

2 ZONING DISTRICTS

200 General Provisions

2001 ESTABLISHMENT OF BASE ZONING DISTRICTS

2001.A This ordinance establishes the following zoning districts as shown on the Official Zoning Map and described in Subpart 210:

- (1) Urban Center 1 (UC-1)
- (2) Urban Center 2 (UC-2)
- (3) Urban Center 3 (UC-3)
- (4) Mixed Use 1 (MU-1)
- (5) Mixed Use 2 (MU-2)
- (6) Mixed Use 3 (MU-3)
- (7) Residential 16 (R-16)
- (8) Residential 12 (R-12)
- (9) Residential 8 (R-8)
- (10) Residential 4 (R-4)
- (11) General Business (GB)
- (12) Industrial (IN)
- (13) Civic (CIV)
- (14) Conservation (CON)

2002 ESTABLISHMENT OF OVERLAY ZONING DISTRICTS

2002.A This ordinance establishes the following overlay zoning districts as shown on the Official Zoning Map and described in Subpart 220:

- (1) Design Review Overlay (DRO)
- (2) Historic Structure Overlay (HSO)
- (3) Adaptive Reuse Overlay (ARO)

2003 OFFICIAL ZONING MAP

2003.A The maps delineating the boundaries of the various base and overlay zoning districts established in this subpart are incorporated by reference into this ordinance and adopted as part of these ordinance, and constitute Barre City's Official Zoning Map.

2003.B The Official Zoning Map is on file in the city's planning department office. The small-scale, unofficial versions of the maps included in this ordinance are for convenience only. The Official Zoning Map must be used for all measurements and interpretations of the district boundaries.

Comment [BS75]: This draft is proposing a complete re-zoning of the city, replacing the existing zoning map and districts in their entirety with a new map and districts.

Comment [BS76]: Compare to Section 3.1 of adopted zoning.

Comment [BS77]: Compare to Section 3.2 of adopted zoning.

2003.C If a specific distance or measurement is not shown on the map, the Zoning Administrator will interpret any Official Zoning Map boundaries indicated as approximately following:

- (1) Streets, railroad lines, power lines or rights-of-way to follow the centerlines of such streets, railroad lines, power lines or rights-of-way.
- (2) Lot lines or municipal boundaries to follow such lines or boundaries.
- (3) Rivers, streams or water bodies to follow the centerlines of such rivers, streams or water bodies.

Comment [BS78]: Draft zoning map largely follows property boundaries. This will significantly reduce the need for interpretations of zoning district boundaries.

2003.D The Zoning Administrator will interpret any of the features listed in Subsection 2003.C to be located where they exist on the ground or as shown on a survey at the time of the interpretation if they vary from their depiction on the Official Zoning Map except that:

- (1) A boundary line adjustment or subdivision that changes the location of a lot line will not change the location of any zoning district boundary indicated as following that lot line.

Comment [BS79]: The term survey will be defined.

2003.E The boundaries of the Historic Structure Overlay District are inclusive of all properties listed individually or within a district on the State or National Register of Historic Places as most recently approved by the state or federal government, as applicable.

2004 USE STANDARDS

2004.A **Allowed Uses.** A proposed use must be shown on the use table (see Section 2115) as a permitted or conditional use in the applicable zoning district unless:

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- (1) The subject use is a nonconformity and the proposed development is in conformance with the requirements of Subpart 130.

2004.B **Prohibited Uses.** A use not specifically listed as permitted or conditional in a zoning district on the use table (see Section 2115) is prohibited in that zoning district unless the applicant demonstrates to the Zoning Administrator that the unlisted use:

Comment [BS80]: Compare to Section 4.1 of adopted zoning.

- (1) Is materially similar to a use that is permitted or conditional in the same zoning district in accordance with Subsection 2004.C; or
- (2) Is required to be allowed in a zoning district by state or federal law.

2004.C **Materially Similar Uses.** The Zoning Administrator may make a written determination that a proposed use not listed on the use table (see Section 2115) as permitted or conditional in any district is materially similar to a use listed as permitted or conditional in the applicable zoning district and that it should be allowed to the same extent and subject to the same standards as that permitted or conditional use if it has:

Comment [BS81]: This is a new provision and process.

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- (1) Similar impacts on the neighborhood such as traffic, noise and lighting as that listed use; and
- (2) Similar characteristics such as building type, site arrangement, floor area, number of employees, customer traffic, equipment use, hours of operation, parking, vehicle trips and signage as that permitted or conditional use.

2004.D **Multiple and Mixed Uses.** A landowner may use a lot or structure for any combination of uses allowed in the applicable zoning district.

Comment [BS82]: Adopted ordinance is silent on the number of principal uses on a lot. This provision clearly allows it.

2004.E **Accessory Uses.** A landowner may establish accessory uses on a lot in accordance with the standards below:

- (1) The total area occupied by accessory uses must not exceed 40% of the total area occupied by the associated principal use. For principal uses conducted primarily indoors, this calculation will be based on total gross floor area. For principal uses conducted primarily outdoors, this calculation will be based on total lot area.
- (2) An accessory use must be a permitted or conditional use in the applicable zoning district, or it must be specifically authorized as an allowed accessory use to the applicable principal use in this ordinance (see Section 3005).
- (3) The standards of this subsection do not apply to accessory dwellings, home occupations, home businesses and family childcare homes.

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2005 DIMENSIONAL STANDARDS

2005.A **Applicability.** Development must conform to the dimensional standards for the applicable zoning district (see Section 2116) unless:

- (1) A subject lot or structure is a nonconformity and the proposed development is in conformance with the requirements of Subpart 130;
- (2) The applicant receives a waiver (Section 4404) or variance (Section 4405) from the Development Review Board; or
- (3) The proposed development will be approved as a planned unit development in accordance with the provisions of this ordinance.

2005.B **Principal Buildings.** Landowners may locate more than one principal building on a lot in accordance with the standards below:

- (1) The total amount of development on the lot must not exceed the maximum density allowed in the district;
- (2) There must not be more than 1 detached single- or two-family dwelling on any lot unless approved as part of a planned unit development in accordance with the provisions of this ordinance;
- (3) Each principal building must meet the applicable dimensional standards of the zoning district;
- (4) The distance between new principal buildings or between a new principal building and an existing principal building must not be less than twice the side setback required in the zoning district, unless they are attached; and
- (5) Approval of multiple principal buildings on a lot will not constitute a right to separately convey those structures unless:
 - (a) The subject lot will be lawfully subdivided in accordance with the provisions of this ordinance; or
 - (b) The building will be lawfully converted to condominium ownership,

which may include the subdivision of footprint lots.

2005.C **Accessory Structures.** Landowners may locate accessory structures on a lot in accordance with the standards below:

- (1) Unless otherwise specified in this ordinance, accessory structures must meet the front setback requirements for the applicable zoning district (see Section 2116).
- (2) Accessory structures must be located at least 8 feet from any other structure unless they are attached to that structure.
- (3) Unless otherwise specified in this ordinance, accessory structures must not exceed a maximum height of 36 feet or the height of the associated principal building, whichever is less; **and**
- (4) Unless otherwise specified in this ordinance, accessory structures:
 - (a) With a footprint of not more than 120 square feet and a height of not more than 10 feet must be set back at least 4 feet from rear and side property lines, or the minimum setback requirements for the district in which they are located, whichever is less; **or**
 - (b) With a footprint in excess of 120 square feet or a height in excess of 10 feet be set back at least 12 feet from rear and side property lines, or the minimum setback requirements for the district in which they are located, whichever is less.

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2005.D **Lot Size.** Lot size will be regulated in accordance with the following:

- (1) Any lot created under this ordinance must meet the minimum lot size requirement for the applicable zoning district unless approved as part of a planned unit development in accordance with the provisions of this ordinance.
- (2) A pre-existing small lot may be developed in accordance with Section 1303 irrespective of whether it will comply with the minimum lot size standard for the applicable zoning district.
- (3) An existing lot must not be reduced in size below the minimum lot size requirement for the applicable zoning district unless the reduction is the result of land being acquired for a public purpose (ex. street widening); **and**
- (4) A lot that will include land in more than one zoning district must meet the minimum lot size requirement for the zoning district that the portion of the lot with street frontage is located in. If the lot has street frontage in more than one zoning district, the lot must meet the largest minimum lot size requirement.

