

Article 2. Zoning Districts

Section 2.01. Establishment¹

(A) **Zoning Districts.** The following zoning districts are established in the Town of St. George:

- (1) Village Center (VC)
- (2) Village Center Reserve (VCR)
- (3) Village Neighborhood (VN)
- (4) Medium-Density Residential (MDR)
- (5) Low-Density Residential (LDR)
- (6) Rural Development (RD)

(B) **Official Zoning Map.**²

- (1) The location and boundaries of the zoning districts are established as shown on the Official Zoning Map, which is incorporated into these regulations.
- (2) The Official Zoning Map shall be available for public review at the town offices during normal business hours. A small-scale, unofficial copy of the map is attached to these regulations for convenience only.
- (3) The Zoning Administrator shall locate the boundary of any zoning district by scaling distances off the Official Zoning Map. Any appeal of the ZA's interpretation of a zoning district boundary shall be heard by the Planning Commission, which shall make a final determination of the boundary location based on a review of the best available GIS data.
- (4) Where a district boundary line divides a lot, the Development Review Board may allow the extension of the standards for either portion of the lot up to 100 feet beyond the district line into the remaining portion of the lot as a conditional use.
- (5) Where the town line divides a lot, the standards of these regulations shall apply to that portion of the lot that is in the Town of St. George in the same manner as if the lot was entirely situated in the town.

Section 2.02. Use Summary Table³

		VC	VCR	VN	MDR	LDR	RD
RESIDENTIAL							
1100	Household living						
1110	Single-family detached dwelling			P	P	P	P
1120	Single-family attached dwelling	C		C			
1130	Duplex			P	P	P	
1140	Multi-family dwelling	C		C	C		
1150	Accessory apartment			P	P	P	P
1160	Rental unit	C					
1170	Live-work unit	C		C	C		

¹ This section is legally required.

² Provisions are the same as current regulations (Section 210 and 220) except for the addition of Paragraphs 2 and 5. With the zoning map language of this paragraph, the written description of the zoning district boundaries is not necessary and has been dropped from the district sections below.

³ This table is optional. I think it is useful to help compare the districts to one another while we are working on drafting this article. Each use has a definition – located for now at the end of this section for ease of review and discussion, but which will be relocated to the definition section eventually.

		VC	VCR	VN	MDR	LDR	RD
1180	Farm-worker housing			C	C	C	C
1200	Group living						
1210	Assisted living			C			
1230	Group home			P	P	P	P
1240	Transitional housing	C		C			
1250	Crisis shelter			C			
1260	Temporary shelter			C			
1300	Accessory use						
1310	Home occupation	C		P	P	P	P
1320	Home-based business	C		C	C	C	C
1330	Residential energy generating system	C		C	C	C	C
1340	Accessory structure or use	C		P	P	P	P
PUBLIC AND CIVIC							
2100	Education facility⁴	C	C				?
2200	Cultural facility	C					?
2300	Religious facility	C		C			?
2400	Daycare facility⁵	C		C	?	?	?
2500	Healthcare facility	C					?
2600	Non-commercial recreation & entertainment					C	C
2610	Outdoor recreation facility	C	C	C	C		
2620	Indoor recreation facility	C		C			
2700	Civic facility	C	C				
2740	Cemetery						C
2800	Utility or transportation facility						
2810	Community-serving utilities & infrastructure	C	C	C	C	C	C
2830	Wireless telecommunications antenna ⁶	C		?	?	?	C
2850	Parking	C		?	?		
2860	Highway maintenance facility						C
2870	Transit stop or station	C		C	?		
COMMERCIAL							
3100	Animal services & agricultural-support business				?		C
3110	Kennel					C	
3140	Stable					C	
3200	Eating and drinking establishment	C					
3210	Restaurant			C	C		
3300	Financial services facility	C					

⁴ Educational activities could be appropriate in rural district, but if St. George needed to build an elementary school the town plan calls for it to be located in town center. Maybe separate this into public educational facility and private educational facilities? Definition includes only state-licensed facilities. May need a commercial use that would cover some private education-based businesses? Similar issues for the other public uses – cultural, religious and healthcare facilities.

⁵ Should daycare facilities (larger than in-home childcare, which is allowed as a home occupation – could be a stand-alone business use) be allowed in more districts?

⁶ Antenna only (does not include a new tower) to be mounted on an existing structure or tower.

ARTICLE 2: ZONING DISTRICTS

VILLAGE CENTER DISTRICT

		VC	VCR	VN	MDR	LDR	RD
3400	Retail store	C		C			
3500	Automotive and equipment sales and service ⁷	?			?		?
3510	Gas station						
3520	Vehicle/equipment sales						
3530	Vehicle/equipment service						
3540	Carwash						
3600	Professional office	C		C	?		
3700	Personal service facility	C		C	?		
3800	Lodging	C			?		
3820	Inn			C	C	C	C
3850	Rental cottages					C	C
3860	Campground					C	C
3870	Retreat center				C	C	C
3900	Commercial recreation & entertainment	C					
3910	Outdoor recreation				C	C	C
INDUSTRIAL⁸							
4100	Manufacturing facility	C					C
4200	Warehousing or storage facility	C					C
4300	Shipping or distribution facility						C
4400	Construction-related facility						C
4500	Wholesale sales facility	C					
4600	Crematorium						C
4700	Research and development facility	C		C			
4800	Artist/craftsperson work or sales facility	C		C	C		C
WORKING LANDSCAPE AND OPEN SPACE							
5100	Agriculture	C	C	P	P	P	P
5200	Forestry	C	C	P	P	P	P
5300	Extraction					C	C
5400	Nature preserve	C	C	C	C	C	C
5500	Nursery ⁹				?	C	C
5600	Value-added business						
5610	Farm-based business	C	C	C	C	C	C
5620	Farm product sales	C	C	C	C	C	C
5630	Wood processing						C
MIXED USE							
6000	Mixed use	C		C	C	C	C

⁷ What is the most appropriate location for automobile-oriented uses? Village center – land consumptive & not pedestrian friendly? Route 2A – highway commercial strip? Rural?

⁸ Should larger-scale or more land consumptive business uses like these be allowed in rural district?

⁹ Is this a business that could be compatible with residential uses?

Section 2.03. Village Center (VC) District

(A) **Purpose.** The purpose of this district is to implement the goals and policies of the St. George Town Plan as most recently amended as of the effective date of these regulations. The Town Plan sets forth a vision for the Village Center “as the nucleus of a densely developed, compact, human-scaled, pedestrian-oriented, mixed-use village. Such a village should have a network of interconnected streets with wide sidewalks, steady street tree plantings and buildings set close to the frontages. Mixed-use development will be promoted on the property and civic uses will be directed to the village center planning sub-area along with a majority of the town’s non-residential growth – as is characteristic of traditional downtowns and village centers throughout Vermont.” Specifically, the Town Plan calls on St. George to:

- (1) Enact regulations that will establish a clear delineation between the proposed village center and outlying rural lands in terms of density, development patterns and allowed uses. [5.11(F)(1)]
- (2) Direct the majority of the town’s growth to the village planning area. [5.11(F)(2)]
- (3) Target the village planning area as a location for new or expanded public facilities and economic development. [5.11(F)(3)]
- (4) Prevent strip development along the state highways. [5.11(F)(5)]
- (5) Explore new and innovative measures to achieve the traditional settlement pattern of a compact village center surrounded by rural countryside. [5.11(F)(8)]
- (6) Enforce slow movement of vehicles through the design of streets within the village center and provide ample public space for sidewalks, landscaping, street lighting, etc. [5.5 (B)(7)]
- (7) Require new residential streets and access roads to be constructed to standards based on design speeds of 35 miles per hour outside the village center or 25 miles per hour within the village center. [5.5 (B)(8)]
- (8) Establish a land use pattern that concentrates development into mixed-use growth centers in order to reduce the number of vehicle miles that must be traveled to meet a household’s basic needs. [5.7(B)(4)]
- (9) Provide opportunities for appropriately-scaled business activities within a mixed-use village center. [5.8(B)(7)]
- (10) Promote mixed-use development within the village center to allow the creation of jobs and housing in close proximity. [5.8(B)(8)]
- (11) Guide the majority of the town’s non-residential development to the village center. [5.8(B)(9)]
- (12) Limit the total amount of retail square footage allowed in town based on what would be needed to serve the population of the town. [5.8(B)(10)]
- (13) Establish a maximum square footage for retail stores to ensure that commercial activities are of a scale appropriate to a small town. [5.8(B)(11)]

