



City of Barre, Vermont
PM

September 22, 2022, 5:30

Regular Meeting of the
Planning Commission

Venue Options:

Council Chambers, City Hall

Zoom <https://us06web.zoom.us/j/83604836326?pwd=SVR0TjNySy9hRE5pY2duUFZ6bE95dz09>

Meeting ID: 836 0483 6326 Passcode: 381819

Phone: 1 (929) 205-6099 US (New York – Long distance rates will apply)

Agenda

1. Call to order - 5:30 PM
2. Adjustments to the agenda
3. Approval of minutes
 1. August 25, 2022 [view draft minutes](#)
 2. September 8, 2022 [view draft minutes](#)
4. Public comment (for something not on the agenda)
5. New business
 1. Set future meeting schedule, proposed one meeting per month.
 2. Review of zoning possibilities discussed during neighborhood visits.
 3. Review of first draft of bylaw modernization grant application.
6. Confirm date of next meeting
 1. October 13, 2022
7. Staff updates
8. Roundtable
9. Adjourn

Barre City Planning Commission

August 25, 2022 Meeting Minutes

Present: Michael Hellein (Chair), Amanda Gustin (Vice Chair), Joe Reil (Secretary), Rosemary Averill, Raylene Meunier, David Sichel, Becky Wigg

Absent: None

Staff: Janet Shatney (Director of Planning, Permitting & Assessing)

Visitors: Samantha Hiscock

1. Call to Order

The Chair calls the meeting to order at 5:30pm.

2. Adjustments to the Agenda

No adjustments.

3. Approval of Minutes

Sichel moves to approve, Reil notes a correction on page 3; the nomination for Secretary was listed as a nomination for vice-chair. Sichel accepts change to motion, Gustin seconds, unanimous in favor.

4. Public Comment (for something not on agenda)

None.

5. New Business

Hellein notes every item is marked for review or discussion, intending to establish baseline for future discussions/decisions.

i Review of the current ordinance constraints on residential development.

Hellein briefly describes packet and approach, providing context for the discussion. Main concern is residential districts, establishes elements that characterize residential restraints on development:

One is Dimensional tables, size of building, distance from property lines, etc., as well as restrictions on Dwelling Units per acre.

Second element is use restrictions, how parts of the property are used.

Third part is language around parking, spaces per dwelling unit/bedroom.

Discussion about possible changes, confirmation that what we're considering is increasing capacity for housing development.

Consensus is that we should carefully consider and discuss what and how much to tweak.

ii. Discussion of bylaw modernization grant application.

Hellein introduces that there is a grant available, with a deadline of November 1st. The state has created a resource for to help development that will help neighborhoods:

<https://accd.vermont.gov/content/zoning-for-great-neighborhoods>

Shatney notes that the application is available and she has begun reviewing. She will be writing a draft for a grant approval for the Commission to review later.

There was discussion about how we should consider the types of changes we want to see to discuss in future meetings and for the grant.

iii. Discussion of practical steps to support development of "missing middle" housing, leading to neighborhood site visit in subsequent meeting.

"Missing Middle" housing is development that used to be more common and involves more people living in apartment buildings or smaller family duplexes rather than single family homes or larger apartment buildings.

We should consider what changes we can make to encourage this. Moving boundaries was previously discussed, but what else can we consider?

Discussion about Revolving Loan Funds that can help address some problems with Missing Middle Housing and that Josh Jerome, former director of BADC may be a good resource as he's involved with a related program for Montpelier.

There was discussion about Overlay Districts, which can add details to specific areas of a larger zone and how they can reduce or add restrictions.

Shatney mentions that State of Vermont has an Overlay program called Neighborhood Design Area which can create neighborhood districts that can qualify for various incentives:

<https://accd.vermont.gov/community-development/designation-programs/neighborhood-development-areas>

Site visits are proposed, so that we can consider suggestions discussed so far and visualize what the changes might be. Consensus is that we should visit two different locations, to get a look at two different areas rather than two similar areas. Beckley Hill area and Brooklyn Street are agreed upon.

- iv. Discussion of approaches to parking minimums to unlock development opportunities and review of planning best practices.

There was discussion about how parking minimums may be an easy change to affect the cost of development. We also need to consider options for Winter parking as more cars could be on the street if parking minimums are reduced.

We should invite DPW, traffic coordinator to provide their input as well for further discussions.

Shatney notes that an internal parking team met last week, and discussed winter parking options. There were proponents of more targeted winter bans rather than a blanket parking ban from November to March.

- 6. Confirm date of next meeting

- i. September 8, 2022.

This will be for our site visits as described previously, details will be in the upcoming agenda.

- 7. Staff Updates.

Many permit requests coming in for decks porches, sheds, etc.

In the last DRB, three applications, two approved.

Church asked to remove tiny house on West St, DRB denied. Church is petitioning to see if they can appeal.

105 No. Main Street, Malone Properties is renovating inside, refreshing outside and requested a façade improvement.

Barre Opera House requested lighting on façade of Barre Opera House/City Hall.

No DRB for September. One for October, AR Market wants to re-do their signage to add sign for Pearl Street Pizza.

Good Samaritan Haven wants to modify their permit to allow people to be inside during the day.

The Strategic plan for the City in progress. All Department heads are working with their consultants to ensure all projects are included. A consultant is also working on the Capital Improvement Plan.

Three applications for Senator Sanders' earmark requests have moved to the second round of review.

Cannabis edits are in progress, Council established a Cannabis Control Commission, comprised of the Mayor and Councilors.

Wigg asks if the Cannabis edits are the changes to Zoning related to Cannabis-related businesses, Shatney confirms that yes, that's what is being worked on.

8. Roundtable (

Wigg asks if we will be notified when previously approved items go to City Council, Shatney says yes, she will let us know when this happens.

8. Adjourn,

6:54pm, **Wigg moves to adjourn, Averill seconds, unanimous in favor.**

Barre City Planning Commission

September 8, 2022 Meeting Minutes

Present: Michael Hellein (Chair), Amanda Gustin (Vice Chair), Joe Reil (Secretary), Rosemary Averill, Raylene Meunier, David Sichel, Becky Wigg

Absent: None

Staff: Janet Shatney (Director of Planning, Permitting & Assessing)

Visitors: None

1. Call to Order.

5:30pm.

2. New Business.

- i Site Visit, Beckley Street. Meet at Beckley Street and Hunter Avenue (about 500 feet from Saint Monica's Cemetery) to view representative parcels from this neighborhood and review residential zoning constraints. Map: <https://goo.gl/maps/uwfguAe2CHC6L93DA>

Group reviewed properties nearby, noting that development on the corner of Buckley and Hunter could potentially fit within part of the lot in the adjoining property. One possible advantage to existing property owners of increasing density is that they could break up their lots to allow new developments. Other discussions around a local property owner who wants to re-develop land but cannot under current regulations and larger developments nearby in Barre Town noting that density could be increased and still be consistent with the larger neighborhood. Also some discussion about how larger developments can be more economical to build and how we could encourage that.

- ii Site Visit, Brooklyn Street. Meet near 21 Brooklyn Street (about 500 feet from Prospect Street) to view representative parcels from this neighborhood and review residential zoning constraints. Map: <https://goo.gl/maps/Fg3NPNMzQ1jMJUG49>

Discussion around this street being near downtown and possibility of increasing density accordingly. It was noted that many of the buildings that currently exist (and are consistent with the neighborhood) would not be

possible to re-build under current zoning regulations. If we adjust regulations here we could encourage new developments that fit in well with what's already here.

