

Section 504 General Dimension, Location, and Height Requirements

(a) All uses and land development in a district shall conform to the following district minimum lot areas, lot frontages, maximum lot coverages, maximum structure heights, and front, side, and rear yard setbacks. In no case shall a structure be less than the distance of the front, side, or rear yard setback from any lot line.

(b) Density requirements for multi-family dwellings shall conform to the Dwelling Unit columns in Table 5.3.

(c) In the Historic/Commercial sub-district of the DDR overlay, and in the Campus overlay district, the maximum density for multi-family buildings, for dwelling units per acre, and for dwelling units per building (per Table 5.3), is calculated as each one-bedroom dwelling unit that is ≤ 1,000 SF in gross floor area counts as 1/2 dwelling unit.

Table 5.2: Dimensional Requirements by District								5.3: Multi-Family Density		503(b) Multi use in 1 bldg.
District	Lot area (min.)	Frontage (min. ft.)	Height (max. ft.)	Coverage (max. %)	Yard setbacks (min. ft.)			Dwelling Unit		
					Front	Side	Back	/acre	/bldg	
IND	20,000 SF	—	40	50%	50	25 ¹	25 ¹	—	—	IND/DMUD
DC	0	—	50		0	0	0	25	15	✓
TNC & VNC	10,000 SF	—	35	40%	30	15	30	TNC 8 VNC 20	8 15	✓ ✓
VCOM	20,000 SF	—	40	40%	50 ²	20	20	6	8	✓
TCOM	1 acre	—	35	25%	50 ²	25	25	6	8	✓
RT100	5 acres ⁴	400 ⁵	35 ³	5% ⁶	100 ⁷	50	50	2	6	✓
VMR, VR & MIL:										
1 Fam.	10,000 SF	—	35	25%	30	10	30			
2 Fam.	15,000 SF	—	35	25%	30	15	30			
other	20,000 SF	—	35	25%	40	25	50	VR — VMR 15 MIL 4	— 12 8	VR — VMR ✓ MIL ✓
TMR:										
1&2 Fam.	1 acre	—	35	20%	30	30	30	2	4	TMR
other ⁸								2 u	4 u	✓
MDR	2 acres	200	35	—	60	50	50	—	—	—
LDR	5 acres	300	35	—	70	75	75	—	—	—
REC	10 acres	300	35	—	70	75	75	—	—	—
CNS	10 acres	300	35	—	100	100	100	—	—	—

(1 acre = 43,560 sq. ft.)

NOTES:

- (1) The setback is 100 feet adjacent to a residential district.
- (2) This may be reduced to 25 feet, if specific criteria are met during site plan approval. (See Section 301.k)
- (3) It shall be no more than 2 stories in height in this district.
- (4) The minimum lot size is 2 acres for residential use.
- (5) The minimum lot frontage for a 2-acre residential lot is 200'.
- (6) Coverage is 10% for pre-existing small lots and 10% for any lot, excluding undeveloped land, created in a planned unit development (PUD).
- (7) The front setback for single- and two-family dwellings is 200 feet from the building front line to the ROW for Rt. 100.
- (8) For "other" uses in the TMR District, there is a limit of two units per acre with a maximum of 4 units per building.
- (9) All dimensions are in feet unless otherwise noted.
- (10) All dimensional requirements, including lot area, are minimums except height & coverage, which are maximums.

IND Industrial; DC Downtown Commercial; TNC/VNC Town/Village Neighborhood Commercial; VCOM/TCOM Village/Town Commercial; RT100 Route 100; VMR/TMR Village/Town Mixed Residential; VR Village Residential; MIL Mill; MDR/LDR Medium-/Low-Density Residential; REC Recreation; CNS Conservation.

Section 503 Permitted and Conditional Uses by District

(e) The current permitted and conditional uses for the Industrial Zoning District as listed in the Use Regulation Table (Article V, Table 5.1) shall be allowed in the Downtown Overlay Mixed-Use Sub-District (DMUD) as permitted and conditional uses as currently listed. In addition to these uses, the following additional uses shall be allowed in the Downtown Overlay Mixed-Use Sub-District as conditional uses: Bank, Commercial School, Medical Office, Nursery/day care, Restaurant, Bar, Hospital/Clinic. Marked as: (C).