(B) **Character of the Area.** The desired character of this zoning district is described in the St. George Town Plan as that of a traditional New England village. Specifically, it should be a place that has:

- (1) A mix of uses in close proximity to each other bringing people together for a variety of activities – including town affairs, work, living, recreation, business, shopping, and entertainment – attracting and benefiting people of all ages and income levels.
- (2) A physical layout with higher densities in comparison to outlying areas and a distinct, defined geographical edge that establishes an identity or a sense of place.
- (3) A pedestrian-friendly environment in which most uses are within a five- or ten-minute walk (1,500 to 3,000 feet) of each other and a transportation system that is designed with first for pedestrians and secondarily for vehicles.
- (4) A strong public presence, such as greens or parks, municipal buildings, post office, school or other public spaces or buildings.
- (5) An atmosphere that is friendly and inviting.
- (6) A presence of special features, such as historic buildings, landmarks and views.
- (7) Multi-story buildings that maximize the use of vertical space while maintaining a human scale at street level.
- (8) Buildings located close to the street built at the street line or with very shallow setbacks.
- (9) Principal buildings closer to the street than associated accessory buildings (such as garages).
- (10) Narrow, interconnected, tree-lined streets.
- (11) Short and/or irregularly shaped blocks.
- (12) Buildings whose main entrance is oriented to the street.
- (13) Limited amounts of land devoted to parking, especially as visible from the street.
- (14) On-street parking.
- (15) Diversity in the size of buildings and lots.

(C) **Permitted Uses**

- (1) None¹⁰

(D) **Conditional Uses**

RESIDENTIAL

- | | |
|------|--------------------------------------|
| 1120 | Single-family attached dwelling |
| 1140 | Multi-family dwelling |
| 1160 | Rental unit |
| 1170 | Live-work unit |
| 1240 | Transitional housing |
| 1310 | Home occupation |
| 1320 | Home-based business |
| 1330 | Residential energy generating system |
| 1340 | Accessory structure or use |

¹⁰ DRB review should be required for all uses in this district until such time that the envisioned village center becomes a reality. Once buildings exist, some uses could then become permitted and not require conditional use approval.

PUBLIC AND CIVIC

- 2100 Education facility
- 2200 Cultural facility
- 2300 Religious facility
- 2400 Daycare facility
- 2500 Healthcare facility
- 2610 Outdoor recreation facility (non-commercial)
- 2620 Indoor recreation facility (non-commercial)
- 2700 Civic facility
- 2810 Community-serving utilities and infrastructure
- 2830 Wireless telecommunications antenna
- 2850 Parking
- 2870 Transit stop or station

COMMERCIAL

- 3200 Eating and drinking establishments (drive-thru prohibited)¹¹
- 3300 Financial services facility (drive-thru prohibited)
- 3400 Retail store (drive-thru prohibited)
- 3600 Professional office
- 3700 Personal service facility
- 3800 Lodging
- 3900 Commercial recreation and entertainment (motorized & shooting sports prohibited)

INDUSTRIAL

- 4100 Manufacturing facility
- 4200 Warehousing or storage facility
- 4500 Wholesale sales facility
- 4700 Research and development facility
- 4800 Artist/craftsperson work or sales facility

WORKING LAND AND OPEN SPACE

- 5100 Agriculture
- 5200 Forestry
- 5400 Nature preserve
- 5610 Farm-based business
- 5620 Farm product sales

MIXED USE

- 6000 Mixed Use

¹¹ Drive-thru prohibited to reinforce pedestrian character of future village center.

(E) Dimensional Standards**DENSITY**

(1)	Residential Density	4 units per acre min	n/a
(2)	Floor Area Ratio ^a	0.5 min ¹²	n/a

LOTS

(3)	Lot Size ¹³	2,500 sq ft per unit ¹⁴ min	n/a ¹⁵
(4)	Lot Width ¹⁶	25 ft min	100 ft max
(5)	Lot Depth ¹⁷	100 ft min	n/a
(6)	Lot Coverage ¹⁸	n/a	90% max

PRINCIPAL BUILDINGS

(7)	Front Setback ¹⁹	0 ft min	15 ft max
(8)	Side Setback ²⁰	0 ft min	50 ft max combined
(9)	Rear Setback	10 ft min	n/a
(10)	Height ²¹	2 stories min	3 stories max ^b
(11)	Footprint	n/a	5,000 sq ft max ^c

OUTBUILDINGS²²

(12)	Front Setback	20 ft min from principal building frontline	n/a
(13)	Side Setback	10 ft min	n/a
(14)	Rear Setback	10 ft min	n/a
(15)	Height	n/a	2 stories max
(16)	Footprint	n/a	1,000 sq ft max

^a Applies to non-residential and mixed uses. The DRB may waive the FAR for Public and Civic uses.

^b A fourth story may be allowed by transferring development rights from a sending area in accordance with the provisions of Section *: Transfer of Development Rights.

^c The DRB may waive the maximum footprint for Public and Civic uses. For any use, the maximum footprint may be increased to 7,500 sq ft through the transfer of development rights from a sending area in accordance with the provisions of Section *: Transfer of Development Rights.

¹² Floor area ratio is a way to measure density for non-residential development. It is calculated by dividing the total building square footage by total lot size. With a maximum building of 15,000 sf (5,000 x 3 stories), the largest lot you could have would be 30,000 sf to meet the minimum 0.5 FAR.

¹³ Lot sizes in current Village District range from 12,500 sq ft for single-family homes to 2,000 sq ft per unit for elderly housing and 20,000 sq ft for non-residential uses.

¹⁴ Add a definition of unit as a dwelling unit or up to 3,000(?) sq ft of non-residential floor space.

¹⁵ Duplicative if use density standards.

¹⁶ Frontage requirement in current Village District is 75 ft for single-family homes and 100 ft for everything else.

¹⁷ No depth requirement in current zoning.

¹⁸ Building coverage standard in current Village District is 20% for residential and 50% for non-residential.

¹⁹ Setback requirement in current Village District is 30 ft.

²⁰ Side yard requirement in current Village District is 15 ft for one- and two-family homes, 30 ft for multi-family and non-residential uses, and 50 ft for elderly housing.

²¹ Height requirement in current Village District is 35 ft.

²² Current regulations do not distinguish between principal and accessory structures.

(F) District Standards²³

- (1) **Mixed Use.** No building shall have more than 60% of its floor area devoted to residential uses. All commercial buildings shall include at least 1 dwelling unit.²⁴
- (2) **Architectural Guidelines.** To achieve the purposes of this district – development of a “downtown” for St. George – applicants are strongly encouraged to consider the following design standards. The DRB shall use these standards to determine whether proposed projects are appropriate in character and further the purposes of this district and the applicable goals of the Town Plan.²⁵
 - (a) Main building entrances should face the street and should be easily identifiable and scaled to the size of the street they front. In commercial and mixed-use buildings, doors and entryways should be modeled on traditional storefront design, be recessed and be compatible with the architectural style of the building.
 - (b) Commercial and mixed-use buildings should be designed with display windows and signage facing the street they front.
 - (c) The front elevation of commercial and mixed-use buildings should provide a minimum of 60% and a maximum of 85% transparency at ground level. Such buildings should include large front windows on the ground level, with sills between 12 to 18 inches above sidewalk level and lintels 9 to 12 feet above sidewalk level. Clear glass should be used on ground-floor windows. The use of transom windows is encouraged.
 - (d) If shutters are used, appropriate hardware should be used and shutters shall be proportioned to cover one-half the width of the window.
 - (e) Buildings situated at corners should “wrap” the corner by continuing façade elements such as the cornice or other horizontal features on all street elevations.
 - (f) New facades should include base, middle and top levels and coordinate the relative height of these façade elements with those of any adjacent or nearby buildings.
 - (g) Roof forms may include a symmetrical pitched roof or a flat roof with a cornice. Flat roof and parapet construction is preferred; sloping roof structures should use dormers and gables to give the façade more visual character. Slopes of pitched roofs should be not less than 5:12, except that porch roofs may be sheds with pitches not less than 3:12. All gables should be parallel or perpendicular to the street. Sloping roofs shall ensure the fall of snow, ice or rain does not create a hazard for pedestrians.
 - (h) Recommended façade materials include common red brick (bare or painted), special masonry units (textured, colored, or painted), natural stone, or wood clapboard. Beige, multi-tone, or imitation brick siding; bare masonry units; metal, asphalt or vinyl siding; and imitation stone or exterior insulation finish systems (E.I.F.S.) should be avoided.
 - (i) Recommended trim materials include finished grade, painted, or stained wood. Bare lumber grade wood or plywood should be avoided.

