

Chapter 210. Use, Density & Dimensional Standards

Section 210. Allowed Uses

210.A The ZA may issue a permit for any use listed as permitted (P) within a zoning district in accordance with the standards of these regulations and any limitations referenced in the notes and additional standards section of Figure 3. The ZA may only issue a permit for a use requiring site plan review (S) or conditional use review (C) within a zoning district after the applicant receives approval from the DRB in accordance with all applicable provisions of these regulations. The ZA may only issue a permit for a use within the Flood Hazard Overlay District in accordance with Chapter 280. All uses not listed or expressly allowed (-) are prohibited.

Figure 3. Use Table

USE		HDRC	MDRC	LDRC	ASRR	FC	WS	NOTES AND ADDITIONAL STANDARDS
RESIDENTIAL USES	Single-family home, detached	P	P	P	P	C	C	
	Single-family home, attached	C	C	C	C	-	-	Also referred to as a condo or townhouse
	Two-family home	P	P	P	P	-	C	Also referred to as a duplex
	Multi-family home	S	C	-	-	-	-	
	Accessory dwelling or apartment	P	P	P	P	C	C	Within or ancillary to an existing single-family home in FC & WS
	Farm worker housing	P	P	P	P	C	C	Shall be located so that is could be legally subdivided under these regulations.
	Assisted living	S	S	S	S	-	-	
	Group home	P	P	P	P	P	P	Within or ancillary to an existing single-family home in FC & WS
	Home occupation	P	P	P	P	C	C	Within or ancillary to an existing single-family home in FC & WS
	Cottage industry	S	S	S	S	C	C	
	Accessory structure or use	P	P	P	P	P	P	Includes noncommercial storage buildings as the principal building on a lot.
	Seasonal camp for personal use	P	P	P	P	C	C	
Electric vehicle charging station	P	P	P	P	C	-	Not permitted in flood zone(s).	
PUBLIC AND CIVIC USES	Public or private education facility	S	C	C	C	-	-	
	Religious facility	S	C	C	C	-	-	
	Daycare facility	S	C	C	C	-	-	Shall be located on a state highway or Class 2 town road.
	Healthcare facility	S	C	C	C	-	-	Shall be located on a state highway or Class 2 town road.
	Noncommercial recreation and entertainment	S	C	C	C	-	-	
	Outdoor recreation facility	S	C	C	C	C	-	Example: trails, x-country ski
	Nature preserve	S	S	S	S	S	S	
	Cemetery	C	C	C	C	-	-	
	Civic or highway maintenance facility	S	S	S	S	-	-	
	Telecommunications antenna	P	S	S	S	C	C	Mounted on or within an existing structure
Telecommunications tower	-	-	C	C	C	C		

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	Parking lot or transit facility	C	C	C	C	-	-	Example: park-and-ride, bus stop
COMMERCIAL USES	Animal services and agriculture-support	C	C	C	C	-	-	
	Eating and drinking establishments	S/C ₁	C	C	C	-	-	Shall be located on a state highway or Class 2 town road.
	Financial services facility	S/C ₁	-	-	-	-	-	
	Retail store	S/C ₁	C	C	C	-	-	Shall be located on a state highway or Class 2 town road.
	Fueling station	C	C	-	C	-	-	Shall be located on a state highway or Class 2 town road.
	Electric vehicle charging station	S/C	S/C	S/C	S/C	S/C	-	Not permitted in the flood zone(s).
	Vehicle and equipment sales or service	C	C	-	C	-	-	Shall be located on a state highway or Class 2 town road.
	Office	S/C ₁	S/C ₁	C	C	-	-	Shall be located on a state highway or Class 2 town road.
	Personal service facility	S/C ₁	C	C	C	-	-	
	B&B or lodging with <5 guest rooms	S	S	S	S	-	-	
	Inn or lodging with 5 or more guest rooms	C	C	C	C	-	-	
	Rental cottages/camps	C	C	C	C	C	-	
	Campground or retreat center	-	C	C	C	-	-	Shall be located on a state highway, Class 2 or Class 3 town road.
	Commercial recreation and entertainment	C	C	C	C	-	-	
	Outdoor recreation facility	C	C	C	C	C	-	
INDUSTRIAL USES	Manufacturing facility	C	-	-	C	-	-	Shall be located on a state highway or Class 2 town road.
	Warehouse or storage facility	S/C ₁	-	-	C	-	-	Shall be located on a state highway or Class 2 town road.
	Construction related facility	C	C	-	C	-	-	Shall be located on a state highway or Class 2 town road.
	Wholesale sales facility	S/C ₁	-	-	C	-	-	Shall be located on a state highway or Class 2 town road.
	Crematorium	C	-	-	C	-	-	Shall be located on a state highway or Class 2 town road.
	Research and development facility	S/C ₁	-	-	C	-	-	Shall be located on a state highway or Class 2 town road.
	Artist/craftsperson work/sales facility	S/C ₁	-	-	C	-	-	Shall be located on a state highway or Class 2 town road.
WORKING LAND USES	Agriculture or Forestry	P	P	P	P	P	P	Shall follow state regulations and required or accepted practices.
	Extraction	-	C	C	C	C	-	
	Nursery-commercial retail	S	C	C	C	-	-	Shall be located on a state highway or Class 2 town road.
	Farm based business	S	S	S	S	S	-	
	Farm product sales	S	S	S	S	-	-	
	Wood processing	C	C	C	C	-	-	
	Slaughter house	-	C	-	C	-	-	Shall be located on a state highway or Class 2 town road.
	Mixed use	C	C	C	C	C	C	DRB may approve any mix of uses otherwise allowed in the district.

