

2104 BUSINESS 2 (BUS 2)

2104.A **Purpose.** The Business 2 district is located along major travel corridors outside East Montpelier village and is currently a mix of agricultural, residential and commercial uses and undeveloped land. The purpose of this district is to:

- (1) Support and strengthen East Montpelier's economy by allowing clusters of small businesses in suitable rural areas of town;
- (2) Maintain and reinforce East Montpelier's rural character with quality building and site design that avoids or mitigates the undesirable elements of commercial strip development;
- (3) Ensure that proposed development is compatible in its use, character, scale, intensity and design to the site and the surrounding area;
- (4) Prevent development from diminishing highway safety and function through sound engineering, site design and access management practices; and
- (5) Avoid and/or mitigate water quality and flooding impacts through use of low impact development techniques and green stormwater practices.

2104.B **Permitted Uses.** The Zoning Administrator may issue a permit for the following uses in this district (also see Section 2109, which includes definitions of all uses). Site plan approval is also required for all uses other than single- and two-family dwellings, farming and forestry (see Section 4304).

Residential

- (1) Single-family dwelling
- (2) Two-family dwelling
- (3) Multi-family dwelling
- (4) Accessory dwelling
- (5) Home occupation
- (6) Home business
- (7) Family childcare home
- (8) Senior housing
- (9) Assisted living or skilled nursing service
- (10) Group home

Lodging

- (11) Bed-and-breakfast
- (12) Inn
- (13) Rooming and boarding house
- (14) Short-term rental

Commercial

- (15) Repair service
- (16) Lawn, garden & farm supply sales
- (17) Lumberyard & building supply sales
- (18) Open market
- (19) Financial establishment

- (20) Office, professional, business or administrative service
- (21) Personal service
- (22) Veterinary, pet or animal service
- (23) Event facility
- (24) Catering or commercial kitchen

Industrial

- (25) Wholesale trade
- (26) Media recording or broadcasting studio
- (27) Communications antenna

Arts, Entertainment & Recreation

- (28) Theater
- (29) Artist gallery or studio
- (30) Museum
- (31) Indoor recreation
- (32) Commercial outdoor recreation (passive)
- (33) Public outdoor recreation or park
- (34) Golf course or country club
- (35) Campground
- (36) Equestrian facility

Civic & Community

- (37) Government facility
- (38) Educational institution
- (39) Specialty school

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- (40) Clinic or outpatient care services
- (41) Child day care
- (42) Religious institution
- (43) Funeral services
- (44) Cemetery
- (45) Social club

Natural Resource Based

- (46) Farming or forestry
- (47) Firewood processing
- (48) Sawmill
- (49) On-farm business

2104.C **Conditional Uses.** An applicant must obtain conditional use approval (see Section 4305), which includes site plan approval, from the Development Review Board before the Zoning Administrator may issue a permit for the following uses in this district (also see Section 2109, which includes definitions of all uses):

Lodging

- (1) Hotel or motel

Commercial

- (2) Retail sales
- (3) Sales lot
- (4) Fueling station
- (5) Carwash
- (6) Rental and leasing
- (7) Restaurant
- (8) Mobile food service

Industrial

- (9) Light industry
- (10) Food or beverage manufacturing
- (11) Wood products, cabinets or furniture manufacturing
- (12) Storage and distribution services (enclosed)

- (13) Self-storage services
- (14) Passenger transportation services
- (15) Publishing, printing and sign manufacturing
- (16) Communications tower
- (17) Composting services
- (18) Metal fabrication shop
- (19) Contractor's yard or unenclosed storage
- (20) Slaughterhouse

Arts, Entertainment & Recreation

- (21) Commercial outdoor recreation (active)

Civic & Community

- (22) Rehabilitation services or residential treatment facility

2104.D **Dimensional Standards.** Proposed development in this district must conform to the following dimensional standards (also see Section 2110):