2005.E **Street Frontage.** All lots must front on a public or private **street** as specified in each zoning district and in accordance with the following:

- (1) **Pre-Existing Lots.** An existing lot without the minimum required frontage on a maintained public or private street must have access to such a street over a permanent easement or right-of-way not less than 20 feet wide for single-and two-family residential lots and 40 feet wide for all other lots.

Comment [BS83]: Compare to Section 4.2.01 of adopted zoning.

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- (2) **Corner Lots.** Lots that front on more than one street will only be required to meet minimum frontage requirements on one street.
- (3) **New Lots.** All new lots created under this ordinance must have the minimum frontage on a maintained public or private street unless the Development Review Board:
 - (a) Approves a lot with less frontage as part of a planned unit development in accordance with the provisions of this ordinance;
 - (b) Approves a waiver to reduce the frontage requirement to not less than 15 feet for irregularly shaped lots or lots accessed by a shared driveway; or
 - (c) Approves a waiver to reduce or eliminate the frontage requirement for lots restricted to farming, forestry or open spaces uses through a legally enforceable and permanent means such as a conservation easement.

2005.F **Setbacks.** Development must meet applicable setback requirements as follows:

- (1) All development and structures subject to this ordinance must be set back from streets and property lines as shown in the dimensional table (see Section 2116) unless otherwise specified in this ordinance.
- (2) Lots with frontage on more than one street must meet front setback requirements on each street, and must meet side setback requirements on the remaining sides.
- (3) Setback requirements will apply to lots in common ownership to the same extent as if the lots were not in common ownership.

2005.G **Height.** No structure subject to this ordinance may exceed district height limits as specified below unless otherwise specified in this ordinance:

- (1) Minimum and/or maximum height requirements for principal structures are shown in the dimensional table (see Section 2116) for each zoning district.
- (2) Accessory structures must not exceed the maximum height specified in Figure 3-01 or 36 feet if no maximum height specified in Figure 3-01.
- (3) Height limits do not apply to:
 - (a) Belfries, spires, steeples, cupolas, domes or similar architectural features not used for human habitation; and
 - (b) Skylights, parapet walls, cornices, chimneys, ventilators, bulkheads, or mechanical equipment usually located on the roof level, provided that such features are limited to the height necessary for their proper functioning.
- (4) Height limits do apply to flag poles, light poles, signs and similar freestanding structures not located within public rights-of-way.
- (5) Where a minimum building height is specified, that height must be maintained along the entire facade for a depth of at least 30 feet or the depth of the building, whichever is less.

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- (6) When height is measured in feet, the measurement will be taken from the average finished grade at ground level to the highest portion of the structure excluding the building elements listed in Paragraph (3) above.

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2006 RESIDENTIAL DENSITY STANDARDS

2006.A The number of dwelling units on a lot must not exceed the maximum density specified in the applicable zoning district except:

- (1) Accessory dwellings approved under Section 3202 will not count as a dwelling unit for the purposes of calculating density.
- (2) A pre-existing small lot may be developed in accordance with Section 1303 irrespective of whether it will comply with the residential density standard for the applicable district.

210 Base Zoning Districts

2101 URBAN CENTER 1 (UC-1)

2101.A **Intent.** The Urban Center 1 district provides concentrated downtown retail, service, office, upper floor housing and other compatible mixed uses in Barre City’s central business district. Urban design standards are required in order to maintain neighborhood commercial scale, pedestrian activity, architectural character and the traditional built pattern. The purpose of this district is to:

- (1) Promote the long-term economic and social vitality of Barre City’s central business district;
- (2) Provide for the daily needs and services of the community;
- (3) Provide economic development opportunities through clean industry, office and commercial uses;
- (4) Provide housing opportunities within walking distance of employment, service and retail opportunities;
- (5) Encourage investment that increases the value of downtown buildings and property;
- (6) Ensure that new buildings are compatible with the historic architectural framework of Barre City’s downtown and preserve a human scale;
- (7) Promote a quality, urban streetscape and pedestrian-friendly environment; and
- (8) Accommodate a broad range of high-density housing options.

2101.B **Allowed Uses.** Section 2115 establishes the uses allowed in this district. In addition:

- (1) Residential uses are prohibited on the ground floor.
- (2) Food service drive-throughs are prohibited. All other drive-through service may only be located at the rear of the building and will require conditional use approval.
- (3) Wholesale trade and information service uses are not permitted to occupy the ground floor, street frontage portion of a building.

2101.C **Dimensional Standards.** Section 2116 establishes the dimensional standards for this district. In addition:

- (1) New principal buildings must be a minimum of 2 stories (this will be interpreted to require at least one functional upper floor).

Comment [BS84]: Similar in area and intent to the Central Business District in adopted zoning.

Comment [BS85]: This term is defined.

2102 URBAN CENTER 2 (UC-2)

2102.A **Intent.** The Urban Center 2 district provides compact retail, service, office, housing and other compatible mixed uses in Barre City's downtown and neighborhood centers. Urban design standards are required in order to maintain neighborhood commercial scale, pedestrian activity, architectural character and the traditional built pattern. The purpose of this district is to:

- (1) Provide for the daily needs and services of the community;
- (2) Provide housing opportunities within walking distance of employment, service and retail opportunities;
- (3) Encourage investment that increases the value of buildings and property in Barre City's downtown and neighborhood centers;
- (4) Ensure that new buildings are compatible with the historic architectural framework of Barre City's downtown and neighborhood centers and preserve a human scale;
- (5) Promote a quality, urban streetscape and pedestrian-friendly environment;
- (6) Accommodate a broad range of high-density housing options.

2102.B **Allowed Uses.** Section 2115 establishes the uses allowed in this district. In addition:

- (1) Food service drive-throughs are prohibited. All other drive-through service may only be located at the rear of the building and will require conditional use approval.
- (2) Wholesale trade and information service uses are not permitted to occupy the ground floor, street frontage portion of a building.

2102.C **Dimensional Standards.** Section 2116 establishes the dimensional standards for this district. In addition:

- (1) New principal buildings must be a minimum of 2 stories (this will be interpreted to require at least one functional upper floor).

Comment [BS86]: Includes areas that are currently in the Central Business and Commercial zoning districts, including North Main Street between Route 62 and Granite Street, Summer Street and South Main Street between Prospect Street and the rail crossing.

2103 URBAN CENTER 3 (UC-3)

2103.A **Intent.** The Urban Center 3 district provides compact retail, service, office, upper floor housing and other compatible mixed uses in Barre City's downtown and along major thoroughfares. Urban design standards are required in order to maintain and enhance neighborhood commercial scale, pedestrian activity, architectural character and the traditional built pattern. The purpose of this district is to:

- (1) Provide economic development opportunities through clean industry, office and commercial uses;
- (2) Provide for the retail and service needs of the community and region, as well as travelers;
- (3) Provide housing opportunities within walking distance of employment, service and retail opportunities;
- (4) Encourage investment that increases the value of buildings and property in Barre City's downtown and along major thoroughfares;
- (5) Ensure that new buildings are compatible with Barre City's historic architectural framework, enhance the character of the city's gateways and major thoroughfares, and preserve a human scale; and
- (6) Promote a quality, urban streetscape and pedestrian-friendly environment.

2103.B **Allowed Uses.** Section 2115 establishes the uses allowed in this district. In addition:

- (1) Existing single- and two-family dwellings will be considered a permitted use, but construction of new single- or two-family dwellings is prohibited. Uses associated with existing single- or two-family dwellings such as accessory dwellings, home occupations, group homes and bed-and-breakfasts will be allowed to the same extent as allowed within single- and two-family dwellings in other districts.
- (2) Drive-throughs may only be located at the rear or side of the building and will require conditional use approval.

2103.C **Dimensional Standards.** Section 2116 establishes the dimensional standards for this district.

Comment [BS87]: This includes land that is currently zoned Commercial or Commercial Industrial, including along North Main Street between Route 62 and 6th Street, and South Main Street between the railroad crossing and Glenwood Avenue and between Mill Street and the city line.

2104 MIXED USE 1 (MU-1)

2104.A **Intent.** The Mixed Use 1 district provides neighborhoods with a complete mix of residential, retail, service and office uses. Urban design standards are required in order to maintain neighborhood commercial scale, pedestrian activity, and distinctive neighborhood character. The purpose of this district is to:

- (1) Provide for the daily needs and services of the neighborhood;
- (2) Provide housing opportunities within walking distance of employment, service and retail opportunities;
- (3) Encourage investment that increases the value of buildings and property in Barre City;
- (4) Ensure that new buildings are compatible with Barre City's historic architectural framework and preserve a human scale;
- (5) Promote a quality, urban streetscape and pedestrian-friendly environment; and
- (6) Accommodate a broad range of high-density housing options.

