

## **ARTICLE IV DISTRICTS AND USES**

Definitions for terms in this article can be found in Article X, Definitions.

### **Section 400: Establishment of Zoning**

The Town of Wilmington is hereby divided into six (6) Zoning Districts as shown on the Official Zoning Map. Each District has a stated development purpose to guide state agencies, local agencies and public bodies in their work within each District-See § 450 below. Every Use must obtain a Permit unless otherwise exempt.

Districts:

- CON                   =Conservation
- VIL                   =Village
- RES                   =Residential
- R-RES                =Resort-Residential
- COM/RES            =Commercial/Residential
- R-COM/RES          =Resort-Commercial/Residential

In addition to these Districts, there are three (3) Zoning Overlays:

- HDRO                =Historic Design Review Overlay (Article V)
- VDRO                =Village Design Review Overlay (Article V)
- FLOOD               =Special Flood Hazard Area (Article VI)

These Zoning Overlays are established through the use of maps and/or criteria referenced in this Ordinance. These Zoning Overlays are further defined in Articles V and VI, with their boundaries and specific regulations.

### **Section 401: Interpretation of Zoning District Boundaries**

When a parcel is located in two or more Districts, the proposed Structure or Use must meet the regulations of the District in which it is physically located.

Where the boundary line between two Zoning Districts divides a parcel then the development provisions of either District may be extended by one hundred (100) feet. In extending the District line the overall effect of the development should, as much as practicable, retain the character and usability of each District.

Where the boundary line between two Zoning Districts divides a proposed Structure, then the proposed Structure or Use must meet the regulations of the District in which more than fifty percent (50%) of the footprint of the Structure is located. If a Structure footprint is fifty percent (50%) in each District, then the more restrictive District requirements of the two Districts shall apply.

Only Uses, Permitted or Conditional, in each District and their Accessory Structures may be used on the portion of the property covered by the District. Accessory Uses may be allowed with a Permit in any District.

### **Section 410: Non-zoned Land**

Any area not presently zoned, through inadvertence or otherwise, shall be considered to be in the most restrictive District immediately adjoining it.

## **Section 420: Uses**

Each District has defined “Uses” which may be:

- A. Allowed: Not requiring a Zoning Permit
- B. Permitted: Requiring a Zoning Permit issued by the Zoning Administrator
- C. Conditional: Requiring a Development Review Board written decision and approval and a Zoning Permit
- D. Secondary: An additional Use to the Primary Use, requiring a Development Review Board written approval and a Zoning Permit
- E. Not Allowed: A Prohibited Use

## **Section 421: Uses and Structures Allowed without a Zoning Permit**

Uses and Structures allowed without a Permit or Development Review Board written decision and approval include:

- A. Agriculture or Silviculture as defined in 24 V.S.A. § 4413(d), (Primary or Accessory Structure/Use).
- B. Small Structures of one hundred fifty (150) square feet or less, unless the structure is in an area of special flood hazard, see § 603.
- C. Bus Shelters.
- D. Home Occupations as defined in § 460, 461, and 462.
- E. Recreation, Outdoor.

## **Section 424: Secondary Uses**

Conditional Use written decision and approval must be obtained from the Development Review Board for any Secondary Use that is not an allowed nor a permitted use as set forth in this Ordinance. In order for a Use to be allowed as a Secondary Use, it must meet the Conditional Use standards of Article VII § 710, 720, 730, 731, 732, as well as the following standards:

- A. The Use must be allowed in the District as a Permitted Use, a Conditional Use, or a Use Not Provided For in the list of Uses.
- B. The Use must meet all requirements as specified in the District and this Ordinance.
- C. Where the standards for the Secondary Use are more restrictive than those for the Primary Use, the more restrictive standards shall be met.
- D. Conditional Use written decision and approval must be obtained from the Development Review Board for the addition of any Secondary Use. The Development Review Board may review the Use of the entire site when the Primary Use is also a Conditional Use.

## **Section 425: Uses Not Allowed**

Except as protected by Vermont law as an Agricultural Use or an Accessory Agricultural Use licensed or permitted under 10 V.S.A. 1021(f) and 1259(f) and 6 V.S.A. 4810, including but not limited to a Slaughterhouse, Agricultural. Certain uses are not allowed in any District. Uses not allowed are the manufacturing, operation of, processing of or a commercial operation involving or providing bulk storage of:

- A. Ammonia
- B. Asphalt
- C. Blast furnaces
- D. Chlorine
- E. Concentrated animal feeding
- F. Dumps (except municipally operated sanitary landfill or transfer stations)

- G. Explosives
- H. Fertilizer (except for organic compost)
- I. Gas; propane or natural gas
- J. Hide tanning or curing
- K. Machinery wrecking
- L. Petroleum Products
- M. Products producing toxic environmental runoff or emissions
- N. Rendering
- O. Rubber
- P. Slaughterhouses - Commercial (See Definitions, **Slaughterhouse, Commercial**)
- Q. Smelters
- R. Wind energy Commercial facilities of any size (See Article VII, § 732 (K) for Small Wind Turbine provisions.)

#### **Section 426: Uses Not Provided For**

Any legal Use not listed or not defined herein that does not appear on the list of Uses Not Allowed (see § 425 of this Ordinance) may be approved as a Conditional Use upon a finding by the Development Review Board that such Use is of the same general character as those Permitted or Conditional Uses within the District and will not be detrimental to other Uses within the District or to the adjoining land Uses.

#### **Section 430: Nonconformities** [See 24 V.S.A. § 4412 (7)]

A Nonconforming Structure, Lot and/or Use is a Structure, part of a Structure, a Lot (or parcel), and/or a Use that does not comply with the present Ordinance, but which was developed legally in conformance with the Ordinance in effect that the time it was created or established. This includes:

- A. Structures, Lots and/or Uses improperly authorized as a result of error by the Zoning Administrator. [See 24 V.S.A. § 4303(13) and 4412(7)].
- B. All Structures, parts of Structures, Lots and/or Uses existing prior to January 26, 1968, when the first Wilmington Zoning Ordinance was adopted.