Zoning district abbreviations: IND Industrial; DC Downtown Commercial; VNC Village Neighborhood Commercial; VR Village Residential; VMR/TMR Village/Town Mixed Residential; MDR/LDR Medium-/Low-Density Residential; VCOM/TCOM Village/Town Commercial; RT100 Route 100; TNC Town Neighborhood Commercial; CNS Conservation; MIL Mill; REC Recreation.

RESIDENTIAL	IND	DC	VNC	VR	VMR	TMR	MDR	LDR	VCOM	TCOM	RT100	TNC	CNS	MIL	REC
Multiple family dwelling		P	P		C	C			C	C	C	C		C	
Rooming house (≤ 8 rms)		P	P	C	C	C	C	C	P	C	C	C		C	
Single family dwelling		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Tourist house (B & B) (≤ 5 rooms)		P	P	C	P	P	P	P	P	P	P	P		P	
Two family dwelling		P	P	P	P	P	P	P	P	P	P	P	C	P	C
COMMERCIAL	IND	DC	VNC	VR	VMR	TMR	MDR	LDR	VCOM	TCOM	RT100	TNC	CNS	MIL	REC
Animal boarding/Kennel							C	C			C				
Animal hospital/Veterinary clinic	C		C	C	C	C	C	C	C	C	C	C		C	
Auto/vehicle repair/service	C		C						C	C		C			
Auto/vehicle sales			C												
Bank	(C)	C	C						P	C	C	C		C	
Barber shop/Beauty salon		P	P			C			P	P	C	P		P	
Business professional office	P	P	P		P	P			P	C	C	P		P	
Campground							C	C			C		C		C
Car wash	C		C						C						
Commercial school	(C)	C	C		C	C			C	C	C	C		C	
Craft production	P	C	C						C	C	C			C	
Equipment sales/rental	P		C						C	C		C			
Fruit, vegetable stand (on-site) *		P	P		P	P	P	P	P	P	P	P	C	P	C
Furniture refinishing/cabinet shop	C		C						C	C					
Gasoline station	C		C						C	C					
Greenhouse *	P		C	C	C	C	C	C	C	C	P	C		C	
Laundromat (w/o dry cleaning)		C	P						P	C	C	C			
Medical office	(C)	P	P		P	P			P	C	C	P		P	
Mortuary/Funeral home	C	C	C		C	C			C	C	C	C			
Motel/Inn (9 or more rooms)	C	C	C						C	C	C				
Motel/Inn (less than 9 rooms)	C	P	P		C	C			P	P	P	C		C	
Nursery /day care (< 7 children)		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Nursery /day care (7+ children)	(C)	C	C	C	C	C	C	C	P	C	C	C		C	
Nursing /community care home (> 8)		C	C						C	C	C	C			