¹ Site plan review required for uses occupying not more than 2,500 square feet. Conditional use review required for uses occupying a larger area or occurring primarily outdoors.

Section 211.
Density and Dimensional Standards

211.A Land development within a zoning district shall conform to the specified density and dimensional standards unless specifically modified by the Development Review Board as authorized in Chapter 420.

Figure 4. **Density and Dimensional Standards Table**

	HDRC	MDRC	LDRC	ASRR	FC	WS
Residential Density (<i>dwelling units per acre</i>)	2 du/ac	1 du / 2.5 ac	1 du / 5 ac	1 du / 10 ac	1 du / 25 ac	1 du / 25 ac
Lot Size (<i>residential use</i>)	1 ac min	1 ac min	1 ac min	See Section 252	1 ac min	25 ac min
Lot Size (<i>nonresidential use</i>)	1 ac min	5 ac min	5 ac min	2 ac min	5 ac min	25 ac min
Lot Frontage (<i>lot <2 acres</i>)	100 ft min	100 ft min	100 ft min	100 ft min	100 ft min	500 ft min
Lot Frontage (<i>lot 2 to <5 acres</i>)	150 ft min	150 ft min	150 ft min	250 ft min	150 ft min	500 ft min
Lot Frontage (<i>lot 5 to <10 acres</i>)	150 ft min	200 ft min	200 ft min	350 ft min	200 ft min	500 ft min
Lot Frontage (<i>lot 10 acres or more</i>)	150 ft min	200 ft min	200 ft min	500 ft min	500 ft min	500 ft min
Lot Coverage (<i>residential use, includes all impervious surfaces</i>)	no max	greater of 30% or 15,000 sf max	20% max	20% max	10% max	10% max
Lot Coverage (<i>nonresidential use, includes all impervious surfaces</i>)	no max	greater of 20% or 15,000 sf max	lesser of 20% or 3 acres max	lesser of 20% or 3 acres max	lesser of 5% or 3 acres max	lesser of 5% or 3 acres max
Setback (<i>from road centerline</i>)	50 ft min	75 ft min	75 ft min	100 ft min	75 ft min	75 ft min
Setback (<i>residential use, from adjacent properties</i>)	10 ft min	20 ft min	20 ft min	20 ft min	20 ft min	20 ft min
Setback (<i>nonresidential use, from adjacent properties</i>)	20 ft min	50 ft min	50 ft min	50 ft min	50 ft min	50 ft min
Building Footprint (<i>single-family and two-family dwellings</i>)	5,000 sf max	no max	no max	no max	no max	no max
Building Footprint (<i>all other buildings</i>)	10,000 sf max	no max	no max	no max	no max	no max
Height	35 ft max	35 ft max	35 ft max	35 ft max	35 ft max	35 ft max