

# How to develop your lot in the RESIDENTIAL DISTRICT

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

- Accessory Dwelling Unit
- Accessory Use
- Boundary Line Adjustment
- Dwelling, Multi-Family with 3-4 units on water/sewer
- Dwelling, One Family, Two-Family or Duplex
- Dwelling, Seasonal
- Family Child Care Home
- Short-Term Rental, four or fewer guest bedrooms
- Subdivision of land, five or fewer lots
- Temporary Retail Stand

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

- Affordable Housing Development
- Agritourism
- Camp, Recreational
- Campground/Recreational Vehicle Park
- Cemetery
- Child Care Facility
- Community Facility
- Dwelling, Multi-Family, three+ units not served by municipal water and sewer
- Dwelling, Multi-Family, five or more units served by municipal water and sewer
- Educational or Institutional Facility
- Golf Course
- Home Business
- Home Industry
- Mobile Home Park
- Municipal Transfer Station
- Municipal Utility or Safety Related Facility
- Office
- Parking Lot

- Place of Worship
- Planned Unit Development
- Quarry Operation
- Recreation Facility, Outdoor
- Short-Term Rental, five or more guest bedrooms
- Subdivision of land, six or more lots
- Utility Facility
- Wildlife Refuge

## **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
- Recreation, Outdoor (see definitions, Article X)

<b>ADU</b>	<b>Accessory Dwelling Unit on an owner-occupied lot</b>
<b>DRB</b>	<b>Development Review Board</b>
<b>HOME</b>	<b>Housing Opportunities Made for Everyone</b>
<b>ROW</b>	<b>Right of Way</b>
<b>RES</b>	<b>Residential District, or Zone</b>
<b>STR</b>	<b>Short-Term Rental</b>

## **RES Site Criteria:**

- Density Limits\*: maximum of 25% lot coverage; 1 one-unit or two-unit dwelling/duplex per acre and 1 ADU. Lots served by municipal water and sewer will have increased density.
- Lot Depth: minimum of 150 ft
- Lot Frontage: minimum of 150 ft
- Lot Size: minimum of 1 acre. Lots served by municipal water and sewer have a minimum lot size of 1/5 acre. No lot shall be developed that is less than 1/8 acre, not including any ROW.
- Setback-Front: minimum of 40 ft measured from edge of the ROW, (on private roads, may be halved)

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

- Setback-Side/Rear: minimum of 20 ft measured from the property line
- Structure Height\*: maximum of 38 ft to the highest point of the ridge line.
- Structures/Uses Per Lot: maximum of 1 Principal Structure and 1 Principal Use. A second dwelling in a separate Principal Structure may be constructed on any lot with more than three acres.

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

*\*Additional density is allowed for both Affordable Housing and Senior Housing. Affordable Housing Development may exceed density limitations for residential developments by an additional 40%, which shall include exceeding max. height limitations by one floor. For more information see the HOME Act, and VT Fire and Building Safety Code.*

*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](http://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](https://www.instagram.com/zoning05363)*

# How to develop your lot in the RESORT-RESIDENTIAL DISTRICT

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

- Accessory Dwelling Unit
- Accessory Use
- Boundary Line Adjustment
- Dwelling, One Family, Two-Family or Duplex
- Dwelling, Seasonal
- Family Child Care Home
- Short-Term Rental, four or fewer guest bedrooms
- Subdivision of land, five or fewer lots
- Temporary Retail Stand

## **R-RES Conditional Uses:** *(DRB Hearing may add conditions; needs a permit from the ZA)*

- Affordable Housing Development
- Agritourism
- Airport Runway
- Airport Hangers
- Airport Terminal Facility
- Camp, Recreational
- Campground/Recreational Vehicle Park
- Cemetery
- Child Care Facility
- Community Facility
- Dwelling, Multi-Family
- Educational or Institutional Facility
- Golf Course
- Home Business
- Home Industry
- Mobile Home Park
- Municipal Transfer Station
- Municipal Utility or Safety Related Facility
- Office

- Parking Lot
- Place of Worship
- Planned Unit Development
- Quarry Operation
- Recreation Facility, Outdoor
- Senior/ADA Compliant Housing
- Short-Term Rental, five or more guest bedrooms
- Subdivision of land, six or more lots
- Utility Facility
- Wildlife Refuge

## **R-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
- Recreation, Outdoor (see definitions, Article X)

ADU	Accessory Dwelling Unit on an owner-occupied lot
DRB	Development Review Board
HOME	Housing Opportunities Made for Everyone
ROW	Right of Way
R-RES	Resort-Residential District, or Zone
STR	Short-Term Rental

## **R-RES Site Criteria:**

- Density Limits\*: max. of 25% lot coverage; 1 one-unit or two-unit dwelling/duplex per acre and 1 ADU.
- Lot Depth: minimum of 150 ft
- Lot Frontage: minimum of 150 ft
- 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 measured from edge of the ROW, (on private roads, may be halved)

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

- Setback-Side/Rear: minimum of 20 ft measured from the property line
- Structure Height\*: maximum of 38 ft to the highest point of the ridge line.
- Structures/Uses Per Lot: maximum of 1 Principal Structure and 1 Principal Use. A second dwelling in a separate Principal Structure may be constructed on any lot with more than three acres.

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

*\*Additional density is allowed for both Affordable Housing and Senior Housing. Affordable Housing Development may exceed density limitations for residential developments by an additional 40%, which shall include exceeding max. height limitations by one floor. For more information see the HOME Act, and VT Fire and Building Safety Code.*

*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](http://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](https://www.instagram.com/zoning05363)*