2104.B **Allowed Uses.** Section 2115 establishes the uses allowed in this district. In addition:

- (1) Drive-throughs are prohibited.

2104.C **Dimensional Standards.** Section 2116 establishes the dimensional standards for this district. In addition:

- (1) New principal buildings must be a minimum of 2 stories (this will be interpreted to require at least one functional upper floor).

2105 MIXED USE 2 (MU-2)

2105.A **Intent.** The Mixed Use 2 district provides a buffer between business and industrial areas and adjoining residential neighborhoods. The purpose of this district is to:

- (1) Provide for low-impact small businesses that are compatible with adjoining residential neighborhoods;
- (2) Provide housing opportunities within walking distance of employment, service and retail opportunities;
- (3) Encourage investment that increases the value of buildings and property in Barre City;
- (4) Promote a quality, urban streetscape and pedestrian-friendly environment; and
- (5) Accommodate a broad range of high-density housing options.

2105.B **Allowed Uses.** Section 2115 establishes the uses allowed in this district. In addition:

- (1) Drive-throughs are prohibited.

2105.C **Dimensional Standards.** Section 2116 establishes the dimensional standards for this district.

Comment [BS88]: Includes land in a variety of districts under adopted zoning including portions of Seminary Street, Summer Street, the area around Currier Park, and Washington Street.

Comment [BS89]: Most of the land in this proposed district is currently in a residential district including portions of Berlin Street, Willey Street, Prospect Street and Blackwell Street.

2106 MIXED USE 3 (MU-3)

2106.A **Intent.** The Mixed Use 3 district provides a gateway into Barre City along the major thoroughfares. The purpose of this district is to:

- (1) Avoid a ~~pattern~~ of low-density commercial sprawl along the major routes in and out of the city;
- (2) Encourage investment that increases the value of buildings and property in Barre City;
- (3) Promote quality streetscapes and attractive gateways into the city.

2106.B **Allowed Uses.** Section 2115 establishes the uses allowed in this district. In addition:

- (1) Drive-throughs may only be located at the rear or side of the building and will require conditional use approval.

2106.C **Dimensional Standards.** Section 2116 establishes the dimensional standards for this district.

2107 RESIDENTIAL 16 (R-16)

2107.A **Intent.** The Residential 16 district provides areas for high-density residential uses and a variety of housing types. The purpose of this district is to:

- (1) Accommodate a full range of housing options;
- (2) Encourage a suitable neighborhood environment for family life;
- (3) Provide housing opportunities within walking distance of employment, service and retail opportunities;
- (4) Accommodate more intensive development in areas close to downtown Barre City where adequate public facilities and services exist;
- (5) Encourage investment that increases the value of buildings and property in Barre City;
- (6) Promote a quality, urban streetscape and pedestrian-friendly environment; and
- (7) Maintain minimum greenspace requirements to preserve neighborhood character.

2107.B **Allowed Uses.** Section 2115 establishes the uses allowed in this district.

2107.C **Dimensional Standards.** Section 2116 establishes the dimensional standards for this district.

Comment [BS90]: Includes land that is currently zoned Commercial near the city line on North Main Street and Washington Street.

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Comment [BS91]: Includes land that is mostly in the adopted Planned Residential district including areas around Glenwood Avenue, Merchant Street, Maple Avenue and Brook Street.

2108 RESIDENTIAL 12 (R-12)

2108.A **Intent.** The Residential 12 district provides areas for moderate-density residential uses and a variety of housing types. The purpose of this district is to:

- (1) Accommodate a full range of housing options;
- (2) Encourage a suitable neighborhood environment for family life;
- (3) Provide housing opportunities within walking distance of employment, service and retail opportunities;
- (4) Accommodate more intensive development in areas close to downtown Barre City where adequate public facilities and services exist;
- (5) Encourage investment that increases the value of buildings and property in Barre City;
- (6) Promote a quality streetscape and pedestrian-friendly environment; and
- (7) Maintain minimum greenspace requirements to preserve neighborhood character.

2108.B **Allowed Uses.** Section 2115 establishes the uses allowed in this district.

2108.C **Dimensional Standards.** Section 2116 establishes the dimensional standards for this district.

2109 RESIDENTIAL 8 (R-08)

2109.A **Intent.** The Residential 8 district provides areas for moderate-density single-family residential uses mixed with other compatible housing types. The purpose of this district is to:

- (1) Promote neighborhoods with a substantial amount of owner-occupied housing;
- (2) Encourage a suitable neighborhood environment for family life;
- (3) Provide housing opportunities in proximity to employment, service and retail opportunities;
- (4) Encourage investment that increases the value of buildings and property in Barre City;
- (5) Promote a quality streetscape and pedestrian-friendly environment; and
- (6) Maintain minimum greenspace requirements to preserve neighborhood character.

2109.B **Allowed Uses.** Section 2115 establishes the uses allowed in this district.

2109.C **Dimensional Standards.** Section 2116 establishes the dimensional standards for this district.

Comment [BS92]: This includes land that is currently zoned either Planned Residential or Residential-10.

Comment [BS93]: This includes land that is currently zoned either Planned Residential or Residential-10.

2110 RESIDENTIAL 4 (R-04)

2110.A **Intent.** The Residential 4 district provides areas for primarily low-density single-family residential uses with a limited amount of other compatible housing types, as well as agricultural, recreational and open space uses. The purpose of this district is to:

- (1) Promote compact neighborhoods comprised primarily of owner-occupied housing;
- (2) Encourage a suitable neighborhood environment for family life; and
- (3) Maintain minimum greenspace requirements to preserve neighborhood character.

2110.B **Allowed Uses.** Section 2115 establishes the uses allowed in this district.

2110.C **Dimensional Standards.** Section 2116 establishes the dimensional standards for this district.

2111 GENERAL BUSINESS (GB)

2111.A **Intent.** The General Business district provides areas for a mix of manufacturing, office, flex space, business services, and limited retail uses. The purpose of this district is to:

- (1) Support diversification of Barre City's economic base; and
- (2) Ensure that proposed development is compatible in its use, character, scale and intensity to the site and the surrounding area.

2111.B **Allowed Uses.** Section 2115 establishes the uses allowed in this district.

2111.C **Dimensional Standards.** Section 2116 establishes the dimensional standards for this district.

2112 INDUSTRIAL (IN)

2112.A **Intent.** The Industrial district accommodates intensive and concentrated manufacturing, fabrication, warehousing and distribution, and other industrial uses. The purpose of this district is to:

- (1) Support diversification of Barre City's economic base; and
- (2) Ensure that proposed development is compatible in its use, character, scale and intensity to the site and the surrounding area.

2112.B **Allowed Uses.** Section 2115 establishes the uses allowed in this district.

2112.C **Dimensional Standards.** Section 2116 establishes the dimensional standards for this district.

Comment [BS94]: This includes land that is currently zoned either Planned Residential or Residential-10.

Comment [BS95]: This includes land that is currently zoned Downtown Mixed Use, Industrial or Commercial Industrial, including the area around Metro Way, Bianchi Place, Smith Street and Walker Avenue.

Comment [BS96]: This includes land that is currently zoned Industrial or Commercial Industrial including areas around Boynton Street, Burnham Street and Vanetti Place.

2113 CIVIC (CIV)

2113.A **Intent.** The Civic district accommodates major civic facilities and open spaces that are intended primarily for civic and recreational uses. The purpose of this district is to:

- (1) Maintain parks, trails and natural areas for both active and passive recreation use that enhance the livability of Barre City and its neighborhoods; and
- (2) Maintain the civic institutions, spaces and functions that define and enhance the character of Barre City.

2113.B **Allowed Uses.** Section 2115 establishes the uses allowed in this district.

2113.C **Dimensional Standards.** Section 2116 establishes the dimensional standards for this district.

2114 CONSERVATION (CON)

2114.A **Intent.** The Conservation district accommodates environmentally sensitive areas and open spaces that are intended primarily for low-impact open space and recreational uses. The purpose of this district is to:

- (1) Protect and preserve important natural resources and open space;
- (2) Discourage development of land with significant development constraints including, but not limited to, steep slopes, shallow soils, floodplains and wetlands; and
- (3) Maintain parks, trails and natural areas for passive recreation use that enhance the livability of Barre City.

2114.B **Allowed Uses.** Section 2115 establishes the uses allowed in this district.