COMMERCIAL continued	IND	DC	VNC	VR	VMR	TMR	MDR	LDR	VCOM	TCOM	RT100	TNC	CNS	MIL	REC
Parking area, Commercial	C	C	C		C	C			C	C		C			
Recreation/amusement facilities	C	C	C						C	C	C				
Recreation, outdoor	C		C	C	C	C	C	C	C	C	C	C	C	C	C
Recreation, outdoor w/commercial															C
Restaurant, Bar (≤ 2000 sf)	(C)	P	C		C	C			P	C	C	C		C	
Restaurant, Bar (> 2000sf)	(C)	P	C						C	C	C	C			
Retail store/service (≤ 2000 sf)	C	P	P						P	C	C	C		C	
Retail store/service (> 2000 sf)	C	C							C	C	C				
AGRICULTURE / FORESTRY	IND	DC	VNC	VR	VMR	TMR	MDR	LDR	VCOM	TCOM	RT100	TNC	CNS	MIL	REC
Agricultural—land cultivation *	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural—livestock *	C			C		C	P	P	C	C	P	C	P		P
Agricultural—non-resid. buildings *	C			C		C	P	P	C	C	P	C	P		P
Stables, Commercial Riding *	C			C		C	C	C	C	C	C	C	C		C
Tree farming/commercial forestry *	P			P		P	P	P	P	P	P	P	P		P
INDUSTRIAL	IND	DC	VNC	VR	VMR	TMR	MDR	LDR	VCOM	TCOM	RT100	TNC	CNS	MIL	REC
General industrial (see def.)	C														
Contractor storage yard & shop	P														
Feed processing & storage	C														
Light industry	C								C	C	C				
Lumber yard	P								C						
Soil/sand/gravel/mineral extract	C						C	C	C				C		C
Storage facility/warehouse	P		C						C						
Mini self-storage facility	P		C						C	C					
PUBLIC & SEMI-PUBLIC	IND	DC	VNC	VR	VMR	TMR	MDR	LDR	VCOM	TCOM	RT100	TNC	CNS	MIL	REC
Cemetery						C	P	P	P	C	C		P		P
Church **		P	P	P	P	P	P	P	C	C	C	P	C	C	C
Clubs/service organization		C	C	C	C	C	C	C	C	C	C	C		C	
Hospital/Clinic **	(C)	C	C		C	C			P	C	C	C			
Library		P	P	C	P	P			P	C	C	P		P	
Museum		P	P	C	P	P			P	C	C	P		P	
Governmental uses **	C	C	C	C	C	C	C	C	C	C	C	C		C	
Public park or recreation area	P	C	C	P	P	P	P	P	C	P	P	P	P	P	P
Public/non-profit school **		C	C	C	C	C			C	C	C	C	C	C	
Public utility uses **	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Train or bus terminal	C	C	C						C	C					
Waste water treatment facility **	C						C	C	C		C				

* Green highlight: Agriculture & forestry uses might be exempt from zoning regulations, per 24 VSA S. 4413(d).

** Pink highlight: Churches, hospitals, governmental uses, schools, & waste-management facilities are subject to limited zoning regulation per 24 VSA S. 4413(a).

** Blue highlight: Public utility facilities are exempt from zoning regulation, per 24 VSA S. 4413(b).

Section 1604.3 CONDITIONAL USES

The following are conditional uses in the Downtown zoning district:

Residential	
(1) Skilled nursing service	
Lodging	
2) Hotel or motel	
Commercial	
(3) Retail sales, more than 4,000 sf	
(4) Personal services, more than 4,000 sf	
(5) Open market or auction house more than 4,000 sf	
(6) Office, professional, business or administrative services, more than 4000 sf	
(7) Restaurant/Bar, more than 4,000 sf	
(8) Event facility / Nightclub	
(9) Catering or commercial kitchen, more than 4,000 sf	
	Industrial
	(10) Food or beverage manufacturing, enclosed, up to 10,000 sf
	(11) Light industry, enclosed, up to 10,000 sf
	(12) Wholesale trade / Storage and distribution Services (enclosed)
	(13) Passenger transportation facility
	(14) Information services
	Art, Entertainment and Recreation
	(15) Performance/Movie theater, more than 4,000 sf
	(16) Social club, more than 4,000 sf
	(17) Artist gallery or studio, more than 4,000 sf
	(18) Indoor recreation, more than 4,000 sf
	Civic and Community
	(19) Clinic or outpatient care services

Section 1604.4 DIMENSIONAL STANDARDS

The following standards apply in the Downtown zoning district:

Lots	
(1) Lot size:	2,000 sf min
(2) Lot frontage:	30 ft min
(3) Lot coverage:	100% max
Setbacks	
(4) Minimum front:	0 ft
(5) Maximum front:	10 ft
(6) Minimum side:	0 ft
(7) Minimum rear:	0 ft
Buildings	
(8) Minimum Build-to-line coverage:	60% min
(9) Minimum principal building height:	24 ft min
(10) Maximum structure height:	60 ft max
(11) Maximum principal building footprint	10,000 sf