See Definitions and § 705-709 for information on changes to Legal Nonconforming Structures, Lots and Uses.

#### **Section 431: Changes to Legal Nonconforming Structures, Lots, and Uses**

Nonconforming Structures, Lots, and Uses shall be allowed to exist indefinitely, in accordance with 24 V.S.A. § 4303(16) and § 4412(7).

##### **A. Legal Nonconforming Structures**

Any alteration, renovation or change for the purpose of compliance with environmental, safety, health, or energy codes will be allowed to increase the degree of nonconformity, but only to the extent necessary to achieve compliance.

A nonconforming structure may be altered, renovated, or changed in any direction for any reason, including routine maintenance and repair, so long as it will not increase the degree of nonconformity. Changes to nonconforming structures are allowed to the extent that:

1. The change to the nonconforming element of the structure remains within the footprint of the original nonconforming element or feature, including any overhangs or cantilevering.
2. Evidence of the footprint of the original nonconforming structure must be clearly established and maintained by the property owner seeking to rebuild within the footprint of the original nonconforming structure. The burden of proof as to the

location of the original structure remains with the property owner seeking a Permit for such a change.

3. The change shall not increase the degree of nonconformity or encroachment into a setback.
4. A change will be considered a further encroachment of the nonconforming feature or element when it comes closer to the property line, or encroaches further into a setback, or further exceeds a height limitation creating the nonconformity.
5. A change will not be considered an increase in the degree of nonconformity provided that the change does not come closer to the property line, or encroach further into a setback, or further exceeds a height limitation creating the nonconformity. For example, if a house encroaches ten (10) feet into a setback and an attached deck encroaches fifteen (15) feet into that same setback, the house and the deck could be increased in size to the extent that no part of the structure encroaches more than the greatest existing encroachment of fifteen (15) feet into the setback. The house could be expanded by up to five (5) feet, and the deck could be continued so long as it did not encroach more than fifteen (15) feet into the setback.
6. A nonconforming structure which is destroyed or demolished may be restored to its earlier state provided the reconstruction commences within two (2) years of the date of loss and with the written approval of the Zoning Administrator for Permitted Uses or the Development Review Board for Conditional Uses. The Zoning Administrator or Development Review Board shall review such applications to reconstruct a nonconforming structure using the standards and processes applicable to all other Permitted Uses and Conditional Uses, as applicable, and to the extent that the reconstruction does not increase the degree of nonconformity.

A Zoning Permit issued by the Zoning Administrator and approval by the Development Review Board, if necessary, is required prior to commencing any such changes.

Any Structure, Lot, or Use approved for a nonconforming alteration, renovation, or change shall remain subject to all other provisions of this Ordinance.

**B. Legal Nonconforming Uses**

A Nonconforming Use may be altered or changed for any reason so long as, in the opinion of the Zoning Administrator, it will not increase the degree of nonconformity.

Any Nonconforming Use which is not actively engaged in for a period of twelve (12) months shall be considered a Discontinued Use and the property will become subject to the requirements of this Ordinance unless extension is granted by the Development Review Board.

**C. Legal Nonconforming Existing Small Lots [See 24 V.S.A. § 4412(2)]**

**1. Minimum Lot Size – Nonconforming Existing Small Lot**

Any undeveloped lot in existence on or before the date of adoption of this Ordinance may be developed for the Permitted or Conditional Uses listed for the District in which it is located and in compliance with all regulations for that District, even though not conforming to minimum lot size requirements for that District, provided:

- i. The lot was legally created.



- ii. The lot has, or will have, a water supply system and wastewater system that comply with the Wastewater System and Potable Water Supply Rules currently in effect.
  - iii. The lot is not less than one-eighth (1/8) acre in area with a minimum width or depth dimension of forty (40) feet as defined in the property deed, except if the lot is served by and able to connect to municipal sewer and water service. In the event there is a question as to property boundary and whether a property satisfies these criteria, the applicant may be required to submit a survey of the lot by a Vermont licensed surveyor, and shall have said surveyor pin the lot.
- 2. Reduction of Setback – Nonconforming Existing Small Lot  
Development of Nonconforming Existing Small Lots meeting the criteria of § 431 (C) above shall be eligible for reduced setback requirements as follows:
  - i. The percentage by which the setback is reduced from the minimum setback required shall not exceed the percentage by which the lot size is less than the minimum lot size. For example, if the lot area is 77% of the minimum lot size, the required setback(s) shall be at least 77% of the minimum setback.
  - ii. Except in the Historic Design Review District that allows a zero (0) setback, under no circumstances shall any setbacks be less than 10 feet from abutting property lines or 20 feet from the Public Road limits.
- 3. Merger of Nonconforming Existing Small Lots  
It is the express intent of this Ordinance that existing small lots, which subsequently come under common ownership with one or more contiguous lots, shall not be deemed merged and may be separately developed or conveyed.

### **Section 432: Changes in Ownership - Legal Nonconforming Structures, Lots, or Uses**

A Nonconforming Structure, Lot, or Use that changes ownership will have the legal nonconforming status pass to the new owner, as a “Legacy” nonconforming Structure, Lot or Use. All “Legacy” nonconformities of properties changing ownership will be subject to all of the provisions of Nonconforming Structures, Lots, and Uses as defined in § 430 and 431.

