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JANE DION
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BUILDING INSPECTOR
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ADMINISTRATIVE ASSISTANT
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264-5606

WASTEWATER OFFICIAL
DENISE JOHNSON-TERK
264-5601

FAX NUMBER
(802) 264-5503

TO: Chair of Planning Commission
Milton
Burlington
Essex Town
Essex Junction
Winooski
Westford
South Hero
South Burlington
Charles Baker, Executive Director, CCRPC
Department of Housing and Community Affairs

FROM: Sarah H. Hadd, Director of Planning & Zoning

DATE: June 24, 2013

RE: Proposed Zoning Bylaw Revisions - Supplement # 33

Pursuant to Title 24 VSA, Chapter 117, the Colchester Planning Commission will hold a public hearing on Tuesday, July 16th at 7 P.M. at the Colchester Meeting House on Main Street for the purpose of considering amendments of the Colchester Zoning Regulations.

1. Amend Article Seven to add Section 7.07 General Development One Commercial District
2. Amend Sections 8.05D and 8.10C to require land owner signature on applications.
3. Amend Section 10.04F to decrease length of surety for landscaping.
4. Amend Section 10.04G to decrease amount retained of landscape surety.
5. Amend Section 11.03 to require digital formats, fix typos, and landowner signature on applications.
6. Amend Section 12.02 to add definition of Shopping Center with Drive-Up and delete Firewood Operation.
7. Amend Table A-1 to add GD1C Overlay District and shopping centers with drive-up use. Delete Firewood Operation.
8. Amend Table A-2 to delete footnote four.
9. Amend Zoning Map to rezone parcels in the Heineberg/Prim Road neighborhood to create cohesive planning areas as codified in Appendix F herein (see attached).

These are a summary of the proposed changes. The existing and proposed regulations can be found at the Town Offices at 781 Blakely Road and may also be reviewed on-line at <http://www.colchestervt.gov>.

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MEMORANDUM

TO: VT Department of Housing and Community Affairs
FROM: Sarah Hadd, Director of Planning & Zoning
DATE: June 24, 2013
RE: Planning Commission Reporting Form for Municipal Bylaw Amendment
Continuation Sheet

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1. Amend Article Seven to add Section 7.07 General Development One Commercial District
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 3. Amend Section 10.04F to decrease length of surety for landscaping.
 4. Amend Section 10.04G to decrease amount retained of landscape surety.
 5. Amend Section 11.03 to require digital formats, fix typos, and landowner signature on applications.
 6. Amend Section 12.02 to add definition of Shopping Center with Drive-Up and delete Firewood Operation.
 7. Amend Table A-1 to add GD1C Overlay District and shopping centers with drive-up use. Delete Firewood Operation.
 8. Amend Table A-2 to delete footnote four.
 9. Amend Zoning Map to rezone parcels in the Heineberg/Prim Road neighborhood to create cohesive planning areas as codified in Appendix F herein (see enclosed).
1. **Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:** The proposed changes to the Zoning Regulations will implement a comprehensive land use plan for the Prim Road / Warner's Corner / Heineberg Drive neighborhood as called for in the Land Use Chapter of the Town Plan. A new General Development One Commercial Overlay District has been created to define an existing commercial services area and several commercially zoned properties will be rezoned to General Development One to allow for residential infill opportunities which typically are a source of more moderately priced housing. The Commercial Zoning of this area does not allow for mixed use or residential uses whereas the proposed rezonings will allow multiple uses and mixed uses on properties in keeping with the intended village mixed use designation of the future land use map.
- The proposed amendments to Section 8.05D, S.10C, 10.4F, 10.04G, 11.03, and Table A-2 are all housekeeping amendments that are intended to codify current practices as well as add clarity and consistency to the regulations. The intended changes to the landscape surety will make it better match the surety requirements of the Subdivision Regulations for public improvement agreements. The changes to Section 12.02 will delete a definition for firewood that has not been

utilized and has found to be obsolete as logging operations are classified as sivicultural operations and firewood bundling operations are professional services. A definition of shopping center with drive up will also be added to Section 12.02, definitions: a use that currently exists in Colchester but is not currently codified. The proposed changes to Table A-1, Table of Uses, will incorporate the new GD1 Commercial Overlay District, delete the firewood operation definition, and add a definition of shopping center with drive up. There are currently several shopping centers with drive-ups that are non-coforming due to the drive-up use. The proposed definition of shopping center with drive up combined with the addition of this use as a conditional use to certain districts will allow these shopping centers to expand and redevelop as well as provide for limited opportunities for new drive ups at shopping centers in cases in which the use fits the character of the area.

- 2. Is compatible with the proposed future land uses and densities of the municipal plan:** The proposed changes to the Zoning Map are primarily within the Prim Road / Warner's Corner / Heineberg Drive neighborhood. The first policy for this neighborhood as stated on page 22 of the Land Use Chapter of the Town Plan states: "The Planning Commission should create a comprehensive land use plan for this neighborhood over the term of this plan that takes in account environmental restrictions and infrastructure." The proposed rezonings are to implement this plan for a cohesive village mixed-use area including defining an existing commercial service area with the new General Development One Commercial Overlay area. The few rezonings that lie outside this neighborhood are to fix previously "spot zoned" parcels to make for contiguous zoning districts. The remainder of the proposed zoning changes will not affect future land uses and densities but are rather housekeeping amendments.
- 3. Carries out, as applicable, any specific proposals for any planned community facilities.** The proposed changes to the Zoning Regulations do not affect any of the planned community facilities as enumerated on the Town's Official Map.

in all other receiving districts. After execution of the Deed of Transfer by both the seller and the buyer of the Transferable Development Rights, the deed shall be filed in the Colchester land records and a copy sent to the Assessor.

3. Use of Transferable Development Rights. All development applications utilizing Transferable Development Rights shall be reviewed under the same development review criteria used for other applications in the receiving district. As a condition of approval, the required Transferable Development Rights shall be permanently attached to the parcel of land being developed by executing and filing a "Document of Attachment" which:
 - (a) shall be executed by an individual who has clear ownership of both the receiving parcel and the Transferable Development Rights which are to be attached to the receiving parcel;
 - (b) shall identify by number the Transferable Development Rights to be attached, with reference to the book and page number in which the Easement Agreement which created them is recorded, and any Deeds of Transfer by which their ownership has been transferred; and
 - (c) shall be filed in the Colchester land records and a copy sent to the Assessor.

7.07 General Development One Commercial District GDIC

A. Purpose. To limit high-volume commercial uses such as contractors yards, drive up, and gas stations within the General Development One District. Development within GDIC shall be subject to strict guidelines of General Development One.

B. Municipal Plan. These regulations hereby implement the relevant provisions of the Town of Colchester adopted municipal plan and are in accord with the policies set forth therein.

C. Permitted Uses. Those uses indicated in Table A-1 and approved pursuant to Article 8, and accessory uses to those uses. Any uses not listed in Table A-1 are prohibited. Items that are not customary as accessory uses to those listed in Table A-1 are prohibited.

D. Conditional Uses. Those uses indicated in Table A-1 and approved pursuant to Article 8, and accessory uses to those uses. Any uses not listed in Table A-1 are prohibited. Items that are not customary as accessory uses to those listed in Table A-1 are prohibited.

E. Area, Density, and Dimensional Requirements. In the GDIC District, all structures shall be subject to the area, density and dimensional requirements of the General Development One District as set forth in Section 4.01 and Table A-2, Dimensional Standards of these regulations.

F. Additional Standards. In addition to the Site Plan, Conditional Use, Planned Unit Development criteria, all development in the GDIC District shall also be subject to the following standards:

- 1. Multi-family dwellings shall be subject to Planned Residential Development Review, as per Article 9.***
- 2. Residential units and commercial uses may be permitted to occupy the same building subject to the Conditional Use and Site Plan criteria and the following standards:***
 - (a) The residential units shall have an entrance separate from the proposed commercial use.***
 - (b) Multiple commercial uses within the building may be considered however the commercial uses shall not adversely affect the proposed residential units. Hours of operation of the commercial uses may be restricted to ensure no adverse affect to the residences.***

permit required for the conditional use and shall issue one (1) set of findings of fact pertaining to both.

8.05 Application, Review, and Approval Procedure

A. Pre-Submission (Technical Review Committee). Prior to a formal submission, the applicant should contact the Administrative Officer to inquire as to whether or not a Technical Review Committee is recommended for the project. If the Administrative Officer determines that a Committee meeting is recommended, the Officer may setup a meeting with appropriate Town officials and the applicant to discuss the proposed site plan. The intent of such a conference is to enable the applicant to inform the Department of Planning and Zoning of the proposal prior to the preparation of a detailed site plan and for said Department to review the basic site design concept, advise the applicant as to potential problems and concerns, and to determine generally the type of information to be shown on and submitted with the site plan.

B. Submission. A site plan generally shall be prepared by a registered architect, licensed landscape architect, licensed land surveyor, licensed engineer, or professional land planner. The site plan shall be submitted to the DRB for approval.

C. Fees. All submissions for site plan approval shall be accompanied by a fee as established by the Select Board in Chapter Six of the Colchester Code of Ordinances and amended from time to time.

D. Application for Site Plan.

The land owner and, where applicable, building owner of the property shall sign the permit application or a letter of agency shall be submitted with the application demonstrating that the applicant may sign on the behalf of the owner(s). A digital Eight copies of a site plan application and ~~eight (8) sets of plans, including eight (8) copies reduced to 11" by 17"~~, drawn to scale, shall include the following information for the ***Administrative Officer*** ~~Development Review Coordinator~~ to deem the application complete and ready to send to the DRB for its review:

1. Existing conditions plan and data:

- (a) A list of the owners of record of abutting properties, which may be generated by the Planning & Zoning Department or by the applicant.
- (b) Boundaries of existing zoning and overlay districts on the subject property and adjacent zoning and overlay district boundaries.
- (c) Area and boundaries of the property, building or setback lines as required in this chapter, and lines of existing streets and adjoining lots, as shown on a survey.
- (d) Reservations, easements and areas dedicated to public use shall be shown.