(1)	Lot size:	2 acres minimum
(2)	Lot frontage:	300 feet minimum
(3)	Lot coverage:	60% maximum ²
(4)	Front setback:	20 feet minimum
(5)	Side setback:	20 feet minimum ¹
(6)	Rear setback:	20 feet minimum ¹
(7)	Footprint:	12,000 square feet maximum ³
(8)	Height:	18 feet minimum ³ to 28 feet maximum
(9)	Density:	1 dwelling unit or principal use per 2 acres of lot area maximum

1 – Setback will be 40 feet minimum if abutting property is in another zoning district

2 – Maximum coverage for any lot area in excess of 2 acres will be 10%

3 – Applies to only principal buildings

2104.E **Development Standards.** Proposed development subject to site plan review in this district must conform to the following standards (in addition to all the applicable standards in Chapter 3):

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- (1) Corporate or franchise architecture is prohibited.
- (2) The adaptive re-use of existing historic and/or agricultural buildings is strongly encouraged.
- (3) For development subject to major site plan approval, the applicant must site and design new non-residential or mixed-use buildings and additions:
 - (a) To fit new buildings into the rural landscape and preserve rural character. This standard can be met through site and building designs that:
 - (i) Incorporate existing site elements such as open meadows, tree lines, landmark trees, stonewalls, fence lines or hedgerows;
 - (ii) Maintain views from the road to the open fields and/or hillsides beyond the development site, which can often be accomplished by aligning buildings with the narrow end facing the road so that view corridors are maintained through the side yards; and
 - (iii) Preserve open space within and/or around the site, which can include maintaining naturally vegetated buffers along the road and property lines or maintaining open meadows.
 - (b) To incorporate the vernacular New England architectural forms and materials typical of the traditional residential and agricultural buildings found in East Montpelier and throughout the region. This standard can be met through designs that:
 - (i) Reference the form and materials of traditional homes, barns or agricultural outbuildings;
 - (ii) Use high-quality natural materials such as wood clapboards, board and batten, barn board or composite materials that resemble traditional materials for exterior cladding, and architectural grade asphalt shingles, slate, standing seam, or composite materials that resemble these traditional materials for roofing;
 - (iii) Use traditional agricultural (ex., dark green, red), neutral (ex., white, cream, gray) or earth-tone colors (ex., tan, brown) on building exteriors;
 - (iv) Break up the mass of large buildings into sections by using ells, bays, projections or recesses defined by a visible change in the wall plane;
 - (v) Use sloped roofs with a pitch of not less than 6:12 (this will not apply to secondary roofs over dormers, sheds, porches, etc.);
 - (vi) Locate vehicular service doors, drive-through service windows, fuel station pumps and similar auto-oriented features to the side or rear of the building; and
 - (vii) Incorporate elements such as open porches, dormers, cupolas, cross gables or ells that are proportional to the size of the building and break up the mass of large roof or wall expanses.
 - (c) The Development Review Board may waive or modify the standards above for buildings that will be not visible or screened so as to not be visually prominent as viewed from public vantage points.

2105 BUSINESS 3 (BUS 3)

This district is a merger of the General Business and Rural Business districts from the first draft. Districts were combined to simplify regulations. To compensate for that change, some of the development standards related to building design will apply only to buildings fronting on Route 2 or Route 14.

2105.A Purpose. The Business 3 district provides areas for a mix of industrial and commercial uses. The purpose of this district is to:

- (1) Support and strengthen East Montpelier's economy by providing suitable locations for new and expanded businesses;
- (2) Provide a location for businesses that due to their scale, intensity, site requirements, and/or impacts are not well suited to a traditional village or mixed-use district;
- (3) Avoid creating future incompatibility between adjoining land uses by preventing further residential development in a district reserved for new and expanded businesses; and
- (4) Ensure that proposed development is compatible in its use, character, scale and intensity to the site and the surrounding area.

2105.B Permitted Uses. The Zoning Administrator may issue a permit for the following uses in this district (also see Section 2109, which includes definitions of all uses). Site plan approval is also required for all uses other than single- and two-family dwellings, farming and forestry (see Section 4304).