²³ These drafted standards have not yet been reviewed or discussed by the Planning Commission. The idea behind such standards would be to ensure that structures are designed and located in a manner that will create the envisioned “downtown” for St. George.

²⁴ This would require mixed-use development.

²⁵ Should these be “guidelines/shoulds” or “regulations/shalls”? Coordinate these with large building standards if you decide to use them.

- (j) Recommended window materials include anodized aluminum or vinyl clad frame (black, brown or approved color), or painted or stained wood.
 - (k) Recommended lintel and sill materials include brick, stone, wood or colored concrete. Bare aluminum frames should be avoided. Clear, frosted or stained glass is recommended; tinted or mirrored glass should be avoided.
 - (l) Recommended roof materials include black or single tone asphalt shingles, standing seam roof with small seam width and approved color or natural slate. Imitation slate and wood shingles should be avoided. Parapet caps may be stone, concrete or limestone.
 - (m) Canvas awnings may be used; plastic awnings should be avoided.
 - (n) Recommended hard surface materials include asphalt, patterned asphalt, brick, paving stone and patterned concrete. Asphalt use should be limited to parking and loading areas.
 - (o) Building signage should be simple and integrated into the design of the building.
- (3) **Parking.** In addition to the provisions of Section *, the following shall apply to parking within this district:
- (a) Parking shall be prohibited between the front lot line and principal building frontline.
 - (b) On-site parking not located behind a building shall be visually screened from the street year-round through landscaping, fences, and/or walls.
 - (c) Lots entirely devoted to surface parking without a principal building shall not exceed a width of 60 feet for a depth of 50 feet as measured from the front lot line and shall provide a 15-foot deep pocket park along all portions of their frontage not part of an access drive.
- (4) **Sidewalks.** Sidewalks (including informal walkways and footpaths) shall:
- (a) Be provided along the front line of all lots to ensure pedestrian access.
 - (b) Be not less than 6 feet wide.
 - (c) Be constructed of paving brick, concrete, concrete pavers, or concrete with brick paver borders. Asphalt shall not be used.
 - (d) Create a linked network of walkways connecting all uses.
- (5) **Street Trees.** Street trees shall be planted along each side of all streets, public or private, existing or proposed in accordance with the following:
- (a) Street trees shall be spaced at intervals no greater than 40 feet along both sides of all roads, excluding rear access lanes and alleys.
 - (b) Existing healthy and mature trees may be counted towards the street tree planting requirement.
 - (c) New street trees shall be native, deciduous shade trees with a caliper of 2.5 inches at a height of 4 feet and shall:²⁶
 - i) Cast moderate to dense shade in the summer.
 - ii) Have a typical life span of more than 60 years.
 - iii) Mature to a height of at least 50 feet.
 - iv) Be tolerant of pollution and direct or reflected heat.
 - v) Require little maintenance by being mechanically strong (not brittle) and insect and disease resistant.
 - vi) Be able to survive 2 years with no irrigation after establishment.
 - (d) When planted in front of storefronts or within 25 feet of an intersection²⁷, street trees shall consist of deciduous species that branch above 8 feet, or can be trimmed to that height without destroying their natural form.

²⁶ Cross reference this with landscaping standards.

²⁷ Cross reference this with corner visibility standard.

Section 2.04. Village Center Reserve (VCR) District

(A) **Purpose.** The purpose of this district is to implement the goals and policies of the St. George Town Plan as most recently amended as of the effective date of these regulations. This district includes those portions of the town center property to the west of the VELCO right-of-way. This district is intended to reserve these lands for future village center uses and provide an opportunity for village center expansion if the lands to the east of the VELCO right-of-way become fully built-out in accordance with the purposes and desired character described in Section 2.03 of these regulations.

(B) **Permitted Uses**

- (1) None

(C) **Conditional Uses**

PUBLIC AND CIVIC

- 2100 Education facility
- 2610 Outdoor recreation facility (non-commercial)
- 2700 Civic facility
- 2810 Community-serving utilities and infrastructure

WORKING LAND AND OPEN SPACE

- 5100 Agriculture
- 5200 Forestry
- 5400 Nature preserve
- 5610 Farm-based business
- 5620 Farm product sales

(D) **District Standards**

- (1) The subdivision of land or construction of structures shall require approval in accordance with the provisions of Article *: Planned Unit Development. The Development Review Board shall set the dimensional standards of lots or structures as appropriate for the intended use or function.
- (2) The subdivision of land or construction of structures shall be in conformance with any adopted Official Map or village center master plan.

Section 2.05. Village Neighborhood (VN) District

- (A) **Purpose.** The purpose of this district is to implement the goals and policies of the St. George Town Plan as most recently amended as of the effective date of these regulations. The Town Plan “envisions that over time these lands will be developed into predominately residential neighborhoods extending from the town center property in a manner compatible with the character of a traditional New England village. This planning sub-area should accommodate a wide range of building types, including attached and multi-family housing, at village-scale densities. Interconnected streets, sidewalks, narrow frontages and small- to medium-sized blocks should characterize future development.” Specifically, the Town Plan calls on St. George to:
- (1) Enact regulations that will establish a clear delineation between the proposed village center and outlying rural lands in terms of density, development patterns and allowed uses. [5.11(F)(1)]
 - (2) Direct the majority of the town’s growth to the village planning area. [5.11(F)(2)]
 - (3) Prevent strip development along the state highways. [5.11(F)(5)]
 - (4) Explore new and innovative measures to achieve the traditional settlement pattern of a compact village center surrounded by rural countryside. [5.11(F)(8)]
 - (5) Enforce slow movement of vehicles through the design of streets within the village center and provide ample public space for sidewalks, landscaping, street lighting, etc. [5.5 (B)(7)]
 - (6) Establish a land use pattern that concentrates development into mixed-use growth centers in order to reduce the number of vehicle miles that must be traveled to meet a household’s basic needs. [5.7(B)(4)]
 - (7) Require new residential streets and access roads to be constructed to standards based on design speeds of 35 miles per hour outside the village center or 25 miles per hour within the village center. [5.5 (B)(8)]
 - (8) Promote mixed-use development within the village center to allow the creation of jobs and housing in close proximity. [5.8(B)(8)]
 - (9) Seek opportunities and support private and/or non-profit efforts to rehabilitate or upgrade the town’s housing stock. [5.10(B)(2)]
 - (10) Allow for a diversity of housing types within the town. [5.10(B)(4)]
 - (11) Explore options to ensure that any housing developments constructed in town be diverse both in their architectural character and price point. [5.10(B)(7)]
- (B) **Character of the Area.** The desired character of this zoning district is described in the St. George Town Plan as that of a traditional New England village neighborhood. Specifically, it should be a place that:
- (1) Is compact, safe and walkable from end to end. A walkable neighborhood is defined by the distance a person can walk in about 10 minutes.
 - (2) Offers elements of surprise, variety and variability. It should have a diversity of housing types and a mix of neighborhood uses. The neighborhood should have homes that are attractive and well sited on reasonably sized lots with private outdoor spaces. Lot sizes should vary to cater to multiple market segments. Differences in building design, architectural detail, landscaping, and side yard setbacks should break the mold of a cookie cutter pattern. Homes should have unique and varied treatments of side yards, which adds interest as one travels the street.