8.10 Conditional Use Review: General Provisions and Standards

A. Municipal Plan. These regulations hereby implement the relevant provisions of the Town of Colchester adopted Municipal Plan and are in accord with the policies set forth therein.

B. Definition of Conditional Use. A conditional use shall be defined as a use permitted in a particular zoning district upon showing that such use in a specified location will comply with all the general and specific standards for the location or operation of the use as specified in these regulations and as authorized by the DRB. Uses requiring a conditional use permit are listed in Table A-1, Table of Uses. In granting approval for a conditional use, the DRB may attach such additional, reasonable conditions and safeguards as it may deem necessary to implement the purposes of these regulations.

C. Uses and Actions Subject to Conditional Use Review. Conditional use permit approval shall be required prior to issuance of a building permit in all districts where such uses are listed as conditional uses in the District Regulations. *The land owner and, where applicable, building owner of the property shall sign the permit application or a letter of agency shall be submitted with the application demonstrating that the applicant may sign on the behalf of the owner(s).* Any alteration, extension or other change to an existing conditional use shall require review under the requirements of this section.

D. Review and Approval Procedure. Per 24 V.S.A Section 4414(3) a use designated as a conditional use in any district may be permitted by the DRB, after public notice and public hearing pursuant to 24 V.S.A. Section 4464, according to the following procedures:

1. Any conditional use is subject to site plan review and shall be reviewed under the requirements of Article 8, Site Plan and Conditional Use Review or if a PUD or within a PUD the use shall additionally be subject to the requirements of Article 9, Planned Unit Development.
2. The DRB may require submission of plans, data, or other information in addition to the requirements of Article 8, as it deems necessary.
3. The DRB shall act to approve or disapprove a requested conditional use within the time required in 24 V.S.A. Section 4464, and failure to so act shall be deemed approval.
4. In approving a conditional use, the DRB may attach additional requirements as it may deem necessary to implement the provisions of the Colchester Municipal Plan and these regulations.

E. General Review Standards. The DRB shall review the proposed conditional use for compliance with all applicable standards as contained in these regulations including specifically Articles Two and Article 10 and Appendix G. The proposed conditional use shall meet the following standards:

1. The proposed use, in its location and operation, shall be consistent with the planned character of the area as defined by the Town of Colchester Municipal Plan.

F. Landscaping Budget Requirements. The Development Review Board shall require minimum planting costs for all site plans: three percent of the construction or improvement cost. In evaluating landscaping requirements, some credit may be granted for existing trees or for site improvements other than tree planting as long as the objectives of this section are not reduced. The landscaping budget shall be prepared by a landscape architect or professional landscape designer. Prior to obtaining a building permit for the project, the applicant shall provide a suitable escrow, letter of credit, or similar form of surety to guarantee the performance and completion of all planting required pursuant to the Section for a period of no less than ~~five~~ *two* years **from the date of landscape installation.**

G. Inspection. Prior to the issuance of the certificate of occupancy, the Town shall inspect all landscaping and screening. The Town shall identify all trees, shrubs, and other plants that are not in a healthy and vigorous condition or have been removed and provide a list of replacement requirements and a deadline for re-planting to the project owner. If the project owner does not comply with the replacement and re-planting requirement by said deadline the Town may utilize the surety provided by the applicant to complete replacement and re-planting. If all landscaping is in healthy and vigorous condition and planted as per the approved landscaping plan, the Town may reduce the surety **to ten percent of the landscaping cost** ~~by half~~ at the time of issuance of a certificate of occupancy.

10.05 Utility Cabinets and Similar Structures

A. General Requirements. The construction of a utility cabinet shall only be permitted according to the following regulations.

B. Specific Standards for Utility Cabinets and Similar Structures.

1. The facility shall serve the Town of Colchester and/or immediately adjacent communities.
2. If the parcel containing the facility is landlocked, there shall be a recorded easement or permission granting access to the utility or owner of the facility.
3. There shall be suitable fencing to protect the public and sufficient landscaping with evergreens of sufficient height and density to screen effectively the facility from surrounding property.
4. There shall be adequate off-street parking for maintenance, service, or other vehicles.
5. The location of the facility shall be shown on all relevant site plans.
6. The Development Review Board may require setbacks or attach other conditions in order to prevent any hazard to the public or noise nuisance to surrounding property.
7. A facility that would be a nuisance to surrounding properties due to smoke, gas, heat, odor, noise, or vibration shall not be permitted in any district.

11.03 Zoning Permits, Sign Permits, and Water & Wastewater Permits.

A. Zoning Permit Required. No land development, accessory apartment, daycare facility, nursing care home, home business or occupation may be commenced without a zoning permit issued by the Zoning Administrator. No zoning permit may be issued by the Zoning Administrator except in conformance with these regulations and the provisions of the Vermont Planning and Development Act. Any applicant for a zoning permit shall provide the Zoning Administrator with any and all information the Zoning Administrator deems necessary to ascertain compliance with these zoning regulations *in digital format. The land owner and, where applicable, building owner of the property shall sign the permit application or a letter of agency shall be submitted with the application demonstrating that the applicant may sign on the behalf of the owner(s).* Such permit shall not be effective until the time for appeal has expired, or such appeal has been adjudicated, in accordance with the with 24 V.S.A. Section 4465.

B. Water & Wastewater Permit Required. No construction of a potable water supply or drilling may be commenced without a water & wastewater permit issued by the ~~Wastewater Official Zoning Administrator~~. No water & wastewater permit may be issued by the ~~Wastewater Official Zoning Administrator~~ except in conformance with these regulations and the provisions of the Vermont Environmental Protection rules, otherwise known as the "Vermont Water Supply Rules" as amended from time to time. Any applicant for a water & wastewater permit shall provide the ~~Wastewater Official Zoning Administrator~~ with any and all information the ~~Wastewater Official Zoning Administrator~~ deems necessary to ascertain compliance with these regulations *in digital format. The land owner and, where applicable, building owner of the property shall sign the permit application or a letter of agency shall be submitted with the application demonstrating that the applicant may sign on the behalf of the owner(s).* Such permit shall not be effective until the time for appeal has expired, or such appeal has been adjudicated, in accordance with 24 V.S.A. Section 4465.

C. Sign Permit Required. It shall be unlawful for any person to erect, alter or relocate within the Town of Colchester any sign as defined in this Ordinance, without first obtaining a sign permit from the Zoning Administrator *in digital format. The land owner and, where applicable, building owner of the property shall sign the permit application or a letter of agency shall be submitted with the application demonstrating that the applicant may sign on the behalf of the owner(s).* Any sign not expressly permitted by, or exempted from, the provisions of this Ordinance is prohibited. Permanent sign permits shall not be effective until the time for appeal has expired, or such appeal has been adjudicated, in accordance with the with 24 V.S.A. Section 4465.

6.03, Flood Plain District, herein. This definition shall also include Land Development as defined herein.

EXTENSION: An increase in the amount of floor area or in the amount of building coverage or lot coverage.

FAMILY: See household.

FCC: Federal Communications Commission. The federal government agency responsible for regulating telecommunications in the United States.

FENCE: Any enclosing structure, other than part of a building, of sufficient strength and dimensions to prevent straying from within or intrusion from without, except enclosures of tennis courts.

FINANCIAL INSTITUTION: An establishment in which financial, pecuniary, fiscal, or monetary services are made available to the public, including but not limited to non-depository institutions (e.g., credit agencies, loan brokers), holding companies (but not predominantly operating companies), depository institutions where the majority of business conducted on-premise is not related to walk-in or drive-up customers (e.g., banks, credit unions, savings and loans), other investment companies, brokers and dealers in securities and commodities contracts, and security and commodity exchanges.

~~**FIREWOOD OPERATION:** The processing or storage of firewood for sale. Such wood is customarily split and stacked or bundled. Structures are not customary. Walk-in customers and delivery service are customary.~~

FLOOD INSURANCE RATE MAP (FIRM): An official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY: An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations or an examination, evaluation and determination of mudslide (i.e., mudflow) and /or flood related erosion hazards.

FLOOD PLAIN: That land which would be subject to flooding by the 100 year flood or that flood which would have a 1% chance of occurring each year – Zone A on the Flood Boundary and Floodway Map.

FLOOD PROOFING: Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

provided in conjunction with the seasonal mobile food unit use. All accessory items, such as dumpsters, are customarily removed from the premise between November 1st and March 31st.

SEMI-CUTOFF FIXTURE: An exterior light fixtures with an intensity at 80 degrees from nadir that does not exceed 200 candela per 1000 lamp lumens, nor at 90 degrees from nadir does intensity exceed 50 candela per 1000 lamp lumens.

SETBACK: The distance required to meet the front, side or rear yard open space provisions of this Regulation.

SEWAGE DISPOSAL SYSTEMS, CROSS-DISTRICT: A sewage disposal system located in a zoning district, which serves a use, located in a different zoning district.

SHOPPING CENTER (WITHOUT DRIVE-UP): A lot or lots containing a group of two (2) or more general merchandise, retail establishments, standard restaurant, short-order restaurant no drive-up, a retail food establishment, general office, or general services uses of any size having a unified design of buildings, coordinated parking and service areas, and development plan in accordance with the requirements of the zoning district in which it is located, and where customer and employee parking are provided on-site. The shopping center shall be planned, constructed, and developed and/or managed as a unified entity.

