

**TABLE 2.1  
COMMERCIAL DISTRICT [ZONE A]**

**(A) Purpose.** The purpose of the Commercial District is to encourage a mix of small-scale business uses at moderate densities in an area with convenient access to principal highway corridors, while avoiding strip development patterns and maintaining safe and efficient traffic flow.

**(B) Permitted Uses:**

1. Accessory Dwelling [see Section 4.2]\*
2. Accessory Structure/Use (to a permitted use)
3. Agriculture
4. Bank/Financial Institution
5. Day Care Center
6. Forestry
7. Group Home
8. Home Child Care [see Section 4.9]\*
9. Home Occupation [see Section 4.9]\*
10. Medical Clinic
11. Motor Vehicles Sales & Service
12. Personal Service
13. Place of Worship
14. Private Club
15. Professional/Business Office
16. Recreation Facility (Indoor)
17. Recreation Facility (Outdoor)
18. Restaurant [without drive-through]
19. Retail Sales
20. Self-storage Facility
21. Transit Shelter
22. Veterinary Clinic

\* Within an existing single-family dwelling

**(C) Conditional Uses:**

1. Accessory Structure/Use (to a conditional use)
2. Campground [see Section 4.5]
3. Cultural Facility
4. Dwelling, Multi-family
5. Dwelling, Single-family
6. Dwelling, Two-family
7. Adaptive Re-use [see Section 4.3]
8. Extraction of Resources [see Sections 4.6.1 and 4.6.2]
9. Gas Station [see Section 4.7]
10. Home industry [see Section 4.9]
11. Hotel/Motel
12. Kennel
13. Mixed Use [see Section 4.10]
14. Public Facility/Utility [see Section 4.12]
15. Residential Care Facility
16. Restaurant [with drive-through]
17. School
18. Telecommunications Facility [see Section 4.13]
19. Any other use the Development Review Board determines to be similar in scale, intensity and potential impact as other uses allowed as permitted or conditional uses in this district.

**(D) Dimensional Standards:**

Dimensional Standards (unless otherwise specified for a particular use):	
Minimum Lot Size	1 acre
Minimum Frontage	150 feet
Minimum Setback/Front (see also Section 2.3(E))	75 feet
Minimum Setback/Side	25 feet
Minimum Setback/Rear	25 feet
Maximum Height	35 feet

**(E) Supplemental District Standards:**

- (1) A single family dwelling in existence as of the effective date of these regulations may be altered or enlarged in accordance with the dimensional standards set forth in Subsection (D) with the approval of the Zoning Administrator under Section 7.1. Such alteration or enlargement shall not require conditional use approval under Section 5.4.

**Table 2.1 (continued)**  
**COMMERCIAL DISTRICT**

- (2) A single family dwelling in existence as of the effective date of these regulations may be converted to a two-family dwelling with the approval of the Zoning Administrator under Section 7.1, providing the conversion has received all applicable wastewater and water supply approvals from the Vermont Department of Environmental Conservation.
- (3) All permitted uses, excluding single-family and two-family dwellings, accessory uses/structures to single family dwellings (e.g., home occupations, accessory dwellings, home child care), forestry and agriculture, must receive site plan approval by the Development Review Board in accordance with Section 5.3.
- (4) All uses must comply with the requirements of Article 3. General Regulations and Article 4. Specific Use Standards, as applicable.
- (5) Planned Unit Developments are allowed in the Commercial District in accordance with Section 5.5.

**TABLE 2.2  
INDUSTRIAL DISTRICT [ZONE B]**

**(A) Purpose.** The purpose of the Industrial District is to encourage a variety of industrial, manufacturing and appropriate commercial uses at moderate densities and in a compact settlement pattern in locations that have historically been used for such uses and which are served by good highway access.

