

PROPOSED ZONING DISTRICT DIMENSIONAL STANDARDS

for public review and comment (26 September 2016)

| | RESIDENTIAL 10 | RESIDENTIAL 3 | RESIDENTIAL 1 | RURAL RESIDENTIAL | RURAL AGRICULTURAL | FOREST CONSERVATION | TOURISM & RECREATION |
|---|--------------------|------------------|---------------------------|----------------------|-----------------------|------------------------|-------------------------|
| Minimum lot size | SAME or ↓ 8,000 sf | ↑ or ↓ 15,000 sf | ↑ or ↓ 1 ac | ↑ 5 ac | ↑ 10 ac | ↑ 25 ac | ↓ 1 ac |
| Minimum lot frontage | NEW 45 ft | NEW 60 ft | NEW 120 ft | NEW 300 ft | NEW 300 ft | NEW 300 ft | ↓ 150 ft |
| Maximum lot coverage | NEW or ↑ 80% | NEW or ↓ 60% | NEW or ↓ 50% ^A | NEW 10% ^A | NEW 5% ^A | NEW 1% ^A | NEW 50% |
| Maximum residential density (dwelling units /acre) | ↑ 10 du/ac | ↑ 3 du/ac | SAME or ↓ 1 du/ac | ↓ 1 du/5 ac | ↓ 1 du/10 ac | n/a | ↑ 1 du/ac |
| Minimum front setback | SAME 15 ft | SAME or ↓ 15 ft | ↑ 30 ft | ↑ 30 ft | ↑ 30 ft | ↓ 30 ft | ↓ 30 ft |
| Maximum front setback | NEW 30 ft | NEW 30 ft | n/a | n/a | n/a | n/a | n/a |
| Minimum side setback | ↓ 10 ft | ↓ 10 ft | SAME or ↓ 15 ft | ↓ 20 ft | ↓ 20 ft | ↓ 50 ft | ↓ 20 ft |
| Minimum rear setback | ↑ 20 ft | ↑ or ↓ 20 ft | ↑ or ↓ 20 ft | ↓ 20 ft | ↓ 20 ft | ↓ 50 ft | ↓ 20 ft |
| Minimum riparian setback | NEW 20 ft | NEW 30 ft | NEW 30 ft | NEW 50 ft | NEW 50 ft | NEW 50 ft | NEW 30 ft |
| Maximum building footprint | NEW 6,000 sf | NEW 6,000 sf | n/a | n/a | n/a | n/a | NEW 6,000 sf |
| Maximum building coverage | n/a | n/a | NEW or ↓ 15% | n/a | n/a | n/a | n/a |
| Minimum building height | n/a | n/a | n/a | n/a | n/a | n/a | NEW 20 ft |
| Maximum building height | ↑ 40 ft | ↑ 35 ft | ↑ 35 ft | ↑ 35 ft | ↑ 35 ft | ↑ 35 ft | ↑ 35 ft |

NOTES:

↓ Indicates that a proposed standard would be lowered or reduced as compared to adopted zoning.

↑ Indicates that a proposed standard would be raised or increased as compared to adopted zoning.

NEW Indicates that a proposed standard does not exist in adopted zoning.

SAME Indicates that a proposed standard would not change as compared to adopted zoning.

A Not to exceed 1 acre

The Merchants bank building on Main Street has a footprint of approximately 5,100 sf and the Rite Aid building has a footprint of approximately 13,300 sf.

PROPOSED ZONING DISTRICT USE TABLE

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| | R-10 | R-3 | R-1 | RR | RA | FC | TR |
|--------------------------------------|------|-----|-----|----|----|----|----|
| Single-family dwelling | P | P | P | P | P | P | P |
| Two-family dwelling | P | P | P | P | | | P |
| Attached dwelling | P | P | C | C | | | C |
| Multi-family dwelling | P | C | | | | | |
| Accessory dwelling / Home occupation | P | P | P | P | P | P | P |
| Home business | | | C | C | C | | C |
| Family childcare home | P | P | P | P | P | P | P |
| Retirement housing | P | P | P | P | | | C |
| Assisted living services | C | C | | | | | C |
| Skilled nursing services | | C | | | | | |
| Bed and breakfast | P | P | P | C | C | | P |
| Inn | | | | C | C | | P |
| Rooming and boarding house | P | P | P | | | | P |
| Hotel or motel | | | | | | | P |
| Resort | | | | C | C | | P |
| Lawn, garden or farm supply sales | | | | C | C | | C |
| Beer, wine or liquor store | | | | | | | C |
| Specialty food store | | | | | | | C |
| Open market | | | | | | | C |
| Professional or business office | | | | | | | P |
| Personal or business services | | | | | | | C |
| Veterinary office | | | | C | C | | C |
| Domestic animal services | | | | C | C | | C |
| Recreational equipment rental | | | | C | C | C | P |
| Restaurant, eat-in | | | | | | | P |
| Tavern | | | | | | | C |
| Nightclub | | | | | | | |
| Catering or commercial kitchen | | | | C | C | | C |