SHOPPING CENTER WITH DRIVE-UP: A lot or lots containing a group of two (2) or more general merchandise, retail establishments, standard restaurant, short-order restaurant, a retail food establishment, general office, or general services uses of any size having a unified design of buildings, coordinated parking and service areas, and development plan in accordance with the requirements of the zoning district in which it is located, and where customer and employee parking are provided on-site. The shopping center shall be planned, constructed, and developed and/or managed as a unified entity. The shopping center may have one drive-up facility per center for retail, restaurant, or general services.

SHORELAND: A strip of land around Lake Champlain and Colchester Pond and adjacent to the Winooski and Lamoille Rivers extending inland to a line 500 ft. from and running parallel to the normal mean water mark herein called the shoreline.

SHORELINE: The line marked as the line by the mean water level with those lands adjacent to Lake Champlain, Colchester Pond, and the Winooski and Lamoille Rivers. Measurements required to be made from the shoreline shall be made from the mean watermark.

SIGN: shall mean and include every sign, billboard, bulletin-board, freestanding sign, wall sign, window sign, roof sign, illuminated sign and projecting sign, and shall include any letter, word, number, model, mural decoration, banner, flag, pennant, clock, thermometer, insignia, light or combination of lights or other visual display, used or

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD ₂	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU	
1.000 RESIDENTIAL																			
1.100 Single-Family Dwelling	1.110 Detached, one dwelling unit per lot																		
	1.111 Site-built and modular structure	P	P	P	P	P	P	P	C	P	P				P				P
	1.112 Mobile home	P	P	P	P	P	P	P	C	P	P				P				P
1.120 Detached, more than one dwelling per lot	1.113 Occupant is directly engaged with on-premises commercial use																		
	1.121 Site-built	P1	P1	P1	P1	P1	P1	P1	C1	P1	P1				P1				P1
1.200 Two-Family Dwelling	1.210 Duplex																		
1.220 Primary residence with accessory apartment		P	P	P	P	P	P	P	P	P	P				P				P
1.300 Multi-Family Dwelling	1.310 Multi-family residence	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1				P1				P1
	1.410 Residential Care Home	P	P	P	P	P	P	P	C	P	P				P				P
	1.440 Halfway house																		
	1.450 Congregate Housing	P1	P1	P1	C	C	P1	P1	P1	P1	P1	C			C				C
	1.510 Boarding house	P	P	P	C	C	P	P	P	C	C				C				C
1.500 Miscellaneous, Rooms for Rent Situations	1.520 Bed & Breakfast	P	P	P	P	P	P	P	P	P	P				P				P
	1.530 Hotel & Motel								C	C	C	C							
	1.540 Extended Stay Hotel								C	C	C	C							
	1.550 Inn																		
	1.560 Campground											C			C				
1.570 Primitive Campground																			
1.600 Temporary Emergency, Construction and Repair Residences	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
1.700 Home Businesses	1.710 Home occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C			P
	1.720 Home businesses				C	C	C	C	C	C	C	C	C	C	C				C

1 = Subject to PRD Standards
 Table of uses only. For specific conditions and exceptions & GD3 District see text.
 Table A-1: Table of Uses - Page 1

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD ₂	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU	
1.800 Planned Residential Development		P	P	P	P	P	P	P	P	P	P				P	P		P	
2.000 SALES AND RENTAL OF GOODS																			
2.100 General Sales	2.110 Convenience store							C	P	P	C	P	C						
	2.112 Without gasoline sales						P	P	P	P	P	P	P						
2.120 Shopping Center	2.121 Without drive-up						P	P	P	P	P	P	P						
	2.122 With drive-up						C	C	C	C	C	C	C						
2.130 Retail Sales	2.131 With store area less than 10,000 s.f. without drive-up						P	P	P	P	P	P	P						
	2.132 With store area less than 10,000 s.f. with drive-up						C	C	C	C	C	C	C						
	2.133 With store area more than 10,000 s.f. but less than 50,000 s.f. without drive-up						C	C	C	C	C	C	C						
	2.134 With store area more than 10,000 s.f. but less than 50,000 s.f. with drive-up																		
	2.135 With store area greater than 50,000 s.f. without drive-up							C					P						
2.136 With store area greater than 50,000 s.f. with drive-up																			
2.137 Retail sales with a significant component of goods sold being ag or produced on the premises							P	P	P	P	P	P	P						P
2.140 Retail Food Establishment	2.141 With store area less than 5,000 s.f.						P	P	P	P	P	P	P						
	2.142 With store area greater than 5,000 s.f. & supermarkets						C	C	C	C	C	C	C						

1 = Subject to PRD Standards
 Table of uses only. For specific conditions and exceptions & GD3 District see text.
 Table A-1: Table of Uses - Page 2

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD ₂	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU	
2.150 Wholesale Establishment	2.151 With store area less than 10,000 s.f.						C	C	C	C	C	P	P	P					
	2.152 With store area more than 10,000 s.f. but less than 50,000 s.f.							C				P	P	P					
	2.152 With store area greater than 50,000 s.f.											P	P	P					
	2.171 Small equipment sales with associated repair								C		C	P	C	P					
2.180 Commercial Greenhouse	2.172 Large equipment											C	P	P					
	No on-premises sales permitted				P	P	P	P	P	P	P	P	P	P	P				P
2.190 Roadside stands for the sale of produce grown on the premises	On-premises sales permitted				P	P	P	P	P	P	P	P	P	P	P				P
					P	P	P	P											P
2.200 Mobile Home Sales & Rental																			
2.300 Marine Sales	2.310 Without associated service & repair						C	C				P	C	C					
	2.320 With associated service & repair						C	C				C	C	C					
2.400 Automobile Sales	2.410 Without associated service & repair							C				C	C	C					
	2.420 With associated service & repair							C				C	C	C					
2.500 Automotive Accessory Sales	2.510 Without installation						P	P	P	P	P	P	C	C					
	2.520 With installation						C	C	C	C	C	P	C	C					

1 = Subject to PRD Standards
 Table of uses only. For specific conditions and exceptions & GD3 District see text.
 Table A-1: Table of Uses - Page 3

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD ₂	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU		
2.600 Rental	2.6100 General Merchandise						C	C	C	P	P	P	P	P						
	2.620 Equipment								C		C	P	P	P						
	2.630 Automobile							C				C	P	P						
3.000 OFFICE & SERVICES																				
3.100 Office	3.110 General Office							P	P	P	P	P	C	C						
	3.120 Research Facility or Laboratory							C	C	C	C	P	P	P						
	3.130 Medical Office	3.131 With not more than 10,000 square feet of gross floor area						P	P	P	P	P	P		C					
		3.132 With greater than 10,000 square feet of gross floor area						C	C	P	C	C	P		C					
	3.133 With Clinic																			
3.200 General Services	3.210 Radio & Television Studio							C	C	C	C	P		C						
	3.220 Financial Institution						P	P	P	P	P	P	P	P						
	3.230 Banks	3.231 With drive-up windows						C	C	C	C	P	P		C					
		3.232 Without drive-up windows						P	P	P	P	P	P		C					
	3.240 Personal or Business Service						P	P	P	P	P	P		P						
	3.250 Artist Production Studio																			
	3.260 Funeral home																			
3.270 Crematorium	3.280 Drycleaner & Laundromat						C	C	P	P	P	P	C	P	C				C	
	3.281 Majority of business is walk-in or self-serve																			
	3.282 Majority of business is not walk-in						C	C	P	P	P	P		C						

1 = Subject to PRD Standards
 Table of uses only. For specific conditions and exceptions & GD3 District see text.
 Table A-1: Table of Uses - Page 4

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD ₂	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU	
3.290 Animal Services	3.291 Veterinary Clinic				C	C	C	C	C	P	P	P		C	C			C	
	3.292 Kennel				P	P	C	C	C	C	C	P	C	C	P			P	
	3.293 Grooming Facility				C	C	C	C	C	P	P	P		C	C			C	
	3.294 Animal Shelter				C	C	C	C	C	C	C	P		C	C			C	
3.300 Automotive Services	3.310 Service & Repair							C	C	C	P	P	P	P					
	3.311 Without body work							C	C	C	P	P		P					
	3.312 With body work							C			C	C	P	P					
	3.320 Body Work							C			C	C	P	P					
	3.330 Car Wash							C			C	P	C	C					
	3.340 Gasoline Sales							C			C	P	C	C					
	3.341 Without Service & Repair							C			C	P	C	C					
	3.342 With Service & Repair							C				P	C	C					
4.000 MANUFACTURING & PROCESSING, OF GOODS, MERCHANDISE AND EQUIPMENT																			
4.100 All operations conducted entirely within fully enclosed building	4.110 Printing & binding production facilities							C		C	P	P	P	P					
	4.120 Photocopy & printing shop with accessory retail						C	C	C	C	P	P		P					
4.130 Equipment repair	4.131 Small equipment								C	P	P	P	P	P					
	4.132 Large equipment										P	P	P	P					
4.140 Manufacturing & processing with related distribution & warehousing	4.141 Small equipment							C	C	C	C		P	P					
	4.142 Large equipment										C	C	P	P					
4.200 Operations conducted within & outside fully enclosed building	4.210 Lumber & contractor's yard							C		C	C	P	P	P					
	4.220 Salvage yard												C	C					
4.3 Slaughter House	4.230 Landscape contractor's yard							C				P	P	P				P	
													C						

1 = Subject to PRD Standards
 Table of uses only. For specific conditions and exceptions & GD3 District see text.
 Table A-1: Table of Uses - Page 5

