

## 210 Base Zoning Districts

### 2101 MIXED USE 4 (MU 4)

*This district includes the core of East Montpelier village and North Montpelier. It sets a ½ acre lot size but would allow for residential development at a density of 4 units per acre (this would allow for projects to be eligible for the state neighborhood designation). Under that provision a duplex could be permitted on a ½-acre lot or a 4-unit multi-family building could be allowed on a 1-acre lot. The dimensional standards have been adjusted based on a ½ acre minimum lot size.*

2101.A **Purpose.** The Mixed Use 4 district includes land within East Montpelier village, a historic village center composed of a mix of civic, commercial and residential uses, and North Montpelier, a mixed-use hamlet. The purpose of this district is to:

- (1) Promote the long-term economic and social vitality of the traditional centers of East Montpelier village and North Montpelier;
- (2) Ensure that new construction and renovations are compatible with and enhance the historic character, scale and settlement pattern of these village/hamlet areas;
- (3) Provide for the daily needs and services of the community, and economic development and housing opportunities;
- (4) Encourage investment that rehabilitates historic buildings and/or increases property values; and
- (5) Ensure that new development makes a positive contribution to the character of the area through means such as proposing quality building and site design, providing an attractive streetscape and creating a pedestrian-friendly environment.

2101.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) Retail sales (up to 3,000 sf)
- (16) Repair service (up to 3,000 sf)
- (17) Financial establishment
- (18) Rental and leasing (small goods, enclosed, up to 3,000 sf)
- (19) Office, professional, business or administrative service (up to 3,000 sf)
- (20) Personal service (up to 3,000 sf)
- (21) Restaurant (sit-down)
- (22) Catering or commercial kitchen

#### Industrial

- (23) Media recording or broadcasting studio
- (24) Communications antenna

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- |  |   |
|--|---|
| <b>Arts, Entertainment &amp; Recreation</b>    | (32) Specialty school (up to 6,000 sf)  |
| (25) Theater                                   | (33) Clinic or outpatient care services |
| (26) Artist gallery or studio (up to 3,000 sf) | (34) Child day care                     |
| (27) Museum                                    | (35) Religious institution              |
| (28) Indoor recreation (up to 3,000 sf)        | (36) Funeral services                   |
| (29) Public outdoor recreation or park         | (37) Social club                        |
| <b>Civic &amp; Community</b>                   | <b>Natural Resource Based</b>           |
| (30) Government facility                       | (38) Farming or forestry                |
| (31) Educational institution                   |   |

2101.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):

- |   |  |
|---|--|
| <b>Commercial</b>   | <b>Industrial</b>  |
| (1) Retail sales (>3,000 sf)  | (12) Food or beverage manufacturing (enclosed, up to 6,000 sf) |
| (2) Lawn, garden and farm supply sales                                    | (13) Wholesale trade   |
| (3) Lumberyard and building supply sales                                  | (14) Passenger transportation services                         |
| (4) Open market   | (15) Publishing, printing and sign manufacturing               |
| (5) Office, professional, business or administrative service (> 3,000 sf) | <b>Arts, Entertainment &amp; Recreation</b>                    |
| (6) Personal service (> 3,000 sf)   | (16) Artist gallery or studio (>3,000 sf)                      |
| (7) Veterinary, pet or animal service (up to 3,000 sf)                    | (17) Indoor recreation (> 3,000 sf)                            |
| (8) Restaurant (take-out)   | <b>Civic &amp; Community</b>                                   |
| (9) Mobile food service   | (18) Rehabilitation services or residential treatment facility |
| (10) Bar  |  |
| (11) Event facility   |  |

2101.D **Dimensional Standards.** Proposed development in this district must conform to the following dimensional standards (also see Section 2110):

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- |                           |   |
|---------------------------|---|
| (1) <b>Lot size:</b>      | ½ acre minimum  |
| (2) <b>Lot frontage:</b>  | 60 feet minimum   |
| (3) <b>Lot coverage:</b>  | 80% maximum   |
| (4) <b>Front setback:</b> | 8 feet minimum to 20 feet maximum <sup>1</sup>                  |
| (5) <b>Side setback:</b>  | 8 feet minimum  |
| (6) <b>Rear setback:</b>  | 12 feet minimum   |
| (7) <b>Footprint:</b>     | 6,000 square feet maximum <sup>1</sup>                          |
| (8) <b>Height:</b>        | 24 feet minimum <sup>1</sup> to 36 feet maximum                 |
| (9) <b>Density:</b>       | 1 dwelling unit or principal use per ¼ acre of lot area maximum |
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<sup>1</sup> – Applies to only principal buildings

2101.E **Development Standards.** Proposed development subject to major site plan review in this district must conform to the following standards (in addition to all the applicable standards in Chapter 3):

- (1) Drive-through service is prohibited.