P = Permitted Use C = Conditional Use Blank = Prohibited

| | R-10 | R-3 | R-1 | RR | RA | FC | TR |
|---|------|-----|-----|----|----|----|----|
| Food and beverage manufacturing | | | | | C | | C |
| Wood products manufacturing | | | | | C | | |
| Artisanal or handcrafted manufacturing | | | | | | | C |
| Contractors yard | | | | | C | | |
| Transit or passenger transport services | | | | | | | C |
| Composting facility | | | | | C | | |
| Performance theater | | | | | | | C |
| Museum | | | | C | C | | P |
| Art gallery or studio | | | | | | | P |
| Indoor recreation | | | | | | | P |
| Fitness center or health club / Spa | | | | | | | P |
| Event facility | | | | C | C | | P |
| Outdoor recreation | | | | C | C | C | P |
| Golf course or country club | | | | C | C | | P |
| Campground | | | | C | C | C | C |
| Summer camp | | | | C | C | C | C |
| Primitive camp | | | | P | P | P | |
| Park or nature preserve | P | P | P | P | P | P | P |
| Specialty school | | | | | | | C |
| Community center | | | | | | | C |
| Religious institutions | | | C | C | | | |
| Cemetery | | | C | P | P | | |
| Social or membership club | | | | | | | P |
| Greenhouse or nursery | | | | C | C | | |
| Agriculture support services | | | | C | C | | |
| Stable or riding facility | | | C | P | P | C | C |
| Firewood production | | | | | C | C | |
| Sawmill | | | | | C | C | |
| Fishing or game preserves | | | | P | P | P | |
| Mining or quarrying | | | | C | C | C | |
| Rural enterprise | | | C | | | | |

P = Permitted Use C = Conditional Use Blank = Prohibited

PROPOSED USE DEFINITIONS

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RESIDENTIAL

- (1) **Single-Family Dwelling.** A single-unit structure intended for habitation by one household that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation.
- (2) **Two-Family Dwelling.** A two-unit structure intended for habitation by two households each in a unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, and with each unit having a separate entrance from the outside or through a common vestibule (also known as a duplex).
- (3) **Attached Dwelling.** A single-unit dwelling intended for habitation by one household that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, which is attached to another single-unit dwelling in a row of at least three such dwellings with one or more common walls and with each dwelling having its own front and rear access to the outside (also known as a townhouse).
- (4) **Multi-Family Dwelling.** A structure or part of a structure containing three or more dwelling units each intended for habitation by one household and providing complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation.
- (5) **Accessory Dwelling.** A second dwelling unit within a single-family dwelling or an accessory building that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation.
- (6) **Home Occupation.** A small business located on the operator's residential property as an accessory use that does not alter the residential character of the property.
- (7) **Home Business.** A small business located on the operator's residential property as an accessory use that may alter the residential character of the property.
- (8) **Family Childcare Home.** A small daycare business located on the operator's residential property as an accessory use.
- (9) **Retirement Housing.** A residential structure or development designed and operated to primarily house people age 55 or older that contains multiple dwelling units each intended for habitation by one household and providing complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation. It may offer minimum convenience services to residents.
- (10) **Assisted Living.** An establishment intended to provide housing, board and care to residents who need assistance with daily activities such as dressing, grooming, bathing, etc. and that operates under state license. Care providers may also live on-site or provide these services from their home.
- (11) **Skilled-Nursing Services.** An establishment intended to provide housing and 24-hour skilled nursing care to residents and that operates under state license. This includes nursing and convalescent homes.

LODGING

- (1) **Bed and Breakfast.** An establishment intended to provide short-term accommodations for travelers operated in private homes with not more than five guestrooms.
- (2) **Inn.** An establishment intended to provide short-term accommodations for travelers operated primarily in private homes. Meals and alcoholic beverages may also be provided as a secondary service to guests and other patrons.
- (3) **Rooming and Boarding House.** An establishment intended to provide accommodations operated in private homes that will typically serve as the boarder's principal residence, and that commonly includes meals, housekeeping and/or laundry services.
- (4) **Hotel or Motel.** An establishment intended to provide short-term accommodations for travelers. They may also offer food services, convention hosting, personal services, etc.
- (5) **Resort.** An establishment intended to provide accommodations for transient guests where the primary attraction is recreational amenities or activities. They may also offer food services, convention hosting, personal services, etc.