### **Section 440: Districts and District Requirements**

For the Districts of the Town:

- Conservation
- Village
- Residential
- Resort-Residential
- Commercial/Residential
- Resort-Commercial/Residential
- Design Review Districts – Overlay Districts
- Flood Hazard District – An Overlay District

This section provides a description of:

- A. The purpose of the District.
- B. Features of the District.
- C. Permitted Uses in the District (those requiring a Zoning Permit).

- D. Conditional Uses in the District (those requiring Development Review Board written decision and approval).
- E. Allowed Uses in the District (those not requiring a Zoning Permit or Development Review Board written decision and approval).
- F. Any special development incentives in the District.
- G. A chart outlining development requirements of the District for:
  - 1. Density limits (how many structures are allowed based on lot acreage).
  - 2. Structures or Uses per lot.
  - 3. Maximum number of Principal Structures or Uses allowed.
  - 4. Minimum Lot Size (how big the lot must be).
  - 5. Minimum Frontage (how many feet of the lot must “front” a legal source of access).
  - 6. Minimum Depth (how many feet the sides of the lot must be “deep” from the front).
  - 7. Structure Height Maximum (how tall a structure may be).
  - 8. Setback – Front (how many feet a structure must be from the access road or right-of-way).
  - 9. Setback – Side/Rear (how many feet a structure must be from a side or rear property line).

#### **Section 441: Height Limitations**

Nonconforming Structures and Land Development to Nonconforming Lots shall not exceed thirty (30) feet to the highest point of the ridge line. (See § 705 – 709 for Nonconforming Structures, Lots and/or Uses) Nonconforming Structures and Land Development of Nonconforming Lots are not eligible for Height Limitation Exceptions – Review Options under § 442 of this Ordinance nor for Waivers under § 231 of this Ordinance.

For all other Land Development:

No structures shall exceed thirty-eight (38) feet to the highest point of the ridge line, (see District Requirements of § 450).

All proposed Land Development of a structure exceeding thirty-eight (38) feet to the highest point of the ridge line is eligible for a Height Limitation Exception if, in the opinion of the Development Review Board, the proposed structure meets the requirements of § 442, Height Limitation Exceptions – Review Options. Nonconforming Structures and Land Development of Nonconforming Lots are not eligible for Height Limitation Exceptions – Review Options under § 442 of this Ordinance.

In any area served by municipal sewer and water infrastructure, affordable housing development may exceed density limitations for residential developments by an additional 40 percent, rounded up to the nearest whole unit, which shall include exceeding maximum height limitations by one floor, provided that the structure complies with the Vermont Fire and Building Safety Code.

#### **Section 442: Height Limitation Exceptions – Review Option**

The Development Review Board may approve structures exceeding this limit, other than Nonconforming Structures or Land Development to Nonconforming Lots, if the structure is found to be justified based on one of the following criteria:

- A. Lot characteristics, topographical conditions or other natural features, allowing the additional height to meet the safety and aesthetic intent of this Ordinance, or
- B. The added height benefits the Town and contributes to the character, historical, and scenic value of the neighborhood, town, and region.

Nonconforming Structures and Land Development of Nonconforming Lots are not eligible for Height Limitation Exceptions – Review Options under § 442 of this Ordinance.

All exceptions to exceed the height limitation, except as defined in § 443 below, shall require evidence of written approval from the Wilmington Fire Department. All applications for a Height Limitation Exception under this provision § 442 shall be required to visually demonstrate for 2 weeks where and how high the proposed structure would be. The demonstration may be by placing, in the proposed location at the proposed maximum height, a pole with a colorful flag, floating large colorful balloons, or by some other easily visible landmark. Notice of such Height Limitation Exception visual demonstration shall be provided to the public through normal hearing notice channels.

#### **Section 443: Height Limitation Exceptions – Excluded Structures**

Exceptions to height limits are rooftop gardens, terraces, and similar features, ornamental and symbolic features of buildings and structures, including chimneys, turrets, spires, steeples, cupolas, belfries and domes, where such features are not used for human occupancy or commercial identification. The feature will cover no more than 10% of the footprint of the building. In no case shall the height of any structure exceed the limit permitted by Federal and State regulations regarding flight paths of aircraft.

#### **Section 444: Calculation of Lot Dimensions and Setbacks**

All lot dimensions including lot size and structure setbacks shall be calculated from the edge of any applicable road or right-of-way. In the case of a property line that may include a road or right-of-way, that portion of the property within the road or right-of-way shall not be considered in any dimensional calculations.

#### **Section 445: Exceptions to Front Setback Requirements for Private Roads and Rights-of-Way**

Front setbacks from private roads and rights-of-way serving more than one house or commercial locations shall be a minimum of 20 feet from the edge of the right-of-way. Note: A right-of-way line is not necessarily the edge of the traveled portion of the road.

#### **Section 446: Exception to Setback Requirements - Small Structures**

Small Structures as defined in Appendix III (see **Structure, Small**) have a zero setback and do not require a Zoning Permit.

#### **Section 447: Agricultural Exceptions**

- A. Agricultural (Farm) Structures for an Agricultural Use or Accessory Agricultural Use licensed or permitted by the State of Vermont under 10 V.S.A. 1021(f) and 1259(f) and 6 VSA § 4810 and meeting the criteria outlined in 24 V.S.A. § 4413(d)(1) do not require a Permit. While no Permit is required the applicant shall notify the Zoning Administrator of intent to build a qualified Agricultural Structure by submitting a plot plan showing property line, all structures on the lot, setbacks and dimensions, pursuant to 24 V.S.A. § 4413(d)(2). The Required Agricultural Practices (RAPs) are standards to which all types of farms must be managed to reduce the impact of agricultural activities to water quality. 24 V.S.A. § 4413 limits the application of municipal land use regulations on farm operations regulated under the RAP rules, including the construction of farm structures. When asked, the Vermont Agency of Agriculture, Food and Markets (VAAFMM) can determine if your operation meets the basic definition of a farm under the RAPs and will provide its opinion on whether the operation meets minimum thresholds for the applicability of the rule, and the activities on the parcel are farming and agricultural practices.
- B. Accessory On-Farm Business  
Accessory On-Farm Businesses may be subject to site plan review and performance standards adopted in the Zoning Ordinances for similar commercial uses (see Section 710 and 730), and eligibility under 24 V.S.A § 4412(11); refer to Article X, Agritourism. No permit or permit amendment is required for the construction of improvements for an accessory on-farm business for the storage or sale of qualifying products or the other eligible enumerated products as defined in 24 V.S.A. § 4412(11)(A)(i)(I). No permit or permit amendment is required for the