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD ₂	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU	
5.000 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES																			
5.100 Schools	5.110 Elementary and secondary including associated grounds and athletic and other facilities 5.120 Trade or vocational schools 5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	C	C	C	C	C	P	P	P	P	P	P	P		C			C	
5.200 Religious Use	such as churches, synagogues, and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)	C	C	C	C	C	P	P	P	P	P	P		C	C			C	
5.300 Orphanage																			
5.400 Cultural	5.410 Located within a building having a gross floor area not exceeding 500 square feet 5.420 Within a building having a gross floor area exceeding 500 square feet	P	P	P	P	P	P	P	P	P	P	P		C				C	
5.500 Social clubs	such as, union halls, fraternal clubs and lodges	C	C	C	C	C	P	P	P	P	P	P		C				C	
6.000 RECREATION & ENTERTAINMENT																			
6.100 Activity	6.110 Athletic facility																		
conducted entirely within building or substantial structure	6.120 Movie theaters						P	P	P	P	P	P	C	P					
	6.121 Seating capacity of not more than 300																		
	6.122 Seating capacity of more than 300						C	C	C	C	C	C							
	6.130 Theaters & Music Halls						C	C	C	C	C	C							
	6.131 Seating capacity of not more than 300																		
	6.132 Seating capacity of more than 300						C	C	C	C	C	C							

1 = Subject to PRD Standards
 Table of uses only. For specific conditions and exceptions & GD3 District see text.
 Table A-1: Table of Uses - Page 6

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD ₂	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU	
6.200 Activity conducted primarily outside enclosed buildings or structures	6.140 Adult Entertainment											C							
	6.210 Recreational facilities –privately owned facilities such as golf and country clubs, etc.				C	C	C	C	C	P	P	P		C	C		C	C	
	6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc.	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C	
	6.230 Stables and arenas for horses				P	P	C	C	C	P	P				P			P	
	6.240 Racing tracks - automobile and motorcycle												C						
	6.250 Open air markets, farm and craft markets,, produce markets				C	C	P	P	P	P	P	P	P	C	P			P	
	6.260 Drive-in movie theaters						C	C		C	C	C	P						
	6.270 Water-based facilities				C	C	C	C	C	C	C	C	P						
	6.271 Marinas and yacht clubs				C	C	C	C	C										
	6.272 Residential Marine Associations	C	C	C	C	C	C	C	C										
6.300 Coliseums, stadiums and all other facilities listed in the 6.100 & 6.200 classifications designed to seat or accommodate more than 1,000 people										C	C	P	C	C					
7.000 INSTITUTIONAL RESIDENCE, CARE, OR CONFINEMENT FACILITIES																			
7.100 Hospital																			
7.200 Nursing Care Home							C	C	P	C	C	P							
7.300 Nursing care institution		P	P	P	P	P	P	P	P	P	P	P			P			P	
7.400 Mental Health Facility (other than halfway houses)							C	C	P	P	P	C							
7.500 Correctional facilities							C	C	C			C	C						
7.600 Home-based day care facilities up to six children		P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	
7.700 Intermediate day care facilities		P	P	P	P	P	P	P	P	P	P	P	C	C	P	C	C	P	
7.800 Large day care facilities		C	C	C	C	C	P	P	P	P	P	P	C	C	C	C	C	C	
8.000 RESTAURANTS, BARS, NIGHT CLUBS																			

1 = Subject to PRD Standards
 Table of uses only. For specific conditions and exceptions & GD3 District see text.
 Table A-1: Table of Uses - Page 7

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU	
8.100 Restaurants	8.110 Standard						P	P	P	P	P	P		C					
	8.111 With outdoor seating						P	P	P	P	P	P		C					
	8.112 Without outdoor seating						P	P	P	P	P	P		C					
	8.120 Short-Order						C	C	C	C	C	C	C	C					
	8.121 No drive-up service						C	C	C	C	C	C	C	C					
8.200 Bars	8.122 With outdoor seating						C	C	C	C	C	C	C	C					
	8.123 Drive-up service allowed						C	C	C	C	C	C	C	C					
	8.300 Night Clubs						C	C	C	C	C	C	C	C				P	
8.400 Seasonal Mobile Food Units						C	C	C	C	C	C	C	C						
9.000 STORAGE AND PARKING																			
9.100 Automobile parking garages or parking lots not located on a lot on which there is another principle use to which the parking is related	9.200 Storage of goods not related to the sale or use of those goods on the same lot where they are stored						C	C	C	C	C	C	C	P					
	9.210 Warehousing with all storage within completely enclosed structures							C	C	C	C	C	C	P				P	
	9.220 Mini-storage with all storage within completely enclosed structures						C	C	C	C	C	C	C	P					
	9.230 Archival Facility						C	C	C	C	C	C	C	P					
	9.240 Distribution Facility							C	C	C	C	C	C	P				P	
9.250 Auto, marine, or equipment storage outside completely enclosed structures													P				C		
10.000 AGRICULTURAL, SILVICULTURAL, MINING, QUARRYING OPERATIONS																			
10.100 Agricultural operations	10.110 Excluding livestock						P	P	P	P	P	P							
	10.120 Including livestock						P	P	P	P	P	P			P			C	
10.200 Silvicultural operations						C	C	C	C	C	C	P	P	P	P	C	C	P	
10.300 Mining operations																		C	
10.400 Reclamation landfill														P				C	

1 = Subject to PRD Standards
 Table of uses only. For specific conditions and exceptions & GD3 District see text.
 Table A-1: Table of Uses - Page 8

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD ²	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU	
11.000 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES																			
11.100 Cemetery		P	P	P	P	P	P	P	P	P	P	C			C				C
11.200 Waste Processing	11.210 Sanitary Landfill 11.220 Transfer Station												C	C					
11.300 Transit Centers	11.310 Train Station 11.320 Train Yard 11.330 Bus Station					P	P	P	P	P	P	P	C						
11.400 Public Garage	11.410 Local 11.420 State												C	C					
11.500 Municipal Services	11.510 Town Hall 11.520 Community Center 11.530 Police stations 11.540 Fire stations 11.550 Rescue squad, ambulance services	C	C	C	C	C	C	P	P	P	P	P	C	C	C	C	C	C	C
11.600 National guard center								C	C			C	C	C					
11.700 Civil defense operations								C	C			C	C	C					
11.800 Post Office								P	P	P	P	P	P	P					
11.900 Essential Service Facility	11.910 Neighborhood 11.920 Community or regional	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P
12.000 TOWERS AND RELATED STRUCTURES																			
12.100 Tower	12.110 Less than 50 feet tall 12.120 50 feet tall or greater 12.130 Wind Turbine	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	C	C	P

1 = Subject to PRD Standards
 Table of uses only. For specific conditions and exceptions & GD3 District see text.
 Table A-1: Table of Uses - Page 9

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD ²	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU
13.000 TEMPORARY STRUCTURES USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NON-RECURRING PURPOSE		P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
14.000 PLANNED UNIT DEVELOPMENT							P	P	P	P	P	P	P	P				

1 = Subject to PRD Standards
 Table of uses only. For specific conditions and exceptions & GD3 District see text.
 Table A-1: Table of Uses - Page 10

APPENDIX E: ZONING REGULATION AMENDMENTS

SUPPLEMENT #33

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
<ol style="list-style-type: none"> 1. Amend Article Seven to add Section 7.07 General Development One Commercial District 2. Amend Sections 8.05D and 8.10C to require land owner signature on applications. 3. Amend Section 10.04F to decrease length of surety for landscaping. 4. Amend Section 10.04G to decrease amount retained of landscape surety. 5. Amend Section 11.03 to require digital formats, fix typos, and landowner signature on applications. 6. Amend Section 12.02 to add definition of Shopping Center with Drive-Up and delete Firewood Operation. 7. Amend Table A-1 to add GDIC Overlay District and shopping centers with drive-up use. Delete Firewood Operation. 8. Amend Table A-2 to delete footnote four. 9. Amend Zoning Map to rezone parcels in the Heineberg/Prim Road neighborhood to create cohesive planning areas as codified in Appendix F herein. 	<p>7/16/13</p>			

APPENDIX F: ZONING MAP AMENDMENTS

For a complete list of zoning map designation by parcel identification number, please see Appendix F(1) (detached).

EFFECTIVE XXXXX

37-073002 **COM to GD1**
41-099002 **COM to GD1**
41-041002 **COM to R3**
05-005002 **COM to GD1**
40-002012 **COM to GD1**
40-001002 **COM to GD1**
40-062002 **COM to GD1**
40-062022 **COM to GD1**
40-062012 **COM to GD1**
40-063002 **COM to GD1 & GD1C**
40-063012 **COM to GD1 & GD1C**
40-064002 **COM to GD1 & GD1C**
41-095002 **COM to GD1 & GD1C**
41-097002 **COM to GD1 & GD1C**
41-098002 **COM to GD1 & GD1C**
41-094002 **and all subnumbers** **COM to GD1 & GD1C**
41-092002 **COM/R3 to GD1 & GD1C**
41-093002 **and all subnumbers** **COM to GD1 & GD1C**
41-052002 **COM to GD1**
41-051002 **COM to GD1**
41-033002 **COM to GD1**
41-034002 **COM to GD1**
41-035002 **COM to GD1**
41-006002 **COM to GD1**
41-006012 **COM to GD1**
41-005002 **COM to GD1 & GD1C**
41-004002 **COM to GD1 & GD1C**
41-003002 **COM to GD1 & GD1C**
41-002002 **COM to GD1 & GD1C**
41-001002 **COM to GD1 & GD1C**
37-025002 **COM to GD1 & GD1C**
37-028002 **COM to GD1 & GD1C**
37-030012 **COM to GD1 & GD1C**
37-030002 **COM to GD1 & GD1C**
37-031002 **GD1 to GD1 & GD1C**
37-018002 **COM to GD1 & GD1C**
37-017002 **COM to GD1 & GD1C**
37-016002 **COM to GD1 & GD1C**
37-073002 **COM to GD1C**