- (3) Has a network of interconnected streets with few dead ends. Streets should be narrow and designed to minimize speeding and shortcuts. Local streets should not carry through traffic. They should also have strong pedestrian links – via sidewalks and trails – to adjoining neighborhoods, civic buildings, retail areas and parks.
- (4) Has a recognizable identity and boundaries that separate one neighborhood from another. They may also have a green or a crossroad with civic or commercial services that is readily recognizable and gives the neighborhood its identity.
- (5) Has a human scale that makes people feel comfortable in it. Civic amenities, landscaped streets, shaded sidewalks, and open space should enrich the quality of life in these neighborhoods.
- (6) Provides for both chance meetings and personal privacy through its streets, pedestrian network and lot design. The ‘public face’ of most houses (front door, porch, front yard) should face the street, increasing the opportunity for chance meetings with neighbors. There should also be places for planned meetings, from common greens to public community centers. Back yards should be private.
- (7) Offers a connection to nature through a consciously designed open space system. The open space system should be made up of formal elements (tree lined streets, walkways, parks, greens), recreational elements (playgrounds, fields, courts) and informal elements (trails, buffer zones, wildlife habitat, preserved natural features, scenic views). All three types of open space are critical to creating a ‘livable’ neighborhood that balances the public with the private, and the convenient access of a village center with the natural beauty and tranquility of a rural community.

(C) Permitted Uses

RESIDENTIAL

- 1100 Single-family detached dwelling
- 1130 Duplex
- 1150 Accessory apartment
- 1230 Group home
- 1310 Home occupation (including family childcare home and B&B)
- 1340 Accessory structure or use

WORKING LAND AND OPEN SPACE

- 5100 Agriculture
- 5200 Forestry

(D) Conditional Uses

RESIDENTIAL

- 1120 Single-family attached dwelling
- 1140 Multi-family dwelling
- 1170 Live-work unit
- 1180 Farm worker housing
- 1210 Assisted living
- 1240 Transitional housing
- 1250 Crisis shelter
- 1260 Temporary shelter
- 1320 Home-based business
- 1330 Residential energy generating system

PUBLIC AND CIVIC

- 2300 Religious facility
- 2400 Daycare facility (other than family childcare home)
- 2610 Outdoor recreation facility (non-commercial)
- 2620 Indoor recreation facility (non-commercial)
- 2810 Community-serving utilities and infrastructure
- 2870 Transit stop or station

COMMERCIAL

- 3210 Restaurant (drive-thru prohibited)
- 3400 Retail store (3,000 sq ft footprint max, drive-thru prohibited)
- 3600 Professional office (2,000 sq ft footprint max)
- 3700 Personal service facility (2,000 sq ft footprint max)
- 3820 Inn

INDUSTRIAL

- 4700 Research and development facility (3,000 sq ft footprint max)
- 4800 Artist/craftsperson work or sales facility (3,000 sq ft footprint max)

WORKING LAND AND OPEN SPACE

- 5400 Nature preserve
- 5610 Farm-based business
- 5620 Farm product sales

MIXED USE

- 6000 Mixed Use

(E) Dimensional Standards

LOTS

(1)	Lot Size ²⁸	1/2 acre min ^a	n/a
(2)	Development Envelope ²⁹	n/a	1 acre max ^b
(3)	Lot Width ³⁰	75 ft min	n/a
(4)	Lot Depth ³¹	125 ft min	n/a
(5)	Lot Coverage ³²	n/a	50% max

PRINCIPAL BUILDINGS

(6)	Front Setback ³³	15 ft min	50 ft max
(7)	Side Setback ³⁴	10 ft min	n/a
(8)	Rear Setback	30 ft min	n/a
(9)	Height ³⁵	n/a	3 stories max
(10)	Footprint	n/a	5,000 sq ft

OUTBUILDINGS

(11)	Front Setback	20 ft min behind principal building front line	n/a
(12)	Side Setback	10 ft min	n/a
(13)	Rear Setback	10 ft min	n/a
(14)	Height	n/a	2 stories max
(15)	Footprint	n/a	750 sq ft

^a Density may be increased in accordance with the provisions of Section *: Transfer of Development Rights. All dimensional standards may be modified to accommodate higher-density development in accordance with the provisions of Article *: Planned Unit Development.

^b All lots being created or undeveloped lots being built upon, which are larger than 2 acres, shall require the designation of a development envelope. Within this district, development envelopes shall be used to ensure that the placement of structures on a large lot does not preclude future development at the higher densities envisioned for this district. Within the district, the designation of a development envelope shall not restrict the future development of the land located outside the development envelope. Required on-site water and/or wastewater infrastructure may be located outside the development envelope.

²⁸ Lot sizes in current Village District range from 12,500 sq ft for single-family homes to 2,000 sq ft per unit for elderly housing and 20,000 sq ft for non-residential uses.

²⁹ This is new. A development envelope here would ensure that if a larger piece of land were to be subdivided or developed, structures would be located on it in a manner that would facilitate future subdivision or infill development in accordance with the desired village development pattern.

³⁰ Frontage requirement in current Village District is 75 ft for single-family homes and 100 ft for everything else.

³¹ No depth requirement in current zoning.

³² Building coverage standard in current Village District is 20% for residential and 50% for non-residential.

³³ Setback requirement in current Village District is 30 ft.

³⁴ Side yard requirement in current Village District is 15 ft for one- and two-family homes, 30 ft for multi-family and non-residential uses, and 50 ft for elderly housing.

³⁵ Height requirement in current Village District is 35 ft.

(F) District Standards³⁶

- (1) **Design Guidelines.** To achieve the purposes of this district applicants are strongly encouraged to consider the following design standards. The DRB shall use these standards to determine whether proposed projects are appropriate in character and further the purposes of this district and the applicable goals of the Town Plan.³⁷
- (a) Housing types, shapes and materials should be varied. In addition to detached single-family homes, development of attached units, duplexes, multi-family dwellings and accessory apartments is encouraged. Multi-family and attached dwellings should be designed to resemble large single-family residences.
 - (b) Architectural styles should be complementary and have similar architectural forms and detailing. The goal should be to construct a streetscape that provides continuity while avoiding monotony and provides opportunity for occasional variability.
 - (c) Within any single residential development, at least two-thirds of the single-family homes should be oriented with their gable ends facing the street. Use of house designs appropriate to narrow lots is encouraged.
 - (d) Pitched roofs with slopes between 8:12 and 12:12 are encouraged. Rooflines should be designed to provide shade in the summer while allowing sunlight to penetrate the inside of the home during winter months. Consider how and where the roofs will shed snow and design accordingly
 - (e) Windows should be square or vertical. Horizontal window shapes and large picture windows facing the street should be avoided. Divided panes should be used to add scale to large window openings. Avoid placing windows where people can look into adjacent homes, especially across narrow side yards. Avoid blank walls on homes and garages, especially on walls that face the street.
 - (f) Front doorways should be highly visible from the street.
 - (g) The visual impact of garage doors facing the street should be minimized by siting the garage to face the side or back of the lot if there is sufficient lot width. When the garage must face the street, it should be set back from the front facade so the front door of the home is prominent. Trim or windows can be added to the garage doors to bring them in scale with the facade of the home.
 - (h) Within any single residential development, at least one-third of the single-family homes should have a covered front entry porch. Ideally, the level of the front porch should be raised 2 or 3 feet above the sidewalk. Porches should be at least 6 feet deep to comfortably accommodate a place to sit. If there is no porch, some type of covering should be provided over the front door for shelter from the elements. This can add an interesting architectural detail to further enhance the street.
 - (i) Some new neighborhoods may warrant a gateway announcing an entrance to the neighborhood with simple signage, stone or wood structures, and landscaping. However, since most historic village neighborhoods in Vermont are not marked in any way, it is more appropriate to have no distinguishing sign or landmark, and simply extend any street and open space patterns that are already present on adjoining property.

³⁶ The Planning Commission has not reviewed these drafted standards yet.

³⁷ Should these be "guidelines/shoulds" or "regulations/shalls"? Coordinate these with large building standards if you decide to use them.

- (2) **Open Space Guidelines.** The open space system should be an integral part of the design of new neighborhoods. To achieve the purposes of this district applicants are strongly encouraged to consider the following open space recommendations:
- (a) Some type of open space should be provided within 500 feet of every home, especially those designed for seniors and families with young children.
 - (b) Along with the conscious design of the open space system and layout of lots, odd shaped leftover spaces are sometimes created. Areas such as these could be used to provide opportunities for small sitting areas, community gardens, or vest pocket parks that add personality and interest to the neighborhood.
 - (c) Sidewalks shall be required on at least one side of all new roads. Trees should be planted to shade sidewalks and define the edge between street and yard. Where appropriate, trails for off road walking, bicycling and jogging should be provided.
 - (d) Opportunities to provide interconnections with adjacent open space and trail systems should be explored.
 - (e) Important natural features should be a key component in the open space system.
 - (f) Where opportunity exists, scenic vistas should be used as focal points in the design of the open space system.
 - (g) Stormwater management may be incorporated into the open space design by filtering runoff through vegetated swales, settling ponds or created wetlands.