construction of improvements for an accessory on-farm business for the preparation or processing of qualifying products as defined in 24 V.S.A. § 4412(11)(A)(i)(I), provided that more than 50 percent of the total annual sales of the prepared or processed qualifying products come from products produced on the farm where the business is located. This subsection shall not apply to the construction of improvements related to hosting events or farm stays as part of an accessory on-farm business as defined in 24 V.S.A. § 4412(11)(A)(i)(II). "Qualifying product" means a product that is wholly:

1. an agricultural, horticultural, viticultural, or dairy commodity, or maple syrup;
2. livestock or cultured fish or a product thereof;
3. a product of poultry, bees, an orchard, or fiber crops;
4. a commodity otherwise grown or raised on a farm; or
5. a product manufactured on one or more farms from commodities wholly grown or raised on one or more farms.

#### **Section 448: Community Facility Development Exceptions**

- A. All Community Facility development is subject to the terms of this Ordinance including the application, approval and permitting by the Zoning Administrator and the written decision and approval of the Development Review Board, with the exception that, pursuant to 24 V.S.A. § 4413:
  1. Zoning restrictions may not interfere with the facility's intended functional use, and
  2. Only those zoning restrictions of the following types may be applied: location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping and screening. Zoning provisions for other than these types of restrictions may not be applied to municipal projects.
- B. Community Facility includes all development, including sidewalks, for the following Uses:
  1. State or Community-owned and operated institutions and facilities.
  2. Public and private schools and other educational institutions certified by the State Department of Education.
  3. Churches and other places of worship, convents, and parish houses.
  4. Public and private hospitals.
  5. Regional solid waste management facilities for which a notice of intent to construct has been received under 10 V.S.A. § 248.
  6. Emergency Shelter
  7. Hotels and motels converted to permanently affordable housing developments.

#### **Section 450: District Purposes and Descriptions**

##### **A. Conservation District (CON)**

1. Purpose: To protect the undeveloped nature of those forest lands that provide scenic and recreational opportunities, public water supply, watershed protection, flood storage, fish and wildlife habitat, and timber production.
2. Description: These lands are primarily publicly-owned lands including the Green Mountain National Forest and privately-owned utility lands with conservation easements pursuant to the Federal Energy Regulatory Commission (FERC) settlement agreement, except for those lands located within the Village District boundary.
3. Permitted Uses, Conservation District (requiring a Zoning Permit):
  - Accessory Use

- Boundary Line Adjustment
  - Subdivision of Land, five or fewer lots
  - Temporary Retail Stand
  - Utility Facility
  - Wildlife Refuge
4. Conditional Uses, Conservation District (requiring Development Review Board written decision and approval and a Zoning Permit):
    - Accessory Dwelling Unit
    - Agritourism
    - Camp, Recreational
    - Community Facility
    - Dwelling, One-Family or Two-Family
    - Dwelling, Seasonal
    - Parking Lot
    - Recreation Facility, Outdoor
    - Snowmaking Facility
    - Subdivision of land, four or fewer lots
  5. Prohibited Uses, Conservation District  
 Both for-profit Lodging and Short-Term Rentals with any number of guest rooms is prohibited in the Conservation District.  
 See § 421 for Uses and Structures Allowed without a Zoning Permit.
  6. Site Criteria – Conservation District:

<b>Density Limits</b>	Maximum of: 1 Camp or A One-family dwelling or two-family dwelling unit plus an Accessory dwelling unit per 25 acres. Each Camp or One-Family dwelling is allowed one Accessory Structure. Fences are not counted toward density limits.
<b>Structures / Uses per Lot</b>	Maximum of: 1 Principal Structure and 1 Principal Use per Lot. Home Business and Home Industry are not considered Principal Uses. Fences are not counted toward Structure limits.
<b>Dimensional Requirements - New Lots</b>	
<b>Minimum Lot Size:</b>	5 Acres
<b>Minimum Lot Frontage:</b>	500 ft
<b>Minimum Lot Depth:</b>	500 ft
<b>Structure Height (Max):</b>	38 ft to the highest point of the ridge line*

<b>Setback-Front (Min):</b>	40 ft Measured from edge of the actual or proposed road right-of-way
<b>Setback-Side/Rear (Min):</b>	25 ft Measured from the property line

7. Zoning District Incentives – Conservation District: None

While Home Occupations are allowed in the Conservation District, Home Businesses and Home Industry are not allowed in the Conservation District. (See § 460 – 463)

\*See § 441 – 443 for Structure Height Maximum information and § 706 (D) and 707 (C)(3) for special height limitations to Nonconforming Structures and Lots.

**B. Village District (VIL)**

1. Purpose: To retain the character of the existing village, provide for future residential and commercial development through historically appropriate structures and business types at appropriate densities, and promote residential and tourist quality of life by preserving and developing a clustered village reflecting a visibly vibrant and energized community.

Development and reconstruction shall reflect the character and ambiance of the historic village. Businesses shall promote economic stability and sustainability of the Town through contributing substantially to the economic viability of the community.

