

How to develop your lot in the VILLAGE DISTRICT

VIL 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
- Family Child Care Home
- Office
- Short-Term Rental, three or fewer guest bedrooms
- Subdivision of land, five or fewer lots
- Temporary Retail Stand

VIL 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
- Child Care Facility
- Community Facility
- Dwelling, Seasonal
- Dwelling, Multi-Family with five+ units
- Educational or Institutional Facility
- Entertainment/Cultural Facility
- Food Stand/Food Truck
- Health Care Facility
- Home Industry
- Lodging
- Maintenance Facility
- Manufacturing
- 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 Compliant Housing
- Short-Term Rental, four or more guest bedrooms
- Subdivision of land, six or more lots
- Transportation Center
- Utility Facility
- Wholesale Business

VIL 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)

ADU	Accessory Dwelling Unit on an owner-occupied lot
DRB	Development Review Board
HDRD	Historic Design Review District
ROW	Right of Way
STR	Short-Term Rental
VDRD	Village Design Review District
VIL	Village District, or Zone

VIL Site Criteria:

- Density Limits*: maximum of 12 units per acre (except the HDRD which has no max.)
- Lot Frontage: minimum of 70 ft (except the HDRD where it is 40 ft)
- Lot Size: min. of 1/8 acre. No lot shall be developed that is less than 1/8 acre, not including any ROW.

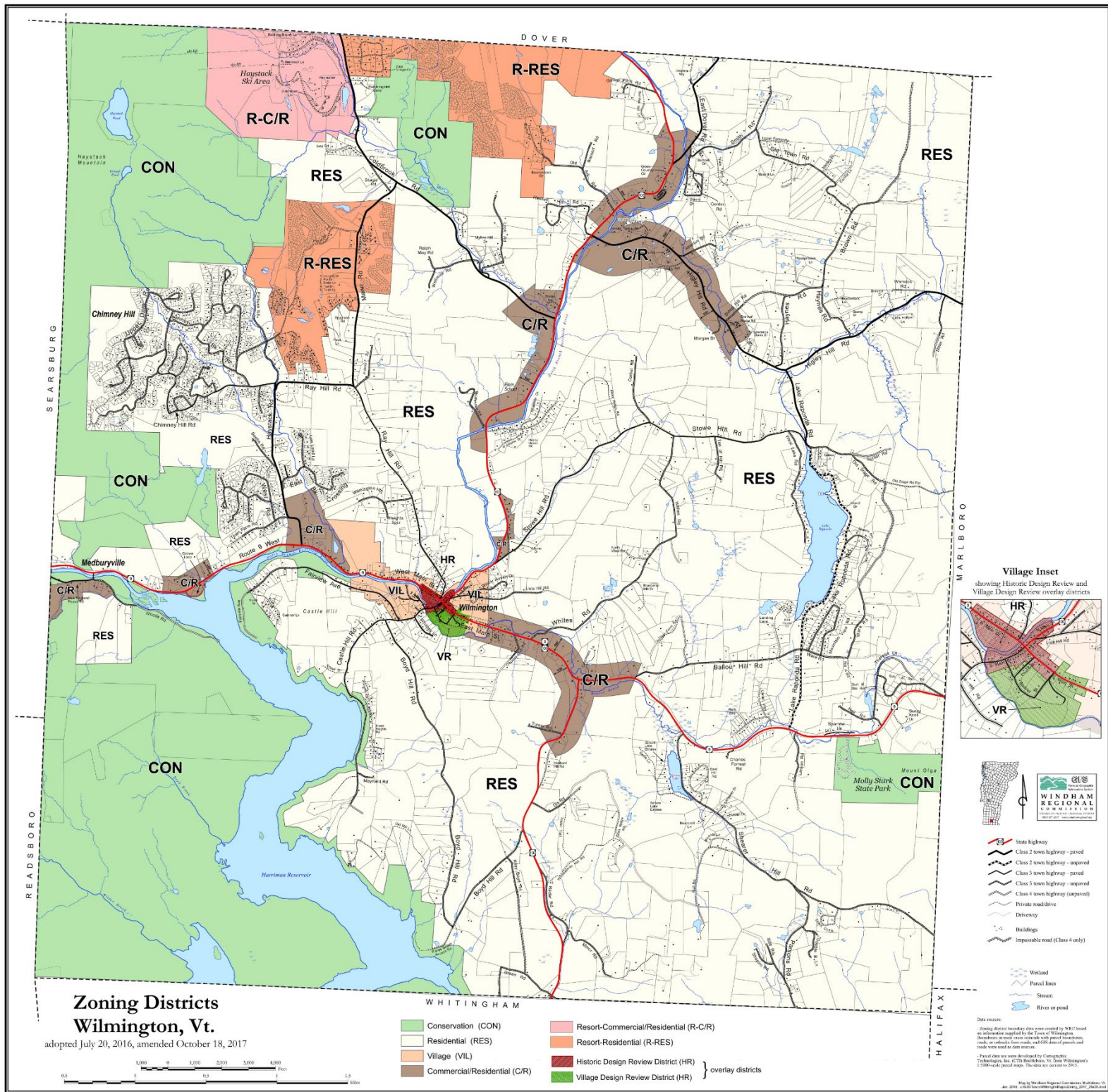
- Setback-Front: minimum of 20 ft measured from edge of the ROW (except the HDRD where it is 0)
- Setback-Side/Rear: minimum of 10 ft measured from the property line (except the HDRD where it is 0)
- Structure Height*: maximum of 38 ft to the ridge line.
- Structures/Uses Per Lot: maximum of 2 Principal Structures and 2 Principal Uses (except the HDRD where there is no maximum)

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. Roof repair or replacement requires a permit in the HDRD and VDRD, even without structural changes.

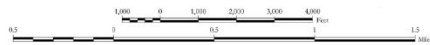
**Additional density is allowed for both Affordable Housing and Senior Housing. Affordable Housing Development may exceed density limitations for residential developments by an additional 40%, which shall include exceeding max. height limitations by one floor. For more information see the HOME Act, and 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. You may also call the Zoning Dept. at 802-464-8591 ext. 124. For news and updates, follow at: www.instagram.com/zoning05363

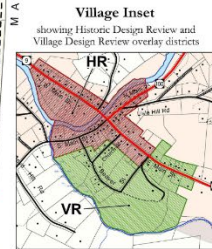


Zoning Districts Wilmington, Vt.

adopted July 20, 2016, amended October 18, 2017



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|---|--|
| Conservation (CON) | Resort-Commercial/Residential (R-C/R) |
| Residential (RES) | Resort-Residential (R-RES) |
| Village (VIL) | Historic Design Review District (HR) |
| Commercial/Residential (C/R) | Village Design Review District (HR) |
- } overlay districts



- State highway
 - Class 2 town highway - paved
 - Class 2 town highway - unpaved
 - Class 3 town highway - paved
 - Class 3 town highway - unpaved
 - Class 4 town highway (unpaved)
 - Private road/drive
 - Driveway
 - Buildings
 - Inaccessible road (Class 4 only)
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- Wetland
 - Parcel lines
 - Stream
 - River or pond

Data sources:
Zoning district boundary data were created by WRPC based on information supplied by the Town of Wilmington. Boundaries in most cases include only parcel boundaries, roads, or wetlands from maps, and GIS data of parcels and roads were used as data sources.
Parcel data were provided by Computer Technology, Inc. (CTI) Burlington, VT. Data Wilmington's 1:10000 scale parcel maps. The data are current as of 2015.
Map by the Windham Regional Planning Commission, Burlington, VT.
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