

TABLE 3.1 - Table of Land Uses

PRINCIPAL RESIDENTIAL USES	AR-1	AR-2	AR-3	AR-4	SV	B	I-1	I-2	R-1	N-1	L-1	L-2
Dwelling, Single Household	P	P	P	?	P ¹	P/C ²	-	-	P	C	P	P
Dwelling, Two Household	P	P	P	?	P ³	P	-	-	-	-	C	C
Dwelling, Multi-Household (4 Units or less)	-	C/S	P/S	?	P/S ⁴	C/S	-	-	-	-	-	-
Dwelling, Multi-Household (5 Units or more)	-	-	-	?	C/S	C/S	-	-	-	-	-	-
<u>Dwelling, Cottage Court</u>												
Dwelling, Seasonal	-	-	-	?	-	-	-	-	-	-	P	P
Conversion of a Seasonal Dwelling to a Single-Household Dwelling	-	-	-	?	-	-	-	-	-	-	P	P
Hunting Camp	P	P	-	?	-	-	-	-	P	P	-	-
Conversion of a Hunting Camp to a Single Household Dwelling	C	C	-	?	-	-	-	-	C	C	-	-
Group Home (8 or less persons) ⁵	P	P	P	?	P	P	P	P	P	P	P	P
Group Home (9 or more persons)	C/S	C/S	C/S	?	C/S	C/S	-	-	-	-	C/S	C/S
Multi-Tenant Housing for Older Persons	C/S	C/S	C/S	?	P/S	C/S	-	-	-	-	-	-
ACCESSORY RESIDENTIAL USES	AR-1	AR-2	AR-3	AR-4	SV	B	I-1	I-2	R-1	N-1	L-1	L-2
Bed and Breakfast	C/S	P/S	P/S	?	P/S	P/S	-	-	C/S	-	C/S	C/S
Daycare Level 1 (6 or less children full time)	E	E	E	?	E	E	E	E	E	E	E	E
Daycare Level 2 (7 or more children)	C/S	C/S	C/S	?	C/S	C/S	C/S	C/S	-	-	C/S	C/S
Home Business	E	E	E	?	E	E	E	E	E	E	E	E
Home Occupation	P	P	P	?	P	P	P	P	P	P	P	P
Home Industry	C	C	C	?	P or C ⁶	C	C	C	C	-	C	C
COMMERCIAL USES	AR-1	AR-2	AR-3	AR-4	SV	B	I-1	I-2	R-1	N-1	L-1	L-2
Agribusiness	C/S	C/S	C/S	?	-	C/S	C/S	C/S	-	-	C/S	C/S
Car Wash	-	-	-	?	-	C/S	C/S	C/S	-	-	-	-
Earth Resource Extraction	C/S	-	-	?	-	-	C/S	C/S	-	-	-	-
Service Station	-	-	C/S	?	P/S ⁷	C/S	C/S	C/S	-	-	-	-
Heavy Equipment Sales	-	-	-	?	-	C/S	C/S	P/S	-	-	-	-

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Industry, Heavy	-	-	-	?	-	-	C/S	-	-	-	-	-
Industry, Light	-	-	-	?	C/S	C/S	C/S	P/S	-	-	-	-
Kennel*	C/S	C/S	-	?	-	C/S	C/S	-	-	-	C/S	C/S
Laundromat/Dry cleaner*	-	-	-	?	P/S	C/S	-	-	-	-	-	-
Lodging Establishment*	-	-	-	?	P/S	C/S	-	-	-	-	-	-
Manufactured Home Sales	-	-	-	?	-	-	C/S	C/S	-	-	-	-
Marina*	-	-	-	?	-	-	-	-	-	-	C/S	-
Nursing Home	-	C/P	C/S	?	C/S	C/S	-	-	-	-	-	-
Motor Vehicle Repair*	-	-	-	?	-	C/S	C/S	C/S	-	-	-	-
Motor Vehicle Sales*	-	-	-	?	-	C/S	C/S	C/S	-	-	-	-
Museum	-	P/S	P/S	?	P/S	P/S	-	-	-	-	-	-
Office	-	-	-	?	P/S	P/S	-	-	-	-	-	-
Personal or Professional Service	-	C/S	C/S	?	P/S OR C/S ⁸	P/S	-	-	-	-	-	-
Recreation, Private Outdoor*	C/S	C/S	C/S	?	-	C/S	C/S	C/S	-	-	C/S	C/S
Recreation, Private Indoor*	-	C/S	C/S	?	P/S OR C/S ⁹	C/S	C/S	C/S	-	-	-	-
Restaurant, Sit-down*	-	-	-	?	P/S	C/S	-	-	-	-	-	-
Restaurant, Take-out*	-	-	-	?	C/S	C/S	-	-	-	-	-	-
Research or Testing Laboratory	-	-	-	?	C/S	C/S	C/S	P/S	-	-	-	-
Retail Store*	-	C/S	C/S	?	P/S OR C/S ¹⁰	C/S	-	-	-	-	-	-
Rural Retail	C/S	-	-	?	-	-	-	-	-	-	-	-
Schools, Private	C/S	P/S	P/S	?	C/S	P/S	C/S	C/S	C/S	C/S	C/S	C/S
Self-Storage Facilities	C/S	C/S	-	?	-	C/S	C/S	C/S	-	-	-	-
Shopping Complex	-	-	-	?	C/S	C/S	-	-	-	-	-	-
Veterinary Clinic	C/S	C/S	C/S	?	C/S	C/S	-	-	-	-	-	-
Youth Camp, commercial*	C/S	-	-	?	-	-	-	-	C/S	-	C/S	C/S
OTHER USES	AR-1	AR-2	AR-3	AR-4	SV	B	I-1	I-2	R-1	N-1	L-1	L-2