Businesses shall provide a substantially unique retail and service experience to attract visitors and meet the needs of residents. Businesses shall reflect the special character and ambiance of the Town. Business sizes will be small in scale, consistent with the clustered downtown of the historic village.

The Village District will encourage development which creates a visible sense of excitement and activity, drawing people to stop and participate. Examples of desired activities include village strolls, street fairs, retail markets, art displays, outdoor dining, street-front dining, public seating areas, performance art venues, street performance and clustered communal areas. Building structures will be reflective of the historic nature of the Town. Outdoor spaces will reflect the rural and bucolic nature of the area.

The Historic Design Review District, as defined in Article V, is included in this District. Some of the parcels in the village are also subject to the Historic Design Review District Guidelines in Article V.

2. Description: These parcels fall within the Village District boundary on the Zoning Map. The Village District boundary was derived from the proposed land Use Village District boundary in the 2015 Wilmington Town Plan.
3. Permitted Uses, Village District (requiring a Zoning Permit):
  - Accessory Dwelling Unit
  - Accessory Use
  - Boundary Line Adjustment
  - Dwelling, Multi-Family with three or four units
  - Dwelling, One Family, Two-Family or Duplex
  - Family Child Care Home
  - Office

- Short-Term Rental, three or fewer guest rooms
  - Subdivision of land, five or fewer lots
  - Temporary Retail Stand
4. Conditional Uses, Village District (requiring Development Review Board written decision and approval and a Zoning Permit):

<ul style="list-style-type: none"> <li>• Affordable Housing Development</li> <li>• Agritourism</li> <li>• Automotive Service Station &amp; Repair Garage</li> <li>• Automotive Services</li> <li>• Bank</li> <li>• Bar or Lounge</li> <li>• Child Care Facility</li> <li>• Community Facility</li> <li>• Dwelling, Seasonal</li> <li>• Dwelling, Multi-Family with five or more units</li> <li>• Educational or Institutional Facility</li> <li>• Entertainment/Cultural Facility</li> <li>• Food Stand/Food Truck</li> <li>• Health Care Facility</li> <li>• Home Industry</li> <li>• Lodging</li> <li>• Maintenance Facility</li> <li>• Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>• Multi-Business Center</li> <li>• Municipal Utility or Safety Related Facility</li> <li>• Nursing Home /Assisted Living Facility</li> <li>• Parking Lot</li> <li>• Place of Worship</li> <li>• Planned Unit Development</li> <li>• Private Club</li> <li>• Recreation, Indoor</li> <li>• Recreation Facility, Outdoor</li> <li>• Restaurant</li> <li>• Retail Business</li> <li>• Service Business</li> <li>• Senior/ADA Compliant Housing</li> <li>• Short-Term Rental, four or more guest rooms</li> <li>• Subdivision of land, six or more lots</li> <li>• Transportation Center</li> <li>• Utility Facility</li> <li>• Wholesale Business</li> </ul>
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Home Business (See § 460 – 463) is allowed without a Zoning Permit in the Village District. See § 421 for additional Uses and Structures Allowed without a Zoning Permit.

5. A. Site Criteria – Village District inside the Historic Design Review Overlay:

<b>Density Limits</b>	No maximum
<b>Structures/Uses Per Lot</b>	No maximum
<b>Dimensional Requirements</b>	
<b>Minimum Lot Size:</b>	1/8 acre
<b>Minimum Lot Frontage:</b>	40 ft
<b>Structure Height (Max):</b>	38 ft to the highest point of the ridge line*

<b>Setback-Front (Min):</b>	0 ft Measured from edge of the actual or proposed road right-of-way to the dripline for 0 setback
<b>Setback-Side/Rear (Min):</b>	0 ft Measured from the dripline

5. B. Site Criteria – Village District outside of Historic Design Review Overlay:

<b>Density Limits:</b>	Maximum of:12 units per acre See Zoning District Incentives below.
<b>Structures/Uses Per Lot:</b>	Maximum of: 2 Principal Structures and 2 Principal Uses. Home Business and Home Industry are not considered Principal Uses. Fences are not counted toward Structures limits.
<b>Dimensional Requirements</b>	
<b>Minimum Lot Size:</b>	1/8 acre
<b>Minimum Lot Frontage:</b>	70 ft
<b>Structure Height (Max):</b>	38 ft to the highest point of the ridge line*
<b>Setback-Front (Min):</b>	20 ft Measured from edge of the actual or proposed road right-of-way
<b>Setback-Side/Rear (Min):</b>	10 ft Measured from the property line

See § 441 - 443 for Structure Height Maximum information and § 706 (D) and 707 (C)(3) for special height limitations to Nonconforming Structures and Lots.

6. Zoning District Incentives – Village District. Increased Density Option outside of Historic Design Review District:

- a. Affordable Housing Developments may be constructed, if approved, up to the maximum density specified in Article VII, § 734.
- b. Senior/ADA Compliant Housing may be constructed, if approved, up to the maximum densities specified in Article VII, § 733.

**C. Residential District (RES)**

1. Purpose: To provide areas for dwellings and low impact Uses with consideration being given to historic settlement patterns, aesthetics, natural resources, and economic vitality.



2. Description: Lands in this District are already committed to residential development and comprise the remainder of land in Town not designated in any other District.
3. Permitted Uses, Residential District (requiring a Zoning Permit):
  - Accessory Dwelling Unit
  - Accessory Use
  - Boundary Line Adjustment
  - Dwelling, Multi-Family with three or four units served by municipal water and sewer
  - Dwelling, One Family, Two-Family or Duplex
  - Dwelling, Seasonal
  - Family Child Care Home
  - Short-Term Rental, four or fewer guest rooms
  - Subdivision of land, five or fewer lots
  - Temporary Retail Stand
4. Conditional Uses, Residential District (requiring Development Review Board written decision and approval and a Zoning Permit):

- Affordable Housing Development
- Agritourism
- Camp, Recreational
- Campground/Recreational Vehicle Park
- Cemetery
- Child Care Facility
- Community Facility
- Dwelling, Multi-Family, three or more units not served by municipal water or sewer
- Dwelling, Multi-Family, five or more units served by municipal water or 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 rooms
- Subdivision of land, six or more lots
- Utility Facility
- Wildlife Refuge

See § 421 for additional Uses and Structures Allowed without a Zoning Permit.