3. Adjourn.

7:01pm, **Sichel moves to adjourn, Averill seconds, unanimous in favor.**



City of Barre, VT

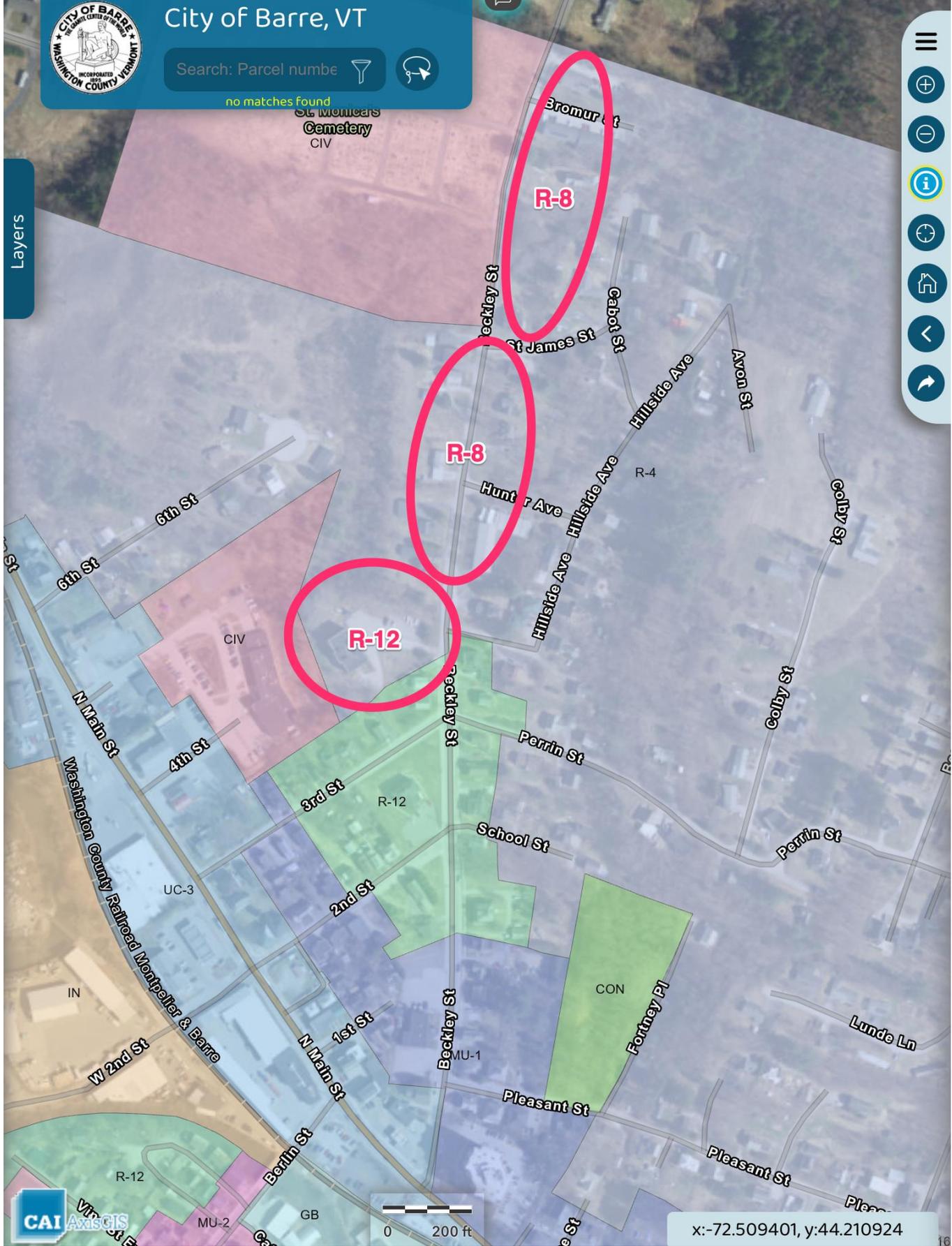
Search: Parcel number



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St. Monica's
Cemetery
CIV

Layers



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City of Barre, VT

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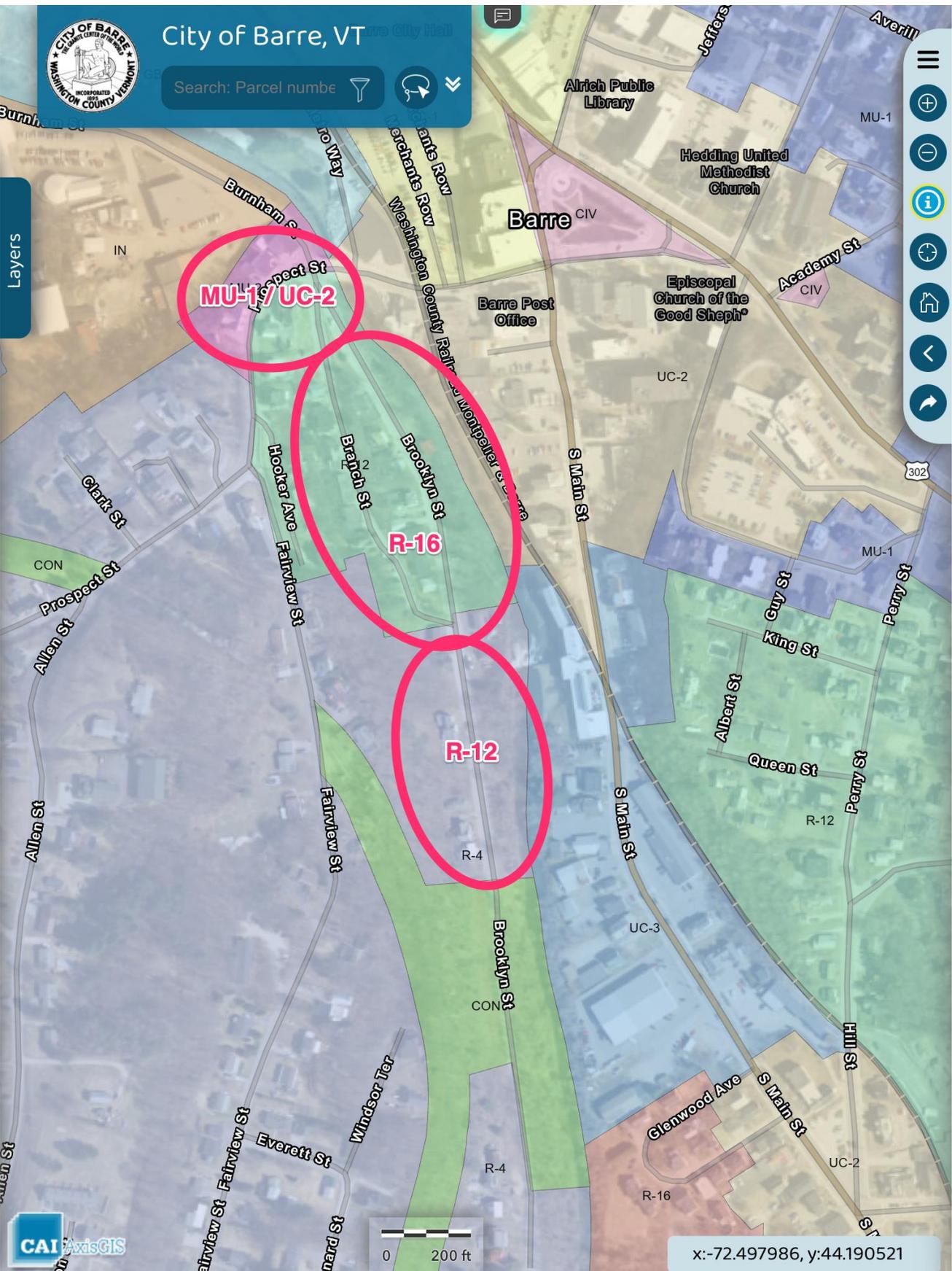
Layers



MU-1/UC-2

R-16

R-12



x:-72.497986, y:44.190521

210 BASE ZONING DISTRICTS

2101 Urban Center 1 (UC-1)

2101.A **Intent.** The Urban Center 1 district provides concentrated downtown retail, service, office, upper floor housing and other compatible mixed uses in Barre City's central business district. Urban design standards are required in order to maintain neighborhood commercial scale, pedestrian activity, architectural character and the traditional built pattern. The purpose of this district is to:

- (1) Promote the long-term economic and social vitality of Barre City's central business district;
- (2) Provide for the daily needs and services of the community;
- (3) Provide economic development opportunities through clean industry, office and commercial uses;
- (4) Provide housing opportunities within walking distance of employment, service and retail opportunities;
- (5) Encourage investment that increases the value of downtown buildings and property;
- (6) Ensure that new buildings are compatible with the historic architectural framework of Barre City's downtown and preserve a human scale;
- (7) Promote a quality, urban streetscape and pedestrian-friendly environment; and
- (8) Accommodate a broad range of high-density housing options.