2114.C **Dimensional Standards.** Section 2116 establishes the dimensional standards for this district.

2115 USE TABLE

USE & DEFINITION	UC-1	UC-2	UC-3	MU-1	MU-2	MU-3	R-16	R-12	R-8	R-4	GB	IN	CIV	CON
RESIDENTIAL														
Single-family dwelling Use of a structure for habitation by one household that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation.	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
Two-family dwelling Use of a structure 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.	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
Three- or four-family dwelling Use of a structure for habitation by 3 or 4 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.	X	P	P	P	P	X	P	P	P	P	X	X	X	X
Multi-family dwelling (5+ units) Use of a structure or part of a structure for habitation by five or more households each in a unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, or any dwelling unit in a mixed-use building. See Section 3201.	P	P	P	P	C	X	P	C	C	C	C	X	X	X
Accessory dwelling Accessory use of single-family residential property for a second dwelling unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation. See Section 3202.	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
Home occupation Accessory use of single-family residential property for a small business that does not alter the residential character of the property. See Section 3203.	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
Home business Accessory use of single-family residential property for a small business that may alter the residential character of the property. See Section 3204.	X	P	P	P	P	P	C	C	C	C	X	X	X	X
Family childcare home Accessory use of single-family residential property for a small daycare business that operates under state license or registration. See Section 3205.	X	P	P	P	P	P	P	P	P	P	X	X	X	X
Senior housing Use of one or more structures to primarily house people age 55 or older that: (a) 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; and (b) May offer minimum convenience services to residents as an accessory use.	P	P	X	P	X	C	P	P	P	P	X	X	X	X
Assisted living Use of one or more structures 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. Includes residential care homes.	C	C	X	P	X	C	P	C	C	X	X	X	X	X
Skilled nursing service Use of one or more structures to provide housing and 24-hour skilled nursing care to residents and that operates under state license. This includes nursing or convalescent homes, and hospice or respite care facilities.	X	C	X	P	X	C	C	C	C	X	X	X	X	X
Group home Use of single-family residential property to provide housing to people with a handicap or disability that operates under state license or registration. See Sections 1105 and 3206.	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
Single-room occupancy Use of a structure or part of a structure to provide housing to single individuals each in a single-room dwelling unit that is not required to include food preparation or sanitary facilities. See Section 3207.	C	C	C	C	X	X	C	X	X	X	X	X	X	X
Emergency housing Use of structure or part of a structure to provide food, shelter, and other support services on a temporary basis to people who are homeless or to victims of disaster.	C	C	C	C	X	X	C	X	X	X	X	X	X	X

P = Permitted Use C = Conditional Use X = Prohibited Use 1 = See use standards in zoning district. All uses other than single- and two-family dwellings, and accessory uses to single- and two-family dwellings, require site plan review in accordance with Section 4305.

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USE & DEFINITION	UC-1	UC-2	UC-3	MU-1	MU-2	MU-3	R-16	R-12	R-8	R-4	GB	IN	CIV	CON
LODGING														
Bed-and-breakfast Accessory use of single-family residential property to provide short-term accommodations for travelers. See Section 3208.	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
Inn Use of one or more structures to provide short-term accommodations for travelers. May include a restaurant, bar, event facility, spa or fitness club as an accessory use. See Section 3209.	X	P	P	P	P	X	C	X	X	X	X	X	X	X
Rooming and boarding house Accessory use of a single-family residential property to provide accommodations that will typically serve as the boarder's principal residence, and that commonly includes meals, housekeeping and/or laundry services. See Section 3210.	X	P	P	P	P	X	P	P	C	C	X	X	X	X
Short-term rental Accessory use of property to provide short-term guest accommodations. Includes Airbnb and similar rentals. See Section 3211.	X	P	P	P	P	P	P	P	C	C	X	X	X	X
Hotel or motel Use of one or more structures to provide short-term accommodations for travelers. It may also include accessory uses such as food services, recreational services, convention hosting, laundry services, etc. See Section 3212.	P	P	P	P	X	X	X	X	X	X	C	X	X	X
COMMERCIAL														
Retail sales (up to 3,000 sf >3,000 sf) An establishment that sells goods to the general public for personal or household consumption primarily from within an enclosed structure, excluding any use specifically defined in this section. It may also provide installation, repair or maintenance services as an accessory use.	P C	P P	P P	P C	C X	P X	X X	X X	X X	X X	P P	X X	X X	X X
Sales lot An establishment that sells large items such as vehicles, boats, equipment, machinery, manufactured homes or prefabricated buildings primarily from an open lot. It may also provide installation, repair or maintenance services as an accessory use. See Section 3213.	X	X	C	X	X	X	X	X	X	X	C	C	X	X
Repair service (small goods, up to 3,000 sf vehicles, large goods or >3,000 sf) An establishment that maintains, services, repairs or paints goods such as appliances, vehicles, boats, equipment or machinery. See Section 3214.	P X	P X	P C	P X	C X	P X	X X	X X	X X	X X	P P	P P	X X	X X
Fueling station A specialized establishment for selling gasoline or other vehicle fuels. Commonly combined with other retail uses such as a carwash or convenience store, or with an auto repair and service garage. See Section 3215.	X	X	C	X	X	X	X	X	X	X	C	X	X	X
Carwash A specialized establishment for washing, waxing, polishing and general cleaning of vehicles. See Section 3216.	X	X	C	X	X	C	X	X	X	X	C	X	X	X
Lawn, garden and farm supply sales 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 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; (c) sell lawn, garden or farm equipment or machinery as an accessory use; and (d) provide installation, repair or maintenance services as an accessory use. See Section 3217.	X	X	P	X	X	P	X	X	X	C	P	C	X	X
Lumberyard and building supply sales An establishment that sells lumber and heavy building materials, and that typically stores most of its stock outdoors or under open-air structures. See Section 3218.	X	X	C	X	X	X	X	X	X	X	P	P	X	X
Open market or auction house An establishment where goods are brought to be immediately sold to the general public for personal or household consumption often from outdoor areas or open-air structures, excluding any use specifically defined in this section. See Section 3219.	X	C	P	X	X	X	X	X	X	X	P	C	X	X
Food or beverage store (up to 3,000 sf >3,000 sf) An establishment that sells food or beverage items primarily not for immediate consumption to the general public. It may offer prepared foods or drinks for immediate consumption either on-site or for take-out as an accessory use.	P C	P C	P P	P C	P X	X X	X X	X X	X X	X X	X X	X X	X X	X X
Convenience store (up to 3,000 sf >3,000 sf) An establishment that sells a limited line of staple food, packaged food, and convenience 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.	P C	P C	P C	P C	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X