**(B) Permitted Uses:**

1. Accessory Dwelling [see Section 4.2]\*
2. Accessory Structure/Use (to a permitted use)
3. Agriculture
4. Forestry
5. Home Child Care [see Section 4.9]\*
6. Home Occupation [see Section 4.9]\*
7. Home Industry [see Section 4.9]\*
8. Light Industry
9. Manufacturing
10. Professional/Business Office
11. Retail Sales
12. Self Storage Facility
13. Warehouse Storage
14. Wholesale Business
15. Motor Vehicles Sales & Service

\* Within an existing single-family dwelling

**(C) Conditional Uses:**

1. Accessory Structure/Use (to a conditional use)
2. Contractors Yard
3. Day Care Center
4. Dwelling, Single-family
5. Adaptive Re-use [see Section 4.3]
6. Extraction of Resources [see Sections 4.6.1 and 4.6.2]
7. Group Home [see Section 4.8]
8. Mixed Use [see Section 4.10]
9. Public Facility [see Section 4.12]
10. Recreation Facility (Indoor)
11. Recreation Facility (Outdoor)
12. Sanitary Landfill
13. Transfer Station
14. Telecommunications Facility [see Section 4.13]
15. Transit Shelter
16. Any other use the Development Review Board determines to be similar in scale, intensity and potential impact as other uses allowed as permitted or conditional uses in this district.

**(D) Dimensional Standards:**

Dimensional Standards (unless otherwise specified for a particular use):	
Minimum Lot Size	1 acre
Minimum Frontage	150 feet
Minimum Setback/Front (see also Section 2.3(E))	50 feet
Minimum Setback/Side	25 feet
Minimum Setback/Rear	25 feet
Maximum Height	35 feet

**(E) Supplemental District Standards:**

- (1) A single family dwelling in existence as of the effective date of these regulations may be altered or enlarged in accordance with the dimensional standards set forth in Subsection (D) with the approval of the Zoning Administrator under Section 7.1. Such alteration or enlargement shall not require conditional use approval under Section 5.4.
- (2) All permitted uses, excluding single-family and two-family dwellings, accessory uses/structures to single family dwellings (e.g., home occupations, accessory Dwellings, home child care), forestry and agriculture, must receive site plan approval by the Development Review Board in accordance with Section 5.3.

**TABLE 2.2 (CONTINUED)**  
**INDUSTRIAL DISTRICT**

- (3) All uses must comply with the requirements of Article 3. General Regulations and Article 4. Specific Use Standards, as applicable.
- (4) Planned Unit Developments are allowed in the Industrial District in accordance with Section 5.5.
- (5) No land or structure in any zoning district shall be used or occupied in any manner that creates dangerous, injurious, noxious or otherwise objectionable conditions which adversely affect the reasonable use of adjoining or nearby properties. In accordance with the Act [ §§4414(5), 4413(d)], the following performance standards, as measured at the property line, must be met and maintained for uses in the Industrial District except for Agriculture and Forestry. In determining ongoing compliance, the burden of proof shall fall on the applicant, property owner, and/or all successors and assigns. No use, under normal conditions, shall cause, create or result in:
  - (a) **noise** in excess of eighty (80) decibels that is not the result of occasional, customary activities associated with an allowed use (e.g., lawn mowing); or noise that otherwise represents a significant increase in noise levels in the vicinity of the use so as to be incompatible with the surrounding area;
  - (b) **clearly apparent vibration** which, when transmitted through the ground, is discernable at property lines without the aid of instruments;
  - (c) **smoke, dust, noxious gases, or other forms of air pollution** which constitute a nuisance or threat to neighboring landowners, businesses or residents; which endanger or adversely affect public health, safety or welfare; which cause damage to property or vegetation; or which are offensive and uncharacteristic of the affected area;
  - (d) **releases of heat, cold, moisture, mist, fog** or condensation which are detrimental to neighboring properties and uses, or the public health, safety, and welfare;
  - (e) **electromagnetic disturbances or electronic transmissions or signals** which will repeatedly and substantially interfere with the reception of radio, television, or other electronic signals, or which are otherwise detrimental to public health, safety and welfare (except from facilities which are specifically licensed and regulated through the Federal Communications Commission);
  - (f) **glare, lumen, light or reflection** which constitutes a nuisance to other property owners or tenants, which impairs the vision of motor vehicle operators, or which is otherwise detrimental to public health safety and welfare;
  - (g) **liquid or solid waste or refuse** which cannot be disposed of by available methods without undue burden to municipal or public disposal facilities, which pollutes surface or ground waters, or which is otherwise detrimental to public health, safety and welfare; or
  - (h) **undue fire, safety, explosive, radioactive emission or other hazard** which endangers the public, public facilities, or neighboring properties, or which results in a significantly increased burden on municipal facilities and services.

