

DISTRICT USE SUMMARY TABLE AND USE DEFINITIONS

P = Permitted C = Conditional X = Prohibited

	SITE PLAN	VB	VMU	VR	GB	RMU	RR	RRP
Residential and Lodging								
(1) Single-unit dwelling means 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.	No	P	P	P	X	P	P	C
(2) Two-unit dwelling means 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.	No	P	P	P	X	P	P	X
(3) Multi-unit dwelling means use of a structure or part of a structure for habitation by three 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.	Yes	P	P	P	X	P	X	X
(4) Rooming and boarding house means use of a single-unit dwelling to provide accommodations that will serve as the boarder's principal residence for a period of not less than 31 days, and that may include meals, housekeeping and/or laundry services.	No	P	P	P	X	P	X	X
(5) Accessory dwelling means accessory use of single-unit 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 .	No	P	P	P	X	P	P	C
(6) Primitive camp means use of a structure for short-term habitation by people who are vacationing or recreating and who have a principal residence elsewhere. See Section 3203 .	No	X	X	X	X	X	P	P
(7) Home occupation means accessory use of single-unit residential property for a small business that does not alter the residential character of the property. See Section 3204 .	No	P	P	P	X	P	P	C
(8) Home business means accessory use of single-unit residential property for a small business that may alter the residential character of the property. See Section 3205 .	Yes	P	P	C	X	P	C	X
(9) Family childcare home means accessory use of single-unit residential property for a small childcare business that operates under state license or registration. See Section 3206 .	No	P	P	P	X	P	P	C

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(10) Bed-and-breakfast means accessory use of single-unit residential property to provide short-term guest accommodations. See Section 3207 .	No	P	P	P	X	P	P	C	
(11) Short-term rental means accessory use of single-unit residential property to provide short-term guest accommodations. Includes Airbnb and similar rentals. See Section 3208 .	No	P	P	P	X	P	P	X	
(12) Group home means use of a single-unit residential property to provide housing to people with a handicap or disability that operates under state license or registration. See Section 1105 .	No	P	P	P	X	P	P	C	
(13) Care home means use of one or more structures to provide housing, board and services to residents who need assistance with daily activities such as dressing, grooming, bathing, etc. or 24-hour skilled nursing, or similar treatment or care, and that operates under state license. Includes residential care, nursing or convalescent homes, hospice or respite care facilities, and residential treatment facilities. See Section 3209 .	Yes	P	P	C	X	P	C	X	
(14) Lodging facility means use of one or more structures to provide short-term guest accommodations. It may also include accessory uses such as food services, recreational services, event hosting, laundry services, etc. See Section 3210 .	Yes	P	P	C	X	P	C	X	
Commercial									
(15) Retail sales means an establishment that sells goods to the general public for personal or household consumption, excluding any use specifically defined in this section. It may also provide rental, installation, repair or maintenance services as an accessory use.	Yes	P	P	X	P	P	X	X	
(16) Open-air market means 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.	Yes	C	X	X	P	P	C	X	
(17) Sales lot means an establishment that sells large goods such as vehicles, boats, equipment, machinery, manufactured homes or prefabricated buildings primarily from an open lot. It may also provide rental, installation, repair or maintenance services as an accessory use.	Yes	X	X	X	C	C	X	X	
(18) Repair service means an establishment that maintains, services, repairs or paints large goods such as appliances, vehicles, boats, equipment or machinery. See Section 3212 .	Yes	C	X	X	P	P	X	X	

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(19)	Fueling station means a specialized establishment for selling gasoline or other vehicle fuels, It may also include a retail shop, repair service or carwash as an accessory use. See Section 3213 .	Yes	C	X	X	C	C	X	X
(20)	Carwash means a specialized establishment for washing, waxing, polishing and general cleaning of vehicles.	Yes	X	X	X	C	C	X	X
(21)	Lawn, garden or farm supply means 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; (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.	Yes	X	X	X	P	P	X	X
(22)	Lumberyard or building supply means an establishment that sells lumber and heavy building materials, and that typically stores most of its stock outdoors or under open-air structures.	Yes	X	X	X	P	P	X	X
(23)	Professional, business or financial service means 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; (c) provides support services primarily to other businesses such as billing, collection, advertising, telemarketing, copying, mailing, etc.; or (d) engages in financial transactions that create, liquidate or change ownership of financial assets such as accepting deposits, making loans and issuing currency. This definition specifically excludes services provided by licensed medical or veterinary practitioners.	Yes	P	P	X	P	P	X	X
(24)	Personal service means 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.	Yes	P	P	X	P	P	X	X
(25)	Property service means an establishment that provides property services such as lawn and garden maintenance, tree care, fence installation, snow removal, pest management, etc. This definition specifically excludes a contractor's yard. See Section 3220 .	Yes	X	X	X	P	P	C	X
(26)	Veterinary, pet or animal service means 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, daycare, grooming 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 Section 3214 .	Yes	X	X	X	P	C	C	X