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COMMERCIAL (con't)														
Financial establishment An establishment that engages in financial transactions that create, liquidate or change ownership of financial assets such as accepting deposits, making loans and issuing currency.	P	P	P	C	X	X	X	X	X	X	P	X	X	X X
Rental and leasing (small goods, up to 3,000 sf vehicles, large goods or >3,000 sf) An establishment that rents or leases tangible goods such as vehicles, boats, equipment or machinery to consumer or business customers. It may also provide installation, repair or maintenance services an accessory use.	P X	P C	P P	P X	C X	P X	X X	X X	X X	X X	P P	P P	X X	X X
Office, professional, business or administrative service (up to 3,000 sf >3,000 sf) An establishment that: (a) is used to conduct the affairs of a business, organization or profession; (b) provides services that are reliant on the specialized training, expertise, skills or knowledge of practitioners; or (c) provides support services primarily to other businesses such as billing, collection, advertising, telemarketing, copying, mailing, etc. This definition specifically excludes services provided by licensed medical or veterinary practitioners.	P P	P P	P P	P C	P C	P X	X X	X X	X X	X X	P P	P P	X X	X X
Personal service (up to 3,000 sf >3,000 sf) An establishment that provides services on or closely related to the physical person including, but not limited to, laundry, tailoring, shoe repair, hair salon, nail salon, tanning salon, spa, massage parlor or tattoo parlor. It may include sales of related personal products as an accessory use. This definition specifically excludes services provided by licensed medical or veterinary practitioners.	P P	P P	P P	P C	P C	P X	X X	X X	X X	X X	P P	X X	X X	X X
Veterinary, pet or animal service (up to 3,000 sf >3,000 sf) An establishment: (a) where licensed practitioners of veterinary medicine, dentistry or surgery treat animals; (b) that provides animal and pet care services such as boarding, grooming, sitting and training; or (c) that breeds, sells or manages adoption of pets. 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. See *.	P X	P C	P P	C X	X X	X X	X X	X X	X X	C C	P P	P P	X X	X X
Building or property maintenance service An establishment that provides building or property maintenance services to consumer or business customers. This definition specifically excludes a contractor's yard.	X	X	C	X	X	X	X	X	X	X	P	P	X	X
Restaurant (sit-down take-out) An establishment that prepares and serves meals, snacks and beverages primarily for immediate consumption. A restaurant will be classified as take-out if it has drive-through service. A restaurant without drive-through service that has both eat-in and take-out service will be classified as a sit-down restaurant provided that the dining area (exclusive of any outdoor dining) comprises at least 40% of the total floor area of the restaurant. This definition includes a retail bakery that sells at least 50% of its products on the premises. This definition specifically excludes mobile food and catering service. See Section 3220 .	P P	P P	P C	P X	X X	C X	X X	X X	X X	X X	P X	X X	X X	X X
Mobile food service An establishment that prepares and serves meals, snacks and beverages primarily for immediate consumption from motorized vehicles or non-motorized carts that are parked or located outside the street right-of-way. See Section 3221 .	C	C	C	X	X	X	X	X	X	X	C	C	X	X
Bar An establishment that primarily prepares and serves alcoholic beverages for immediate consumption. It may include food service and live entertainment as an accessory use. This definition includes a brewpub that produces less than 15,000 barrels of beer per year and sells 25% or more of its beer on the premises. See Section 3222 .	C	C	C	X	X	X	X	X	X	X	X	X	X	X
Nightclub An establishment that operates as a place of entertainment with music, dancing, or similar live or recorded performances, and where food and drink are served for immediate consumption on the premises. See Section 3222 .	C	C	C	X	X	X	X	X	X	X	X	X	X	X
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. See Section 3222 .	P	P	P	C	X	X	X	X	X	X	C	X	X	X
Catering or commercial kitchen A state-licensed establishment that prepares: (a) meals, snacks and beverages to be served at off-premise events; or (b) food or beverage products for wholesale or retail sale provided that the operator does not require a state food processing establishment license (such uses will be considered food or beverage manufacturing under this ordinance).	P	P	P	C	X	X	X	X	X	X	P	P	X	X

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INDUSTRIAL														
Light industry (enclosed, up to 5,000 sf enclosed, >5,000 sf) An establishment that produces new products, materials or parts in a facility that generally does not rely on specialized power, water or waste disposal systems for operation. All light industrial operations must occur within an enclosed building, which is typically similar to an office building in its size, appearance and impacts. It may include a retail shop as an accessory use that primarily sells products produced on the premises. This definition excludes any use specifically defined in this section.	C X	C X	P C	X X	X X	C X	X X	X X	X X	X X	P P	P P	X X	X X
Food or beverage manufacturing (enclosed, up to 10,000 sf enclosed, >10,000 sf) A state licensed establishment that produces food or beverage products that are typically sold to wholesalers or retailers. It may include a retail shop, restaurant or bar as an accessory use that primarily sells products produced on the premises. This definition includes a microbrewery or commercial bakery.	P X	P X	P C	X X	X X	C X	X X	X X	X X	X X	P P	P P	X X	X X
Wood products, cabinet or furniture manufacturing (enclosed, up to 10,000 sf enclosed, >10,000 sf) An establishment that manufactures products primarily from wood, including but not limited to, lumber, plywood, veneers, wood containers, wood flooring, wood trusses, prefabricated wood buildings, cabinets and furniture. Manufacturing may include sawing, cutting, planing, shaping, bending, laminating, molding, or assembling. Included are establishments that make primarily wood products from logs and bolts that are sawed and shaped, and establishments that purchase sawed lumber and make primarily wood products.	C X	X X	P C	X X	X X	C X	X X	X X	X X	X X	P P	P P	X X	X X
Stone products manufacturing (enclosed, up to 10,000 sf enclosed, >10,000 sf) An establishment that transforms quarry stone into products such as cut or dimension stone, building materials or components, veneers, statuary or monuments, industrial products, or consumer goods. Manufacturing may include grinding, cutting, shaping and honing.	C X	X X	P C	X X	X X	C X	X X	X X	X X	X X	P P	P P	X X	X X
Wholesale trade An establishment that sells or arranges the purchase of goods primarily to other businesses that is set up as a warehouse or office with little to no display of merchandise and where customers do not have direct access to the primary merchandise being sold.	C	C	P	X	X	C	X	X	X	X	P	P	X	X
Storage and distribution services (enclosed) An establishment that stores, but does not sell, goods and may provide a range of services related to the distribution of goods. This definition specifically excludes any use specifically defined in this section.	C	C	C	X	X	X	X	X	X	X	P	P	X	X
Self-storage services An establishment that provides individual storage spaces for lease to either commercial or wholesale customers for storage of business goods, or to the general public for storage of household goods. See Section 3223 .	X	X	X	X	X	C	X	X	X	X	C	P	X	X
Tank farm or fuel storage and distribution services An establishment with one or more tanks that typically store fuels, oils and similar liquid products. It may include sale and distribution of such products. See Section 3224 .	X	X	X	X	X	X	X	X	X	X	C	P	X	X
Freight transportation services An establishment that provides: (a) transportation of cargo using trucks, tractor trailers or rail; or (b) that provides services such as storage, maintenance, repair or fuel primarily for heavy vehicles, including buses, or rail equipment.	X	X	C	X	X	X	X	X	X	X	P	P	X	X
Passenger transportation services An establishment that provides transportation of people including, but not limited to, transit services, bus or rail stations, transportation centers, and taxi or limousine services.	C	C	P	X	X	X	X	X	X	X	P	P	X	X
Publishing, printing and sign manufacturing An establishment that: (a) issues copies of works that are usually protected by copyright and that may print, reproduce, distribute, or offer direct access to works such as newspapers, magazines, periodicals, books, databases, calendars, greeting cards, maps, posters, software, sound recordings or video recordings; or (b) fabricates signs, banners or similar communication devices. This definition specifically excludes retail copy shops, which will be considered an office, professional, business or administrative service under this ordinance.	C	C	P	X	X	X	X	X	X	X	P	P	X	X
Media recording or broadcasting studio An establishment that is used to produce, distribute and/or broadcast sound or video programs or recordings.	P	P	P	C	X	C	X	X	X	X	P	P	X	X
Communications antenna A device used to transmit or receive radio, television or other wireless communications and related structures and equipment. This definition specifically excludes a communication tower. See Section 3225 .	P	P	P	P	X	P	X	X	X	P	P	P	C	X
Communications tower A structure used to support one or more communication antennas and related structures and equipment. See Section 3225 .	X	X	X	X	X	X	X	X	X	C	C	C	C	X