2101.B **Allowed Uses.** [Section 2115](#) establishes the uses allowed in this district. In addition:

- (1) Residential uses are prohibited on any portion of the ground floor within 100 feet from the front property line. Ground floor residential uses more than 100 feet from the front property line may be allowed as a conditional use upon the applicant demonstrating that the dwelling unit(s) will not adversely impact the use of the remaining ground floor space for non-residential purposes and that the provisions of [Subsection 3201.G](#) will be met.
- (2) Food service drive-throughs are prohibited. All other drive-through service may only be located at the rear of the building and will require conditional use approval.
- (3) Wholesale trade and information service uses are not permitted to occupy the ground floor, street frontage portion of a building.

2101.C **Dimensional Standards.** [Section 2116](#) establishes the dimensional standards for this district. In addition:

- (1) New principal buildings must be a minimum of 2 stories (this will be interpreted to

require at least one functional upper floor).

2102 Urban Center 2 (UC-2)

2102.A **Intent.** The Urban Center 2 district provides compact retail, service, office, housing and other compatible mixed uses in Barre City's downtown and neighborhood centers. Urban design standards are required in order to maintain neighborhood commercial scale, pedestrian activity, architectural character and the traditional built pattern. The purpose of this district is to:

- (1) Provide for the daily needs and services of the community;
- (2) Provide housing opportunities within walking distance of employment, service and retail opportunities;
- (3) Encourage investment that increases the value of buildings and property in Barre City's downtown and neighborhood centers;
- (4) Ensure that new buildings are compatible with the historic architectural framework of Barre City's downtown and neighborhood centers and preserve a human scale;
- (5) Promote a quality, urban streetscape and pedestrian-friendly environment;
- (6) Accommodate a broad range of high-density housing options.

2102.B **Allowed Uses.** [Section 2115](#) establishes the uses allowed in this district. In addition:

- (1) Food service drive-throughs are prohibited. All other drive-through service may only be located at the rear of the building and will require conditional use approval.
- (2) Wholesale trade and information service uses are not permitted to occupy the ground floor, street frontage portion of a building.

2102.C **Dimensional Standards.** [Section 2116](#) establishes the dimensional standards for this district. In addition:

- (1) New principal buildings must be a minimum of 2 stories (this will be interpreted to require at least one functional upper floor).

2103 Urban Center 3 (UC-3)

2103.A **Intent.** The Urban Center 3 district provides compact retail, service, office, upper floor housing and other compatible mixed uses in Barre City's downtown and along major thoroughfares. Urban design standards are required in order to maintain and enhance neighborhood commercial scale, pedestrian activity, architectural character and the traditional built pattern. The purpose of this district is to:

- (1) Provide economic development opportunities through clean industry, office and commercial uses;

- (2) Provide for the retail and service needs of the community and region, as well as travelers;
- (3) Provide housing opportunities within walking distance of employment, service and retail opportunities;
- (4) Encourage investment that increases the value of buildings and property in Barre City's downtown and along major thoroughfares;
- (5) Ensure that new buildings are compatible with Barre City's historic architectural framework, enhance the character of the city's gateways and major thoroughfares, and preserve a human scale; and
- (6) Promote a quality, urban streetscape and pedestrian-friendly environment.

2103.B **Allowed Uses.** [Section 2115](#) establishes the uses allowed in this district. In addition:

- (1) Existing single- and two-family dwellings will be considered a permitted use, but construction of new single- or two-family dwellings is prohibited. Uses associated with existing single- or two-family dwellings such as accessory dwellings, home occupations, group homes and bed-and-breakfasts will be allowed to the same extent as allowed within single- and two-family dwellings in other districts.
- (2) Drive-throughs may only be located at the rear or side of the building and will require conditional use approval.

2103.C **Dimensional Standards.** [Section 2116](#) establishes the dimensional standards for this district.

2104 **Mixed Use 1 (MU-1)**

2104.A **Intent.** The Mixed Use 1 district provides neighborhoods with a complete mix of residential, retail, service and office uses. Urban design standards are required in order to maintain neighborhood commercial scale, pedestrian activity, and distinctive neighborhood character. The purpose of this district is to:

- (1) Provide for the daily needs and services of the neighborhood;
- (2) Provide housing opportunities within walking distance of employment, service and retail opportunities;
- (3) Encourage investment that increases the value of buildings and property in Barre City;
- (4) Ensure that new buildings are compatible with Barre City's historic architectural framework and preserve a human scale;
- (5) Promote a quality, urban streetscape and pedestrian-friendly environment; and
- (6) Accommodate a broad range of high-density housing options.

2104.B **Allowed Uses.** [Section 2115](#) establishes the uses allowed in this district. In addition:

- (1) Drive-throughs are prohibited.

2104.C **Dimensional Standards.** [Section 2116](#) establishes the dimensional standards for this district. In addition:

- (1) New principal buildings must be a minimum of 2 stories (this will be interpreted to require at least one functional upper floor).

2105 Mixed Use 2 (MU-2)

2105.A **Intent.** The Mixed Use 2 district provides a buffer between business and industrial areas and adjoining residential neighborhoods. The purpose of this district is to:

- (1) Provide for low-impact small businesses that are compatible with adjoining residential neighborhoods;
- (2) Provide housing opportunities within walking distance of employment, service and retail opportunities;
- (3) Encourage investment that increases the value of buildings and property in Barre City;
- (4) Promote a quality, urban streetscape and pedestrian-friendly environment; and
- (5) Accommodate a broad range of high-density housing options.

2105.B **Allowed Uses.** [Section 2115](#) establishes the uses allowed in this district. In addition:

- (1) Drive-throughs are prohibited.

2105.C **Dimensional Standards.** [Section 2116](#) establishes the dimensional standards for this district.

2106 Mixed Use 3 (MU-3)

2106.A **Intent.** The Mixed Use 3 district provides a gateway into Barre City along the major thoroughfares. The purpose of this district is to:

- (1) Avoid a pattern of low-density commercial sprawl along the major routes in and out of the city;
- (2) Encourage investment that increases the value of buildings and property in Barre City;
- (3) Promote quality streetscapes and attractive gateways into the city.

2106.B **Allowed Uses.** [Section 2115](#) establishes the uses allowed in this district. In addition:

- (1) Drive-throughs may only be located at the rear or side of the building and will require conditional use approval.

2106.C **Dimensional Standards.** [Section 2116](#) establishes the dimensional standards for this district.

2107 Residential 16 (R-16)

2107.A **Intent.** The Residential 16 district provides areas for high-density residential uses and a variety of housing types. The purpose of this district is to:

- (1) Accommodate a full range of housing options;
- (2) Encourage a suitable neighborhood environment for family life;
- (3) Provide housing opportunities within walking distance of employment, service and retail opportunities;
- (4) Accommodate more intensive development in areas close to downtown Barre City where adequate public facilities and services exist;
- (5) Encourage investment that increases the value of buildings and property in Barre City;
- (6) Promote a quality, urban streetscape and pedestrian-friendly environment; and
- (7) Maintain minimum greenspace requirements to preserve neighborhood character.