Section 2.06. Medium-Density Residential (MDR) District

(A) **Purpose.** The purpose of this district is to implement the goals and policies of the St. George Town Plan as most recently amended as of the effective date of these regulations. The Town Plan describes this district as “existing residential neighborhoods” and envisions “few changes to the current pattern and density of land use within this planning area.”³⁸

(B) **Permitted Uses**

RESIDENTIAL

- 1100 Single-family detached dwelling
- 1130 Duplex
- 1150 Accessory apartment
- 1230 Group home
- 1310 Home occupation (including family childcare home and B&B)
- 1340 Accessory structure or use

WORKING LAND AND OPEN SPACE

- 5100 Agriculture
- 5200 Forestry

(C) **Conditional Uses**

RESIDENTIAL

- 1140 Multi-family dwelling
- 1170 Live-work unit
- 1180 Farm worker housing
- 1320 Home-based business
- 1330 Residential energy generating system

PUBLIC AND CIVIC

- 2610 Outdoor recreation facility (non-commercial)
- 2810 Community-serving utilities and infrastructure

COMMERCIAL

- 3210 Restaurant
- 3820 Inn
- 3870 Retreat center
- 3910 Outdoor recreation (motorized and shooting sports prohibited)

INDUSTRIAL

- 4800 Artist/craftsperson work or sales facility (3,000 sq ft footprint max)

WORKING LAND AND OPEN SPACE

- 5400 Nature preserve

³⁸ Currently the MDR is largely residential, but there are some commercial uses. Should further commercial development be allowed? What about a business overlay along Route 2A and/or Route 116 that would allow more commercial activity where there is access to the highway? Could that be allowed without promoting “strip highway commercial development” which the town plan does not support?

- 5610 Farm-based business
- 5620 Farm product sales

MIXED USE

- 6000 Mixed Use

(D) Dimensional Standards

LOTS

- | | | | |
|-----|----------------------------|------------|---------|
| (1) | Lot Size ³⁹ | 2 acre min | n/a |
| (3) | Lot Width ⁴⁰ | 200 ft min | n/a |
| (4) | Lot Depth | 300 ft min | n/a |
| (5) | Lot Coverage ⁴¹ | n/a | 10% max |

PRINCIPAL BUILDINGS

- | | | | |
|------|-----------------------------|-----------|---------------|
| (6) | Front Setback ⁴² | 30 ft min | 75 ft max |
| (7) | Side Setback ⁴³ | 20 ft min | n/a |
| (8) | Rear Setback ⁴⁴ | 50 ft min | n/a |
| (9) | Height ⁴⁵ | n/a | 2 stories max |
| (10) | Footprint | n/a | 3,000 sq ft |

OUTBUILDINGS

- | | | | |
|------|---------------|---|---------------|
| (11) | Front Setback | 20 ft min behind principal building frontline | n/a |
| (12) | Side Setback | 10 ft min | n/a |
| (13) | Rear Setback | 10 ft min | n/a |
| (14) | Height | n/a | 2 stories max |
| (15) | Footprint | n/a | 750 sq ft |

³⁹ Lot size in current MDR district is 100,000 sq ft (2.3 acres)

⁴⁰ Lot frontage requirement in current MDR district is 200 ft.

⁴¹ Building coverage standard in current MDR district is 5%.

⁴² Front setback requirement in current MDR district is 50 ft.

⁴³ Side yard requirement in current MDR district is 35 ft.

⁴⁴ Rear yard requirement in current MDR district is 35 ft.

⁴⁵ Height standard in current MDR district is 35 ft.

Section 2.07. Low-Density Residential (LDR) District

- (A) **Purpose.** The purpose of this district is to implement the goals and policies of the St. George Town Plan as most recently amended as of the effective date of these regulations. The Town Plan envisions “overall density remaining low” and states that “cluster development would be more desirable than a continuation of the current pattern of large-lot development.” Development in this district is encouraged to “locate on open lands over forested lands to the greatest extent feasible. If development will be occurring in forested areas, the amount of clearing should be limited and efforts made to minimize fragmentation of forest habitat.” Specifically, the Town Plan calls on St. George to:
- (1) Enact regulations that will establish a clear delineation between the proposed village center and outlying rural lands in terms of density, development patterns and allowed uses. [5.11(F)(1)]
 - (2) Promote the preservation of open space, forested habitat and agricultural land in the rural areas of town. [5.11(F)(6)]
 - (3) Limit further fragmentation of the town’s significant blocks of forest land. [5.11(F)(7)]
 - (4) Explore new and innovative measures to achieve the traditional settlement pattern of a compact village center surrounded by rural countryside. [5.11(F)(8)]
 - (5) Use development envelopes to locate development in order to limit impacts on sensitive natural features and preserve open space. [5.1(B)(10)]
 - (6) Conserve open space as buffers between neighborhoods outside the village center. [5.1(B)(11)]
 - (7) Encourage master planning and use of the town’s PUD provisions to cluster development for large-scale projects and major subdivisions. [5.1(B)(22)]
 - (8) Provide incentives to promote use of the PUD provisions to cluster development while preserving large tracts of productive farm or forest land. [5.2(B)(8)]
 - (9) Require the use of cluster development techniques to maintain a base of open space, farmland and forestland in the town. [5.2(B)(9)]

(B) Permitted Uses

RESIDENTIAL

- 1100 Single-family detached dwelling
- 1130 Duplex
- 1150 Accessory apartment
- 1230 Group home
- 1310 Home occupation (including family childcare home and B&B)
- 1340 Accessory structure or use

WORKING LAND AND OPEN SPACE

- 5100 Agriculture
- 5200 Forestry

(C) Conditional Uses

RESIDENTIAL

- 1180 Farm worker housing
- 1320 Home-based business
- 1330 Residential energy generating system

PUBLIC AND CIVIC

- 2600 Non-commercial recreation and entertainment
- 2810 Community-serving utilities and infrastructure

COMMERCIAL

- 3110 Kennel
- 3140 Stable
- 3820 Inn
- 3850 Rental cottages
- 3860 Campground
- 3870 Retreat center
- 3910 Outdoor recreation (motorized and shooting sports prohibited)

WORKING LAND AND OPEN SPACE

- 5300 Extraction
- 5400 Nature preserve
- 5500 Nursery
- 5610 Farm-based business
- 5620 Farm product sales

MIXED USE

- 6000 Mixed Use

(D) Dimensional Standards

LOTS

(1)	Lot Size	10 acre min ^a	n/a
(2)	Development Envelope	n/a	40,000 sq ft max ^b
(3)	Lot Width	330 ft min ⁴⁶	n/a
(4)	Lot Depth	330 ft min	n/a
(5)	Lot Ratio	n/a	1:4
(6)	Lot Coverage	n/a	5% max

PRINCIPAL BUILDINGS

(7)	Front Setback	50 ft min	n/a
(8)	Side Setback	50 ft min	n/a
(9)	Rear Setback	50 ft min	n/a
(10)	Height	n/a	2 stories max
(11)	Footprint	n/a	5,000 sq ft

OUTBUILDINGS

(12)	Front Setback	50 ft min	n/a
(13)	Side Setback	25 ft min	n/a
(14)	Rear Setback	25 ft min	n/a
(15)	Height	n/a	2 stories max
(16)	Footprint	n/a	750 sq ft

^a Density may be increased to a maximum of 1 unit per 5 acres in accordance with the provisions of Section *: Planned Unit Development.

^b All lots being created shall require the designation of a development envelope. Development envelopes shall be designed to further the purposes and promote the desired settlement pattern of this district. Required on-site water and/or wastewater infrastructure may be located outside the development envelope.

⁴⁶ 330 ft width/depth allows for a 10-acre lot with the 1:4 ratio.