<i>39-010002</i>	<i>COM to GD1</i>
<i>40-083002</i>	<i>COM to R2</i>
<i>06-026072</i>	<i>GOV to R1</i>
<i>49-001012</i>	<i>COM to GD1</i>
<i>49-013002</i>	<i>COM to GD1</i>
<i>49-014002</i>	<i>COM to GD1</i>
<i>49-020002</i>	<i>COM to GD1</i>
<i>49-024002</i>	<i>COM to GD1</i>
<i>49-026012</i>	<i>COM to GD1</i>
<i>49-026002</i>	<i>COM to GD1</i>
<i>51-006002</i>	<i>COM to GD1</i>
<i>51-007002</i>	<i>COM to GD1</i>
<i>49-027002</i>	<i>COM to GD1</i>
<i>51-009002</i>	<i>COM to GD1</i>
<i>40-003002</i>	<i>COM to GD1</i>
<i>40-005002</i>	<i>COM to GD1</i>
<i>49-021002</i>	<i>COM to GD1</i>
<i>49-022002</i>	<i>COM to GD1</i>
<i>49-023002</i>	<i>COM to GD1</i>
<i>49-025002</i>	<i>COM to GD1</i>
<i>51-009012</i>	<i>COM to GD1</i>
<i>51-010002</i>	<i>COM to GD1</i>
<i>51-010012</i>	<i>COM to GD1</i>
<i>51-002002</i>	<i>R2 to GD1</i>
<i>51-003002</i>	<i>R2 to GD1</i>
<i>51-004002</i>	<i>R2 to GD1</i>
<i>51-005002</i>	<i>R2 to GD1</i>
<i>51-005012</i>	<i>R2 to GD1</i>
<i>51-005022</i>	<i>R2 to GD1</i>
<i>51-005032</i>	<i>R2 to GD1</i>
<i>51-005032-0010000</i>	<i>R2 to GD1</i>
<i>51-014002</i>	<i>R2/COM to R2</i>
<i>53-003002</i>	<i>R3 to R2</i>
<i>51-016002</i>	<i>GD1 to R2</i>
<i>37-020002</i>	<i>COM to GD1</i>
<i>37-021002</i>	<i>COM to GD1</i>
<i>37-023002</i>	<i>COM to GD1</i>
<i>37-024002</i>	<i>COM to GD1 & GD1C</i>
<i>37-006002</i>	<i>R2/FLP to GD1/FLP</i>
<i>37-007002</i>	<i>R2/FLP to GD1/FLP</i>
<i>37-072002</i>	<i>R2 to GD1</i>
<i>05-013002</i>	<i>FLP/R2 to FLP/GD1</i>
<i>37-010012</i>	<i>R2 to GD1</i>
<i>37-010022</i>	<i>R2 to GD1</i>
<i>37-010032</i>	<i>R2 to GD1</i>
<i>37-010042</i>	<i>R2 to GD1</i>

37-010052 R2 to GD1
37-010062 R2 to GD1
26-018003 AGR to R1
37-013002 GD1 TO GD1 & GD1C
37-014002 GD1 TO GD1 & GD1C
37-015002 GD1 TO GD1 & GD1C

EFFECTIVE May 30, 2012

49-001022 COM to GD1

EFFECTIVE May 18, 2011

06-023002 A 109.99 ft. by 315.91 ft., 0.77 of an acre portion of the northwest corner IND
to COM

EFFECTIVE July 14, 2010

03-017013 IND to BD
03-022013 IND to BD
03-021003 IND to BD
03-019003 IND to BD
03-020003 IND to BD
01-020323 IND to BD
01-020263 IND to BD
01-020243 IND to BD
01-020233 IND to BD
01-020063 IND to BD
01-020073 IND to BD
01-020083 IND to BD
01-020093 IND to BD
01-020103 IND to BD
01-020153 IND to BD
01-020163 IND to BD
01-020173 IND to BD
01-020183 IND to BD
01-020193 IND to BD
01-020203 IND to BD
01-020213 IND to BD
01-020223 IND to BD
03-022043 IND to BD
03-018003 IND to BD
03-018013 IND to BD

in all other receiving districts. After execution of the Deed of Transfer by both the seller and the buyer of the Transferable Development Rights, the deed shall be filed in the Colchester land records and a copy sent to the Assessor.

3. Use of Transferable Development Rights. All development applications utilizing Transferable Development Rights shall be reviewed under the same development review criteria used for other applications in the receiving district. As a condition of approval, the required Transferable Development Rights shall be permanently attached to the parcel of land being developed by executing and filing a "Document of Attachment" which:
 - (a) shall be executed by an individual who has clear ownership of both the receiving parcel and the Transferable Development Rights which are to be attached to the receiving parcel;
 - (b) shall identify by number the Transferable Development Rights to be attached, with reference to the book and page number in which the Easement Agreement which created them is recorded, and any Deeds of Transfer by which their ownership has been transferred; and
 - (c) shall be filed in the Colchester land records and a copy sent to the Assessor.

7.07 General Development One Commercial District GDIC

A. Purpose. To limit high-volume commercial uses such as contractors yards, drive up, and gas stations within the General Development One District. Development within GDIC shall be subject to strict guidelines of General Development One.

B. Municipal Plan. These regulations hereby implement the relevant provisions of the Town of Colchester adopted municipal plan and are in accord with the policies set forth therein.

C. Permitted Uses. Those uses indicated in Table A-1 and approved pursuant to Article 8, and accessory uses to those uses. Any uses not listed in Table A-1 are prohibited. Items that are not customary as accessory uses to those listed in Table A-1 are prohibited.

D. Conditional Uses. Those uses indicated in Table A-1 and approved pursuant to Article 8, and accessory uses to those uses. Any uses not listed in Table A-1 are prohibited. Items that are not customary as accessory uses to those listed in Table A-1 are prohibited.

E. Area, Density, and Dimensional Requirements. In the GDIC District, all structures shall be subject to the area, density and dimensional requirements of the General Development One District as set forth in Section 4.01 and Table A-2, Dimensional Standards of these regulations.

F. Additional Standards. In addition to the Site Plan, Conditional Use, Planned Unit Development criteria, all development in the GDIC District shall also be subject to the following standards:

- 1. Multi-family dwellings shall be subject to Planned Residential Development Review, as per Article 9.***
- 2. Residential units and commercial uses may be permitted to occupy the same building subject to the Conditional Use and Site Plan criteria and the following standards:***
 - (a) The residential units shall have an entrance separate from the proposed commercial use.***
 - (b) Multiple commercial uses within the building may be considered however the commercial uses shall not adversely affect the proposed residential units. Hours of operation of the commercial uses may be restricted to ensure no adverse affect to the residences.***

permit required for the conditional use and shall issue one (1) set of findings of fact pertaining to both.

8.05 Application, Review, and Approval Procedure

A. Pre-Submission (Technical Review Committee). Prior to a formal submission, the applicant should contact the Administrative Officer to inquire as to whether or not a Technical Review Committee is recommended for the project. If the Administrative Officer determines that a Committee meeting is recommended, the Officer may setup a meeting with appropriate Town officials and the applicant to discuss the proposed site plan. The intent of such a conference is to enable the applicant to inform the Department of Planning and Zoning of the proposal prior to the preparation of a detailed site plan and for said Department to review the basic site design concept, advise the applicant as to potential problems and concerns, and to determine generally the type of information to be shown on and submitted with the site plan.

B. Submission. A site plan generally shall be prepared by a registered architect, licensed landscape architect, licensed land surveyor, licensed engineer, or professional land planner. The site plan shall be submitted to the DRB for approval.

C. Fees. All submissions for site plan approval shall be accompanied by a fee as established by the Select Board in Chapter Six of the Colchester Code of Ordinances and amended from time to time.

D. Application for Site Plan.

The land owner and, where applicable, building owner of the property shall sign the permit application or a letter of agency shall be submitted with the application demonstrating that the applicant may sign on the behalf of the owner(s). A digital Eight copies of a site plan application and ~~eight (8) sets of plans, including eight (8) copies reduced to 11" by 17"~~, drawn to scale, shall include the following information for the ***Administrative Officer*** ~~Development Review Coordinator~~ to deem the application complete and ready to send to the DRB for its review:

1. Existing conditions plan and data:

- (a) A list of the owners of record of abutting properties, which may be generated by the Planning & Zoning Department or by the applicant.
- (b) Boundaries of existing zoning and overlay districts on the subject property and adjacent zoning and overlay district boundaries.
- (c) Area and boundaries of the property, building or setback lines as required in this chapter, and lines of existing streets and adjoining lots, as shown on a survey.
- (d) Reservations, easements and areas dedicated to public use shall be shown.

8.10 Conditional Use Review: General Provisions and Standards

A. Municipal Plan. These regulations hereby implement the relevant provisions of the Town of Colchester adopted Municipal Plan and are in accord with the policies set forth therein.

B. Definition of Conditional Use. A conditional use shall be defined as a use permitted in a particular zoning district upon showing that such use in a specified location will comply with all the general and specific standards for the location or operation of the use as specified in these regulations and as authorized by the DRB. Uses requiring a conditional use permit are listed in Table A-1, Table of Uses. In granting approval for a conditional use, the DRB may attach such additional, reasonable conditions and safeguards as it may deem necessary to implement the purposes of these regulations.

C. Uses and Actions Subject to Conditional Use Review. Conditional use permit approval shall be required prior to issuance of a building permit in all districts where such uses are listed as conditional uses in the District Regulations. *The land owner and, where applicable, building owner of the property shall sign the permit application or a letter of agency shall be submitted with the application demonstrating that the applicant may sign on the behalf of the owner(s).* Any alteration, extension or other change to an existing conditional use shall require review under the requirements of this section.

D. Review and Approval Procedure. Per 24 V.S.A Section 4414(3) a use designated as a conditional use in any district may be permitted by the DRB, after public notice and public hearing pursuant to 24 V.S.A. Section 4464, according to the following procedures:

1. Any conditional use is subject to site plan review and shall be reviewed under the requirements of Article 8, Site Plan and Conditional Use Review or if a PUD or within a PUD the use shall additionally be subject to the requirements of Article 9, Planned Unit Development.
2. The DRB may require submission of plans, data, or other information in addition to the requirements of Article 8, as it deems necessary.
3. The DRB shall act to approve or disapprove a requested conditional use within the time required in 24 V.S.A. Section 4464, and failure to so act shall be deemed approval.
4. In approving a conditional use, the DRB may attach additional requirements as it may deem necessary to implement the provisions of the Colchester Municipal Plan and these regulations.