5. Site Criteria – Residential District:

<b>Density Limits</b>	<p>Maximum of 25% Lot Coverage:</p> <p>A One-family dwelling or two-family dwelling unit, plus an Accessory Dwelling Unit per acre. For properties connected to municipal sewer and water, density is increased to 5 units per acre.</p> <p>Fences are not counted toward density limits.</p>
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<b>Structures/Uses Per Lot</b>	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. Fences are not counted toward Structures limits.
<b>Dimensional Requirements</b>	
<b>Minimum Lot Size:</b>	1 Acre; Properties served by Municipal Wastewater and Water: 1/5 acre
<b>Minimum Lot Frontage:</b>	150 ft
<b>Minimum Lot Depth:</b>	150 ft
<b>Structure Height (Max):</b>	38 ft to the highest point of the ridge line*
<b>Setback-Front (Min):</b>	40 ft Measured from edge of the actual or proposed road right-of-way
<b>Setback-Side/Rear (Min):</b>	20 ft Measured from the property line

6. Zoning District Incentives – Residential District:

Affordable Housing Developments may be constructed, if approved, up to the maximum density specified in Article VII, § 734.

\*See § 441 – 443 for Structure Height Maximum information and § 706 (D) and 707 (C)(3) for special height limitations to Nonconforming Structures and Lots.

**D. Resort-Residential District (R-RES)**

1. Purpose: To provide areas for dwellings with consideration being given to historic settlement patterns, aesthetics, natural resources, and economic vitality.
2. Description: The Resort-Residential District is as shown on the Zoning Map and corresponds to parcel boundaries shown. It is primarily some or all of the areas designated in the 1970 Haystack Master Plan as the “Golf Course Tract” and the “East Tract.”
3. Permitted Uses, Resort-Residential (requiring a Zoning Permit):
  - 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 guestrooms

- Subdivision of land, five or fewer lots
  - Temporary Retail Stand
4. Conditional Uses, Resort-Residential (requiring Development Review Board written decision and approval and a Zoning Permit):

<ul style="list-style-type: none"> <li>• Affordable Housing Development</li> <li>• Agritourism</li> <li>• Airport Runway</li> <li>• Airport Hangers</li> <li>• Airport Terminal Facility</li> <li>• Camp, Recreational</li> <li>• Campground/Recreational Vehicle Park</li> <li>• Cemetery</li> <li>• Child Care Facility</li> <li>• Community Facility</li> <li>• Dwelling, Multi-Family</li> <li>• Educational or Institutional Facility</li> <li>• Golf Course</li> <li>• Home Business</li> <li>• Home Industry</li> </ul>	<ul style="list-style-type: none"> <li>• Mobile Home Park</li> <li>• Municipal Transfer Station</li> <li>• Municipal Utility or Safety Related Facility</li> <li>• Office</li> <li>• Parking Lot</li> <li>• Place of Worship</li> <li>• Planned Unit Development</li> <li>• Quarry Operation</li> <li>• Recreation Facility, Outdoor</li> <li>• Senior/ADA Compliant Housing</li> <li>• Short-Term Rental, five or more guest rooms</li> <li>• Subdivision of land, six or more lots</li> <li>• Utility Facility</li> <li>• Wildlife Refuge</li> </ul>
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See § 421 for additional Uses and Structures Allowed without a Zoning Permit.

5. Site Criteria: Resort-Residential District:

<b>Density Limits</b>	<p>Maximum of:</p> <p>25% Lot Coverage.</p> <p>A One-family dwelling or two-family dwelling unit, plus an Accessory Dwelling Unit per acre. Fences are not counted toward density limits.</p>
<b>Structures/Uses Per Lot</b>	<p>Maximum of:</p> <p>1 Principal Structure and 1 Principal Use.</p> <p>Home Business and Home Industry are not considered Principal Uses.</p> <p>A second dwelling in a separate Principal Structure may be constructed on any Lot with more than three acres.</p> <p>Fences are not counted toward Structure limits.</p>
<b>Dimensional Requirements</b>	
<b>Minimum Lot Size:</b>	1 Acre; Properties served by Municipal Wastewater and Water: 1/5 acre

<b>Minimum Lot Frontage:</b>	150 ft
<b>Minimum Lot Depth:</b>	150 ft
<b>Structure Height (Max):</b>	38 ft to the highest point of the ridge line*
<b>Setback-Front (Min):</b>	40 ft Measured from edge of the actual or proposed road or right-of-way
<b>Setback-Side/Rear (Min):</b>	20 ft Measured from the property line

\*See § 441- 443 for Structure Height Maximum information and § 706 (D) and 707 (C)(3) for special height limitations to Nonconforming Structures and Lots.

6. Zoning District Incentives – Resort-Residential District:
  - i. Affordable Housing Developments may be constructed, if approved, up to the maximum density specified in Article VII, § 734.
  - ii. Senior/ADA-Compliant Housing may be constructed, if approved, up to the maximum densities specified in Article VII, § 733.