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(27) Restaurant means an establishment that prepares and serves meals, snacks and beverages primarily for immediate consumption. This definition includes a retail bakery that sells at least 50% of its products on the premises and mobile food service from motorized vehicles or non-motorized carts that are parked or located outside the road right-of-way. This definition specifically excludes catering and commercial kitchens. See Section 3215 .	Yes	P	P	X	P	P	X	X
(28) Bar means 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 3215 .	Yes	P	C	X	C	C	X	X
(29) Event facility means an establishment used to host private events such as meetings, weddings, receptions and reunions. See Section 3215 .	Yes	C	C	X	P	P	X	X
(30) Catering or commercial kitchen means 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).	Yes	P	P	X	P	P	X	X
Industrial								
(31) Light industry means 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 retail sales as an accessory use that primarily sells products produced on the premises. This definition excludes any use specifically defined in this section.	Yes	X	X	X	P	C	X	X
(32) Food or beverage manufacturing means a state licensed establishment that produces food or beverage products that are typically sold to wholesalers or retailers. It may include retail sales, restaurant or bar as an accessory use that primarily sells products produced on the premises. This definition includes a microbrewery, commercial bakery or a cannabis product manufacturer.	Yes	C	C	X	P	P	X	X

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(33)	Wood products manufacturing means 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. This definition includes a sawmill but excludes firewood processing.	Yes	X	X	X	P	C	X	C
(34)	Stone products manufacturing means an establishment that produces stone 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. This definition excludes mineral extraction.	Yes	X	X	X	P	C	X	C
(35)	Metal fabrication shop means 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.	Yes	X	X	X	P	C	X	X
(36)	Printing, publishing or sign manufacturing means 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 a retail copy shop, which will be considered a, professional, business or financial service under these regulations.	Yes	P	C	X	P	P	X	X
(37)	Information service means 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 .	Yes	X	X	X	P	P	X	X

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(38)	Research and development facility means an establishment used for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing that are not associated with a manufacturing facility on the same site. This definition includes a cannabis testing laboratory.	Yes	C	C	X	P	P	X	C
(39)	Wholesale trade means 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. This definition includes a cannabis wholesaler.	Yes	C	C	X	P	P	X	X
(40)	Storage or distribution service means an establishment that (a) stores, but does not sell, goods and may provide a range of services related to the distribution of goods; (b) 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 3216); or (c) with one or more tanks that typically store fuels, oils and similar liquid products for sale or distribution (see Section 3217). This definition specifically excludes any use specifically defined in this section and retail sale and refilling of fuel tanks that are not more than 50 pounds in size when carried out as an accessory use.	Yes	X	X	X	P	P	X	X
(41)	Transportation service means an establishment that provides: (a) transportation of people including, but not limited to, transit services, bus or rail stations, transportation centers, and taxi or limousine services; (b) transportation of cargo using trucks, tractor trailers or rail; or (c) that provides services such as storage, maintenance, repair or fuel primarily for heavy vehicles, including buses, or rail equipment.	Yes	X	X	X	P	C	X	X
(42)	Landing area means an area of land designed and maintained for the landing and take-off of aircraft that the State of Vermont regulates as a designated restricted landing area under 5 V.S.A. Chapter 9. See Section 3218 .	Yes	X	X	X	C	C	C	X
(43)	Media recording or broadcasting studio means an establishment used to produce, distribute and/or broadcast sound or video programs or recordings.	Yes	P	P	X	P	P	C	X
(44)	Communications antenna means 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 3219 .	Yes	P	P	P	P	P	P	P
(45)	Communications tower means a structure used to support one or more communication antennas and related structures and equipment. See Section 3219 .	Yes	X	X	X	C	C	C	C