E. General Review Standards. The DRB shall review the proposed conditional use for compliance with all applicable standards as contained in these regulations including specifically Articles Two and Article 10 and Appendix G. The proposed conditional use shall meet the following standards:

1. The proposed use, in its location and operation, shall be consistent with the planned character of the area as defined by the Town of Colchester Municipal Plan.

F. Landscaping Budget Requirements. The Development Review Board shall require minimum planting costs for all site plans: three percent of the construction or improvement cost. In evaluating landscaping requirements, some credit may be granted for existing trees or for site improvements other than tree planting as long as the objectives of this section are not reduced. The landscaping budget shall be prepared by a landscape architect or professional landscape designer. Prior to obtaining a building permit for the project, the applicant shall provide a suitable escrow, letter of credit, or similar form of surety to guarantee the performance and completion of all planting required pursuant to the Section for a period of no less than ~~five~~ *two* years **from the date of landscape installation.**

G. Inspection. Prior to the issuance of the certificate of occupancy, the Town shall inspect all landscaping and screening. The Town shall identify all trees, shrubs, and other plants that are not in a healthy and vigorous condition or have been removed and provide a list of replacement requirements and a deadline for re-planting to the project owner. If the project owner does not comply with the replacement and re-planting requirement by said deadline the Town may utilize the surety provided by the applicant to complete replacement and re-planting. If all landscaping is in healthy and vigorous condition and planted as per the approved landscaping plan, the Town may reduce the surety **to ten percent of the landscaping cost** ~~by half~~ at the time of issuance of a certificate of occupancy.

10.05 Utility Cabinets and Similar Structures

A. General Requirements. The construction of a utility cabinet shall only be permitted according to the following regulations.

B. Specific Standards for Utility Cabinets and Similar Structures.

1. The facility shall serve the Town of Colchester and/or immediately adjacent communities.
2. If the parcel containing the facility is landlocked, there shall be a recorded easement or permission granting access to the utility or owner of the facility.
3. There shall be suitable fencing to protect the public and sufficient landscaping with evergreens of sufficient height and density to screen effectively the facility from surrounding property.
4. There shall be adequate off-street parking for maintenance, service, or other vehicles.
5. The location of the facility shall be shown on all relevant site plans.
6. The Development Review Board may require setbacks or attach other conditions in order to prevent any hazard to the public or noise nuisance to surrounding property.
7. A facility that would be a nuisance to surrounding properties due to smoke, gas, heat, odor, noise, or vibration shall not be permitted in any district.

11.03 Zoning Permits, Sign Permits, and Water & Wastewater Permits.

A. Zoning Permit Required. No land development, accessory apartment, daycare facility, nursing care home, home business or occupation may be commenced without a zoning permit issued by the Zoning Administrator. No zoning permit may be issued by the Zoning Administrator except in conformance with these regulations and the provisions of the Vermont Planning and Development Act. Any applicant for a zoning permit shall provide the Zoning Administrator with any and all information the Zoning Administrator deems necessary to ascertain compliance with these zoning regulations *in digital format. The land owner and, where applicable, building owner of the property shall sign the permit application or a letter of agency shall be submitted with the application demonstrating that the applicant may sign on the behalf of the owner(s).* Such permit shall not be effective until the time for appeal has expired, or such appeal has been adjudicated, in accordance with the with 24 V.S.A. Section 4465.

B. Water & Wastewater Permit Required. No construction of a potable water supply or drilling may be commenced without a water & wastewater permit issued by the ~~Wastewater Official Zoning Administrator~~. No water & wastewater permit may be issued by the ~~Wastewater Official Zoning Administrator~~ except in conformance with these regulations and the provisions of the Vermont Environmental Protection rules, otherwise known as the "Vermont Water Supply Rules" as amended from time to time. Any applicant for a water & wastewater permit shall provide the ~~Wastewater Official Zoning Administrator~~ with any and all information the ~~Wastewater Official Zoning Administrator~~ deems necessary to ascertain compliance with these regulations *in digital format. The land owner and, where applicable, building owner of the property shall sign the permit application or a letter of agency shall be submitted with the application demonstrating that the applicant may sign on the behalf of the owner(s).* Such permit shall not be effective until the time for appeal has expired, or such appeal has been adjudicated, in accordance with 24 V.S.A. Section 4465.

C. Sign Permit Required. It shall be unlawful for any person to erect, alter or relocate within the Town of Colchester any sign as defined in this Ordinance, without first obtaining a sign permit from the Zoning Administrator *in digital format. The land owner and, where applicable, building owner of the property shall sign the permit application or a letter of agency shall be submitted with the application demonstrating that the applicant may sign on the behalf of the owner(s).* Any sign not expressly permitted by, or exempted from, the provisions of this Ordinance is prohibited. Permanent sign permits shall not be effective until the time for appeal has expired, or such appeal has been adjudicated, in accordance with the with 24 V.S.A. Section 4465.

6.03, Flood Plain District, herein. This definition shall also include Land Development as defined herein.

EXTENSION: An increase in the amount of floor area or in the amount of building coverage or lot coverage.

FAMILY: See household.

FCC: Federal Communications Commission. The federal government agency responsible for regulating telecommunications in the United States.

FENCE: Any enclosing structure, other than part of a building, of sufficient strength and dimensions to prevent straying from within or intrusion from without, except enclosures of tennis courts.

FINANCIAL INSTITUTION: An establishment in which financial, pecuniary, fiscal, or monetary services are made available to the public, including but not limited to non-depository institutions (e.g., credit agencies, loan brokers), holding companies (but not predominantly operating companies), depository institutions where the majority of business conducted on-premise is not related to walk-in or drive-up customers (e.g., banks, credit unions, savings and loans), other investment companies, brokers and dealers in securities and commodities contracts, and security and commodity exchanges.

~~**FIREWOOD OPERATION:** The processing or storage of firewood for sale. Such wood is customarily split and stacked or bundled. Structures are not customary. Walk-in customers and delivery service are customary.~~

FLOOD INSURANCE RATE MAP (FIRM): An official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY: An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations or an examination, evaluation and determination of mudslide (i.e., mudflow) and /or flood related erosion hazards.

FLOOD PLAIN: That land which would be subject to flooding by the 100 year flood or that flood which would have a 1% chance of occurring each year – Zone A on the Flood Boundary and Floodway Map.

FLOOD PROOFING: Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

provided in conjunction with the seasonal mobile food unit use. All accessory items, such as dumpsters, are customarily removed from the premise between November 1st and March 31st.

SEMI-CUTOFF FIXTURE: An exterior light fixtures with an intensity at 80 degrees from nadir that does not exceed 200 candela per 1000 lamp lumens, nor at 90 degrees from nadir does intensity exceed 50 candela per 1000 lamp lumens.

SETBACK: The distance required to meet the front, side or rear yard open space provisions of this Regulation.

SEWAGE DISPOSAL SYSTEMS, CROSS-DISTRICT: A sewage disposal system located in a zoning district, which serves a use, located in a different zoning district.

SHOPPING CENTER (WITHOUT DRIVE-UP): A lot or lots containing a group of two (2) or more general merchandise, retail establishments, standard restaurant, short-order restaurant no drive-up, a retail food establishment, general office, or general services uses of any size having a unified design of buildings, coordinated parking and service areas, and development plan in accordance with the requirements of the zoning district in which it is located, and where customer and employee parking are provided on-site. The shopping center shall be planned, constructed, and developed and/or managed as a unified entity.

SHOPPING CENTER WITH DRIVE-UP: A lot or lots containing a group of two (2) or more general merchandise, retail establishments, standard restaurant, short-order restaurant, a retail food establishment, general office, or general services uses of any size having a unified design of buildings, coordinated parking and service areas, and development plan in accordance with the requirements of the zoning district in which it is located, and where customer and employee parking are provided on-site. The shopping center shall be planned, constructed, and developed and/or managed as a unified entity. The shopping center may have one drive-up facility per center for retail, restaurant, or general services.

SHORELAND: A strip of land around Lake Champlain and Colchester Pond and adjacent to the Winooski and Lamoille Rivers extending inland to a line 500 ft. from and running parallel to the normal mean water mark herein called the shoreline.

SHORELINE: The line marked as the line by the mean water level with those lands adjacent to Lake Champlain, Colchester Pond, and the Winooski and Lamoille Rivers. Measurements required to be made from the shoreline shall be made from the mean watermark.

