

Option A -- Rural Zoning Districts

Draft East Montpelier Land Use Regulations

v.04 (23 April 2019)

2106 RURAL 2 (RL 2)

2106.A **Purpose.** The Rural 2 district encompasses rural lands generally served by paved state and town roads or in proximity to existing settlement areas that are intended primarily for residential, farming and forestry uses. The purpose of this district is to:

- (1) Guide rural residential development to land in proximity to existing settlement areas and major travel corridors that is served by existing roads and infrastructure with capacity to accommodate growth;
- (2) Protect rural character by thoughtfully siting and designing new buildings and associated development to fit into the surrounding landscape;
- (3) Maintain an adequate base of working land to support a traditional resource-based rural economy; and
- (4) Minimize the amount of land converted from agricultural or forestry use to residential lots.

2106.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) Accessory dwelling
- (4) Home occupation
- (5) Home business
- (6) Family childcare home
- (7) Senior housing
- (8) Group home

Lodging

- (9) Bed-and-breakfast

(10) Rooming and boarding house

(11) Short-term rental

Industrial

(12) Communications antenna

Arts, Entertainment & Recreation

(13) Public outdoor recreation or park

Civic & Community

(14) Cemetery

Natural Resource Based

(15) Farming or forestry

(16) On-farm business

2106.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):

Residential

- (1) Multi-family dwelling
- (2) Assisted living or skilled nursing service

Lodging

- (3) Inn

Commercial

- (4) Lawn, garden and farm supply sales
- (5) Veterinary, pet or animal service
- (6) Event facility
- (7) Catering or commercial kitchen

Arts, Entertainment & Recreation

(8) Artist gallery or studio (up to 3,000 sf)

(9) Museum

(10) Indoor recreation (up to 3,000 sf)

(11) Commercial outdoor recreation (passive)

(12) Golf course or country club

(13) Campground

(14) Equestrian facility

Civic & Community

(15) Specialty school

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| (16) | Rehabilitation services or residential treatment facility | (18) | Religious institution |
| (17) | Child day care | (19) | Social club |

2106.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:	150 feet minimum ¹
(3)	Lot coverage:	30% maximum ²
(4)	Front setback:	40 feet minimum
(5)	Side setback:	16 feet minimum
(6)	Rear setback:	20 feet minimum
(7)	Height:	28 feet maximum
(8)	Density:	1 dwelling unit or principal use per 2 acres of lot area maximum

1 – Minimum frontage for non-residential or mixed-use lots will be 300 feet

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

2106.E **Development Standards.** Proposed development subject to major site plan review in this district must conform to the development standards of Subsection 2104.E (in addition to all the applicable standards in Chapter 3).

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2107 RURAL 5 (RL 5)

2107.A **Purpose.** The Rural 5 district encompasses rural lands generally served by unpaved town and private roads that are intended primarily for farming, forestry and low-density residential uses. The purpose of this district is to:

- (1) Protect and preserve working lands and important natural resources;
- (2) Maintain an adequate base of working land to support a traditional resource-based rural economy;
- (3) Support the diversification and economic viability of farming and forestry;
- (4) Maintain an overall low density of residential use by minimizing the amount of land converted from agricultural or forestry use to residential lots and by guiding residential development away from the most productive land.

2107.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) Accessory dwelling
- (4) Home occupation
- (5) Family childcare home
- (6) Group home

Lodging

- (7) Bed-and-breakfast
- (8) Short-term rental

Industrial

- (9) Communications antenna

Arts, Entertainment & Recreation

- (10) Public outdoor recreation or park
- (11) Equestrian facility

Civic & Community

- (12) Cemetery

Natural Resource Based

- (13) Farming or forestry

2107.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):

Residential

- (1) Home business

Lodging

- (2) Inn

Commercial

- (3) Veterinary, pet or animal service
- (4) Event facility
- (5) Catering or commercial kitchen

Industrial

- (6) Communications tower
- (7) Composting services

Arts, Entertainment & Recreation

- (8) Museum

- (9) Commercial outdoor recreation

- (10) Golf course or country club

- (11) Campground

Civic & Community

- (12) Specialty school

- (13) Social club

Natural Resource Based

- (14) Firewood processing

- (15) Sawmill

- (16) Extraction and quarrying

- (17) Groundwater withdrawal

- (18) On-farm business

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2107.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 ¹
(2)	Lot frontage:	150 feet minimum ²
(3)	Lot coverage:	20% maximum ³
(4)	Front setback:	40 feet minimum
(5)	Side setback:	16 feet minimum
(6)	Rear setback:	20 feet minimum
(7)	Height:	28 feet maximum
(8)	Density:	1 dwelling unit or principal use per 5 acres of lot area maximum

1 – Minimum size for non-residential or mixed-use lots will be 5 acres

2 – Minimum frontage for non-residential or mixed-use lots will be 300 feet

3 – Maximum coverage for any lot area in excess of 2 acres will be 5%

2107.E **Development Standards.** Proposed development in this district subject to major site plan approval must conform to the standards of Subsection 2104.E (in addition to all the applicable standards in Chapter 3).

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2108 RURAL 10 (RL 10)

2108.A **Purpose.** The Rural 10 district encompasses lands that are conserved, environmentally sensitive, critical habitat and/or remote and that are intended primarily for farming, forestry and recreational uses. The purpose of this district is to:

- (1) Protect and preserve working lands and important natural resources, including priority forest blocks;
- (2) Maintain an adequate base of working land to support a traditional resource-based rural economy;
- (3) Discourage development of land with significant development constraints including, but not limited to, steep slopes, shallow soils, floodplains and wetlands;
- (4) Limit residential development in areas not currently served by roads and infrastructure; and
- (5) Maintain open space for low-intensity recreational use.

2108.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) Accessory dwelling
- (4) Home occupation
- (5) Family childcare home
- (6) Group home

Lodging

- (7) Bed-and-breakfast

- (8) Short-term rental

Industrial

- (9) Communications antenna

Arts, Entertainment & Recreation

- (10) Public outdoor recreation or park

Civic & Community

- (11) Cemetery

Natural Resource Based

- (12) Farming or forestry

2108.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):

Industrial

- (1) Communications tower

Arts, Entertainment & Recreation

- (2) Museum
- (3) Commercial outdoor recreation
- (4) Golf course or country club
- (5) Campground
- (6) Equestrian facility

Civic & Community

- (7) Specialty school

- (8) Social club

Natural Resource Based

- (9) Firewood processing
- (10) Sawmill
- (11) Extraction and quarrying
- (12) Groundwater withdrawal
- (13) On-farm business

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2108.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 ¹
(2)	Lot frontage:	150 feet minimum ²
(3)	Lot coverage:	10% maximum ³
(4)	Front setback:	40 feet minimum
(5)	Side setback:	16 feet minimum
(6)	Rear setback:	20 feet minimum
(7)	Footprint:	4,500 square feet maximum ⁴
(8)	Height:	24 feet maximum
(9)	Density:	1 dwelling unit or principal use per 10 acres of lot area maximum

1 – Minimum size for non-residential and mixed-use lots will be 10 acres

2 – Minimum frontage for non-residential and mixed-use lots will be 450 feet

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

4 – Applies to only principal buildings

2108.E **Development Standards.** Proposed development in this district subject to major site plan approval must conform to the standards of Subsection 2104.E (in addition to all the applicable standards in Chapter 3).