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 walkable, 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.

(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. Medical Clinic
17. Mixed Use [see Section 4.11]
18. Motor Vehicle Service
19. Personal Service
20. Place of Worship
21. Professional/Business Office
22. Recreation Facility (Indoor)
23. Restaurant (up to 3,000 square feet, without drive-through)
24. Retail Sales (up to 3,000 square feet)
25. 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. Gas Station [see Section 4.8]
6. Groundwater Withdrawal [see Section 4.7]
7. Home Industry [see Section 4.10]
8. Light Industry (up to 6,000 square feet)
9. Motor Vehicle Sales
10. Public Facility [see Section 4.13]
11. Recreation Facility (Outdoor)
12. Residential Care Facility
13. Restaurant (over 3,000 square feet and/or with drive-through)
14. Retail Sales (over 3,000 square feet)
15. School
16. Telecommunications Facility [see Section 4.14]
17. Transit/Transportation Facility
18. 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

Dimensional Standards (unless otherwise specified for a particular use)	
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 Lot Coverage	Lots less than ¼ acre – 80% of lot Lots ¼ up to ½ acre – Greater of 70% of lot or 0.2 acres Lots ½ up to 1 acre – Greater of 60% or lot or 0.35 acres Lots 1 acre or more – Greater of 45% of lot or 0.6 acres

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(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) Corporate or franchise architecture is prohibited.

(5) 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

(6) Lighting on all non-residential uses will be shielded to prohibit undue spill-over on adjacent properties.

(7) Lighting for non-residential uses will be dimmed at night to provide visibility but limit unnecessary energy usage and lighting.

(8) No outdoor storage is allowed for Light Industry uses in the Village Mixed Use District.

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