SIGN: shall mean and include every sign, billboard, bulletin-board, freestanding sign, wall sign, window sign, roof sign, illuminated sign and projecting sign, and shall include any letter, word, number, model, mural decoration, banner, flag, pennant, clock, thermometer, insignia, light or combination of lights or other visual display, used or

GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU	
1.000 RESIDENTIAL																				
1.100 Single-Family Dwelling	1.110 Detached, one dwelling unit per lot	1.111 Site-built and modular structure	P	P	P	P	P	P	P	C	P	P				P			P	
		1.112 Mobile home	P	P	P	P	P	P	P	P	C	P	P				P	P		P
		1.113 Occupant is directly engaged with on-premises commercial use							P	P	C	P	P	P						
	1.120 Detached, more than one dwelling per lot	1.121 Site-built	P1	P1	P1	P1	P1	P1	P1	P1	C1	P1	P1				P1			P1
		1.122 Mobile home park																P1		
1.200 Two-Family Dwelling	1.210 Duplex		P	P	P	P	P	P	P	P	P	P				P			P	
	1.220 Primary residence with accessory apartment		P	P	P	P	P	P	P	P	C	P	P				P			P
1.300 Multi-Family Dwelling	1.310 Multi-family residence		P1	P1	P1	P1	P1	P1	P1	P1	P1	P1				P1			P1	
1.400 Dwellings Emphasizing Special Services, Treatment or Supervision	1.410 Residential Care Home		P	P	P	P	P	P	P	C	P	P				P			P	
	1.440 Halfway house												C							
	1.450 Congregate Housing		P1	P1	P1	C	C	P1	P1	P1	P1	P1	C1				C			C
1.500 Miscellaneous, Rooms for Rent Situations	1.510 Boarding house		P	P	P	C	C	P	P	P	C	C				C			C	
	1.520 Bed & Breakfast		P	P	P	P	P	P	P	P	P	P				P			P	
	1.530 Hotel & Motel										C	C	C	C						
	1.540 Extended Stay Hotel										C	C	C	C						
	1.550 Inn																			
	1.560 Campground								C			C	C	P						
	1.570 Primitive Campground															C			C	
1.600 Temporary Emergency, Construction and Repair Residences			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
1.700 Home Businesses	1.710 Home occupations		P	P	P	P	P	P	P	P	P	P				P	C		P	
	1.720 Home businesses					C	C	C	C	P	C	C	C				C			C

1 = Subject to PRD Standards

Table of uses only. For specific conditions and exceptions & GD3 District see text.

GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU	
1.800 Planned Residential Development			P	P	P	P	P	P	P	P	P	P				P	P		P	
2.000 SALES AND RENTAL OF GOODS																				
2.100 General Sales	2.110 Convenience store	2.111 With gasoline sales							C			C	P	C	C					
		2.112 Without gasoline sales						P	P	P	P	P	P		P					
	2.120 Shopping Center	2.121 Without drive-up						P	P		P	P	P		P					
		2.122 With drive-up						C	C	C				C		C				
	2.130 Retail Sales	2.131 With store area less than 10,000 s.f. without drive-up						P	P	P	P	P	P		P					
			2.132 With store area less than 10,000 s.f. with drive-up						C	C	C	C	P	P		P				
		2.133 With store area more than 10,000 s.f. but less than 50,000 s.f. without drive-up												P		P				
		2.134 With store area more than 10,000 s.f. but less than 50,000 s.f. with drive-up								C				P		P				
		2.135 With store area greater than 50,000 s.f. without drive-up												P		P				
		2.136 With store area greater than 50,000 s.f. with drive-up												P		P				
		2.137 Retail sales with a significant component of goods sold being ag or produced on the premises						P	P	P	P	P	P		P					P
	2.140 Retail Food Establishment	2.141 With store area less than 5,000 s.f.						P	P	P	P	P	P		P					
		2.142 With store area greater than 5,000 s.f. & supermarkets						C	C	C			C	P		P				

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Table of uses only. For specific conditions and exceptions & GD3 District see text.

GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU	
	2.150 Wholesale Establishment	2.151 With store area less than 10,000 s.f.						C	C	C	C	C	P	P	P					
		2.152 With store area more than 10,000 s.f. but less than 50,000 s.f.							C					P	P	P				
		2.152 With store area greater than 50,000 s.f.												P	P	P				
	2.170 Equipment sales with associated repair	2.171 Small equipment									C		C	P	C	P				
		2.172 Large equipment											C	P	P	P				
	2.180 Commercial Greenhouse	No on-premises sales permitted					P	P	P	P	P	P	P	P		P	P			P
On-premises sales permitted						P	P	P	P	C	P	P	P		P	P			P	
2.190 Roadside stands for the sale of produce grown on the premises						P	P	P	P								P		P	
2.200 Mobile Home Sales & Rental													C	C	C		C			
2.300 Marine Sales	2.310 Without associated service & repair							C	C				P	C	C					
	2.320 With associated service & repair							C	C				C	C	C					
2.400 Automobile Sales	2.410 Without associated service & repair								C				C	C	C					
	2.420 With associated service & repair								C				C	C	C					
2.500 Automotive Accessory Sales	2.510 Without installation							P	P	P	P	P	P	C	C					
	2.520 With installation							C	C	C		C	P	C	C					

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Table of uses only. For specific conditions and exceptions & GD3 District see text.

GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU	
2.600 Rental	2.6100 General Merchandise							C	C	C	P	P	P	P	P					
	2.620 Equipment									C		C	P	P	P					
	2.630 Automobile								C				C	P	P					
3.000 OFFICE & SERVICES																				
3.100 Office	3.110 General Office							P	P	P	P	P	P	C	C					
	3.120 Research Facility or Laboratory							C	C	C	C	C	P	P	P					
	3.130 Medical Office	3.131 With not more than 10,000 square feet of gross floor area							P	P	P	P	P	P		C				
		3.132 With greater than 10,000 square feet of gross floor area							C	C	P	C	C	P		C				
		3.133 With Clinic							C	C	C	C	C	P		C				
3.200 General Services	3.210 Radio & Television Studio							P	P	P	P	P	P	P	P					
	3.220 Financial Institution							P	P	P	P	P	P	C	C					
	3.230 Banks	3.231 With drive-up windows							C	C	C	C	P	P		C				
		3.232 Without drive-up windows							P	P	P	P	P	P		C				
	3.240 Personal or Business Service								P	P	P	P	P	P		P				
	3.250 Artist Production Studio					C	C		P	P	P	P	P	P	C	P	C			C
	3.260 Funeral home								P	P	P	P	P	P						
	3.270 Crematorium														C					
	3.280 Drycleaner & Laundromat	3.281 Majority of business is walk-in or self-serve							C	C	P	P	P	P		C				
3.282 Majority of business is not walk-in							C	C		C	C	P	P	P						

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Table of uses only. For specific conditions and exceptions & GD3 District see text.

GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU
	3.290 Animal Services	3.291 Veterinary Clinic				C	C	C	C	C	P	P	P		C	C			C
		3.292 Kennel				P	P		C		C	C	P	C	C	P			P
		3.293 Grooming Facility				C	C	C	C	C	P	P	P		C	C			C
		3.294 Animal Shelter				C	C		C		C	C	P		C	C			C
3.300 Automotive Services	3.310 Service & Repair	3.311 Without body work							C	C	C	P	P	P	P				
		3.312 With body work							C			C	C	P	P				
	3.320 Body Work							C			C	C	P	P					
	3.330 Car Wash							C			C	P	C	C					
	3.340 Gasoline Sales	3.341 Without Service & Repair							C			C	P	C	C				
		3.342 With Service & Repair							C				P	C	C				
4.000 MANUFACTURING & PROCESSING, OF GOODS, MERCHANDISE AND EQUIPMENT																			
4.100 All operations conducted entirely within fully enclosed building	4.110 Printing & binding production facilities								C		C	P	P	P	P				
	4.120 Photocopy & printing shop with accessory retail							C	C	C	C	P	P		P				
	4.130 Equipment repair	4.131 Small equipment								C	P	P	P	P	P				
		4.132 Large equipment										P	P	P	P				
4.140 Manufacturing & processing with related distribution & warehousing								C	C	C	C		P	P					
4.200 Operations conducted within & outside fully enclosed building																			
	4.210 Lumber & contractor's yard								C		C	C	P	P	P				
	4.220 Salvage yard														C	C			
	4.230 Landscape contractor's yard								C				P	P	P				P
4.3 Slaughter House														C					

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Table of uses only. For specific conditions and exceptions & GD3 District see text.

GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU
5.000 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES																			
5.100 Schools	5.110 Elementary and secondary including associated grounds and athletic and other facilities		C	C	C	C	C	P	P	P	P	P				C			C
	5.120 Trade or vocational schools							P	P	P	P	P	P	P	P				
	5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)							P	P	P	P	P	C		C				
5.200 Religious Use such as churches, synagogues, and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)			C	C	C	C	C	P	P	P	P	P	P		C	C			C
5.300 Orphanage								C	C	C	C	C							
5.400 Cultural Facilities such as libraries, museums, art galleries, art centers and similar uses	5.410 Located within a building having a gross floor area not exceeding 500 square feet		P	P	P	P	P	P	P	P	P	P	P		C				C
	5.420 Within a building having a gross floor area exceeding 500 square feet		C	C	C	C	C	P	P	P	P	P	P		C				C
5.500 Social clubs such as, union halls, fraternal clubs and lodges								C	C	C	P	P	P		C				
6.000 RECREATION & ENTERTAINMENT																			
6.100 Activity conducted entirely within building or substantial structure	6.110 Athletic facility							P	P	P	P	P	P	C	P				
	6.120 Movie theaters	6.121 Seating capacity of not more than 300						P	P	P	P	P	P		C				
		6.122 Seating capacity of more than 300						C	C	C	C	C	P		C				
	6.130 Theaters & Music Halls	6.131 Seating capacity of not more than 300						C	C	C	C	C	P		C				
6.132 Seating capacity of more than 300								C	C	C	C	P		C					

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Table of uses only. For specific conditions and exceptions & GD3 District see text.