Residential

- (1) Accessory dwelling
- (2) Home occupation
- (3) Home business
- (4) Family childcare home
- (5) Group home

Lodging

- (6) Bed-and-breakfast
- (7) Inn
- (8) Rooming and boarding house
- (9) Short-term rental

Commercial

- (10) Repair service
- (11) Fueling station
- (12) Carwash
- (13) Lawn, garden & farm supply sales
- (14) Lumberyard & building supply sales
- (15) Open market
- (16) Financial establishment
- (17) Rental and leasing
- (18) Office, professional, business or administrative service
- (19) Personal service

- (20) Veterinary, pet or animal service
- (21) Mobile food service
- (22) Catering or commercial kitchen

Industrial

- (23) Light industry
- (24) Food or beverage manufacturing (enclosed)
- (25) Wood products, cabinets or furniture manufacturing (enclosed)
- (26) Wholesale trade
- (27) Storage and distribution services (enclosed)
- (28) Self-storage services
- (29) Passenger transportation services
- (30) Publishing, printing and sign manufacturing
- (31) Media recording or broadcasting studio
- (32) Communications antenna
- (33) Metal fabrication shop
- (34) Contractor's yard or unenclosed storage

Arts, Entertainment & Recreation

- (35) Artist gallery or studio

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- (36) Museum
- (37) Indoor recreation
- (38) Public outdoor recreation or park
- (39) Equestrian facility

Civic & Community

- (40) Government facility
- (41) Educational institution
- (42) Specialty school
- (43) Clinic or outpatient care services
- (44) Child day care

- (45) Religious institution
- (46) Funeral services

Natural Resource Based

- (47) Farming or forestry
- (48) Firewood processing
- (49) Sawmill
- (50) On-farm business

2105.C **Conditional Uses.** An applicant must obtain conditional use approval (see Section 4305), which includes site plan approval, from the Development Review Board before the Zoning Administrator may issue a permit for the following uses in this district (also see Section 2109, which includes definitions of all uses):

Lodging

- (1) Hotel or motel

Commercial

- (2) Retail sales
- (3) Sales lot
- (4) Event facility

Industrial

- (5) Tank farm or fuel storage and distribution services
- (6) Freight transportation services
- (7) Passenger transportation services
- (8) Communications tower

- (9) Composting services

- (10) Recycling services
- (11) Solid waste services
- (12) Septic waste services
- (13) Slaughterhouse
- (14) Heavy industry

Arts, Entertainment & Recreation

- (15) Theater
- (16) Commercial outdoor recreation

Natural Resource Based

- (17) Extraction and quarrying
- (18) Groundwater withdrawal

2105.D **Dimensional Standards.** Proposed development in this district must conform to the following dimensional standards (also see Section 2110):

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- | | | |
|-----|-----------------------|---|
| (1) | Lot size: | 3 acres minimum |
| (2) | Lot frontage: | 300 feet minimum |
| (3) | Lot coverage: | 60% maximum ¹ |
| (4) | Front setback: | 20 feet minimum |
| (5) | Side setback: | 20 feet minimum ² |
| (6) | Rear setback: | 20 feet minimum ² |
| (7) | Height: | 36 feet maximum |
| (8) | Density: | 1 principal use per 3 acres of lot area maximum |
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1 – Maximum coverage for any lot area in excess of 3 acres will be 10%

2 – Setback will be 40 feet minimum if abutting property is in another zoning district

2105.E **Development Standards.** Proposed development in this district must conform to the following standards (in addition to all the applicable standards in Chapter 3):

- (1) Dwellings in existence as of [effective date] will be considered a permitted use.

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- (2) The residential and lodging uses listed as permitted allowed uses in this district must be associated with a dwelling that was in existence of as [effective date].
- (3) The adaptive re-use of existing historic and/or agricultural buildings is strongly encouraged.
- (4) For development subject to major site plan approval, the applicant must design new non-residential or mixed-use buildings and additions fronting on and visible from Route 2 or Route 14 in accordance with the standards in Subparagraph 2104.E(3)(b).