COMMERCIAL

- (1) **Lawn, Garden and Farm Supply Sales.** An establishment that sells specialized products and services for lawn, garden or farm use. It may (a) Sell farm supplies such as feed and seed; (b) Sell nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, soil, compost, mulch, or sod. The live products must be predominately grown elsewhere; (c) Sell lawn, garden or farm equipment or machinery as an accessory use; (d) Provide installation, repair or maintenance services as an accessory use.
- (2) **Beer, Wine or Liquor Store.** An establishment that sells packaged alcoholic beverages for off-site consumption.
- (3) **Specialty Food Store.** An establishment that sells a limited line of specialty, locally-produced and/or gourmet food or beverage items primarily for off-site consumption. It may offer prepared foods or drinks for immediate consumption either on-site or for take-out as an accessory use.
- (4) **Open Market.** An establishment that sells goods to the general public for personal or household consumption primarily from outdoor areas or open air structures, excluding any use specifically defined in this section.
- (5) **Professional or Business Office.** An establishment that: (a) is used to conduct the affairs of a business, organization or profession; or (b) provides services that are reliant on the specialized training, expertise, skills or knowledge of practitioners. This definition specifically excludes medical offices.

- (6) **Personal or Business Service.** An establishment that provides: (a) services on or closely related to the physical person such as laundry, dry cleaning, tailoring, shoe repair, hair salon, nail salon, spa, massage parlor or tattoo parlor; or (b) support services primarily to other businesses such as billing, collection, advertising, telemarketing, copying, mailing, etc. It may include sales of related personal products as an accessory use.
- (7) **Veterinary Office.** An establishment where licensed practitioners of veterinary medicine, dentistry or surgery treat animals. It may include grooming, boarding or other pet services as an accessory use. It may include sales of pet food, medicines or supplies as an accessory use.
- (8) **Domestic Animal Service.** An establishment that provides domestic animal and pet care services other than veterinary service such as boarding, grooming, sitting and training, or that breeds, sells or manages adoption of domestic animals. It may include sales of pet food or supplies as an accessory use.
- (9) **Recreational Equipment Rental.** An establishment that rents recreational goods, such as skis, canoes, kayaks or bicycles.
- (10) **Restaurant, Eat-In.** An establishment that prepares and serves meals, snacks and beverage that are primarily served to seated patrons for immediate consumption on the premises.
- (11) **Tavern.** An establishment that primarily prepares and serves alcoholic beverages for immediate consumption. It may include food service as an accessory use.
- (12) **Catering or Commercial Kitchen.** A licensed and inspected establishment that is used to prepare meals, snacks and beverages to be served at off-premise events or to prepare packaged food for off-premise sale and/or consumption.

INDUSTRIAL

- (1) **Food or Beverage Manufacturing.** An establishment that produces food or beverage products from within an enclosed building that are typically sold to wholesalers or retailers. It may include a retail shop, restaurant or tavern as an accessory use that primarily sells products produced on the premises.
- (2) **Wood Products Manufacturing.** An establishment that produces finished wood products from logs or sawed lumber such as cabinets, furniture, decorative items, containers, flooring, trusses, or pre-fabricated buildings or building components from within an enclosed building. It may include a retail shop as an accessory use that sells products produced on the premises. It specifically excludes sawmills and firewood processing operations.
- (3) **Artisanal or Handcrafted Manufacturing.** An establishment that produces artisanal or handcrafted goods from within an enclosed building that are typically custom-designed and/or produced in small quantities. It may include a retail shop as an accessory use that sells products produced on the premises.
- (4) **Contractors Yard.** An establishment that provides storage for vehicles, machinery, equipment and materials used by a contractor in construction or property maintenance trades. It may include a shop for maintaining or repairing the contractor's vehicles, machinery or equipment or the contractor's business office.

- (5) **Transit or Passenger Transportation Services.** An establishment that provides public or ground passenger transportation services such as van or bus transportation or taxis.
- (6) **Composting Facility.** An establishment primarily used for the composting of food and other biodegradable wastes.