TABLE 3.1 - Table of Land Uses

Accessory Use, Nonresidential	P/S	P/S	P/S	?	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
Accessory Structure	P	P	P	?	P	P	P	P	P	P	P	P
Cemetery	C/S	C/S	-	?	-	-	-	-	-	-	-	-
Contractor Yards	-	-	-	?	-	-	C/S	C/S	-	-	-	-
Essential Service	C/S	C/S	C/S	?	P/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S
Federal Facilities	C/S	C/S	C/S	?	C/S	C/S	C/S	C/S	-	-	C/S	C/S
Mixed Use* See Section 6.6	C/S	C/S	C/S	?	P/S	P/S	P/S	P/S	-	-	-	-
Municipal Facilities	C/S	P/S	P/S	?	P/S	P/S	C/S	P/S	C/S	-	P/S	P/S
Parking Facility	-	-	-	?	C/S ¹¹	-	-	-	-	-	-	-
Places of Worship	P/S	P/S	P/S	?	P/S	-	-	-	-	-	-	-
Recreation, Public Indoor	-	C/S	C/S	?	P/S OR C/S ¹²	C/S	C/S	C/S	-	-	-	-
Recreation, Public Outdoor	C/S	C/S	C/S	?	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S
Schools, Public	C/S	P/S	P/S	?	C/S	P/S	C/S	C/S	C/S	C/S	C/S	C/S
Small Scale Commerce	C/S	-	-	?	-	-	-	-	-	-	-	-
State Facilities	C/S	C/S	C/S	?	C/S	C/S	C/S	C/S	-	-	C/S	C/S
Trucking Terminal	-	-	-	?	-	-	C/S	C/S	-	-	-	-
Village Green	-	-	-	?	P/S	-	-	-	-	-	-	-
Warehouse	-	-	-	?	-	C/S	C/S	P/S	-	-	-	-
Wildlife Preserve	-	-	-	?	-	-	-	-	C	P/S	-	-
Wireless Telecommunication Facility	C/S	C/S	C/S	?	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S
CANNABIS - Definitions per 7 V.S.A. § 831 and § 861	AR-1	AR-2	AR-3	AR-4	SV	B	I-1	I-2	R-1	N-1	L-1	L-2
Cultivator	P	C	-	?	-	C ¹³	C ¹³	C ¹³	C ¹⁴	-	-	C
Wholesale, Broker	C	C	C	?	C	C	C	C	-	-	-	C
Wholesale, Storage	-	-	-	?	-	P	P	P	-	-	-	-
Product Manufacturer	-	C	-	?	-	C	C	C	-	-	-	-
Testing Laboratories	-	-	-	?	C	C	C	P	-	-	-	-
Retailer (Only if Town Opts-in)	-	C	-	?	C	C	-	C	-	-	-	-

TABLE 3.1 - Table of Land Uses

NOTES: (*) See [table 2.3 \(d\) Dimensional Standards for Special Uses](#) See [table of Dimensional Standards for the zoning district](#)

¹ Single Household Dwellings are permitted in the South Village Core District but shall only be allowed on the second story of a mixed used structure. All other new single household dwellings are prohibited.

² Single Household Dwelling as part of a business.

³ Two household dwellings are permitted in the South Village Core District but shall only be allowed on the second story of a mixed used structure. All other new two household dwellings are prohibited.

⁴ Multi-Household dwelling (4 Units or less) uses are permitted in the South Village Core District but shall only be allowed on the second story of a mixed used structure. All other multi-household dwelling (4 Units or less) uses are prohibited.

⁵ A residential care home or group home to be operated under state licensing or registration, serving not more than eight persons who have a disability as defined in 9 V.S.A. § 4501, shall be considered by right to constitute a permitted single-family residential use of property. If a valid permit is in place for a single household dwelling, no additional permit or approval is required. Note: Any structural alterations or other land development associated with these uses that are not exempt shall require a zoning permit.

⁶ Home industries uses not more than 3,000 square feet in size shall be considered a permitted use. Home industries greater than 3,000 square feet in size shall be considered a conditional use.

⁷ Service stations shall be less than 3,000 square feet in size in the South Village Core District. Service stations larger than 3,000 square feet in size in the South Village Core District shall be prohibited.

⁸ Personal or professional service uses not more than 3,000 square feet in size shall be considered a permitted use. Personal or professional service uses greater than 3,000 square feet in size shall be considered a conditional use.

⁹ Indoor recreation using not more than 3,000 square feet shall be considered a permitted use. Indoor recreation using greater than 3,000 square feet shall be considered a conditional use.

¹⁰ Retail uses not more than 3,000 square feet in size shall be considered a permitted use. Retail uses greater than 3,000 square feet in size shall be considered a conditional use.

¹¹ Parking facility uses shall not be located within 40 feet of the edge of the public right-of-way in the South Village Core District. Please note that this regulation shall only apply to parking facility uses that are a separate, principal use of a property.

¹² Indoor recreation using not more than 3,000 square feet shall be considered a permitted use. Indoor recreation using greater than 3,000 square feet shall be considered a conditional use.

¹³ Indoor cultivation only.

¹⁴ Outdoor cultivation, Tier 1 only.