

PROPOSED

RURAL DISTRICTS



RURAL MIXED USE



RURAL RESIDENTIAL



RURAL RESOURCE PROTECTION

	RURAL MIXED USE			RURAL RESIDENTIAL			RURAL RESOURCE PROTECTION		
DIMENSIONAL STANDARDS FOR LOTS & STRUCTURES			ADOPTED CI-2 District			ADOPTED A&RR District			ADOPTED F-II District
	Min lot size	3 ac	1.8 ac	Min lot size	3 ac	2.8 ac	Min lot size	30 ac	10 ac
	Min lot frontage	240 ft	200 ft	Min lot frontage	240 ft	150 ft	Min lot frontage	75 ft	150 ft
	Max lot coverage	40%	60%	Max lot coverage	10%	none	Max lot coverage	1%	none
	Min front setback	40 ft	50-75 ft	Min front setback	40 ft	40 ft	Min front setback	50 ft	50 ft
	Min side and rear setback	40 ft	25-75 ft	Min side and rear setback	30 ft	30 & 40 ft	Min side and rear setback	50 ft	30 & 50 ft
	Max structure height	35 ft	35 ft	Max structure height	35 ft	35 ft	Max structure height	35 ft	35 ft
	Min buildable land per unit	1.5 ac	none	Min buildable land per unit	1.5 ac	1.4 ac	Min buildable land per unit	10 ac	0.7 ac
PERMITTED USES	all housing, home occupations & businesses, lodging retail, office, service uses, restaurant, event facility, repair shop food/beverage manufacturing, research & development, storage theater, art gallery/studio, museum/library, recreation, campground government, education, healthcare & religious facilities, childcare			one and two unit dwellings, home occupations, bed-and-breakfasts government, education & religious facilities, cemetery on-farm business			primitive camp park, government, education & religious facilities, cemetery farming, forestry, on-farm business		
CONDITIONAL USES	sales lot, fueling station, veterinary/animal service, bar light industry, transportation, landing area, contractor's yard firewood processing, mineral extraction, water extraction			home business, lodging open air market, property service, veterinary/animal service landing area art gallery/studio, museum/library, outdoor recreation, campground specialty school, childcare facilities, social club firewood processing, water extraction, agricultural enterprise			single unit dwellings and accessory uses wood/stone products manufacturing, research and development museum/library, outdoor recreation, campground specialty school, social club firewood processing, mineral extraction, water extraction, agricultural enterprise		
CHANGES	Created new district for rural areas along the main roads where there are clusters of existing businesses. The proposed district allows for a broad range of residential and non-residential uses. Highway access makes these areas well-suited to tourism/visitor oriented businesses.			These areas are predominately residential and agricultural and this zoning district is generally intended to maintain the existing mix of uses and allowed densities. Changes to dimensional standards are limited. Few non-residential or agricultural uses are allowed.			Consolidated the two Forest districts and included public or privately conserved lands below 1,600 feet. District is intended to further the natural resource and working land protection goals of the Town Plan. Further residential development is strongly discouraged in the district.		