ARTS, ENTERTAINMENT AND RECREATION

- (1) **Performance Theater.** An establishment that presents live entertainment by actors, singers, dancers, musicians or other performing artists to an audience.
- (2) **Museum.** An establishment that preserves and exhibits objects, sites and natural wonders of historical, cultural or educational value.
- (3) **Art Gallery or Studio.** An establishment used to produce and/or display, and sell works of art.
- (4) **Indoor Recreation.** An establishment that offers sports, games, entertainment and other leisure-time activities to the general public primarily from within an enclosed building.
- (5) **Fitness Center or Health Club.** An establishment that offers fitness or recreational sports facilities and services to members and their guests primarily from within an enclosed building.
- (6) **Spa.** An establishment that offers health, beauty, weight loss and relaxation treatments and therapies through means such as massage, facials, steam and sauna facilities, waxing, electrolysis, and exercise facilities and instruction. It may offer food and beverages to clients for immediate consumption on the premises. It may offer personal services such as hair salons, make-up consultations, manicures or pedicures as additional services.
- (7) **Event Facility.** An establishment used to host conventions, trade shows, corporate meetings, weddings, receptions, reunions and similar special events that typically includes large open spaces such as auditoriums, banquet halls, exhibition halls and meeting rooms.
- (8) **Outdoor Recreation.** An establishment that offers physical fitness, sports, games and other leisure-time activities primarily outside an enclosed building.
- (9) **Golf Course or Country Club.** An establishment laid out with at least nine holes for playing the game of golf and improved with trees, greens, fairways and hazards. It may include a clubhouse that offers food and beverages to members and guests, restrooms, driving range and shelters. It may provide additional recreational activities and/or retail sales of golf-related merchandise as an accessory use.
- (10) **Campground.** An establishment designed to accommodate campers and their equipment including tents, tent trailers, and recreational vehicles, or to provide overnight recreation camping or outdoor adventure retreats. It may provide additional facilities and services such as cabins, sanitary facilities, food services, recreational facilities, and organized recreational or educational activities.
- (11) **Summer Camp.** An establishment that offers accommodations in tents, cabins or similar rustic structures and organized, group recreational or educational activities for specified periods of time typically not less than one week. It may be used on a limited basis to provide meeting, recreation or social facilities for a private association or group as an accessory use.

- (12) **Primitive Camp.** A seasonal dwelling used for a limited period of time each year that lacks complete kitchen and/or indoor sanitation facilities.
- (13) **Park or Nature Preserve.** A site maintained in a primarily unimproved natural state for passive recreation and/or conservation purposes.

CIVIC AND INSTITUTIONAL

- (1) **Specialty School.** A commercial establishment that offers instruction, classes or training such on a specific topic such as cooking, arts, crafts, dance, music, sports or fitness.
- (2) **Community Center.** A public or non-profit establishment used as a place of meeting for civic, recreational and social activities that are generally open to the public.
- (3) **Religious Institutions.** An establishment that is primarily designed for worship and religious congregations. It may also include classrooms, residential quarters, and spaces to accommodate social activities as an accessory use.
- (4) **Funeral and Cremation Services.** An establishment intended to prepare deceased people for burial or cremation, to cremate the remains of deceased people, and/or to hold funeral services.
- (5) **Cemetery.** A site designed to inter or otherwise store the remains of deceased people.
- (6) **Social and Membership Club.** A private establishment that is the premises of a nonprofit organization that meets periodically to promote some social, service, educational, athletic or recreational objectives and that caters exclusively to members and their guests.

RESOURCE BASED

- (1) **Agriculture and Forestry.** Establishments that grow crops, raise animals, harvest timber, or harvest plants or animals from their natural habitats.
- (2) **Greenhouse or Nursery.** A commercial establishment that grows nursery products, nursery stock, trees, shrubs or flowers. It may include retail sale of products grown on-site as an accessory use.
- (3) **Agriculture Support Service.** An establishment that performs support activities related to raising livestock such as breeding services, livestock sales or auctions, and slaughterhouses or slaughtering services.
- (4) **Stable or Riding Facility.** An establishment intended to house, train or care for horses.
- (5) **Firewood Production.** An establishment that processes timber harvested off-site into firewood.
- (6) **Sawmill.** An establishment that processes timber harvested off-site into wood products such as lumber, plywood, veneers, etc.
- (7) **Fishing and Game Preserves.** An establishment that is used for commercial hunting or trapping, or as a commercial or recreational game or hunting preserve.
- (8) **Mining and Quarrying.** An establishment that dredges, quarries, mines, or develops mine sites for crushed and broken stones, limestone, sand, gravel, clay, topsoil, or other stones and nonmetallic minerals. It may include on-site processing such as crushing, grinding, washing or screening.

- (9) **Rural Enterprise.** An establishment that engages in agri-tourism, agri-education, direct marketing of locally-produced farm or forest products, or that adds value to locally-produced farm or forest products.