2107.B **Allowed Uses.** [Section 2115](#) establishes the uses allowed in this district.

2107.C **Dimensional Standards.** [Section 2116](#) establishes the dimensional standards for this district.

2108 Residential 12 (R-12)

2108.A **Intent.** The Residential 12 district provides areas for moderate-density residential uses and a variety of housing types. The purpose of this district is to:

- (1) Accommodate a full range of housing options;
- (2) Encourage a suitable neighborhood environment for family life;
- (3) Provide housing opportunities within walking distance of employment, service and retail opportunities;
- (4) Accommodate more intensive development in areas close to downtown Barre City where adequate public facilities and services exist;
- (5) Encourage investment that increases the value of buildings and property in Barre City;

- (6) Promote a quality streetscape and pedestrian-friendly environment; and
- (7) Maintain minimum greenspace requirements to preserve neighborhood character.

2108.B **Allowed Uses.** [Section 2115](#) establishes the uses allowed in this district.

2108.C **Dimensional Standards.** [Section 2116](#) establishes the dimensional standards for this district.

2109 Residential 8 (R-08)

2109.A **Intent.** The Residential 8 district provides areas for moderate-density single-family residential uses mixed with other compatible housing types. The purpose of this district is to:

- (1) Promote neighborhoods with a substantial amount of owner-occupied housing;
- (2) Encourage a suitable neighborhood environment for family life;
- (3) Provide housing opportunities in proximity to employment, service and retail opportunities;
- (4) Encourage investment that increases the value of buildings and property in Barre City;
- (5) Promote a quality streetscape and pedestrian-friendly environment; and
- (6) Maintain minimum greenspace requirements to preserve neighborhood character.

2109.B **Allowed Uses.** [Section 2115](#) establishes the uses allowed in this district.

2109.C **Dimensional Standards.** [Section 2116](#) establishes the dimensional standards for this district.

2110 Residential 4 (R-04)

2110.A **Intent.** The Residential 4 district provides areas for primarily low-density single-family residential uses with a limited amount of other compatible housing types, as well as agricultural, recreational and open space uses. The purpose of this district is to:

- (1) Promote compact neighborhoods comprised primarily of owner-occupied housing;
- (2) Encourage a suitable neighborhood environment for family life; and
- (3) Maintain minimum greenspace requirements to preserve neighborhood character.

2110.B **Allowed Uses.** [Section 2115](#) establishes the uses allowed in this district.

2110.C **Dimensional Standards.** [Section 2116](#) establishes the dimensional standards for this

district.

2111 General Business (GB)

2111.A **Intent.** The General Business district provides areas for a mix of manufacturing, office, flex space, business services, and limited retail uses. The purpose of this district is to:

- (1) Support diversification of Barre City's economic base; and
- (2) Ensure that proposed development is compatible in its use, character, scale and intensity to the site and the surrounding area.

2111.B **Allowed Uses.** [Section 2115](#) establishes the uses allowed in this district.

2111.C **Dimensional Standards.** [Section 2116](#) establishes the dimensional standards for this district.

2112 Industrial (IN)

2112.A **Intent.** The Industrial district accommodates intensive and concentrated manufacturing, fabrication, warehousing and distribution, and other industrial uses. The purpose of this district is to:

- (1) Support diversification of Barre City's economic base; and
- (2) Ensure that proposed development is compatible in its use, character, scale and intensity to the site and the surrounding area.

2112.B **Allowed Uses.** [Section 2115](#) establishes the uses allowed in this district.

2112.C **Dimensional Standards.** [Section 2116](#) establishes the dimensional standards for this district.

2113 Civic (CIV)

2113.A **Intent.** The Civic district accommodates major civic facilities and open spaces that are intended primarily for civic and recreational uses. The purpose of this district is to:

- (1) Maintain parks, trails and natural areas for both active and passive recreation use that enhance the livability of Barre City and its neighborhoods; and
- (2) Maintain the civic institutions, spaces and functions that define and enhance the character of Barre City.

2113.B **Allowed Uses.** [Section 2115](#) establishes the uses allowed in this district.

2113.C **Dimensional Standards.** [Section 2116](#) establishes the dimensional standards for this district.

2114 Conservation (CON)

2114.A **Intent.** The Conservation district accommodates environmentally sensitive areas and open

spaces that are intended primarily for low-impact open space and recreational uses. The purpose of this district is to:

- (1) Protect and preserve important natural resources and open space;
- (2) Discourage development of land with significant development constraints including, but not limited to, steep slopes, shallow soils, floodplains and wetlands; and
- (3) Maintain parks, trails and natural areas for passive recreation use that enhance the livability of Barre City.

2114.B **Allowed Uses.** [Section 2115](#) establishes the uses allowed in this district.

2114.C **Dimensional Standards.** [Section 2116](#) establishes the dimensional standards for this district.

2115 Use Table

USE & DEFINITION	UC-1	UC-2	UC-3	MU-1	MU-2	MU-3	R-16	R-12	R-8	R-4	GB	IN	CIV	CON
RESIDENTIAL														
Single-family dwelling 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.	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
Two-family dwelling 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.	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
Three- or four-family dwelling Use of a structure for habitation by 3 or 4 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.	X	P	P	P	P	X	P	P	P	P	X	X	X	X
Multi-family dwelling (5+ units) Use of a structure or part of a structure for habitation by five 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. See Section 3201 .	P	P	P	P	C	X	P	C	C	C	C	X	X	X
Accessory dwelling Accessory use of single-family 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 .	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
Home occupation Accessory use of single-family residential property for a small business that does not alter the residential character of the property. See Section 3203 .	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
Home business Accessory use of single-family residential property for a small business that may alter the residential character of the property. See Section 3204 .	X	P	P	P	P	P	C	C	C	C	X	X	X	X
Family childcare home Accessory use of single-family residential property for a small daycare business that operates under state license or registration. See Section 3205 .	X	P	P	P	P	P	P	P	P	P	X	X	X	X
Senior housing Use of one or more structures to primarily house people age 55 or older that: (a) Contains multiple dwelling units each intended for habitation by one household and providing complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation; and (b) May offer minimum convenience services to residents as an accessory use.	P	P	C	P	X	C	P	P	P	P	X	X	X	X
Assisted living Use of one or more structures to provide housing, board and care to residents who need assistance with daily activities such as dressing, grooming, bathing, etc. and that operates under state license. Includes residential care homes.	C	C	C	P	X	C	P	C	C	C	C	X	X	X
Skilled nursing service Use of one or more structures to provide housing and 24-hour skilled nursing care to residents and that operates under state license. This includes nursing or convalescent homes, and hospice or respite care facilities.	X	C	C	P	X	C	C	C	C	C	C	X	X	X
Group home Use of single-family residential property to provide housing to people with a handicap or disability that operates under state license or registration. See Section 1105 and Section 3206 .	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
Single-room occupancy Use of a structure or part of a structure to provide housing to single individuals each in a single-room dwelling unit that is not required to include food preparation or sanitary facilities. See Section 3207 .	C	C	C	C	X	X	C	X	X	X	X	X	X	X
Emergency housing Use of structure or part of a structure to provide food, shelter, and other support services on a temporary basis to people who are homeless or to victims of disaster.	C	C	C	C	X	X	C	X	X	X	X	X	X	X

P = Permitted Use | C = Conditional Use | X = Prohibited Use | All uses other than single- and two-family dwellings, and accessory uses to single- and two-family dwellings, require site plan review in accordance with [Section 4305](#). | ¹ Additional use standards apply (see zoning district section)