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INDUSTRIAL (con't)														
Information services An establishment used to: (a) house computer systems and associated components such as telecommunications and storage systems that typically includes redundant or back-up power supplies and communications connections, environmental controls and security devices; or (b) provide electronic data processing services or that supply information including, but not limited to, internet access or service providers, and electronic library or archive services.	C	C	P	C	X	C	X	X	X	X	P	P	X	X
Composting services An establishment used to transform organic waste into a stable, soil-like product in a controlled environment under aerobic conditions. This definition specifically excludes composting activities that are limited to organic waste produced on the premises.	X	X	X	X	X	X	X	X	X	C	C	C	X	X
Recycling services An establishment used to collect, separate and/or recover recyclable materials. It may include the preparation of materials for efficient shipment by means such as baling, compacting, flattening, grinding, crushing, mechanical sorting or cleaning. It may include retail sales of recovered materials as an accessory use.	X	X	X	X	X	X	X	X	X	X	P	P	X	X
Solid waste services An establishment that: (a) collects or hauls nonhazardous solid waste or recyclable materials generated within a local area; or (b) operates as a nonhazardous solid waste transfer station. Establishments may be responsible for the identification, treatment, packaging, and labeling of wastes for the purposes of transport. This definition specifically excludes landfills.	X	X	X	X	X	X	X	X	X	X	C	C	X	X
Hazardous waste services An establishment that: (a) treats and disposes of hazardous waste; (b) collects or hauls hazardous waste generated within a local area; or (c) remediates and cleans contaminated buildings, mine sites, soil, or groundwater including, but not limited to, asbestos and lead paint removal.	X	X	X	X	X	X	X	X	X	X	X	C	X	X
Septic waste services An establishment that: (a) pump septic tanks and cesspools; (b) rent or service portable toilets; or (c) provide other septic waste management services. This definition specifically excludes municipal wastewater treatment facilities and related essential services.	X	X	X	X	X	X	X	X	X	X	C	P	X	X
Metal fabrication shop (enclosed) An establishment that produces, assembles or repairs metal products or parts including, but not limited to, the production of metal cabinets and enclosures, cans and shipping containers, doors and gates, duct work, forgings and stampings, machine parts, hardware and tools, plumbing fixtures and products, tanks and similar products. These establishments may include blacksmith, welding, plating, stripping, coating, sheet metal, machine and/or boiler shops.	X	X	C	X	X	X	X	X	X	X	P	P	X	X
Contractor's yard or unenclosed storage An establishment that: (a) provides storage for vehicles, machinery, equipment and materials used by a contractor in the construction-related trades, which may include a shop for maintaining or repairing the contractor's vehicles, machinery or equipment or the contractor's business office; or (b) leases outdoor storage space for vehicles, boats or similar large goods to commercial customers or the general public. This definition specifically excludes junkyards. See Section 3226.	X	X	X	X	X	X	X	X	X	X	C	P	X	X
Greenhouse or aquaculture An establishment where crops are grown or fish are raised entirely inside an enclosed structure. It may have facilities for packaging, processing and storage of products. It may include a retail shop as an accessory use that primarily sells products produced on the premises.	<u>C</u>	<u>C</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>
Slaughterhouse An establishment where livestock is slaughtered and prepared for wholesale or retail distribution. It may have facilities for confining animals and for packaging, processing and storage of meat and associated waste products. It may include a retail shop as an accessory use that primarily sells meat and related products processed or produced on the premises.	X	X	X	X	X	X	X	X	X	X	C	P	X	X
Heavy industry An establishment that produces new products, materials or parts from a site and/or structure(s) with specialized power, water or waste disposal systems for operation. Heavy industrial operations may involve processing of raw materials, use of large machinery or other complex operations, some of which may occur outside an enclosed building, and/or operate continuously.	X	X	X	X	X	X	X	X	X	X	X	C	X	X

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ART, ENTERTAINMENT AND RECREATION														
Performance theater An establishment that presents live entertainment by actors, singers, dancers, musicians or other performing artists to an audience.	P	P	P	P	X	X	X	X	X	X	X	X	X	X
Movie theater An establishment that shows movies or other recorded entertainment to an audience.	P	P	P	X	X	X	X	X	X	X	X	X	X	X
Artist gallery or studio (up to 3,000 sf >3,000 sf) An establishment used to produce, display and/or sell works of art.	P C	P P	P P	P C	C C	P X	X X	X X	X X	C X	P P	P P	X X	X X
Museum An establishment that preserves and exhibits objects, sites and natural wonders of historical, cultural or educational value.	P	P	P	P	X	X	X	X	X	C	X	X	P	X
Indoor recreation (up to 3,000 sf >3,000 sf) An establishment that offers physical fitness, sports, games and other leisure-time activities primarily from within an enclosed structure. This definition specifically excludes any use defined in this section.	P C	P C	P P	P X	P C	P X	X X	X X	X X	C C	P P	P P	P P	X
Fitness club or gym An establishment that offers fitness or recreational sports facilities and services to members and their guests primarily from within an enclosed building.	P	P	P	P	P	P	X	X	X	X	P	P	P	X
Commercial outdoor recreation (passive active) A commercial establishment that offers physical fitness, sports, games and other leisure-time activities primarily outside an enclosed building.	X X	X X	X X	X X	X X	X X	X X	X X	X X	P C	X X	X X	P C	P X
Public outdoor recreation or park A non-commercial establishment that offers sports, games and other leisure-time activities to the general public primarily outside an enclosed structure, or land that is maintained in a primarily unimproved natural state for passive recreation and/or conservation purposes.	P	P	P	P	P	P	P	P	P	P	X	X	P	P
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.	X	X	X	X	X	X	X	X	X	P	X	X	P	X
Campground An establishment: (a) designed to accommodate campers and their equipment including tents, tent trailers, and recreational vehicles, or (b) that provides overnight recreation camping or outdoor adventure retreats. It may provide facilities and services such as cabins, sanitary facilities, food services, recreational facilities, and organized recreational or educational activities.	X	X	X	X	X	X	X	X	X	P	X	X	P	X
Equestrian facility A commercial establishment used to house, train, care for, and/or ride horses.	X	X	X	X	X	X	X	X	X	C	X	X	C	X
CIVIC AND COMMUNITY														
Government facility A state- or city-owned or operated establishment that serves a public function and provides governmental services. See Section 1104.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>C</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
Educational institution A state-certified public or private establishment that provides educational services. See Section 1104.	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
Specialty school (indoor and up to 5,000 sf outdoor or >5,000 sf) A commercial establishment that offers instruction, classes or training on a specific topic such as cooking, arts, crafts, dance, music, sport or fitness.	P X	P X	P C	P X	X X	X X	X X	X X	X X	C C	P P	P P	X C	X X
Clinic or outpatient care services An establishment from which one or more licensed practitioners provide healthcare services to people primarily as outpatients. See Section 3227.	P	P	P	P	X	X	X	X	X	X	P	X	C	X
Hospital or inpatient care services An establishment from which one or more licensed practitioners provide healthcare services to people primarily as inpatients. See Section 1104.	X	C	C	X	X	X	X	X	X	X	C	X	C	X
Rehabilitation services or residential treatment facility An establishment other than a licensed hospital that provides protective supervision and/or counseling to people with mental illness, substance abuse problems, emotional problems, or physical or mental disabilities or impairments, and that may offer residential or accommodation services. See Section 3228.	P	P	P	P	C	C	X	X	X	C	P	C	C	X
Child day care An establishment that cares primarily for infants and preschool-age children, as well as older children when school is not in session.	P	P	P	P	P	P	C	C	C	C	P	C	P	X

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CIVIC AND COMMUNITY (con't)														
Religious institution An establishment that serves as a place of worship or congregation for a religious purpose. It may offer educational services, charitable services or other uses associated with religious exercise as an accessory use. See Section 1104.	P	P	P	P	P	P	X	X	X	P	P	P	P	X
Social assistance and charitable services An establishment that provides social assistance services directly to individuals, and that does not offer residential or accommodation services.	P	P	P	C	X	C	X	X	X	X	P	C	P	X
Funeral and cremation services An establishment that prepares deceased people for burial or cremation, cremates the remains of deceased people, and/or holds funeral services.	C	P	P	P	P	X	X	X	X	X	P	P	X	X
Cemetery A site designed to inter or otherwise store the remains of deceased people.	X	X	X	X	X	X	X	X	X	X	X	X	P	X
Social 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.	P	P	P	P	P	P	X	X	X	C	X	X	P	X
NATURAL RESOURCE BASED														
Farming or forestry An establishment that grows crops, raises animals, harvests timber, or harvests plants or animals from their natural habitats. See Section 1103.	X	X	X	X	X	X	X	X	X	P	X	X	P	P
Extraction 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. See Section 3229.	X	X	X	X	X	X	X	X	X	C	X	P	C	X
On-farm business 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. See Section 3230.	X	X	X	X	X	X	X	X	X	P	X	X	P	X

P = Permitted Use C = Conditional Use X = Prohibited Use All uses other than single- and two-family dwellings, and accessory uses to single- and two-family dwellings, require site plan review in accordance with Section 4305.

