

**TABLE 2.X
VILLAGE MIXED USE DISTRICT [ZONE VMU]**

(A) Purpose. The purpose of the Village Mixed Use District is to promote a mix of appropriately-scaled residential and non-residential uses integrated into a compact village pattern with moderate densities. Residential uses will be complimented by commercial, civic, religious and office uses on adjacent properties or within the same building. Future development will be oriented to promote a walkable village that is consistent with the character and pattern of development expressed in the East Montpelier Town Plan.

(B) Permitted Uses

1. Accessory Dwelling [see Section 4.2]
2. Accessory Structure/Use (to a permitted use)
3. Agriculture
4. Bank/Financial Institution
5. Bed & Breakfast
6. Boarding House
7. Community Center
8. Dwelling, Multi-family [see Subsection (E)]
9. Dwelling, Single-family
10. Dwelling, Two-family
11. Forestry
12. Funeral Home
13. Group Home [see Section 4.9]
14. Home Child Care [see Section 4.10]
15. Home Occupation [see Section 4.10]
16. Home Industry [see Section 4.10]
17. Medical Clinic
18. Mixed Use [see Section 4.11]
19. Motor Vehicles Sales & Service
20. Personal Service
21. Place of Worship
22. Professional/Business Office
23. Recreation Facility (Indoor)
24. Recreation Facility (Outdoor)
25. Restaurant (without drive-through up to 3,000 square feet)
26. Retail Sales (up to 3,000 square feet)
27. Veterinary Clinic

(C) Conditional Uses

1. Accessory Structure/Use (to a conditional use)
2. Cultural Facility
3. Day Care Center
4. Adaptive Re-use [see Section 4.3]
5. Extraction of Resources [see Sections 4.6 and 4.7]
6. Gas Station [see Section 4.8]
7. Home Industry [see Section 4.10]
8. Public Facility [see Section 4.13]
9. Recreation Facility (Outdoor)
10. Residential Care Facility
11. Restaurant (without drive-through over 3,000 square feet)
12. Retail Sales (over 3,000 square feet)
13. School
14. Telecommunications Facility [see Section 4.14]
15. Transit Shelter
16. Any other use the Development Review Board determines to be similar in scale, intensity and potential impact as other uses allowed as permitted or conditional uses in this district.

(D) Dimensional Standards

<i>Dimensional Standards (unless otherwise specified for a particular use)</i>	
Minimum Lot Size	1/2 acre
Minimum Frontage	50 feet
Minimum Setback/Front [see also Section 2.3 (E)]	40 feet as measured from the road centerline or as stipulated in Section 2.3(E)
Maximum Setback/Front	60 feet as measured from the road centerline
Minimum Setback/Side	10 feet
Minimum Setback/Rear	10 feet
Maximum Height	35 feet
Maximum Impervious	Lot sizes up to ¼ acre – 80% Impervious Lot sizes from ¼ acre to ½ acre – 70% Impervious Lot sizes from ½ acre to 1 acre – 60% Impervious Lot sizes above 1 acre – 45% Impervious

(E) Supplemental District Standards

- (1) All permitted uses, excluding single-family and two-family dwellings, accessory uses/structures to single family dwellings (e.g., home occupations, accessory dwellings, home child care), forestry and agriculture, must receive site plan approval by the Development Review Board in accordance with Section 5.4.
- (2) All uses must comply with the requirements of Article 3: General Regulations and Article 4: Specific Use Standards, as applicable.
- (3) Planned Residential Developments (PRDs) and Planned Unit Developments (PUDs) are allowed in the Village Mixed Use District in accordance with Section 5.6.
- (4) Hours of operation for non-residential uses will be limited based on adjacent uses.
Non-residential adjacent to non-residential – no limit on hours of operation
Non-residential adjacent to residential – operation between the hours of 6:00 am and 9:00 pm
- (5) Lighting on all non-residential uses will be shielded to prohibit undue spill-over on adjacent properties.
- (6) Lighting for non-residential uses will be dimmed at night to provide visibility but limit unnecessary energy usage and lighting.