**TABLE 2.3  
RESIDENTIAL & COMMERCIAL DISTRICT [ZONE C]**

**(A) Purpose.** The purpose of the Residential and Commercial District is to promote compact residential development, and commercial uses compatible with the scale and character of residential neighborhoods, within and surrounding traditional village centers.

**(B) Permitted Uses:**

1. Accessory Dwelling [see Section 4.2]
2. Accessory Structure/Use (to a permitted use)
3. Agriculture
4. Bank/Financial Institution
5. Bed & Breakfast
6. Boarding House
7. Community Center
8. Dwelling, Single-family
9. Dwelling, Two-family
10. Forestry
11. Funeral Home
12. Group Home
13. Home Child Care [see Section 4.9]
14. Home Occupation [see Section 4.9]
15. Medical Clinic
16. Motor Vehicles Sales & Service
17. Personal Service
18. Place of Worship
19. Private Club
20. Professional/Business Office
21. Recreation Facility (Indoor)
22. Recreation Facility (Outdoor)
23. Restaurant [without drive-through]
24. Retail Sales
25. Veterinary Clinic

**(C) Conditional Uses:**

1. Accessory Structure/Use (to a conditional use)
2. Cultural Facility
3. Day Care Center
4. Dwelling, Multi-family [see Subsection (E)]
5. Adaptive Re-use [see Section 4.3]
6. Extraction of Resources [see Sections 4.6.1 and 4.6.2]
7. Gas Station [see Section 4.7]
8. Home Industry [see Section 4.9]
9. Public Facility/Utility
10. Mixed Use [see Section 4.10]
11. Mobile Home Park [see Section 4.11]
12. Residential Care Facility
13. Restaurant [with drive-through]
14. School
15. Transit Shelter
16. Telecommunications Facility [see Section 4.13]
17. Any other use the Development Review Board determines to be similar in scale, intensity and potential impact as other uses allowed as permitted or conditional uses in this district.

**(D) Dimensional Standards:**

Dimensional Standards (unless otherwise specified for a particular use):	
Minimum Lot Size	1 acre
Minimum Frontage	150 feet
Minimum Setback/Front (see also Section 2.3(E))	50 feet
Minimum Setback/Side	25 feet
Minimum Setback/Rear	25 feet
Maximum Height	35 feet

**(E) Supplemental District Standards:**

- (1) All permitted uses, excluding single-family and two-family dwellings, accessory uses/structures to single family dwellings (e.g., home occupations, accessory Dwellings, home child care), forestry and agriculture, must receive site plan approval by the Development Review Board in accordance with Section 5.3.
- (2) All uses must comply with the requirements of Article 3. General Regulations and Article 4. Specific Use Standards, as applicable.
- (3) Planned Residential Developments (PRDs) and PUDs are allowed in the Residential and Commercial District in accordance with Section 5.5.

**TABLE 2.4  
RURAL RESIDENTIAL & AGRICULTURAL DISTRICT [ZONE D]**

**(A) Purpose.** The purpose of Rural Residential and Agricultural District is to promote agriculture and forestry while accommodating low density residential development and other compatible non-residential uses.

**(B) Permitted Uses:**

1. Accessory Structure/Use (to a permitted use)
2. Accessory Dwelling [see Section 4.2]
3. Agriculture
4. Bed & Breakfast
5. Cemetery
6. Community Center
7. Dwelling, Single-family
8. Dwelling, Two-family
9. Dwelling, Multi-family [maximum 6 dwelling units - with minimum area per dwelling unit of 3 acres]
10. Forestry
11. Group Home [see Section 4.8]
12. Home Child Care [see Section 4.9]
13. Home Occupation [see Section 4.9]
14. Recreation Facility (Outdoor)

**(C) Conditional Uses:**

1. Accessory Structure/Use (to a conditional use)
2. Campground [see Section 4.5]
3. Dwelling, Multi-family
4. Adaptive Re-use [see Section 4.3]
5. Extraction of Resources [see Sections 4.6.1 and 4.6.2]
6. Home Industry [see Section 4.9]
7. Kennel
8. Light Industry
9. Mixed Uses [see Section 4.10]
10. Mobile Home Park [see Section 4.11]
11. Neighborhood Business [see Subsection (E)]
12. Public Facility/Utility [see Section 4.12]
13. Telecommunications Facility[see Section 4.13]
14. Veterinary Clinic
15. Any other use the Development Review Board determines to be similar in scale, intensity and potential impact as other uses allowed as permitted or conditional uses in this district.