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- (2) Corporate or franchise architecture is prohibited.
- (3) The applicant must site and design new buildings and additions to be compatible with and extend the pattern, form and scale of the built environment and preserve or enhance traditional village character. This standard can be met through site and building designs:
  - (a) With a principal entrance that faces the road;
  - (b) With a regular pattern of fenestration (openings for windows and doors);
  - (c) That minimize length of solid or blank walls between openings for windows or doors;
  - (d) That break up the mass of large buildings into sections that are not more than 40 feet wide by using ells, bays, projections or recesses with not less than a 4-foot change in the wall plane;
  - (e) That have sloped roofs with a pitch of not less than 6:12 (this will not apply to secondary roofs over dormers, sheds, porches, etc.) if the building will be single-story;
  - (f) That incorporate architectural elements characteristics of traditional buildings in the district such as:
    - (i) A storefront design with clear glass windows offering views into the building interior composing a minimum of 60% of the ground-level wall area up to 10 feet above finished grade;
    - (ii) An open porch at least 6 feet deep that extends along no less than 40% of the façade;
    - (iii) An arcade or gallery at least 6 feet deep that extends along the full width of the façade; or
    - (iv) For civic or religious buildings, other distinctive architectural elements characteristic of such building types;
  - (g) That use high-quality natural materials such as wood clapboards, board and batten 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; and
  - (h) That locate parking, loading, vehicular service doors and similar auto-oriented features to the side or rear of the building.

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**2102 MIXED USE 2 (MU 2)**

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*This district includes much of the land along Route 14 designated as Upper Village in the Village Master Plan. It sets a ½ acre minimum lot size and density. There are more business uses allowed than in the proposed MU 4, which is consistent with the current land use and development pattern.*

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**2102.A Purpose.** The Mixed Use 2 district includes land within and near East Montpelier village that has been developed for a mix of civic, commercial and residential uses. The purpose of this district is to:

- (1) Promote the long-term economic and social vitality of East Montpelier village;
- (2) Ensure that new construction and renovations enhance and extend the village character and settlement pattern;
- (3) Provide for a diversity of housing and small businesses in a mixed-use setting;
- (4) Encourage investment that rehabilitates historic buildings and/or increases property values; and
- (5) Provide an attractive streetscape and a pedestrian-friendly environment.

**2102.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) Retail sales (up to 3,000 sf)
- (16) Repair service (up to 3,000 sf)
- (17) Financial establishment
- (18) Rental and leasing (small goods, enclosed, up to 3,000 sf)
- (19) Office, professional, business or administrative service (up to 3,000 sf)

- (20) Personal service (up to 3,000 sf)
- (21) Restaurant (sit-down)
- (22) Catering or commercial kitchen

**Industrial**

- (23) Media recording or broadcasting studio
- (24) Communications antenna

**Arts, Entertainment & Recreation**

- (25) Theater
- (26) Artist gallery or studio (up to 3,000 sf)
- (27) Museum
- (28) Indoor recreation (up to 3,000 sf)
- (29) Public outdoor recreation or park

**Civic & Community**

- (30) Government facility
- (31) Educational institution
- (32) Specialty school (up to 6,000 sf)
- (33) Clinic or outpatient care services
- (34) Child day care
- (35) Religious institution
- (36) Funeral services
- (37) Social club

**Natural Resource Based**

- (38) Farming or forestry

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2102.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):

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|--|------|--|
| <b>Commercial</b>  | (16) | Wood products, cabinet or furniture manufacturing (enclosed, up to 6,000 sf) |
| (1) Retail sales (>3,000 sf)   |      |  |
| (2) Sales lot  |      |  |
| (3) Repair service (vehicles, large goods or >3,000 sf)                  | (17) | Wholesale trade  |
| (4) Lawn, garden and farm supply sales                                   | (18) | Storage and distribution services (enclosed)                                 |
| (5) Lumberyard and building supply sales                                 | (19) | Self-storage services  |
| (6) Open market  | (20) | Passenger transportation services  |
| (7) Rental and leasing (vehicles, large goods or >3,000 sf)              | (21) | Publishing, printing and sign manufacturing                                  |
| (8) Office, professional, business or administrative service (>3,000 sf) | (22) | Metal fabrication shop   |
| (9) Personal service (>3,000 sf)   |      | <b>Art, Entertainment &amp; Recreation</b>                                   |
| (10) Veterinary, pet or animal service (up to 3,000 sf)                  | (23) | Artist gallery or studio (>3,000 sf)   |
| (11) Restaurant (take-out)   | (24) | Indoor recreation (>3,000 sf)  |
| (12) Mobile food service   | (25) | Commercial outdoor recreation (passive)                                      |
| (13) Bar   |      | <b>Civic &amp; Community</b>   |
| (14) Event facility  | (26) | Rehabilitation services or residential treatment facility                    |
| <b>Industrial</b>  |      |  |
| (15) Food or beverage manufacturing (enclosed, up to 6,000 sf)           |      |  |