Section 2.08. Rural Development (RD) District

- (A) **Purpose.** The purpose of this district is to implement the goals and policies of the St. George Town Plan as most recently amended as of the effective date of these regulations. The Town Plan states “The town, however, desires to maintain the rural character of these lands created through two centuries of productive use. St. George should be creative and consider innovative techniques to maintain this character for future generations, while respecting the rights of current property owners for a reasonable return on their investment and financial security after years of work as stewards of the land.” It also states “In order to protect environmental quality and preserve the scenic character of the town’s hills and ridgelines, development within this planning area should be undertaken in a manner that minimizes the fragmentation of forest habitat, limits the amount of clearing, and is not highly visible from public property or rights-of-way. The scale, height, building materials, color and reflectivity of proposed development should be reviewed to reduce the impacts of hillside or ridgeline development on the aesthetic character of its surroundings and the scenic qualities of the town.” Specifically, the Town Plan calls on St. George to:
- (1) Enact regulations that will establish a clear delineation between the proposed village center and outlying rural lands in terms of density, development patterns and allowed uses. [5.11(F)(1)]
 - (2) Promote the preservation of open space, forested habitat and agricultural land in the rural areas of town. [5.11(F)(6)]
 - (3) Limit further fragmentation of the town’s significant blocks of forest land. [5.11(F)(7)]
 - (4) Explore new and innovative measures to achieve the traditional settlement pattern of a compact village center surrounded by rural countryside. [5.11(F)(8)]
 - (5) Require buffers between development and sensitive natural features to be maintained in a natural state. [5.1(B)(9)]
 - (6) Use development envelopes to locate development in order to limit impacts on sensitive natural features and preserve open space. [5.1(B)(10)]
 - (7) Conserve open space as buffers between neighborhoods outside the village center. [5.1(B)(11)]
 - (8) Reduce the density of development on steep slopes. [5.1(B)(18)]
 - (9) Retain woody vegetation and limit the amount of impervious surface on the town’s steep slopes in order to reduce the potential for erosion and associated water pollution. [5.1(B)(19)]
 - (10) Prohibit the clear-cutting of forest unless approved by the County Forester or unless the purpose is to convert woodland for agricultural use. [5.1(B)(20)]
 - (11) Encourage master planning and use of the town’s PUD provisions to cluster development for large-scale projects and major subdivisions. [5.1(B)(22)]
 - (12) Prohibit development that would disrupt the ecological functions of critical wildlife habitat, such as deer wintering areas and bear mast stands. [5.1(B)(23)]
 - (13) Promote the conservation of critical wildlife habitat. [5.1(B)(24)]
 - (14) Seek opportunities, including partnerships with neighboring communities, conservation organizations and private entities, to conserve farm or forest land through permanent easement or transfer of development rights. [5.2(B)(1)]
 - (15) Allow for agriculture as a by-right use and provide flexibility for farm-based businesses within the town’s regulations. [5.2(B)(2)]

- (16) Discourage the fragmentation of land parcels appropriately sized for productive farm or forestry use. [5.2(B)(4)]
- (17) Provide incentives to promote use of the PUD provisions to cluster development while preserving large tracts of productive farm or forest land. [5.2(B)(8)]
- (18) Require the use of cluster development techniques to maintain a base of open space, farmland and forestland in the town. [5.2(B)(9)]
- (19) Allow for creative approaches to development that would conserve open land while ensuring current owners of large parcels of a return on their investment. [5.2(B)(10)]
- (20) Allow agricultural-support businesses and encourage business development that relies on locally grown or harvested farm or forest products. [5.8(B)(5)]
- (21) Allow flexibility within the town's regulations for the adaptive reuse of existing agricultural structures for commercial or industrial use. [5.8(B)(6)]
- (22) Provide flexibility within the town's regulations for the adaptive reuse of existing agricultural structures as residences. [5.10(B)(8)]

(B) Permitted Uses

RESIDENTIAL

- 1100 Single-family detached dwelling
- 1150 Accessory apartment
- 1230 Group home
- 1310 Home occupation (including family childcare home and B&B)
- 1340 Accessory structure or use

WORKING LAND AND OPEN SPACE

- 5100 Agriculture
- 5200 Forestry

(C) Conditional Uses

RESIDENTIAL

- 1180 Farm worker housing
- 1320 Home-based business
- 1330 Residential energy generating system

PUBLIC AND CIVIC

- 2600 Non-commercial recreation and entertainment
- 2740 Cemetery
- 2810 Community-serving utilities and infrastructure
- 2830 Wireless telecommunications antenna
- 2860 Highway maintenance facility

COMMERCIAL

- 3100 Animal services and agricultural-support businesses
- 3820 Inn
- 3850 Rental cottages
- 3860 Campground
- 3870 Retreat center
- 3910 Outdoor recreation

INDUSTRIAL

- 4100 Manufacturing facility
- 4200 Warehouse/storage facility
- 4300 Shipping/distribution facility
- 4400 Construction-related facility
- 4600 Crematorium
- 4800 Artist/craftsperson work or sales facility

WORKING LAND AND OPEN SPACE

- 5300 Extraction
- 5400 Nature preserve
- 5500 Nursery
- 5610 Farm-based business
- 5620 Farm product sales

5630 Wood processing

MIXED USE

6000 Mixed Use

(D) Dimensional Standards

DENSITY

(1) Residential Density	n/a	1 unit per 15 acres max ^a
(2) Floor Area Ratio	n/a	0.1 max ⁴⁷

LOTS

(1) Lot Size ⁴⁸	2 acre min	n/a
(2) Development Envelope	n/a	40,000 sq ft max ^b
(3) Lot Width ⁴⁹	200 ft min	n/a
(4) Lot Depth	300 ft min	n/a
(5) Lot Ratio	n/a	1:4
(6) Lot Coverage	n/a	10% max

PRINCIPAL BUILDINGS

(7) Front Setback ⁵⁰	50 ft min	n/a
(8) Side Setback ⁵¹	50 ft min	n/a
(9) Rear Setback ⁵²	50 ft min	n/a
(10) Height	n/a	2 stories max
(11) Footprint	n/a	10,000 sq ft

OUTBUILDINGS

(12) Front Setback	50 ft min	n/a
(13) Side Setback	50 ft min	n/a
(14) Rear Setback	50 ft min	n/a
(15) Height ⁵³	n/a	2 stories max
(16) Footprint	n/a	2,500 sq ft

^a Density may be increased to a maximum of 1 unit per 5 acres in accordance with the provisions of Article *: Planned Unit Development. Density may be transferred to a receiving district at a density of 1 unit per 5 acres in accordance with the provisions of Section *: Transfer of Development Rights.

^b All lots being created 3 acres or larger in size shall require the designation of a development envelope. Development envelopes shall be designed to further the purposes and promote the desired settlement pattern of this district. Required on-site water and/or wastewater infrastructure may be located outside the development envelope.

⁴⁷ Floor area ratio is a way to measure density for non-residential development. It is calculated by dividing the total building square footage by total lot size. With a maximum building of 20,000 sf (10,000 x 2 stories), the smallest lot you could have would be 4.6 sf to meet the minimum 0.1 FAR.

⁴⁸ Lot size in current Rural district is 5 acres.

⁴⁹ Lot frontage requirement in current Rural district is 200 ft.

⁵⁰ Front setback requirement in current Rural district is 50 ft.

⁵¹ Side yard requirement in current Rural district is 35 ft.

⁵² Rear yard requirement in current Rural district is 35 ft.

⁵³ Height standard in current Rural district is 35 ft.

(E) **District Standards**⁵⁴

- (1) **Forestry.** Forestry activities shall meet all applicable state regulations and shall, at a minimum, comply with the Vermont Department of Forests, Parks and Recreation's acceptable management practices.
- (2) **Preservation of Agricultural Lands.** Lots and development envelopes should be configured to maintain the agricultural potential of prime soils and productive fields or pastures to the greatest extent feasible. To this end:
 - (a) Development should be located along the edges of fields or pastures when possible. Building locations adjacent to, but not within, tree lines and wooded field edges are preferred.
 - (b) Development should be located on the least productive land.
- (3) **Preservation of Rural Character.** Development should be compatible with the rural character of the district. To this end:
 - (a) Site features such as hedgerows, fence lines, shapes of fields or pastures, or woodlots should be incorporated into development plan.
 - (b) Existing structures, including barns, silos and other agricultural outbuildings, should be preserved and re-used whenever feasible.
 - (c) Existing vegetation patterns should be preserved outside the development envelope. Maintenance of open fields and pastures is encouraged.
 - (d) Where building envelopes are located in wooded areas, a treed buffer of at least 30 feet shall be retained between the development envelope and drive or road.
 - (e) Signs or distinguishing landmarks used to identify a development shall be prohibited.
 - (f) Street lighting is strongly discouraged and should only be installed where site-specific safety conditions warrant. The DRB may place conditions on the location, height, intensity and design of any outdoor lighting.
 - (g) The use of natural materials and colors for engineered structures is encouraged. Visible structures such as curbing, culverts, walls, drives, parking areas and outlet structures should not be stark white.
- (4) **Protection of Natural Resources.** Development within this district shall be undertaken in a manner that protects important natural resources. To this end:
 - (a) There shall be no disturbance of slopes in excess of 25% grade including earthwork and the clearing of vegetation.
 - (b) Development envelopes shall be configured to limit adverse impacts on natural resources and fragile features as identified in the Town Plan or through site investigation including, but not limited to, wetlands, streams, critical habitat, steep slopes, areas of unstable soils, soils generally unsuited for development or on-site septic disposal.
 - (c) An undisturbed, naturally vegetated buffer strip shall be maintained for a distance of 50-feet from all streams within this district, including unmapped or intermittent streams. The DRB may allow minimal clearing as needed for road, driveway or utility crossings within the designated buffer.
 - (d) The DRB may require submission of a wildlife management plan on sites that include critical habitat.