#### **E. Commercial/Residential District (COM/RES)**

1. Purpose: The purpose of this District is to: encourage clustered commercial and residential development while preserving designated open spaces and historic village settlement patterns thus preventing sprawl and roadside strip development. PUDs are encouraged within the Commercial/Residential District and such types of development must meet the PUD requirements as well as consider physical and environmental limitations, such as flood hazard areas, wildlife habitat, steep slopes and traffic volume and flow.
2. Description: The Commercial/Residential Districts are as shown on the Zoning Map and correspond to parcel boundaries shown.
3. Permitted Uses, Commercial/Residential (requiring a Zoning Permit):
  - Accessory Dwelling Unit
  - Accessory Use
  - Boundary Line Adjustment
  - Dwelling, One-Family
  - Dwelling, Two-Family or Duplex
  - Dwelling, Multi-Family with three or four units
  - Dwelling, Seasonal
  - Family Child Care Home
  - Short-Term Rental, four or fewer guestrooms
  - Office
  - Subdivision of land, five or fewer lots
  - Temporary Retail Stand
  - Wildlife Refuge

4. Conditional Uses, Commercial/Residential (requiring Development Review Board written decision and approval and a Zoning Permit):

- Affordable Housing Development
- Agritourism
- Automotive Service Station and Repair Garage
- Automotive Services
- Bank
- Bar or Lounge
- Camp, Recreational
- Campground/Recreational Vehicle Park
- Cemetery
- Child Care Facility
- Community Facility
- Dwelling, Multi-Family five or more 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 rooms
- Slaughterhouse, Custom Processor
- Snowmaking Facility
- Storage Facility
- Subdivision of land, six or more lots
- Transportation Center
- Utility Facility
- Warehouse
- Wholesale Business

Home Business (See § 460 – 463) is Allowed without a Zoning Permit in the Commercial/Residential District. See § 421 for additional Uses and Structures Allowed without a Zoning Permit.

5. Site Criteria – Commercial/Residential District:

	Commercial Uses	Residential Uses
<b>Density Limits</b>	Maximum of : 25% Lot Coverage Fences are not counted toward density limits	Properties Served by Municipal Wastewater and Water System Maximum of: 50% lot coverage. 8 units per acre  Properties not served by Municipal Wastewater and Water Maximum of: 25% Lot Coverage. A One-family dwelling or two-family dwelling unit, plus an Accessory Dwelling Unit per acre. Fences are not counted toward density limits.
<b>Structures/Uses Per Lot</b>	Unlimited	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. Fences are not counted toward Structures limits.
<b>Dimensional Requirements:</b>	Commercial and Residential Uses	
<b>Minimum Lot Size:</b>	Properties served by Municipal Wastewater and Water: 1/5 acre Properties not served by Municipal Wastewater and Water: 1 Acre	
<b>Minimum Lot Frontage:</b>	Properties served by Municipal Wastewater and Water: 100 feet Properties not served by Municipal Wastewater and Water: 150 ft	
<b>Structure Height (Max):</b>	38 ft to the highest point of the ridge line*	
<b>Setback-Front (Min):</b>	40 ft Measured from edge of the actual or proposed road right-of-way	
<b>Setback-Side/Rear (Min):</b>	20 ft Measured from the property line	

6. Zoning District Incentives – Commercial/Residential District:
  - a. Lot Coverage Increase Option: If lot coverage consists of two (2) or more buildings, lot coverage may be increased from twenty-five (25%) percent to thirty (30%) percent for commercial uses and residential uses not served by municipal wastewater and water.
  - b. Senior/ADA Compliant Housing may be constructed, if approved, up to the maximum densities specified in Article VII, § 733.
  - c. Affordable Housing Developments may be constructed, if approved, up to the maximum density specified in Article VII, § 734.

**F. Resort-Commercial/Residential District (R-COM/RES)**

1. Purpose: The purpose of this District is to: encourage clustered economic development while preserving designated open spaces and historic village settlement patterns thus preventing sprawl and roadside strip development. PUDs are encouraged within the Resort-Commercial/Residential District and such types of development must meet the PUD requirements as well as consider physical and environmental limitations, such as flood hazard areas, wildlife habitat, steep slopes and traffic volume and flow.
2. Description: The Resort-Commercial/Residential District is as shown on the Zoning Map and corresponds to parcel boundaries shown. It is primarily some or all of the area designated in the 1970 Haystack Master Plan as the “Base Tract.”
3. Permitted Uses, Resort-Commercial/Residential (requiring a Zoning Permit):
  - Accessory Dwelling Unit
  - Accessory Use
  - Boundary Line Adjustment
  - Dwelling, One-Family
  - Dwelling, Two-Family or Duplex
  - Dwelling, Multi-Family with three or four units
  - Dwelling, Seasonal
  - Family Child Care Home
  - Short-Term Rental, four or fewer guest rooms
  - Office
  - Subdivision of land, five or fewer lots
  - Temporary Retail Stand
  - Wildlife Refuge

4. Conditional Uses, Resort-Commercial/Residential (requiring Development Review Board written decision and approval and a Zoning Permit):

- Affordable Housing Development
- Agritourism
- Automotive Service Station and Repair Garage
- Automotive Services
- Bank
- Bar or Lounge
- Camp, Recreational
- Campground/Recreational Vehicle Park
- Cemetery
- Child Care Facility
- Community Facility
- Dwelling, Multi-Family, five or more 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 rooms
- Snowmaking Facility
- Storage Facility
- Subdivision of land, six or more lots
- Transportation Center
- Utility Facility
- Warehouse
- Wholesale Business

Home Business (See § 460 – 463) is Allowed without a Zoning Permit in the Resort-Commercial/Residential District. See § 421 for additional Uses and Structures Allowed without a Zoning Permit.