2102.D **Dimensional Standards.** Proposed development in this district must conform to the following dimensional standards (also see Section 2110):

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- |                           |   |
|---------------------------|---|
| (1) <b>Lot size:</b>      | ½ acre minimum  |
| (2) <b>Lot frontage:</b>  | 90 feet minimum   |
| (3) <b>Lot coverage:</b>  | 70% maximum   |
| (4) <b>Front setback:</b> | 12 feet minimum to 20 feet maximum <sup>1</sup>                 |
| (5) <b>Side setback:</b>  | 12 feet minimum   |
| (6) <b>Rear setback:</b>  | 12 feet minimum   |
| (7) <b>Footprint:</b>     | 6,000 square feet maximum <sup>1</sup>                          |
| (8) <b>Height:</b>        | 24 feet minimum <sup>1</sup> to 36 feet maximum                 |
| (9) <b>Density:</b>       | 1 dwelling unit or principal use per ½ acre of lot area maximum |
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*1 – Maximum setback applies to only non-residential or mixed-use principal buildings*

2102.E **Development Standards.** Proposed development subject to major site plan review in this district must conform to the standards of Subsection 2101.E (in addition to all the applicable standards in Chapter 3).

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**2103 RESIDENTIAL (RES 2)**

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*This district includes most of the remaining land in the village planning area as well as land around North Montpelier, in East Montpelier Center and near U-32 and Goddard College. It is a residential district (very limited non-residential uses) with a ½-acre minimum lot size and density intended to allow for infill housing at higher densities than presently allowed in East Montpelier in areas accessible from main roads and close to existing settlements and activity centers.*

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**2103.A Purpose.** The Residential 2 district provides areas for higher-density residential uses and a variety of housing types in and around to East Montpelier village, North Montpelier, East Montpelier Center, the U-32 Middle and High School, and Goddard College. The purpose of this district is to:

- (1) Encourage more intensive development in and around existing settlement areas and activity centers;
- (2) Accommodate a full range of housing options;
- (3) Foster a pleasant neighborhood setting that offers residents a high quality of life;
- (4) Provide an attractive streetscape and a pedestrian-friendly environment; and
- (5) Maintain traditional small-town neighborhood character.

**2103.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).

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|--|---|
| <b>Residential</b>                             | (10) Bed-and-breakfast                      |
| (1) Single-family dwelling                     | (11) Rooming and boarding house             |
| (2) Two-family dwelling                        | (12) Short-term rental                      |
| (3) Multi-family dwelling                      | <b>Industrial</b>                           |
| (4) Accessory dwelling                         | (13) Communications antenna                 |
| (5) Home occupation                            | <b>Arts, Entertainment &amp; Recreation</b> |
| (6) Family childcare home                      | (14) Public outdoor recreation or park      |
| (7) Senior housing                             | <b>Civic &amp; Community</b>                |
| (8) Assisted living or skilled nursing service | (15) Cemetery                               |
| (9) Group home                                 | <b>Natural Resource Based</b>               |
| <b>Lodging</b>                                 | (16) Farming or forestry                    |

**2103.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):

- |                              |   |
|------------------------------|---|
| <b>Residential</b>           | (3) Educational institution                                   |
| (1) Home business            | (4) Religious institution                                     |
| <b>Lodging</b>               | (5) Rehabilitation services or residential treatment facility |
| (2) Inn                      | (6) Child day care  |
| <b>Civic &amp; Community</b> |   |

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2103.D **Dimensional Standards.** Proposed development in this district must conform to the following dimensional standards (also see Section 2110):

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(1)	<b>Lot size:</b>	½ acre minimum
(2)	<b>Lot frontage:</b>	90 feet minimum
(3)	<b>Lot coverage:</b>	60% maximum
(4)	<b>Front setback:</b>	16 feet minimum
(5)	<b>Side setback:</b>	12 feet minimum
(6)	<b>Rear setback:</b>	20 feet minimum
(7)	<b>Footprint:</b>	4,500 square feet maximum <sup>1</sup>
(8)	<b>Height:</b>	28 feet maximum
(9)	<b>Density:</b>	1 dwelling unit or principal use per ½ acre of lot area maximum

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*1 – Applies to only principal buildings*