⁵⁴ Planning Commission has not reviewed district standards yet. These are combined from the rural and limited development districts.

- (5) **Preservation of Scenic Character.** In order to limit the environmental and visual impacts of development within this district the following standards shall apply to new development:
- (a) Development envelopes shall be located in a manner that will ensure structures will be minimally visible from off-site, will not stand in contrast to surrounding landscape patterns or features, and will not serve as visual focal points.
 - (b) Where building envelopes are located in wooded areas, a treed buffer of at least 30 feet shall be retained between the development envelope and drive or road.
 - (c) Signs or distinguishing landmarks used to identify a development shall be prohibited.
 - (d) Street lighting is strongly discouraged and should only be installed where site-specific safety conditions warrant. The DRB may place conditions on the location, height, intensity and design of any outdoor lighting.
 - (e) The use of natural materials and colors for engineered structures is encouraged. Visible structures such as curbing, culverts, walls, drives, parking areas and outlet structures should not be stark white.
 - (f) Building sites shall be placed down slope of hilltops and ridgelines and shall be located in a manner as not to break the view or exceed the elevation of the ridgeline as viewed from public lands or rights-of-way.
 - (g) Building materials and colors shall be compatible with the natural setting. Exterior colors shall be limited to earth tones found in nearby natural vegetation and/or soil, or be or mimic the color of natural building materials such as stone or wood.
 - (h) Use of highly reflective building materials should be avoided on structures that will be visible from public vantage points.
 - (i) Rooflines and roof surfaces should be an important part of the building design and shall reflect the natural slope of the terrain.
 - (j) Foundations shall be constructed to reflect the natural slope of the terrain.
 - (k) Any grading or earth moving operation shall be planned and executed in such a manner that final contours appear to be consistent with the existing terrain, both on and adjacent to the site.
 - (l) The removal of native vegetation, especially large trees, shall be minimized. Trees with a caliper in excess of 6 inches at a height of 4 feet may only be removed for construction of roads, driveways or structures. Selective clearing for lawns and septic systems shall be designated on the site plan.
 - (m) Landscaping and plantings shall be utilized to screen buildings in open or prominent areas. Landscaping and plantings shall be generally compatible with native vegetation.

Section 2.09. Definitions⁵⁵

(A) Residential

- (1) SINGLE-FAMILY DETACHED DWELLING: A building containing one dwelling unit that is not attached to any other dwelling by any means and is surrounded by open space or yards.
- (2) SINGLE-FAMILY ATTACHED DWELLING: A single-family dwelling with ground floor outside access, attached to two or more single-family dwellings by common vertical walls without openings. Also known as a townhouse.
- (3) DUPLEX: A building containing two single-family dwelling units totally separated from each other by an unpierced wall extending from basement to roof.
- (4) MULTI-FAMILY DWELLING: A building, or portion thereof, designed exclusively for occupancy by three or more families or households living independently of each other in individual dwelling units.
- (5) ACCESSORY APARTMENT: A secondary dwelling unit established in conjunction with and clearly subordinate to a primary dwelling unit, whether a part of the same structure as the primary dwelling unit or a detached dwelling unit on the same lot. [See *Section * of these regulations.]
- (6) RENTAL UNIT: One or more rooms with private bath and kitchen facilities constituting an independent, self-contained dwelling unit, which is occupied by a tenant paying rent to an owner, with no part of the rent being used to acquire equity in the property.
- (7) LIVE-WORK UNIT: A building, or portion thereof, designed exclusively for occupancy by one family or household living independently in an individual dwelling unit and working space accessible from the living area, reserved for, and regularly used by, one or more residents of the associated dwelling.
- (8) FARM-WORKER HOUSING: Any living quarters, dwelling, boarding house, bunkhouse, or other housing accommodations, maintained exclusively for the occupancy of farm employees and their families in connection with any farm work or place where farm work is being performed, and the premises upon which they are situated.
- (9) ASSISTED LIVING: Residences for the elderly or disabled that provide rooms, meals, personal care and supervision of self-administered medication. They may provide other services such as recreational activities, financial services and transportation.
- (10) GROUP HOME: A single-family home operated under state licensing or registration, serving not more than 8 individuals who have a handicap or disability in accordance with Section * of these regulations.
- (11) TRANSITIONAL HOUSING: Residences in which individuals live for a short period while receiving physical, social or psychological therapy and counseling to assist them in overcoming physical or emotional problems.
- (12) CRISIS SHELTER: Residences used to provide short-term shelter, counseling, and support to victims of crime and their families.
- (13) TEMPORARY SHELTER: A facility providing temporary housing to indigent, needy or homeless persons.
- (14) HOME OCCUPATION: An occupation, profession, activity or use that: (a) Is clearly a customary, secondary, and incidental use of a residential dwelling unit; (b) Is carried on for gain by a resident of the dwelling; (c) Does not alter the exterior of the property or affect the residential character of the neighborhood; and (d) Complies with the requirements of *Section * of these regulations.

⁵⁵ These definitions will be moved to the definitions section, but I put them here for now for ease of review and discussion.

- (15) HOME-BASED BUSINESS: An accessory use of a dwelling for commercial or light industrial purposes that due to its greater intensity does not meet the definition of a home occupation, but complies with the requirements of *Section * of these regulations.
- (16) RESIDENTIAL ENERGY GENERATING SYSTEM: Any facility or installation such as a wind turbine, hydroelectric unit or solar collecting or concentrating array, which is designed and intended to produce energy for residential use from natural forces such as wind, water, sunlight, geothermal heat or biomass.
- (17) ACCESSORY STRUCTURE OR USE: A structure or use that is subordinate in size or purpose to the principal structure or use on the same lot or parcel of ground and serving a purpose customarily incidental to the use of the principal structure or use of the land.

(B) Public and Civic

- (1) EDUCATION FACILITY: An institution providing instruction and including accessory facilities traditionally associated with a program of study, which is operated under state licensing.
- (2) CULTURAL FACILITY: An institution providing for the documentation, display, performance or enjoyment of heritage, culture, history, science or the arts such as a library, museum, interpretative site or performance venue, which operates as a public or non-profit entity.
- (3) RELIGIOUS FACILITY: A place of worship or religious assembly with related facilities such as a rectory, convent, meeting hall, administrative offices or cemetery.
- (4) DAYCARE FACILITY: A facility providing care for children, the elderly or individuals with disabilities in a protective setting for a portion of a 24-hour day.
- (5) HEALTHCARE FACILITY: Any facility maintained and operated to provide medical care in accordance with state law including, but not limited to hospitals, nursing homes, intermediate care facilities, clinics, home health agencies and private healthcare provider offices.
- (6) NON-COMMERCIAL RECREATION AND ENTERTAINMENT: Recreation and entertainment facilities owned or operated by a public or non-profit entity such as sports fields, parks, trails, playgrounds or recreation centers.
- (7) OUTDOOR RECREATION FACILITY (NON-COMMERCIAL): Non-commercial recreation uses conducted almost wholly outdoors.
- (8) INDOOR RECREATION FACILITY (NON-COMMERCIAL): A building that houses non-commercial recreational uses conducted indoors.
- (9) CIVIC FACILITY: A building or site owned, operated or occupied by a governmental agency, non-profit organization or homeowners association that provides governmental, administrative or community services to the public or members.
- (10) CEMETERY: A place used for interment of human or animal remains or cremated remains, including a burial park for earth interments a mausoleum for vault or crypt interments and/or a columbarium for cinerary interments.
- (11) COMMUNITY-SERVING UTILITIES AND INFRASTRUCTURE: The use of land or structures for provision of public or community services such as electricity, potable water, wastewater treatment, stormwater treatment, telecommunications or transportation. This definition specifically excludes infrastructure serving a single residential structure, driveways, telecommunication antennas, telecommunication towers and energy generating facilities.
- (12) WIRELESS TELECOMMUNICATIONS ANTENNA: A structure that transmits and/or receives electromagnetic signals for the purpose of transmitting personal wireless services as defined in the federal Telecommunications Act of 1996 and as subsequently amended. This definition specifically excludes towers or other structures upon which antennas may be mounted.