2116 DIMENSIONAL TABLE

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USE & DEFINITION	UC-1	UC-2	UC-3	MU-1	MU-2	MU-3	R-16	R-12	R-8	R-4	GB	IN	CIV	CON
LOTS														
Minimum lot size Inclusive of all land within the property boundaries, but excluding any land within a street right-of-way.	2,000 sf	3,000 sf	3,000 sf	4,000 sf	4,000 sf	10,800 sf	4,000 sf	4,000 sf	5,400 sf	10,800 sf	10,000 sf	20,000 sf	20,000 sf	40,000 sf
Minimum lot frontage On a maintained public or private street, excluding any frontage on limited access highways, or Class 4 roads or unimproved rights-of-way.	15 ft	30 ft	45 ft	30 ft	30 ft	60 ft	30 ft	30 ft	45 ft	60 ft	60 ft	90 ft	90 ft	180 ft
Maximum lot coverage Total amount of impervious surface as a percentage of total lot area.	100%	90%	80%	80%	80%	50%	80%	70%	60%	50%	80%	80%	40%	20%
SETBACKS														
Minimum front setback Measured from the edge of the street right-of-way, or if no right-of-way from the front lot line.	0 ft	0 ft	8 ft	8 ft	8 ft	12 ft	8 ft	12 ft	16 ft	16 ft	12 ft	16 ft	20 ft	40 ft
Minimum side setback Measured from the side lot lines.	0 ft	8 ft	8 ft	8 ft	8 ft	12 ft	8 ft	8 ft	12 ft	16 ft	12 ft	16 ft	20 ft	40 ft
Minimum rear setback Measured from the rear lot line.	0 ft	8 ft	8 ft	12 ft	12 ft	16 ft	12 ft	16 ft	16 ft	16 ft	12 ft	16 ft	20 ft	40 ft
BUILDINGS														
Build-to-line Measured as a line drawn the specified distance from and parallel to the street right-of-way.	8 ft	16 ft	24 ft	24 ft	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum build-to-line coverage Percentage of the build-to-line that must be covered by a building.	80%	65%	50%	50%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum principal building height Measured from the average finished grade at the base of a principal building to the eaves, or the roof deck if roof is flat.	18 ft	18 ft	18 ft	18 ft	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum structure height Measured from the average finished grade at the base of the structure to the highest point of the structure, excluding architectural and roof-top elements listed in * and *.	72 ft	60 ft	48 ft	36 ft	36 ft	36 ft	36 ft	36 ft	36 ft	36 ft	48 ft	48 ft	36 ft	30 ft
DENSITY														
Maximum residential density Measured as number of dwelling units per square foot of total lot area, except that accessory dwellings in accordance with * will not be included.	n/a	1 du per 1,200 sf	1 du per 1,800 sf	1 du per 2,100 sf	1 du per 2,700 sf	1 du per 10,800 sf	1 du per 2,700 sf	1 du per 3,600 sf	1 du per 5,400 sf	1 du per 10,800 sf	n/a	n/a	n/a	n/a

Comment [BS97]: Most of these are new standards except for maximum building height.

Comment [BS98]: Draft separates minimum lot size and maximum residential density standards.

Current zoning has two residential districts – Planned Residential that allows up to 1 du per 2,000 sf, and Residential-10 that allows up to 1 du per 10,000 sf.

Draft proposes multiple mixed use and residential districts that range from 1 du per 1,200 sf (closest to downtown) to 1 du per 10,800 sf (furthest out).

220 Overlay Zoning Districts

2201 DESIGN REVIEW OVERLAY DISTRICT

2201.A **Intent.** The Design Review overlay district establishes more rigorous urban design standards and a higher level of review of proposed development in those areas of the city recognized as having particular historical, architectural and/or cultural value in order to ensure that any exterior modifications to existing structures and new construction will be compatible with and maintain or enhance the character of the surrounding built environment.

2201.B **Allowed Uses.** The use standards of the base zoning district will apply to a lot subject to this overlay district.

2201.C **Dimensional Standards.** The dimensional standards of the base zoning district will apply to a lot subject to this overlay district.

2201.D **General Design Standards.** Unless otherwise specified in this ordinance, the standards below apply to the design and construction of principal buildings in this overlay district (such development will also be subject to the requirements of Barre City's building code):

- (1) **Building Form.** Buildings must have a multi-faceted exterior form in which articulated facades are combined with window and door placement, as well as other architectural detailing, including use of multiple exterior materials, to create interesting and attractive designs as shown in the examples below. This standard is intended to limit flat walls with minimal features.



- (2) **Building Massing and Height.** Buildings must maintain an overall scale similar to that of surrounding buildings or be designed to appropriately transition from areas of higher intensity and larger-scale buildings to areas of lower intensity and smaller-scale buildings as shown in the examples below. Outside the Urban Center 1 district, buildings that are more than 3 stories in height that abut residential areas must use design elements that reduce the apparent building mass as viewed from the street (ex., setback for upper floors) and must step down in height as necessary to provide an appropriate transition.

Comment [BS99]: This would replace the 2 current design review districts with a single district. It encompasses everything that is currently in design review and expands design review to include the Auditorium, Carrier Park historic districts and portions of the Washington Street and South Main Street corridors.



3-story building steps down to 2 stories as it approaches a residential neighborhood.

- (3) **Alignment of Attached Buildings.** Windowsills, moldings, and cornices on attached buildings must align to the maximum extent feasible given the terrain, pre-existing building pattern and the need to raise structures to comply with flood regulations.
- (4) **Façade Size.** Buildings with street-facing façades that exceed 48 feet in width must be divided into distinct “modules” defined by visible changes in façade elevation through the use of wall plane projections, piers, columns, colonnades, arcades or similar architectural features as shown in the examples below.



- (5) **Building Arrangement.** If the site will have more than one building, the buildings must be arranged so that they relate to one another and are aligned parallel to the street or around a common open space such as a courtyard, green, square or plaza.
- (6) **Mechanical Equipment.** Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, must be located to the side or rear of the principal building and screened from view at the front property line. Such structures may be screened by the principal building, by vegetation in accordance with Subsection 3107.F or by an enclosure designed to be compatible with the architectural character and predominant exterior materials of the principal building.

2201.E **Design Standards for Non-Residential and Mixed-Use Buildings.** Unless otherwise specified in this ordinance, the standards below apply to the design and construction of non-residential or mixed-use buildings in this overlay district (such development will also be subject to the requirements of Barre City's building code):

- (1) **Building Structure.** Buildings that are more than 2 stories in height must incorporate a base, a middle, and a cap as follows (see examples below):
 - (a) The base must include an entryway with transparent windows as specified in Paragraph (4) below and a molding or reveal placed between the first and second stories or over the second story with a depth of at least 2 inches and a height of at least 4 inches.
 - (b) The middle may include windows and/or balconies.
 - (c) The cap (the area from the top floor to the roof of the building) must include a cornice or a roof overhang.



- (2) **Principal Entrance.** All buildings must have a principal entrance on each street-facing façade that:
 - (a) Opens to a street, plaza or sidewalk. The principal entrance must not open onto a parking lot.
 - (b) Is accessible from the public sidewalk and from any on-site parking areas via a pedestrian walkway with an improved surface.
 - (c) Is aligned with the sidewalk elevation. Sunken terraces or stairways to below grade stories are allowed but will not constitute entryways for the purposes of this section.
- (3) **Street Wall.** In the Urban Center 1 district, the front building wall or a courtyard must adjoin the sidewalk along the full width of the front lot line except that not more than a total of 28 feet along the front lot line may be used to provide vehicular or pedestrian access to the rear of the lot.



- (4) **Windows and Entryways.** The street-facing façade of buildings must conform to all of the following:
- (a) The ground floor must be designed to encourage and complement pedestrian-scale activity by the use of windows and doors arranged so that the uses occupying the first-floor street frontage are visible and/or accessible from the sidewalk.
 - (b) At least 60% and not more than 90% of the ground floor elevation (as measured from the sidewalk to the finished ceiling of the ground floor and across the entire facade) must be public entrances and windows as shown in the examples below. Within the Urban Center 1 district, this will be interpreted to include only transparent windows that provide views into the interior of the building. Within other districts, windows that are obscured in a manner that can easily be reversed may be included in this calculation.
 - (c) Doors must be recessed into the face of the building or be covered to provide a protected entryway not less than 15 square feet in area as shown in the examples below.
 - (d) Canopies, awnings and similar appurtenances may be constructed at the entrance to any building and may extend over the public sidewalk upon the approval of the Director of Public Works.



2201.F **Waiver of Standards for Industrial or Public Buildings.** An applicant may request a waiver of one or more general design standards for an industrial or public building. The applicant must demonstrate that the standard(s) interferes with the intended functional use of the structure and that the proposed design meets the overall purpose and specific intents of this ordinance.