**(D) Dimensional Standards:**

Dimensional Standards (unless otherwise specified for a particular use):	
Minimum Lot Size	3 acres
Minimum Frontage	250 feet
Minimum Setback/Front (see Subsection (E)(2), below)	75 feet
Minimum Setback/Side (see Subsection (E)(2), below)	50 feet
Minimum Setback/Rear (see Subsection (E)(2), below)	50 feet
Maximum Height	35 feet

**(E) Supplemental District Standards**

- (1) A Neighborhood Business in the Rural Residential and Agricultural District shall be approved by the Development Review Board as a conditional use in accordance with Section 5.4 and the following requirements:
  - (a) Neighborhood Businesses (e.g., farm market, grocery stores, antique or craft shop, or other light commercial activity of similar nature) shall be housed in buildings designed to be consistent with the rural-agricultural character of the district.
  - (b) Retail floor area shall not exceed a maximum of 3,500 square feet.
  - (c) Hours of operation shall be compatible with the residential character of the district. The Board may limit evening or night hours to ensure such compatibility, or place other conditions on the design, layout and/or operation of the business to ensure that noise, lighting and traffic generated by the business does not exceed levels typical of residential uses or result in an adverse impact on neighboring properties.

**TABLE 2.4 (CONTINUED)**  
**RURAL RESIDENTIAL & AGRICULTURAL DISTRICT**

- (2) Notwithstanding the side and rear setbacks set forth in Subsection (D), the side and rear setback for a lot of less than three acres shall be 25 feet, and the front setback for a lot of less than three (3) acres shall be the existing distance from the point of the dwelling that is closest to the road right-of-way, or 25 feet, whichever is less, providing that:
  - (a) the lot was in existence prior to September 15, 1982; and
  - (b) the lot is occupied by a single-family dwelling that existed prior to September 15, 1982, and has occupied the lot continuously since September 15, 1982, in accordance with section 3.10; and
  - (c) a zoning permit is issued in accordance with Section 7.1 for the reconstruction, alteration, relocation, or enlargement of the existing dwelling, or the construction, reconstruction, alteration, relocation, or enlargement of an accessory structure to that dwelling.
- (3) All permitted uses, excluding single-family and two-family dwellings, accessory uses/structures to single family dwellings (e.g., home occupations, accessory Dwellings, home child care), forestry and agriculture, must receive site plan approval by the Development Review Board in accordance with Section 5.3.
- (4) All uses must comply with the requirements of Article 3. General Regulations and Article 4. Specific Use Standards, as applicable.
- (5) Planned Residential Developments are allowed in the Rural Residential and Agricultural District in accordance with Section 5.5.

**TABLE 2.5**  
**AGRICULTURE & FOREST CONSERVATION DISTRICT [ZONE E]**

**(A) Purpose.** The purpose of Agricultural & Forest Conservation District is to promote agriculture, forestry and low density residential development in areas with limited access to public roads and community services, while protecting natural resources and the district's rural character.

**(B) Permitted Uses:**

1. Accessory Dwelling [see Section 4.2]
2. Accessory Structure/Use (to a permitted use)
3. Agriculture
4. Bed & Breakfast
5. Dwelling/Single Family
6. Dwelling/Two Family
7. Forestry
8. Group Home [see Section 4.8]
9. Home Child Care [see Section 4.9]
10. Home Occupation [see Section 4.9]
11. Recreation Facility (Outdoor)

**(C) Conditional Uses:**

1. Accessory Structure/Use (to a conditional use)
2. Dwelling, Multi-family
3. Adaptive Re-use [see Section 4.3]
4. Extraction of Resources [see Sections 4.6.1 and 4.6.2]
5. Public Facility/Utility [see Section 4.12]
6. Telecommunications Facility [see Section 4.13]
7. Mixed Uses [see Section 4.10]
8. Any other use the Development Review Board determines to be similar in scale, intensity and potential impact as other uses allowed as permitted or conditional uses in this district.