USE & DEFINITION	UC-1	UC-2	UC-3	MU-1	MU-2	MU-3	R-16	R-12	R-8	R-4	GB	IN	CIV	CON
LODGING														
Bed-and-breakfast Accessory use of single-family residential property to provide short-term accommodations for travelers. See Section 3208 .	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
Inn Use of one or more structures to provide short-term accommodations for travelers. May include a restaurant, bar, event facility, spa or fitness club as an accessory use. See Section 3209 .	X	P	P	P	P	X	C	X	X	X	X	X	X	X
Rooming and boarding house Accessory use of a single-family residential property to provide accommodations that will typically serve as the boarder's principal residence, and that commonly includes meals, housekeeping and/or laundry services. See Section 3210 .	X	P	P	P	P	X	P	P	C	C	X	X	X	X
Short-term rental Accessory use of property to provide short-term guest accommodations. Includes Airbnb and similar rentals. See Section 3211 .	X	P	P	P	P	P	P	P	C	C	X	X	X	X
Hotel or motel Use of one or more structures to provide short-term accommodations for travelers. It may also include accessory uses such as food services, recreational services, convention hosting, laundry services, etc. See Section 3212 .	P	P	P	P	X	X	X	X	X	X	C	X	X	X
COMMERCIAL														
Retail sales (up to 3,000 sf >3,000 sf) An establishment that sells goods to the general public for personal or household consumption primarily from within an enclosed structure, excluding any use specifically defined in this section. It may also provide installation, repair or maintenance services as an accessory use.	P C	P P	P P	P C	P X	X X	X X	X X	X X	X X	P P	X X	X X	X X
Sales lot An establishment that sells large items such as vehicles, boats, equipment, machinery, manufactured homes or prefabricated buildings primarily from an open lot. It may also provide installation, repair or maintenance services as an accessory use. See Section 3213 .	X	X	C	X	X	X	X	X	X	X	C	C	X	X
Repair service (small goods, up to 3,000 sf vehicles, large goods or >3,000 sf) An establishment that maintains, services, repairs or paints goods such as appliances, vehicles, boats, equipment or machinery. See Section 3214 .	P X	P X	P C	P X	C X	P X	X X	X X	X X	X X	P P	P P	X X	X X
Fueling station A specialized establishment for selling gasoline or other vehicle fuels. Commonly combined with other retail uses such as a carwash or convenience store, or with an auto repair and service garage. See Section 3215 .	X	X	C	X	X	X	X	X	X	X	C	X	X	X
Carwash A specialized establishment for washing, waxing, polishing and general cleaning of vehicles. See Section 3216 .	X	X	C	X	X	C	X	X	X	X	C	X	X	X
Lawn, garden and farm supply sales 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 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. See Section 3217 .	X	X	P	X	X	P	X	X	X	C	P	C	X	X
Lumberyard and building supply sales An establishment that sells lumber and heavy building materials and that typically stores most of its stock outdoors or under open-air structures. See Section 3217 .	X	X	C	X	X	X	X	X	X	X	P	P	X	X
Open market or auction house An establishment where goods are brought to be immediately sold to the general public for personal or household consumption including from outdoor areas or open-air structures, excluding any use specifically defined in this section. See Section 3218 .	X	C	P	X	X	X	X	X	X	X	P	C	X	X
Food or beverage store (up to 3,000 sf >3,000 sf) An establishment that sells food or beverage items primarily not for immediate consumption to the general public. It may offer prepared foods or drinks for immediate consumption either on-site or for take-out as an accessory use.	P C	P C	P P	P C	P X	X X	X X	X X	X X	X X	C C	X X	X X	X X
Convenience store (up to 3,000 sf >3,000 sf) An establishment that sells a limited line of staple food, packaged food, and convenience items primarily for off-site consumption. It may offer prepared foods or drinks for immediate consumption either on-site or for take-out as an accessory use.	P C	P C	P C	P C	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X

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USE & DEFINITION	UC-1	UC-2	UC-3	MU-1	MU-2	MU-3	R-16	R-12	R-8	R-4	GB	IN	CIV	CON
COMMERCIAL (con't)														
Financial establishment An establishment that engages in financial transactions that create liquidate or change ownership of financial assets such as accepting deposits, making loans and issuing currency.	P	P	P	C	X	X	X	X	X	X	P	X	X	X X
Rental and leasing (small goods, up to 3,000 sf vehicles, large goods or >3,000 sf) An establishment that rents or leases tangible goods such as vehicles, boats, equipment or machinery to consumer or business customers. It may also provide installation, repair or maintenance services an accessory use.	P X	P C	P P	P X	C X	P X	X X	X X	X X	X X	P P	P P	X X	X X
Office, professional, business or administrative service (up to 3,000 sf >3,000 sf) 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; or (c) provides support services primarily to other businesses such as billing, collection, advertising, telemarketing, copying, mailing, etc. This definition specifically excludes services provided by licensed medical or veterinary practitioners.	P P	P P	P P	P C	P C	P X	X X	X X	X X	X X	P P	P P	X X	X X
Personal service (up to 3,000 sf >3,000 sf) 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.	P P	P P	P P	P C	P C	P X	X X	X X	X X	X X	P P	X X	X X	X X
Veterinary, pet or animal service (up to 3,000 sf >3,000 sf) 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, grooming, sitting 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.	P X	P C	P P	C X	X X	X X	X X	X X	X X	C C	P P	P P	X X	X X
Building or property maintenance service An establishment that provides building or property maintenance services to consumer or business customers. This definition specifically excludes a contractor's yard.	C	C	C	X	X	X	X	X	X	X	P	P	X	X
Restaurant (sit-down take-out) An establishment that prepares and serves meals, snacks and beverages primarily for immediate consumption. A restaurant will be classified as take-out if it has drive-through service. A restaurant without drive-through service that has both eat-in and take-out service will be classified as a sit-down restaurant provided that the dining area (exclusive of any outdoor dining) comprises at least 40% of the total floor area of the restaurant. This definition includes a retail bakery that sells at least 50% of its products on the premises. This definition specifically excludes mobile food and catering service. See Section 3219 .	P P	P P	P C	P X	X X	C X	X X	X X	X X	X X	P X	X X	X X	X X
Mobile food service An establishment that prepares and serves meals, snacks and beverages primarily for immediate consumption from motorized vehicles or non-motorized carts that are parked or located outside the street right-of-way. See Section 3220 .	C	C	C	X	X	X	X	X	X	X	C	C	X	X
Bar 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 3221 .	C	C	C	X	X	X	X	X	X	X	X	X	X	X
Nightclub An establishment that operates as a place of entertainment with music, dancing, or similar live or recorded performances, and where food and drink are served for immediate consumption on the premises. See Section 3221 .	C	C	C	X	X	X	X	X	X	X	X	X	X	X
Event facility An establishment used to host conventions, trade shows, corporate meetings, weddings, receptions, reunions and similar special events that typically includes large open spaces such as auditoriums, banquet halls, exhibition halls and meeting rooms. See Section 3221 .	P	P	P	C	X	X	X	X	X	X	C	X	X	X
Catering or commercial kitchen 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 under this ordinance).	P	P	P	C	X	X	X	X	X	X	P	P	X	X