- (13) PARKING: An open, hard-surfaced area, other than street or public way, or multi-level structure to be used for the storage, for limited periods of time, of operable passenger automobiles and commercial vehicles, and available to the public, whether for compensation, free, or as an accommodation to clients or customers.
- (14) HIGHWAY MAINTENANCE FACILITY: A municipal- or state-operated facility for the storage of highway maintenance vehicles, equipment and materials.

(C) **Commercial**

- (1) ANIMAL SERVICES & AGRICULTURAL-SUPPORT BUSINESSES: A commercial use that provides goods or services that support agricultural operations or the ownership and care of farm or domesticated animals such as kennels, veterinary offices, stables, animal sales or slaughterhouses. This definition specifically excludes the sale of farm or garden machinery or equipment.
- (2) KENNEL: An establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained or sold, all for fee or compensation.
- (3) STABLE: A structure or land use in or on which equines are kept for sale or hire to the public. Breeding, boarding or training of equines may also be conducted.
- (4) EATING AND DRINKING ESTABLISHMENTS: An establishment where food and/or beverages are prepared, served and consumed in accordance with state law such as restaurants, cafes, coffee shops, pubs, taverns or bars.
- (5) RESTAURANT: An establishment where food and drink are prepared, served and consumed, mostly within the principal building. A minimum of 60 percent of gross sales must be created by the sale of food.
- (6) FINANCIAL SERVICES FACILITY: Provision of financial and banking services to consumers or clients such as banks, savings and loans associations, credit unions, lending establishments and automatic teller machines.
- (7) RETAIL STORE: An enclosed building housing an establishment offering a specified line of goods or services for retail sale direct to walk-in customers.
- (8) AUTOMOTIVE AND EQUIPMENT SALES AND SERVICE: A facility for the sales, service or repair of automobiles, vehicles or equipment such as a vehicle sales dealership, used vehicle sales lot, gas station or repair garage. This definition specifically excludes junkyards.
- (9) PROFESSIONAL OFFICE: A structure or portion of a structure used for conducting the affairs of a professional occupation including but not limited to: architect, accountant, dentist, doctor, engineer, financial advisor, lawyer, psychologist or surveyor. This definition specifically excludes the on-site retail sale of goods and businesses run from the operator's dwelling. See definitions of retail store, home occupation and home-based business.
- (10) PERSONAL SERVICE FACILITY: A business that provides services of a personal nature including but not limited to: laundry, dry cleaning, beauty and barber shops, shoe repair and tailoring, funeral services, or photographic studios. This definition specifically excludes businesses run from the operator's dwelling. See definitions of home occupation and home-based business.
- (11) LODGING: A facility offering transient accommodations to the general public, which may include accessory facilities and services such as restaurants, meeting rooms, entertainment venues, personal services and recreational facilities.
- (12) INN: A building or lot that contains a dwelling unit occupied by an owner or resident manager in which lodging rooms and meals are offered to the public for compensation.
- (13) RENTAL COTTAGES: Accommodations designed for seasonal use or short-term occupancy, which are let by their owners for transient dwelling purposes.

- (14) CAMPGROUND: A lot in single ownership that is intended to be developed for occupancy by tents and all types of recreational vehicles for transient dwelling purposes.
- (15) RETREAT CENTER: A facility used for professional, educational, health, spiritual or religious conclaves, meetings, conferences, seminars, training or care that may provide meals, housing and recreation for participants during the period of the retreat or program. This definition specifically excludes offering meals or overnight accommodations to the public.
- (16) COMMERCIAL RECREATION AND ENTERTAINMENT: Recreation and entertainment facilities operated for profit.
- (17) OUTDOOR RECREATION: Commercial recreation uses conducted almost wholly outdoors.

(D) Industrial

- (1) MANUFACTURING FACILITY: An enclosed facility for the fabrication of raw materials or assembly of parts or materials fabricated offsite.
- (2) WAREHOUSING OR STORAGE FACILITY: A facility for the storage of goods, materials, products, parts, supplies, vehicles or equipment.
- (3) SHIPPING OR DISTRIBUTION FACILITY: A facility for the receipt, storage and distribution of goods, products, cargo and materials.
- (4) CONSTRUCTION-RELATED FACILITY: A lot or portion of a lot used to store and maintain construction equipment and other materials and facilities customarily required in the building trades by a construction contractor.
- (5) WHOLESALE SALES FACILITY: An establishment primarily engaged in selling or distributing merchandise to retailer, industrial, commercial, institutional, professional or other wholesale customers rather than to the public or consumer.
- (6) CREMATORIUM: A location containing properly installed, certified apparatus intended for use in the act of cremation.
- (7) RESEARCH AND DEVELOPMENT FACILITY: A facility for investigation into the natural, physical or social sciences, which may include engineering and product development.
- (8) ARTIST/CRAFTSPERSON WORK OR SALES FACILITY: An establishment for the creation, preparation, assembly, display and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, cabinetry, leather craft, hand-woven articles, woodcrafts and other related items.

(E) Working Landscape and Open Space

- (1) AGRICULTURE: State definition of farming: (a) The cultivation or other use of land for growing food, fiber, Christmas trees, maple sap, or horticultural and orchard crops; or (b) The raising, feeding, or management of livestock, poultry, fish, or bees; or (c) The operation of greenhouses; or (d) The production of maple syrup; or (e) The on-site storage, preparation and sale of agricultural products principally produced on the farm; or (f) The on-site production of fuel or power from agricultural products or wastes produced on the farm; or (g) The raising, feeding, or management of four or more equines owned or boarded by the farmer, including training, showing, and providing instruction and lessons in riding, training, and the management of equines.
- (2) FORESTRY: The growing and harvesting of trees or timber under proper forest management for purposes other than their fruit. For the purposes of these regulations, the term “Forestry” shall also include the use temporary processing equipment such as chippers and portable sawmills, which are used in association with harvesting operations, not exceeding a maximum of one year, and are removed from the site once harvesting operations are complete. This definition specifically excludes permanent sawmills, lumberyards and other similar facilities used for the processing, manufacturing and/or storage of wood and wood products.

- (3) EXTRACTION: Excavating and removing rock, stone, ore, soil, gravel, sand, minerals and similar materials from the surface and/or subsurface in accordance with Section * of these regulations.
 - (4) NATURE PRESERVE: Areas intended to remain in a predominately natural or undeveloped state to provide resource protection and possible opportunities for passive recreation and environmental education for present and future generations.
 - (5) FARM-BASED BUSINESS: A business operated on a farm that produces and/or sells value-added farm products. A minimum of 50 percent of the gross sales shall be generated from products or materials grown or harvested on land farmed by the business operator.
 - (6) NURSERY: The retail handling of any article, substance or commodity related to the planting, maintenance or harvesting of garden plants, shrubs, trees, packaged fertilizers, soils, chemicals, or other nursery goods and related products or small quantities to the consumer.
 - (7) FARM PRODUCT SALES: A structure or site for the seasonal or periodic sales of locally-produced farm products, including value-added products.
 - (8) WOOD PROCESSING: A facility, site or use for the processing of timber into lumber, firewood or similar value-added product. Includes the short-term or periodic use of a portable sawmill.
- (F) **Mixed Use**
- (1) MIXED USE: The development of parcel or building with two or more different allowed uses such as, but not limited to, residential, office, retail, public, or entertainment, in a compact form and in accordance with the provisions of Section * of these regulations.