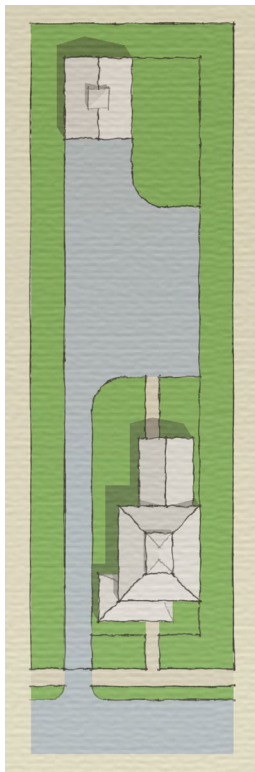


2102 VILLAGE MIXED USE (VMU) DISTRICT

2102.A PURPOSE

The Village Mixed Use District encompasses lands within the Londonderry and South Londonderry village centers along the main travel corridors. These areas have historically been developed for residential, civic and business uses, establishing a pattern of small lots with buildings set close to the road or behind a shallow front yard. It is the intent of this district to: (1) Maintain and reinforce the built pattern of a compact, pedestrian-oriented village center; (2) Continue to allow for a mix of residential, civic and business uses; and (3) Enhance village character through appropriate rehabilitation of historic buildings and new construction that is compatible with the historic setting.

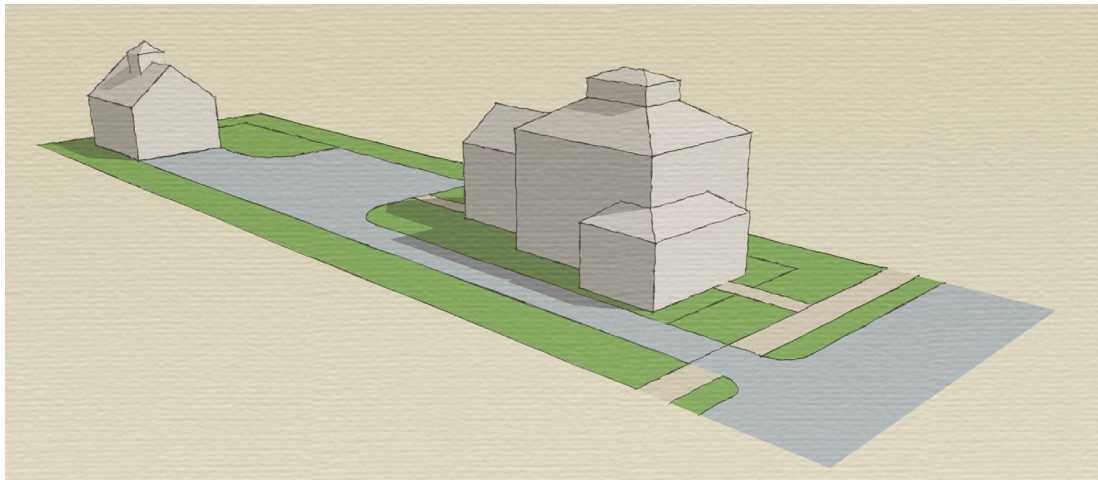
2102.B DIMENSIONAL STANDARDS



LOTS		
(1)	Minimum lot size	¼ Acre
(2)	Minimum lot frontage	60 Feet
(3)	Maximum lot coverage	60 Percent

SETBACKS		
(4)	Minimum front setback	10 Feet
(5)	Maximum front setback	30 Feet
(6)	Minimum side and rear setbacks	10 Feet
(7)	Minimum stream or shoreline setbacks	25 Feet

STRUCTURES		
(8)	Maximum principal building footprint	6,000 sq feet
(9)	Minimum principal building height	24 Feet
(10)	Maximum structure height	36 Feet



2102.C

PERMITTED USES

Residential and Lodging Uses

- (1) Single-family dwelling
- (2) Two-family dwelling
- (3) Multi-family dwelling ^{SP}
- (4) Rooming & boarding house ^{SP}
- (5) Accessory dwelling
- (6) Home occupation
- (7) Home business ^{SP}
- (8) Family childcare home
- (9) Bed and breakfast
- (10) Short-term rental
- (11) Group home
- (12) Care home ^{SP}
- (13) Lodging facility, up to 24 guests ^{SP}

Commercial Uses

- (14) Office, professional, business or financial service ^{1 SP}
- (15) Personal service ^{1 SP}
- (16) Catering or commercial kitchen ^{SP}

Industrial Uses

- (17) Media recording or broadcasting studio ^{SP}
- (18) Communications antenna ^{SP}

Art and Entertainment Uses

- (19) Artist gallery or studio ^{1 SP}
- (20) Museum or library ^{SP}
- (21) Indoor recreation ^{1 SP}
- (22) Public outdoor recreation, park or nature preserve ^{SP}

Civic and Community Uses

- (23) Government facility ^{SP}
- (24) Educational institution ^{SP}
- (25) Specialty school ^{1 SP}
- (26) Clinic or outpatient care service ^{1 SP}
- (27) Child day care ^{SP}
- (28) Religious institution ^{SP}
- (29) Cemetery ^{SP}

Natural Resource Based Uses

- (30) Farming or forestry
- (31) On-farm business ^{SP}

Notes

¹ Limited to a maximum of 3,000 square feet

^{SP} Site plan review required

2102.D

CONDITIONAL USES

Residential and Lodging Uses

- (1) Lodging facility, more than 24 guests ^{SP}

Commercial Uses

- (2) Retail sales ^{SP}
- (3) Repair service ^{SP}
- (4) Lawn, garden or farm supply sales ^{SP}
- (5) Rental and leasing
- (6) Office, professional, business or financial service ^{1 SP}
- (7) Personal service ^{1 SP}
- (8) Veterinary, pet or animal service ^{SP}
- (9) Restaurant ^{SP}
- (10) Bar ^{SP}
- (11) Event facility ^{SP}

Industrial Uses

- (12) Light industry ^{2 SP}
- (13) Food or beverage manufacturing ^{SP}
- (14) Wood products manufacturing ^{SP}
- (15) Wholesale trade ^{SP}
- (16) Storage and distribution services ^{SP}

Art and Entertainment Uses

- (17) Theater ^{SP}
- (18) Artist gallery or studio ^{1 SP}
- (19) Indoor recreation ^{1 SP}
- (20) Commercial outdoor recreation ^{SP}

Civic and Community Uses

- (21) Specialty school ^{1 SP}
- (22) Clinic or outpatient care service ^{1 SP}
- (23) Funeral service ^{SP}
- (24) Social club ^{SP}

Notes

¹ More than 3,000 square feet

² Limited to a maximum of 6,000 square feet

^{SP} Site plan review required