**(D) Dimensional Standards:**

Dimensional Standards (unless otherwise specified for a particular use):	
Minimum Lot Size	7 acres
Minimum Area per Dwelling Unit	7 acres
Minimum Frontage	350 feet
Minimum Setback/Front (see Subsection (E)(1), below)	75 feet
Minimum Setback/Side (see Subsection (E)(1), below)	50 feet
Minimum Setback/Rear (see Subsection (E)(1), below)	50 feet
Maximum Height	35 feet

**(E) Supplemental District Standards**

- (1) Notwithstanding the side and rear setback set forth in Subsection (D), the side and rear setbacks for a lot of less than three acres shall be 25 feet, and the front setback for a lot of less than three (3) acres shall be the existing distance from the point of the dwelling that is closest to the road right-of-way, or 25 feet, whichever is less, providing that:
  - (a) the lot was in existence prior to September 15, 1982; and
  - (b) the lot is occupied by a single-family dwelling that existed prior to September 15, 1982, and has occupied the lot continuously since September 15, 1982, in accordance with section 3.10; and
  - (c) a zoning permit is issued in accordance with Section 7.1 for the reconstruction, alteration, relocation, or enlargement of the existing dwelling, or the construction, reconstruction, alteration, relocation, or enlargement of an accessory structure to that dwelling.
- (2) All permitted uses, excluding single-family and two-family dwellings, accessory uses/structures to single family dwellings (e.g., home occupations, accessory Dwellings, home child care), forestry and agriculture, must receive site plan approval by the Development Review Board in accordance with Section 5.3.
- (3) All uses must comply with the requirements of Article 3. General Regulations and Article 4. Specific Use Standards, as applicable.
- (4) Planned Residential Developments are allowed in the Agricultural and Forest Conservation District in accordance with Section 5.5.

**TABLE 2.6**  
**CONSERVATION AREAS OVERLAY DISTRICT**

**(A) Purpose.** The purpose of the Conservation Areas Overlay District is to ensure the protection of critical natural resources by requiring that development occurs in a manner that does not degrade or impair the ecological values and functions associated with the various resources included in the overlay district, regardless of the underlying zoning designation.

**(B) Permitted Uses:**

1. Agriculture
2. Accessory Dwelling [see Section 4.2\*]
3. Forestry
4. Group Home [see Section 4.8]\*
5. Home Child Care [see Section 4.9]\*
6. Home Occupation [see Section 4.9]\*

\* within or appurtenant to an existing single family dwelling.

**(C) Conditional Uses:**

1. All other uses allowed within the underlying zoning district.

**(D) Dimensional Standards** (unless otherwise specified for a particular use):

As required for underlying zoning district shall apply.

**(E) Supplemental District Standards:** All land development identified in Subsection (C) must be approved by the Development Review Board as a conditional use in accordance with Section 5.4 and the following requirements:

- (1) All proposals shall demonstrate how natural features, including but not limited to wetlands, wildlife habitat, water supply sources, will be protected under the proposed development plan.
- (2) In the case of an identified aquifer protection area, the applicant shall demonstrate that the proposed use will not result in the pollution of ground or surface waters or an unreasonable reduction of the supply of groundwater. The Board shall consider such factors as the amount and type of wastes to be generated by the proposed use and the adequacy of the proposed disposal system, and the capability of the land and water to sustain such use without degradation. In considering an application, the Board may consult with the Vermont Department of Environmental Conservation for assistance or require certification by a registered professional engineer that the project will not result in degradation.
- (3) In the case of wetlands, critical wildlife habitat, and other unique natural or manmade features, the proposal shall provide for adequate setbacks of roads, buildings, structures, and sewage disposal systems from these resources to ensure their protection.
- (4) The Development Review Board may place conditions on the proposed use to ensure the above standards will be met. The conditions may include, but shall not be limited to, additional setbacks, buffer strip requirements, and internal circulation requirements.