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USE & DEFINITION	UC-1	UC-2	UC-3	MU-1	MU-2	MU-3	R-16	R-12	R-8	R-4	GB	IN	CIV	CON
INDUSTRIAL														
Light industry (enclosed, up to 5,000 sf enclosed, >5,000 sf) 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 a retail shop as an accessory use that primarily sells products produced on the premises. This definition excludes any use specifically defined in this section.	C C	C C	P C	X X	X X	C X	X X	X X	X X	X X	P P	P P	X X	X X
Food or beverage manufacturing (enclosed, up to 10,000 sf enclosed, >10,000 sf) A state licensed establishment that produces food or beverage products that are typically sold to wholesalers or retailers. It may include a retail shop, restaurant or bar as an accessory use that primarily sells products produced on the premises. This definition includes a microbrewery or commercial bakery.	P C	P C	P C	X X	X X	C X	X X	X X	X X	X X	P P	P P	X X	X X
Wood products, cabinet or furniture manufacturing (enclosed, up to 10,000 sf enclosed, >10,000 sf) 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.	C X	X X	P C	X X	X X	C X	X X	X X	X X	X X	P P	P P	X X	X X
Stone products manufacturing (enclosed, up to 10,000 sf enclosed, >10,000 sf) An establishment that transforms quarry stone into 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.	C X	X X	P C	X X	X X	C X	X X	X X	X X	X X	P P	P P	X X	X X
Wholesale trade 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.	C	C	P	X	X	C	X	X	X	X	P	P	X	X
Storage and distribution services (enclosed) An establishment that stores, but does not sell goods and may provide a range of services related to the distribution of goods. This definition specifically excludes any use specifically defined in this section.	C	C	C	X	X	X	X	X	X	X	P	P	X	X
Self-storage services An establishment that 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 3222 .	X	X	X	X	X	C	X	X	X	X	C	P	X	X
Tank farm or fuel storage and distribution services An establishment with one or more tanks that typically store fuels, oils and similar products. It may include sale and distribution of such products. This definition specifically excludes retail sale and refilling of tanks that are not more than 50 pounds in size when carried out as an accessory use, and excludes storage of fuels, oils and similar products solely for on-site use. See Section 3223 .	X	X	X	X	X	X	X	X	X	X	C	P	X	X
Freight transportation services An establishment that provides: (a) transportation of cargo using trucks, tractor trailers or rail; or (b) that provides services such as storage, maintenance, repair or fuel primarily for heavy vehicles, including buses, or rail equipment.	X	X	C	X	X	X	X	X	X	X	C	P	X	X
Passenger transportation services An establishment that provides transportation of people including, but not limited to, transit services, bus or rail stations, transportation centers, and taxi or limousine services.	C	C	P	X	X	X	X	X	X	X	C	P	X	X
Publishing, printing and sign manufacturing 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 retail copy shops, which will be considered an office, professional, business or administrative service under this ordinance.	C	C	P	X	X	X	X	X	X	X	P	P	X	X
Media recording or broadcasting studio An establishment that is used to produce, distribute and/or broadcast sound or video programs or recordings:	P	P	P	C	X	C	X	X	X	X	P	P	X	X
Communications antenna 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 3224 .	P	P	P	P	X	P	X	X	X	P	P	P	C	X
Communications tower A structure used to support one or more communication antennas and related structures and equipment. See Section 3224 .	X	X	X	X	X	X	X	X	X	C	C	C	C	X

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INDUSTRIAL (con't)	UC-1	UC-2	UC-3	MU-1	MU-2	MU-3	R-16	R-12	R-8	R-4	GB	IN	CIV	CON
Information services 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.	C	C	P	C	X	C	X	X	X	X	P	P	X	X
Composting services An establishment used to transform organic waste into a stable, soil-like product in a controlled environment under aerobic conditions. This definition specifically excludes composting activities that are limited to organic waste produced on the premises.	X	X	X	X	X	X	X	X	X	C	C	C	X	X
Recycling services An establishment used to collect, separate and/or recover recyclable materials. It may include the preparation of materials for efficient shipment by means such as baling, compacting, flattening, grinding, crushing, mechanical sorting or cleaning. It may include retail sales of recovered materials as an accessory use.	X	X	X	X	X	X	X	X	X	X	C	C	X	X
Solid waste services An establishment that: (a) collects or hauls nonhazardous solid waste or recyclable materials generated within a local area; or (b) operates as a nonhazardous solid waste transfer station. Establishments may be responsible for the identification, treatment, packaging, and labeling of wastes for the purposes of transport. This definition specifically excludes landfills.	X	X	X	X	X	X	X	X	X	X	C	C	X	X
Hazardous waste services An establishment that: (a) treats and disposes of hazardous waste; (b) collects or hauls hazardous waste generated within a local area; or (c) remediates and cleans contaminated buildings, mine sites, soil, or groundwater including, but not limited to, asbestos and lead paint removal.	X	X	X	X	X	X	X	X	X	X	C	C	X	X
Septic waste services An establishment that: (a) pump septic tanks and cesspools; (b) rent or service portable toilets; or (c) provide other septic waste management services. This definition specifically excludes municipal wastewater treatment facilities and related essential services.	X	X	X	X	X	X	X	X	X	X	C	C	X	X
Metal fabrication shop (enclosed) 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.	X	X	C	X	X	X	X	X	X	X	P	P	X	X
Contractor's yard or unenclosed storage An establishment that: (a) provides storage for vehicles, machinery, equipment and materials used by a contractor in the construction-related trades, which may include a shop for maintaining or repairing the contractor's vehicles, machinery or equipment or the contractor's business office; or (b) leases outdoor storage space for vehicles, boats or similar large goods to commercial customers or the general public. This definition specifically excludes junkyards. See Section 3225 .	X	X	X	X	X	X	X	X	X	X	C	P	X	X
Greenhouse or aquaculture An establishment where crops are grown or fish are raised entirely inside an enclosed structure. It may have facilities for packaging, processing and storage of products. It may include a retail shop as an accessory use that primarily sells products produced on the premises.	C	C	X	X	X	X	X	X	X	C	P	P	X	X
Slaughterhouse An establishment where livestock is slaughtered and prepared for wholesale or retail distribution. It may have facilities for confining animals and for packaging, processing and storage of meat and associated waste products. It may include a retail shop as an accessory use that primarily sells meat and related products processed or produced on the premises.	X	X	X	X	X	X	X	X	X	X	C	C	X	X
Heavy industry An establishment that produces new products, materials or parts from a site and/or structure(s) with specialized power, water or waste disposal systems for operation. Heavy industrial operations may involve processing of raw materials, use of large machinery or other complex operations, some of which may occur outside an enclosed building, and/or operate continuously.	X	X	X	X	X	X	X	X	X	X	X	C	X	X

