

How to develop your lot in the **COMMERCIAL/ RESIDENTIAL DISTRICT**

COM/RES Permitted Uses: *(uses/structures need a permit from the Zoning Administrator, ZA)*

- Accessory Dwelling Unit
- Accessory Use
- Boundary Line Adjustment
- Dwelling, One-Family or Multi-Family up to four units
- Dwelling, Seasonal
- Family Child Care Home
- Office
- Short-Term Rental, four or fewer guest bedrooms
- Subdivision of land, five or fewer lots
- Temporary Retail Stand
- Wildlife Refuge

COM/RES Conditional Uses: *(DRB Hearing may add conditions; needs a permit from the ZA)*

- 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
- Dwelling, Multi-Family, five+ units
- Educational or Institutional Facility
- Entertainment/Cultural Facility
- Food Stand/Food Truck
- Golf Course
- Health Care Facility
- Home Industry

- Kennel
- Lodging
- Maintenance Facility
- Manufacturing
- Mini-Storage Facility
- Mobile Home Park
- 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
- Recreation, Indoor
- Recreation Facility, Outdoor
- Restaurant
- Retail Business
- Service Business
- Senior/ADA Compliant Housing
- Short-Term Rental, five or more guest bedrooms
- Slaughterhouse, Custom Processor
- Snowmaking Facility
- Storage Facility
- Subdivision of land, six or more lots
- Transportation Center
- Utility Facility
- Warehouse
- Wholesale Business

COM/RES Allowed Uses: *(no permit needed)*

- Agriculture or Silviculture, with Determination
- Small Structures up to 150 sq ft; not in the Flood Hazard Overlay nor any ROW
- Bus Shelters
- Home Occupation or Home Business
- Recreation, Outdoor (see definitions, Article X)

COM/RES Site Criteria:

- Density Limits (see ZA/Bylaws for exemptions)
Commercial Uses – max. of 25% lot coverage
Residential Uses – max. of 50% lot coverage and 8 units per acre if served by water/sewer. Properties not served have a max. of 1-2 family dwelling units plus an ADU.
- Lot Frontage: minimum of 100 ft if served by water/sewer, and 150 ft if not served
- Lot Size: min. of 1/5 acre if served by water/sewer, and 1 acre if not served. No lot shall be developed that is less than 1/8 acre, not including any ROW.
- Setback-Front: minimum of 40 ft from ROW
- Setback-Side/Rear: minimum of 20 ft
- Structure Height: max. of 38 ft to the highest point of the ridge line, (see ZA/Bylaws for exemptions)
- Structures/Uses Per Lot:
Commercial Uses – unlimited
Residential Uses – max. of 1 Principal Structure and 1 Principal Use. A second dwelling in a separate Principal Structure on lots with more than three acres.

Any substantial remodeling (including kitchens/baths) in the Special Flood Hazard Area requires a permit.

Info-sheet guidance will be truncated; all land development must comply with the Bylaws. Questions? For best results review the Zoning Department's webpage (and email the ZA), at www.wilmingtonvermont.us. You may also call the Zoning Dept. at 802-464-8591 ext. 124. For news and updates, follow at: www.instagram.com/zoning05363

How to develop your lot in the RESORT-COMMERCIAL/ RESIDENTIAL DISTRICT

R-COM/RES Permitted Uses: *(requires a permit from the Zoning Administrator, ZA)*

- Accessory Dwelling Unit
- Accessory Use
- Boundary Line Adjustment
- Dwelling, One-Family or Multi-Family up to four units
- Dwelling, Seasonal
- Family Child Care Home
- Office
- Short-Term Rental, four or fewer guest bedrooms
- Subdivision of land, five or fewer lots
- Temporary Retail Stand
- Wildlife Refuge

R-COM/RES Conditional Uses: *(DRB Hearing may add conditions; needs a 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
- Dwelling, Multi-Family, five+ units
- Educational or Institutional Facility
- Entertainment/Cultural Facility
- Food Stand/Food Truck
- Golf Course
- Health Care Facility

- Home Industry
- Kennel
- Lodging
- Maintenance Facility
- Manufacturing
- Mini-Storage Facility
- Mobile Home Park
- 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
- Recreation, Indoor
- Recreation Facility, Outdoor
- Restaurant
- Retail Business
- Service Business
- Senior/ADA Compliant Housing
- Short-Term Rental, five or more guest bedrooms
- Snowmaking Facility
- Storage Facility
- Subdivision of land, six or more lots
- Transportation Center
- Utility Facility
- Warehouse
- Wholesale Business

R-COM/RES Allowed Uses: *(no permit req.)*

- Agriculture or Silviculture, with Determination
- Small Structures up to 150 sq ft; not in the Flood Hazard Overlay nor any ROW
- Bus Shelters
- Home Occupation or Home Business
- Recreation, Outdoor (see definitions, Article X)

R-COM/RES Site Criteria:

- Density Limits (see ZA/Bylaws for exemptions)
Commercial Uses – max. of 25% lot coverage
Residential Uses – 25% Lot Coverage, a one or two-family dwelling unit, plus ADU per acre.
- Lot Frontage: minimum of 100 ft if served by water/sewer, and 150 ft if not served
- Lot Size: min. of 1 acre. No lot shall be developed that is less than 1/8 acre, not including any ROW.
- Setback-Front: minimum of 40 ft from ROW
- Setback-Side/Rear: minimum of 20 ft
- Structure Height: max. of 38 ft to the highest point of the ridge line, (see ZA/Bylaws for exemptions)
- Structures/Uses Per Lot:
Commercial Uses – unlimited
Residential Uses – max. of 1 Principal Structure and 1 Principal Use. A second dwelling in a separate Principal Structure on lots with more than three acres.

Tip: to find the edge of the ROW, typically measure 25 ft from the center of a road toward your lot.

Any substantial remodeling (including kitchens/baths) in the Special Flood Hazard Area requires a permit.

Info-sheet guidance will be truncated; all land development must comply with the Bylaws. Questions? For best results review the Zoning Department's webpage (and email the ZA), at www.wilmingtonvermont.us. You may also call the Zoning Dept. at 802-464-8591 ext. 124. For news and updates, follow at: www.instagram.com/zoning05363