2201.G **Exterior Modifications and Additions to Existing Buildings.** An applicant proposing exterior modifications to an existing building within this overlay district must meet the design standards of Subsections 2201.D and 2201.E (when applicable) for those elements of the structure that will be modified and for newly constructed elements and must conform to the following:

- (1) **Windows and Doors**
- (a) Window and door openings must be retained in their existing location and dimensions except that modifications may be allowed:
 - (i) To restore a historic building that has been altered back to its original design,

- (ii) Where the modifications will not be visible from the street, or
 - (iii) To bring a non-historic building into greater conformance with the design standards in Subsections D and E above.
 - (b) Any replacement of windows or doors on a historic building must be in kind with a unit that matches the dimensions, design and appearance of the original except that modifications may be allowed as necessary to meet accessibility or code requirements.
 - (c) Additions must be designed with windows and doors that are compatible with the original portion of the building in terms of pattern, location, dimensions and design.
 - (d) Storm windows and doors must match the design of the original window and must not obscure the characteristics of historic windows and doors.
 - (e) Shutters must be designed and sized to cover half the window opening and must be mounted so that they would or would appear to be functional.
- (2) **Roofs**
 - (a) Original rooflines must be retained and not be obscured by additions except that modifications may be allowed:
 - (i) To restore a historic building that has been altered back to its original design,
 - (ii) Where the modifications will not be visible from the street, or
 - (iii) To bring a non-historic building into greater conformance with the design standards in Subsections D and E above.
 - (b) Any additional stories that will be added to a historic building must be set back from the original front façade as necessary to preserve the perceived building scale and massing as viewed from the street.
 - (c) Replacement roofing on a historic building must be in kind with the original materials except that replacement with a material of equivalent or better quality that is appropriate to the age and design of the building may be allowed.
- (3) **Masonry**
 - (a) Original masonry elements on historic building facades must be retained and/or restored as necessary.
 - (b) Modification of and damage to masonry elements must be avoided to the maximum extent feasible (i.e., drilling to mount signs or to run utility lines).
 - (c) Unpainted masonry surfaces must not be painted and appropriate restoration to remove paint from originally unpainted masonry surfaces is encouraged.
 - (d) Use of Barre granite is strongly encouraged.

- (4) **Exterior Cladding**
- (a) Original cladding on historic buildings must be retained and/or restored to the maximum extent feasible, and if replacement is necessary it must conform to the following:
 - (i) Replacement of exterior cladding may be allowed to restore a historic building that has been altered back to its original design.
 - (ii) Replacement cladding on a historic building that will be visible from the street must be in kind with the original materials (i.e., brick with brick, wood clapboard with wood clapboard).
 - (iii) Replacement of wood siding with a vinyl or composite material may be allowed on contemporary buildings or on portions of a building that will not be visible from the street.
 - (iv) Replacement vinyl or composite materials must be high quality with a low-gloss finish that closely resembles painted wood, anti-weathering protection with color that goes all the way through the material, and dimensions (width, reveal, etc.) that closely match the original wood siding.
 - (v) Original trim (cornices, window molding, etc.) must be retained and restored as necessary, and replacement cladding must not obscure original architectural details.
 - (b) Cladding on building additions must be compatible with or complement the original portion of the building, and must be of equivalent or better quality. Differences in cladding materials should be used to distinguish additions from original portions of historic buildings.
- (5) **Accessory Structures.** Accessory structures must be sited and designed to minimize their visibility from the street and to be compatible in terms of architectural character, materials, colors with the associated principal building. Unless necessary for their intended function, accessory structures must be located to the side or rear of the associated principal building.

2202 HISTORIC STRUCTURE OVERLAY DISTRICT

Comment [BS100]: This is a new overlay district.

- 2202.A **Intent.** The Historic Structure overlay district is intended to promote the preservation and/or rehabilitation of structures listed on the State or National Historic Register by ensuring that exterior modifications to historic structures follow the guidelines established in the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- 2202.B **Allowed Uses.** The use standards of the base zoning district will apply to a lot subject to this overlay district.
- 2202.C **Dimensional Standards.** The dimensional standards of the base zoning district will apply to a lot subject to this overlay district.
- 2202.D **Notice Requirements.** In addition to all other applicable notice requirements under this ordinance, a notice of a hearing for any proposed development or demolition within this overlay district must also be sent to the Barre Historical Society and the Vermont Division for Historic Preservation.
- 2202.E **Exterior Modifications.** Exterior modifications of a contributing historic structure within this overlay district will require design review in accordance with Section 4303 and must conform to the standards below. If the structure is also located within the design review overlay district, the reviews will be combined and the applicable standards of Section 2201 will also apply. The applicant must demonstrate that:
- (1) Proposed exterior modifications follow the guidelines established in the Secretary of the Interior's Standards for the Treatment of Historic Properties; or
 - (2) If deviating from the guidelines, the proposed exterior modifications conform to the standards of Subsection 2201.G.
- 2202.F **Other Proposed Development.** Any other proposed development on a property within this overlay district that would alter the surroundings and context of a contributing historic structure (ex. building a new structure or constructing parking) will require approval from the Development Review Board as a conditional use. The applicant must demonstrate that the proposed development meets the conditional use criteria (see [Figure 4-01](#)) and the following:
- (1) The proposed alterations are necessary to allow reasonable use of the property;
 - (2) It is not feasible to earn a reasonable economic return from the property without making the proposed alterations; and
 - (3) The alterations as proposed have minimized and mitigated any adverse impacts on the context, setting and integrity of contributing historic structure to the maximum extent feasible.
- 2202.G **Demolition.** Demolition of a structure within this overlay district will require approval from the Development Review Board as a conditional use in accordance with the following:
- (1) The applicant must demonstrate that the proposed development meets the conditional use criteria ([see](#) [Figure 4-01](#)) and the following:

- (a) It is not feasible to rehabilitate and/or re-use the structure in order to earn a reasonable economic return from the property;
 - (b) It is not feasible to move the structure to a new location on or off the property;
 - (c) The non-feasibility of rehabilitation, re-use or relocation is not due to his/her failure to perform normal maintenance and repairs as necessary to prevent structural damage and deterioration;
 - (d) The non-feasibility of rehabilitation, re-use or relocation is not due to his/her failure to set reasonable rents or sales price, and/or diligently solicit and retain tenants, as applicable;
 - (e) The demolition is not primarily intended to allow development of additional surface parking; and
 - (f) The demolition is necessary to allow him/her reasonable use of the property or demolition is part of a redevelopment plan that will provide a clear and substantial benefit to the community.
- (2) The Development Review Board may waive the requirement to demonstrate conformance with Subparagraphs (1)(a) through (d) above upon the applicant demonstrating that the redevelopment plan:
- (a) Will result in new construction with a similar footprint to the structure or portion of a structure proposed for demolition; and
 - (b) Will allow for more efficient use of the site (ex., removing a single-story portion of a building and replacing it with new multi-story construction).
- (3) As a condition of approval for demolition, the Development Review Board:
- (a) May require the applicant to offer the structure for relocation for a period of up to 90 days before the Administrative Officer may issue a zoning permit for demolition.
 - (b) May require the applicant to photographically document the structure and provide the photographs to the city before the Administrative Officer may issue a zoning permit for demolition.

2203 ADAPTIVE REUSE OVERLAY DISTRICT

2203.A **Intent.** The Adaptive Reuse overlay district is intended to encourage reinvestment in vacant, obsolete or underutilized commercial or industrial properties located in residential neighborhoods by providing flexibility in use and opportunity for higher residential densities.

2203.B **Allowed Uses.** In addition to the uses allowed in the base zoning district, the following may be allowed as conditional uses in this overlay district:

- (1) Multi-family dwellings or retirement housing at a maximum density of 1 dwelling unit per 2,700 square feet of lot area.
- (2) Office, professional, business or administrative services
- (3) Self-storage services
- (4) Information services
- (5) Indoor recreation
- (6) Fitness club or gym
- (7) Specialty school
- (8) Child day care

2203.C **Dimensional Standards.** The dimensional standards of the base zoning district will apply to a lot subject to this overlay district unless the Development Review Board waives one or more of those standards in accordance with the following:

- (1) An existing structure may be demolished and replaced by a new structure located within the same footprint except that any new structure must conform to the riparian buffer requirements of Section 3018.
- (2) The maximum structure height must not exceed the greater of the pre-existing structure height or the maximum for the applicable zoning district.
- (3) The maximum lot coverage must not exceed the greater of the pre-existing coverage or the maximum for the applicable zoning district. The location and extent of impervious surface on the lot may be relocated or redesigned.

2203.D **Review Criteria.** Applicants must demonstrate that the proposed development meets the conditional use criteria ([see Figure 4-01](#)) and the following:

- (1) The proposed use will be more compatible with the character of the neighborhood than the prior use in terms of off-site impacts such as noise or light, traffic generation, hours of operation, etc.
- (2) Any potential adverse impacts of a proposed nonresidential use on neighboring residential properties will be mitigated through measures such as fencing, landscaping, sound-proofing, limiting hours of operation, etc.