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ART, ENTERTAINMENT AND RECREATION	UC-1	UC-2	UC-3	MU-1	MU-2	MU-3	R-16	R-12	R-8	R-4	GB	IN	CIV	CON
USE & DEFINITION														
Performance theater An establishment that presents live entertainment by actors, singers, dancers, musicians or other performing artists to an audience.	P	P	P	P	X	X	X	X	X	X	C	C	X	X
Movie theater An establishment that shows movies or other recorded entertainment to an audience.	P	P	P	X	X	X	X	X	X	X	X	X	X	X
Artist gallery or studio (up to 3,000 sf >3,000 sf) An establishment used to produce, display and/or sell works of art.	P C	P P	P P	P C	C C	P X	C X	C X	C X	C X	P P	P P	X X	X X
Museum An establishment that preserves and exhibits objects, sites and natural wonders of historical, cultural or educational value.	P	P	P	P	X	X	X	X	X	C	C	C	P	X
Indoor recreation (up to 3,000 sf >3,000 sf) 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.	P C	P C	P P	P X	P C	P X	X X	X X	X X	C C	P P	P P	P P	X
Fitness club or gym An establishment that offers fitness or recreational sports facilities and services to members and their guests primarily from within an enclosed building.	P	P	P	P	P	P	X	X	X	X	P	P	P	X
Commercial outdoor recreation (passive active) A commercial establishment that offers physical fitness, sports, games and other leisure-time activities primarily outside an enclosed building.	X X	X X	X X	X X	X X	X X	X X	X X	X X	P C	X X	X X	P C	P X
Public outdoor recreation or park 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.	P	P	P	P	P	P	P	P	P	P	X	X	P	P
Golf course or country club 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 recreational activities and/or retail sales of golf-related merchandise as an accessory use.	X	X	X	X	X	X	X	X	X	P	X	X	P	X
Campground An establishment: (a) designed to provide short-term accommodations to recreational campers in camping units such as tents, tent trailers, and recreational vehicles, or (b) that provides overnight recreation camping or outdoor adventure retreats. It may provide facilities and services to overnight guests and day users such as short-term rental cabins or equivalent structures, sanitary facilities, food services, recreational facilities, and organized recreational or educational activities.	X	X	X	X	X	X	X	X	X	C	X	X	X	X
Equestrian facility A commercial establishment used to house, train, care for, and/or ride horses.	X	X	X	X	X	X	X	X	X	C	X	X	C	X
CIVIC AND COMMUNITY														
Government facility A state- or city-owned or operated establishment that serves a public function and provides governmental services. See Section 1104 .	P	P	P	P	X	C	X	X	X	C	P	P	P	X
Educational institution A state-certified public or private establishment that provides educational services. See Section 1104 .	P	P	P	P	P	X	X	X	X	P	X	X	P	X
Specialty school (indoor and up to 5,000 sf outdoor or >5,000 sf) A commercial establishment that offers instruction, classes or training on a specific topic such as cooking, arts, crafts, dance, music, sport or fitness.	P X	P X	P C	P X	X X	X X	X X	X X	X X	C C	P P	P P	X C	X X
Clinic or outpatient care services An establishment from which one or more licensed practitioners provide healthcare services to people primarily as outpatients. See Section 3227 .	P	P	P	P	X	X	X	X	X	X	P	X	C	X
Hospital or inpatient care services An establishment from which one or more licensed practitioners provide healthcare services to people primarily as inpatients. See Section 1104 .	X	C	C	X	X	X	X	X	X	X	C	X	C	X
Rehabilitation services or residential treatment facility An establishment other than a licensed hospital that provides protective supervision and/or counseling to people with mental illness, substance abuse problems, emotional problems, or physical or mental disabilities or impairments, and that may offer residential or accommodation services. See Section 3228 .	P	P	P	P	C	C	X	X	X	C	P	C	C	X

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CIVIC AND COMMUNITY (con't)														
USE & DEFINITION	UC-1	UC-2	UC-3	MU-1	MU-2	MU-3	R-16	R-12	R-8	R-4	GB	IN	CIV	CON
Child day care An establishment that cares primarily for infants and preschool-age children, as well as older children when school is not in session.	P	P	P	P	P	P	C	C	C	C	P	C	P	X
Religious institution 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 .	P	P	P	P	P	P	X	X	X	P	P	P	P	X
Social assistance and charitable services An establishment that provides social assistance services directly to individuals and that does not offer residential or accommodation services.	P	P	P	C	X	C	X	X	X	X	P	C	P	X
Funeral and cremation services An establishment that prepares deceased people for burial or cremation, cremates the remains of deceased people, and/or holds funeral services.	C	P	P	P	P	X	X	X	X	X	P	P	X	X
Cemetery A site designed to inter or otherwise store the remains of deceased people.	X	X	X	X	X	X	X	X	X	X	X	X	P	X
Social club 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.	P	P	P	P	P	P	X	X	X	C	X	X	P	X
NATURAL RESOURCE BASED														
Farming or forestry An establishment that grows crops, raises animals, harvests timber, or harvests plants or animals from their natural habitats. See Section 1103 .	X	X	X	X	X	X	X	X	X	P	X	X	P	P
Extraction and quarrying 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 3229 .	X	X	X	X	X	X	X	X	X	C	X	C	C	X
On-farm business An establishment that engages in agri-tourism, agri-education, direct marketing of locally produced farm or forest products, or that adds value to locally-produced farm or forest products. See Section 3230 .	X	X	X	X	X	X	X	X	X	P	X	X	P	X

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2116 Dimensional Table

USE & DEFINITION	UC-1	UC-2	UC-3	MU-1	MU-2	MU-3	R-16	R-12	R-8	R-4	GB	IN	CIV	CON
LOTS														
Minimum lot size Inclusive of all land within the property boundaries, but excluding any land within a street right-of-way.	2,000 sf	3,000 sf	3,000 sf	4,000 sf	4,000 sf	10,800 sf	4,000 sf	4,000 sf	5,400 sf	10,800 sf	10,000 sf	20,000 sf	20,000 sf	40,000 sf
Minimum lot frontage On a maintained public or private street, excluding any frontage on limited access highways, or Class 4 roads or unimproved rights-of-way.	15 ft	30 ft	45 ft	30 ft	30 ft	60 ft	30 ft	30 ft	45 ft	60 ft	60 ft	90 ft	90 ft	180 ft
Maximum lot coverage Total amount of impervious surface as a percentage of total lot area.	100%	90%	80%	80%	80%	50%	80%	70%	60%	50%	80%	80%	40%	20%
SETBACKS														
Minimum front setback Measured from the edge of the street right-of-way, or if no right-of-way from the front lot line. For accessory structures, also see Section 3005 .	0 ft	0 ft	8 ft	8 ft	8 ft	12 ft	8 ft	12 ft	16 ft	16 ft	12 ft	16 ft	20 ft	40 ft
Minimum side setback Measured from the side lot lines. For accessory structures, also see Section 3005 .	0 ft	8 ft	8 ft	8 ft	8 ft	12 ft	8 ft	8 ft	12 ft	16 ft	12 ft	16 ft	20 ft	40 ft
Minimum rear setback Measured from the rear lot line. For accessory structures, also see Section 3005 .	0 ft	8 ft	8 ft	12 ft	12 ft	16 ft	12 ft	16 ft	16 ft	16 ft	12 ft	16 ft	20 ft	40 ft
BUILDINGS														
Build-to-line Measured as a line drawn the specified distance from and parallel to the street right-of-way.	8 ft	16 ft	24 ft	24 ft	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum build-to-line coverage Percentage of the build-to-line that must be covered by a principal building.	80%	65%	50%	50%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum principal building height Measured from the average finished grade at the base of a principal building to the eaves or the roof deck if roof is flat.	18 ft	18 ft	18 ft	18 ft	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum structure height Measured from the average finished grade at the base of the structure to the highest point of the structure, excluding architectural and roof-top elements listed in Paragraph 2005.G(3). For accessory structures, also see Section 3005 .	72 ft	60 ft	48 ft	36 ft	36 ft	36 ft	36 ft	36 ft	36 ft	36 ft	48 ft	48 ft	36 ft	30 ft
DENSITY														
Maximum residential density Measured as number of dwelling units per square foot of total lot area, except that accessory dwellings in accordance with Section 3202 will not be included.	no maximum	1 du per 1,200 sf	1 du per 1,800 sf	1 du per 2,100 sf	1 du per 2,700 sf	1 du per 10,800 sf	1 du per 2,700 sf	1 du per 3,600 sf	1 du per 5,400 sf	1 du per 10,800 sf	1 du per 2,100 sf	n/a	n/a	n/a

Bylaw Modernization Grant Application | 2023

Vermont Department of Housing & Community Development

Application deadline: November 1, at 6 p.m. Refer to the [Program Description](#) for full details.
E-mail complete application forms to jennifer.lavoie@vermont.gov.

GENERAL INFORMATION

Single Municipality Application

Name of municipality _____

Multi-Town Application

Name of lead municipality _____

Name(s) of other applicant municipalities

Regional Planning Commission (RPC) Agent Status *(check one; see program description for 'agent status' details)*

- RPC **is not** serving as agent for the application
- RPC **is** serving as agent for the application & RPC staff is listed as the primary contact below.

