

# VILLAGE CENTER [VC]

## A. Intent

1. The Village Center District\* encompasses the central mixed-use areas of small towns and hamlets. Village Center Districts are intended to provide a place of civic pride and a focal point for development in the community. Village Center Districts enable a variety of housing opportunities with a mix of small-scale commercial in a pedestrian-friendly setting.
2. Additionally these regulations seek to increase the availability of attainable housing by clarifying the requirements for housing development, land use regulations, and the myriad requirements, agencies, and goals involved in maintaining a stable village, town, city, region, and state.

## B. Dimensional Standards for Structures and Lots

1. All structures and lots must meet the dimensional standards listed in Table 5.
2. Height of Structures

**TABLE 5 - DIMENSIONAL STANDARDS FOR STRUCTURES AND LOTS**

Lot Widths	40' min.
Setbacks	
Front	0' min., 20' max.
Side	0 or 5' min.
Rear	3' min. with rear lanes or 12' min.
Parking setback from building front	20' min
Maximum building height	2.5 stories
Maximum building width	100' per building, within first 30' of building
Maximum building coverage	100% per site

[Numbers in green must reflect the character of the local context. Use the Character Survey below to determine the appropriate dimensions.]

- a. Structure height is limited by stories above sidewalk grade.
  - i. Ground floor stories exceeding 20 feet are considered two stories.
  - ii. Mezzanines exceeding 30% of the ground floor area are counted as a story.
  - iii. Upper stories exceeding 16 feet are counted as two stories, and an additional story for every multiple of 16 feet.

## C. Building Standards

1. Building facades within 20 feet of sidewalks must have a minimum of 15% glazing.

## \*Note

In rural villages, the dimensional differences between a Village Neighborhood and a Village Center may be subtle. Look for the details of what makes the placement and size of buildings used for a village store or post office different from those in the residential parts of the village. Measure the village center building patterns in other, similar villages to further refine the dimensional requirements.