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(46) Waste service means an establishment that: (a) collects or hauls nonhazardous solid waste or recyclable materials generated within a local area; (b) operates as a nonhazardous solid waste transfer station; (c) identifies, sorts, treats, packages, or labels wastes for the purposes of transport; (d) pumps septic tanks and cesspools; (e) rents or services portable toilets; (f) provides other septic waste management services; (g) collects, separates and/or recovers recyclable materials; (h) prepares materials for efficient shipment by means such as baling, compacting, flattening, grinding, crushing, mechanical sorting or cleaning; or (i) transforms organic waste into a stable, soil-like product in a controlled environment under aerobic conditions. It may include retail sales of recovered materials as an accessory use. This definition specifically excludes state-licensed landfills, junkyards, municipal wastewater treatment facilities and related essential services, and composting activities that are limited to organic waste produced on the premises.	Yes	X	X	X	C	C	X	X
(47) Contractor's yard means an establishment that stores vehicles, machinery, equipment and materials used by a contractor in the construction-related trades primarily outside an enclosed structure, and which may include a shop for maintaining or repairing the contractor's vehicles, machinery or equipment or the contractor's business office. This definition specifically excludes junkyards. See Section 3220 .	Yes	X	X	X	P	C	X	X
Art, Entertainment and Recreation								
(48) Theater means an establishment that presents live entertainment by actors, singers, dancers, musicians or other performing artists, or that shows movies or other recorded entertainment to an audience.	Yes	P	C	X	P	P	X	X
(49) Artist gallery or studio means an establishment used to produce and/or sell works of art.	Yes	P	P	X	P	P	C	X
(50) Museum or library means an establishment that preserves and exhibits objects, sites and natural wonders of artistic, historical, cultural, scientific or educational value.	Yes	P	P	C	P	P	C	C
(51) Indoor recreation means 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.	Yes	P	C	X	P	P	X	X
(52) Commercial outdoor recreation means an establishment that offers physical fitness, sports, games and other leisure-time activities primarily outside an enclosed building. This includes any use operated as a business or for the exclusive use of members, and excludes parks. See Section 3221 . This definition specifically excludes any use defined in this section.	Yes	X	X	X	P	P	C	C

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(53) Park or nature preserve means 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.	Yes	P	P	P	P	P	P	P
(54) Golf course or country club means 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 sports, fitness or recreational activities and/or retail sales of related merchandise as an accessory use.	Yes	X	X	X	X	P	C	X
(55) Equestrian facility means a commercial establishment used to house, train, care for, and/or ride horses.	Yes	X	X	X	X	P	C	C
(56) Campground means an establishment: (a) designed to accommodate campers and their equipment including tents, tent trailers, recreational vehicles or cabins, or (b) that provides individuals or groups with camping or similar primitive lodging, and outdoor recreational activities. It may provide short-term guest accommodations, and facilities and services such as camping units, cabins, sanitary facilities, food services, recreational facilities for guest or day use, and organized recreational or educational activities. See Section 3211 .	Yes	X	X	X	X	P	C	C
Civic and Community								
(57) Government facility means a state- or town-owned or operated establishment that serves a public function and provides governmental services. See Section 1104 .	Yes	P	P	P	P	P	P	P
(58) Education institution means a state-certified public or private establishment that provides educational services. See Section 1104 .	Yes	P	P	P	P	P	P	P
(59) Specialty school means a commercial establishment that offers instruction, classes or training.	Yes	P	C	X	P	P	C	C
(60) Outpatient care service means an establishment from which one or more licensed practitioners provide healthcare services to people as outpatients.	Yes	P	C	X	P	P	X	X
(61) Childcare facility means an establishment that cares primarily for infants and preschool-age children, as well as older children when school is not in session. See Section 3222 .	Yes	P	P	X	P	P	C	X
(62) Religious institution means 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 .	Yes	P	P	P	P	P	P	P

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(63) Funeral service means an establishment that prepares deceased people for burial or cremation, cremates the remains of deceased people, and/or holds funeral services.	Yes	P	C	X	P	P	C	X
(64) Cemetery means a site designed to inter or otherwise store the remains of deceased people or domestic animals.	Yes	X	X	X	X	P	P	P
(65) Social club means 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.	Yes	P	C	X	P	P	C	C
Natural Resource Based								
(66) Farming or forestry means an establishment that grows crops, raises animals, harvests timber, or harvests plants or animals from their natural habitats. See Section 1103 .	No	P	P	P	P	P	P	P
(67) Firewood processing means an establishment that produces firewood for wholesale or retail sale from logs that are primarily harvested off-site and delivered to the premises. This definition specifically excludes wood products manufacturing and forestry.	Yes	X	X	X	P	C	C	C
(68) Mineral extraction means 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 3224 .	Yes	X	X	X	P	C	X	C
(69) Water extraction means an establishment that pumps, collects, stores and/or transports groundwater, spring water or surface water for off-site commercial or industrial use. It may include on-site processing such as filtering, purifying and bottling. This definition specifically excludes water used for food and beverage manufacturing.	Yes	X	X	X	C	C	C	C
(70) On-farm business means an accessory use of a farm for a business that engages in agri-tourism, agri-education, direct marketing or value-added processing of products produced primarily on the farm. See Section 3225 .	No	P	P	P	P	P	P	P
(71) Agricultural enterprise means an establishment that adds value to locally-produced farm or forest products or that cultivates cannabis. See Section 3225 .	Yes	X	X	X	P	P	C	C