dripline for 0 setback

- Setback-Side/Rear (Min): 0 ft measured from the dripline

Unlimited – 1/8 acre – 40 frontage – 0:0 setbacks

Site Criteria: Outside Historic Design Review District

- Density Limits: maximum of 2 dwelling units per acre. Affordable Housing may be allowed an increase in the density at a rate of an additional two (2) dwelling units per ½ acre. Senior/ADA-Compliant Housing/Adult Living Community housing may be constructed, if approved, up to the maximum densities specified in Article VII, Section 733.
- Structures/Uses Per Lot: maximum of 2 Principal Structures and 2 Principal Uses; Home Business and Home Industry are not considered Principal Uses.
- Size: 1/8 acre
- Minimum Lot Frontage: 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): 20 ft measured from edge of the actual or proposed road right-of-way
- Setback-Side/Rear (Min): 20 ft measured from the property line

2 (plus ADU)* – 1/8 acre – 150 frtg. – 20:20 setbacks

*except Affordable or Senior Housing; 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