Primary Contact for Application *(this includes single and multi-town applications)*

Name _____

Organization _____

Complete mailing address _____

Email _____

Phone _____

Financial Summary *(refer to the [Program Description](#) for maximum grant amounts)*

Grant Funding Requested _____

+ Minimum Applicant Match _____
(10% of total project costs; eligible for forgiveness)

= **Total Project Cost:** _____

Municipal Signer *(Person who has the authority to sign a grant agreement on behalf of the lead municipality if the application is funded)*

Name _____

Title _____

Email Address _____

Phone Number _____

Project Title

Project Description & Summary Overview

Provide a very brief and high-level summary of the issue, general approach to solving the problem, project deliverables, and intended long-term outcomes. Applicants can go into more detail in the sections below.

ELIGIBILITY VERIFICATION

Does the project meet the eligibility criteria, eligible activities, and mapping requirements in the [Program Description](#)?

Yes No (*project is not eligible for a grant*)

Do the applicant municipalities in this application all have an adopted municipal plan and planning process confirmed by the RPC under Chapter 117 of Title 24?

Yes No (*project is not eligible for a grant*)

RESPONSES TO COMPETITIVE CRITERIA

Please keep responses brief and legible for grant scorers. Use the space provided, and do not reduce font size.

Community Need (25 points)

Describe the community issues, problems, challenges, obstacles the project will address; how updates to the bylaws will help achieve state, regional, and local housing goals; and why the project is timely.

Public Outreach (25 points)

Describe who supports this project and the work plan's approach to outreach to partner organizations and the broader public. This should include necessary coordination with State agencies affected by the project, stakeholders impacted by the project, and any and under-served, historically discriminated, under-represented, cost-burdened, and lower-resourced populations in the community.

Project Location (25 points)

Describe the geographic areas and zoning districts the project will address and the project's consistency with areas planned for pedestrian-oriented smart growth and Vermont's Smart Growth Principles, listed in the [Program Description](#). If possible, please provide a link to a zoning map or attach a copy of the map to your application submission.

Which of the following location-based criteria does this project meet?

(check all that apply, and explain how this applies)

Municipalities with high-demand housing market with limited affordability and cost-burdened household based on information from www.housingdata.org. *(Please explain if checked)*

Projects that relate to [state designated areas](#) in accordance with [24 V.S.A. Chapter 76A](#) *(List all applicable designated areas: downtown, village, new town center, growth center & neighborhood development area if checked)*

Projects that relate to redevelopment-ready and infill-ready areas served by unconstrained water and wastewater infrastructure *(Please explain if checked)*

Projects that relate to areas likely to result in near-term housing development *(Please explain if checked)*

Projects that relate to areas eligible for [Neighborhood Development Area \(NDA\)](#) designation (also known as ‘neighborhood planning’ areas viewable on [Vermont’s Planning Atlas by clicking the ‘buffer’ in the Atlas layers](#)).

Municipalities that will use funding to prepare for and pursue [Neighborhood Development Area](#) designation

FINANCIAL MANAGEMENT

Financial Management

Please note that responses to the following questions will not impact the competitiveness of your application and will be used for grant administration purposes only.

Does your organization have an accounting system that will allow you to completely and accurately track the receipt and disbursements of funds related to the award?

- Yes
- No

What type of accounting system does your municipality use?

- Automated
- Manual
- Combination of both

If 1) an applicant municipality received a Municipal Planning Grant last year, 2) intends to apply for a Municipal Planning Grant this year (deadline December 1st), or 3) the project is part of a larger or phased project – please explain your capacity to complete all projects.

ATTACHMENTS

- [Municipal Resolution](#) authorizing application (*required*)
- Others (*optional, please list below*)

For questions about the competitive criteria or application questions, please contact [Jacob Hemmerick](#) at 802-828-5249. For questions regarding the granting process, or administration, please contact [Jenni Lavoie](#) at 802-828-1948.

FY23 Municipal Resolution for Bylaw Modernization

WHEREAS, the Municipality of _____ is applying for funding as provided for in the FY23 Budget Act 182 and may receive an award of funds under said provisions; and

WHEREAS, the Department of Housing and Community Development may offer a Grant Agreement to this Municipality for said funding; and

WHEREAS, the municipality is maintaining its efforts to provide local funds for municipal and regional planning purposes or that the municipality has voted at an annual or special meeting to provide local funds for municipal and regional planning purposes,

Now, THEREFORE, BE IT RESOLVED

- 1. That the Legislative Body of this Municipality enters into and agrees to the requirements and obligations of this grant program including a commitment to match funds in accordance with the program’s requirements;
- 2. That the Municipal Planning Commission recommends applying for said Grant;

(Name of Planning Commission Chair)

(Signature)

- 3. That (Name) _____ Title _____

is hereby designated as the Grant Administrator, the person with the overall Administrative responsibility for the Bylaw Planning Grant program activities related to the application, and any subsequent Grant Agreement provisions.

- 4. If the grant application is successful, and funds are awarded, the following individual will be the signatory on behalf of the municipality:

Name: _____

Title: _____

Email: _____

Phone: _____

Note: The signatory must either the Chief Executive Officer (CEO), as defined by 10 VSA §683(8), or is a Select Board Member, the Town Manager, the City Manager, or the Town Administrator, is hereby designated to execute the Grant Agreement and other such Documents as may be necessary to secure these funds.

Passed this _____ day of _____, _____.

- Check the box if the municipality authorizes its regional planning commission to serve as the ‘agent’ for the applicant municipality, or multi-town applicant municipalities, by assisting with the preparation of the application, supporting grant administration, and being exempt from competitive selection if serving as project consultant.
5. That the Municipal Legislative Body recommends applying for said Grant.

(Legislative Body Chair)

(Signature)

INSTRUCTIONS FOR RESOLUTION FORM

- A. The Legislative Body of the Municipality must adopt this resolution or one that will have the same effect. This Form may be filled in or the adopted Resolution may be issued on municipal letterhead, filling in the name of the municipality, the Legislative Body (e.g. Selectboard), and the name and title of the Grant Administrator and Municipal signatory.
- B. Following formal adoption, the Chair of the Planning Commission and Legislative Body must sign upon endorsement by vote of the Planning Commission and Legislative Body.
- C. This form must be submitted with the grant application.

CONSORTIUM APPLICATIONS: For a multi-town application, each municipality must complete a separate Resolution form. All municipalities in a consortium must designate the same Grant Administrator, and signatory from the primary grant municipality.

Staff Report for week ending Sep. 16, 2022:

- Rental Registrations continue to trickle in – I need to put all that I have received into the database before I can generate the next round of invoices for those who did not pay for their rentals by June 30th;
- Lots of permits have gone out the door in the last few weeks;
- Councilor Stockwell and Mayor Hemmerick are interested in revising the minimum housing ordinance to make it “stronger”; as both Code Enforcement and permitting are intertwined, I will be a part of that conversation;
- The DRB had denied St. Monica Church’s request to demolish their vacant 2 unit little home at 6 West Street – I received notice on Wednesday the 14th that they have appealed that decision to the Environmental Court, therefore, there will be more to come on this at a later date;
- Lots of grant applications work – hazard mitigation grant applications for a new generator for City Hall; for the North End culvert work; our application for zoning funding;
- Management staff is working on finalizing the Strategic Plan that the consultant hopes to present to Council in October;
- The consultant is finishing the first draft of the Capital Improvement Plan for the City for management staff review;
- The Executive Director for the Central Vermont Regional Planning Commission has tendered her resignation, and has taken a job working on ARPA funding at the Vermont League of Cities and Towns; we on the executive committee are meeting this week to appoint an interim Director, and formulate our director search committee.