5. Site Criteria – Resort-Commercial/Residential District:

	Commercial Uses	Residential Uses
<b>Density Limits</b>	Maximum of: 25% Lot Coverage. Fences are not counted toward density limits.	Maximum of: 25% Lot Coverage. A One-family dwelling or two-family dwelling unit, plus an Accessory Dwelling Unit per acre. Fences are not counted toward density limits.
<b>Structures/Uses Per Lot</b>	Unlimited	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. Fences are not counted toward structure limits.
<b>Dimensional Requirements:</b>	Commercial and Residential Uses	
<b>Minimum Lot Size:</b>	1 Acre	
<b>Minimum Lot Frontage:</b>	150 ft	
<b>Minimum Lot Depth:</b>	150 ft	
<b>Structure Height (Max):</b>	38 ft to the highest point of the ridge line*	
<b>Setback-Front (Min):</b>	40 ft Measured from edge of the actual or proposed road right-of-way	
<b>Setback-Side/Rear (Min):</b>	20 ft Measured from the property line	

6. Zoning District Incentives – Resort-Commercial/Residential District:

- i. Lot Coverage Increase Option: If lot coverage consists of two (2) or more buildings, lot coverage may be increased from twenty-five (25%) percent to thirty (30%) percent for commercial uses and residential uses not served by municipal wastewater and water.
- ii. Senior/ADA Compliant Housing may be constructed, if approved, up to the maximum densities specified in Article VII, § 733.
- iii. Affordable Housing Developments may be constructed, if approved, up to the maximum density specified in Article VII, § 734.

\*See § 441 – 443 for Structure Height Maximum information and § 706 (D) and 707 (C)(3) for special height limitations to Nonconforming Structures and Lots.

#### **Section 460: Business Uses within a Dwelling or Accessory Structure**

Some businesses within a dwelling or Accessory Structure are Allowed Uses and do not require a Permit. Those businesses not defined to be Allowed Uses will require a Permit and/or written decision and approval of the Development Review Board as a Conditional Use. These sections define which Business Uses in a dwelling or Accessory Structure are Allowed Uses and which require a Permit as a Conditional Use.

#### **Section 461: Criteria for Business Uses within a Dwelling or Accessory Structure**

There are three (3) categories of Business Use within a dwelling or Accessory Structure: Home Occupation, Home Business, and Home Industry. All three (3) types of Business Use within a dwelling or Accessory Structure shall meet the following criteria:

- A. The Business Use must be primarily carried out by the resident and their family members who share the residence.
- B. The business has no more than three (3) full-time equivalent nonfamily member, nonresident employees.
- C. The Use is clearly incidental and secondary to the Use of the dwelling for residential purposes. The Use may take place in no more than 25% of the dwelling space or one thousand (1000) square feet, whichever is greater.
- D. The Use may also be carried out in all or in part of an Accessory Structure, up to a maximum of one thousand (1000) square feet.
- E. The Use may not change the external character of the dwelling.
- F. Any retail sales must be the business' own products and services or ancillary support products.

For Home Business and Home Industry there must be adequate parking for client visits. On premises parking should be to the side and rear of the building if feasible (see § 462 below for Business Uses within a Home allowing for client visits). Home Occupations, by definition, do not allow client visits with the exception of Open Studios as allowed below. As such, no additional parking is required for a Home Occupation

#### **Section 462: Determining the Type of Business Use within a Dwelling or Accessory Structure**

State Protection of Home Occupations: Vermont law protects the right of residents to “use a minor portion of a dwelling unit for an occupation that is customary in residential areas and that does not have an undue adverse impact upon the character of the residential area in which the dwelling is located.” See [24 V.S.A. § 4412(4)]. Home Occupations are an Allowed Use. There is no need to obtain a Permit. Further clarification of what is considered a Home Occupation follows.

In compliance with 24 V.S.A. § 4412 (4), Home Occupations not requiring a Permit will be conducted in a fashion that is invisible to the character, quality, and nature of the community and the neighborhood.

A Business that is not customary to a residential area is not considered a Home Occupation.

Businesses drawing customers, clients, or deliveries in excess of more than one (1) visit per day are not considered a Home Occupation under this Ordinance.

In addition to the vehicular visits, a Home Occupation is allowed up to two (2) Open Studio events of up to three (3) days each per year.

Home Businesses and Home Industries are those Businesses within a Dwelling or Accessory Structure that remain small in scale, using a minor portion of the Dwelling or Accessory Structure, but may have impact on the residential area in which the Dwelling and/or Accessory Structure is located. They differ in the size of their impact on the residential area in which the Dwelling and/or Accessory Structure is located and the type of business being conducted. Both provide products and services created within the Dwelling or Accessory Structure.

Client Visits and Type of Business for Home Business and Home Industry:

	Home Business	Home Industry
<b>Expected daily client and/or vehicular visits</b>	Less than 5 daily client and/or vehicular visits	Less than 10 daily client and/or vehicular visits
<b>Type of Business</b>	Customary to a residential area	Manufacturing or other business not customary to a residential area

Businesses meeting one or more criteria of a category will be considered to be within that class of Business within a home. A Business need not meet both criteria.

Businesses within a Dwelling requiring Development Review Board written decision and approval: All Business Use in a Dwelling or Accessory Structure not falling within these three (3) categories or not meeting the criteria of § 461 above will be a Conditional Use subject to Development Review Board written decision and approval.

#### Section 463: Districts Allowing Business Use within a Dwelling

	Home Occupation	Home Business	Home Industry
<b>Conservation</b>	No Permit Required	Not Allowed	Not Allowed
<b>Village</b>	No Permit Required	No Permit Required	Conditional Use
<b>Residential</b>	No Permit Required	Conditional Use	Conditional Use
<b>Resort-Residential</b>	No Permit Required	Conditional Use	Conditional Use
<b>Commercial/Residential</b>	No Permit Required	No Permit Required	Conditional Use
<b>Resort-Commercial/ Residential</b>	No Permit Required	No Permit Required	Conditional Use

Conditional Uses require a written decision and approval of the Development Review Board