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU
	6.140 Adult Entertainment											C						
6.200 Activity conducted primarily outside enclosed buildings or structures	6.210 Recreational facilities –privately owned facilities such as golf and country clubs, etc.				C	C	C	C	C	P	P	P		C	C		C	C
	6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc.	P	P	P	P	P	P	P	P	P	P	P	P	P	C		C	C
	6.230 Stables and arenas for horses				P	P	C	C	C	P	P				P			P
	6.240 Racing tracks - automobile and motorcycle												C					
	6.250 Open air markets, farm and craft markets,, produce markets				C	C	P	P	P	P	P	P		C	P			P
	6.260 Drive-in movie theaters						C	C		C	C	P						
	6.270 Water-based facilities	6.271 Marinas and yacht clubs				C	C	C	C		C	C	P					
	6.272 Residential Marine Associations	C	C	C	C	C	C	C										
6.300 Coliseums, stadiums and all other facilities listed in the 6.100 & 6.200 classifications designed to seat or accommodate more than 1,000 people										C	C	P	C	C				
7.000 INSTITUTIONAL RESIDENCE, CARE, OR CONFINEMENT FACILITIES																		
7.100 Hospital							C	C	P	C	C	P						
7.200 Nursing Care Home		P	P	P	P	P	P	P		P	P				P			P
7.300 Nursing care institution							C	C	P	P	P	C						
7.400 Mental Health Facility (other than halfway houses)							C	C	C			C						
7.500 Correctional facilities													C					
7.600 Home-based day care facilities up to six children		P	P	P	P	P	P	P	P	P	P				P	P		P
7.700 Intermediate day care facilities		P	P	P	P	P	P	P	P	P	P	C	C	C	P	C		P
7.800 Large day care facilities		C	C	C	C	C	P	P	P	P	P	C	C	C	C	C		C
8.000 RESTAURANTS, BARS, NIGHT CLUBS																		

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Table of uses only. For specific conditions and exceptions & GD3 District see text.

GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU	
8.100 Restaurants	8.110 Standard	8.111 With outdoor seating						P	P	P	P	P	P		C					
		8.112 Without outdoor seating						P	P	P	P	P	P		C					
	8.120 Short-Order	8.121 No drive-up service							C	C	C	C	P	P	C	C				
		8.122 With outdoor seating							C	C	C	C	P	P	C	C				
		8.123 Drive-up service allowed								C			C	C		C				
8.200 Bars								C	C	C	C	C	C							
8.300 Night Clubs									C			C	C							
8.400 Seasonal Mobile Food Units								C	C	C	C	C	C	C	C				P	
9.000 STORAGE AND PARKING																				
9.100 Automobile parking garages or parking lots not located on a lot on which there is another principle use to which the parking is related								C	C	C	C	C	P	P	P					
9.200 Storage of goods not related to the sale or use of those goods on the same lot where they are stored	9.210 Warehousing with all storage within completely enclosed structures													C	P	P			P	
	9.220 Mini-storage with all storage within completely enclosed structures									C				C	C	C				
	9.230 Archival Facility									C		C		P	P	P				
	9.240 Distribution Facility											C	C	P	P	P			P	
	9.250 Auto, marine, or equipment storage outside completely enclosed structures												C	P	P	P			C	
10.000 AGRICULTURAL, SILVICULTURAL, MINING, QUARRYING OPERATIONS																				
10.100 Agricultural operations	10.110 Excluding livestock					P	P	P	P		P	P				P		C	P	
	10.120 Including livestock					P	P	C	C		P	P				P		C	P	
10.200 Silvicultural operations			C	C	C	P	P	P	P	C	P	P	P	P	P	P	C	C	P	
10.300 Mining operations						C	C						C	P		C		C	C	
10.400 Reclamation landfill														P	C					

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Table of uses only. For specific conditions and exceptions & GD3 District see text.

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU
11.000 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES																		
11.100 Cemetery		P	P	P	P	P	P	P	P	P	P	C			C			C
11.200 Waste Processing	11.210 Sanitary Landfill												C					
	11.220 Transfer Station												C	C				
11.300 Transit Centers	11.310 Train Station						P	P	P	P	P	P	P					
	11.320 Train Yard												C					
	11.330 Bus Station						C	C	C	C	C	P	P	P				
11.400 Public Garage	11.410 Local						C	C			C	C	P	P				
	11.420 State								C		C	C	P	P				
11.500 Municipal Services	11.510 Town Hall	C	C	C	C	C	P	P	P	P	P	P		C				
	11.520 Community Center	C	C	C	C	C	P	P	P	P	P	P		C	C			C
	11.530 Police stations	C	C	C	C	C	P	P	P	P	P	P	C	C	C			C
	11.540 Fire stations	C	C	C	C	C	P	P	P	P	P	P	C	C	C			C
	11.550 Rescue squad, ambulance services	C	C	C	C	C	P	P	P	P	P	P	C	C	C			C
11.600 National guard center							C	C	C		C	C	P	C				
11.700 Civil defense operations							C	C	C				C	C				
11.800 Post Office							P	P	P	P	P	P	P	P				
11.900 Essential Service Facility	11.910 Neighborhood	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P
	11.920 Community or regional	C	C	C	P	P	C	C	C	C	C	P	P	P	P		C	P
12.000 TOWERS AND RELATED STRUCTURES																		
12.100 Tower	12.110 Less than 50 feet tall	C	C	C	P	P	P	P	P	P	P	P	P	P	P	C		P
	12.120 50 feet tall or greater	C	C	C	C	C	C	C	C	C	C	P	P	P	C	C		C
	12.130 Wind Turbine	C	C	C	C	C				C		C	C	C	C			C

1 = Subject to PRD Standards

Table of uses only. For specific conditions and exceptions & GD3 District see text.

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD ₂	GD4	GD4C	COM	IND	BD	AGR	MHP	FP	AMU
	13.000 TEMPORARY STRUCTURES USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NON-RECURRING PURPOSE	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
	14.000 PLANNED UNIT DEVELOPMENT						P	P	P	P	P	P	P	P				

1 = Subject to PRD Standards

Table of uses only. For specific conditions and exceptions & GD3 District see text.

District	Density	Minimum Lot Size	Frontage	Primary Front Yard Setback	Primary Side Yard Setback	Primary Rear Yard Setback	Acc. Front Yard Setback	Acc. Side Yard Setback	Acc. Rear Yard Setback	Total Lot Coverage Max	Primary Building Height Max	Acc. Building Height Max
R3 Class I	1 du./10,000 sf	10,000 sf	1 du./100 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R3 Class II	1 du./15,000 sf	15,000 sf	1 du./100 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R2 Class I	1 du./15,000 sf	15,000 sf	1 du./125 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R2 Class II	1 du./20,000sf	20,000 sf	1 du./125 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R1 Class I	1 du./30,000 sf	30,000 sf	1 du./150 ft	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R1 Class II	1 du./40,000sf	40,000 sf	1 du./150 ft	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
R5	1 du./5 acres	40,000 sf	1 du./300 ft	75 ft	50 ft	100 ft	75 ft	50 ft	100 ft	20%	40 ft ridge 35 ft flat	35 ft ridge 30 ft flat
R10	1 du./10 acres	40,000 sf	1 du./300 ft	75 ft	50 ft	100 ft	75 ft	50 ft	100 ft	20%	40 ft ridge 35 ft flat	35 ft ridge 30 ft flat
GD1 Class I	1 du. /10,000 sf	10,000 sf	1 du./100 ft	30 ft	10 ft	30 ft	30 ft	10 ft	30 ft	60%	40 ft ridge 35 ft flat	30 ft ridge 25 ft flat
GD1 Class II	1du./20,000sf	20,000 sf	1 du./100 ft	30 ft	10 ft	30 ft	30 ft	10 ft	30 ft	60%	40 ft ridge 35 ft flat	30 ft ridge 25 ft flat
GD2 Class I	(MU) 1 du / 4,356 sf	20,000 sf	1 du./100 ft	30 ft	15 ft	30 ft	45 ft	15 ft	30 ft	70 %	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat
GD2 Class II	(MU) 1 du / 10,890 sf	20,000 sf	1 du./100 ft	30 ft	15 ft	30 ft	45 ft	15 ft	30 ft	70 %	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat
GD4	1 du./10,000sf	10,000 sf	1 du./100 ft	30	15 ft	25 ft	45 ft	15 ft	30 ft	60%	20 ft eave 34 ft ridge 24 flat rooflines	20 ft eave 34 ft ridge 24 flat rooflines

District	Density	Minimum Lot Size	Frontage	Primary Front Yard Setback	Primary Side Yard Setback	Primary Rear Yard Setback	Acc. Front Yard Setback	Acc. Side Yard Setback	Acc. Rear Yard Setback	Total Lot Coverage Max	Primary Building Height Max	Acc. Building Height Max
BD		10,000 sf	100 ft	25 ft.	15 ft.	25 ft.	25 ft.	15 ft.	25 ft.	80%	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat
COM		20,000 sf	100 ft	45 ft	15 ft	30 ft	45 ft	15 ft	30 ft	Class I 70% Class II 60%	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat
IND		40,000 sf	150 ft	45 ft	20 ft	25 ft	45 ft	15 ft	15 ft	80%	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat
AGR	1 du./25 acres	40,000 sf	1 du./300 ft	75 ft	50 ft	100 ft	75 ft	50 ft	100 ft	20%	40 ft ridge 35 ft flat	40 ft ridge 35 ft flat
MHP	1 du./15,000sf	15,000 sf	1 du./100 ft	15 ft	10 ft	10 ft	15 ft	10 ft	10 ft	20%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
FP		40,000 sf	300 ft	200 ft	200 ft	200 ft	200 ft	200 ft	200 ft	10%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat
AMU	1 du./40,000sf	40,000 sf	150 ft	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	40 ft ridge 35 ft flat	25 ft ridge 20 ft flat

Additional Considerations

- (1) = In all districts, total front yard coverage shall not exceed 30%.
- (2) = 45 foot front yard setback required for primary and accessory structures on highways (see Article 2.05 Setbacks & Buffers)
- (3) = Minimum lot size and setbacks may be reduced when approved in accordance with Article Nine, Planned Unit Developments
- (4) = ~~In an Industrial District side or rear yard setback on any lot abutting a residential use or district shall be 100 ft.~~
- (5) = In the Agricultural District, silos and grain elevators shall be excluded from height restrictions.
- (6) = The height of buildings may be increased in accordance with Article Two Section Seven.
- (7) = Multi-family = MU
- (8) Please consult associated Article and Section in Zoning Regulations for additional considerations and requirements.
- (9) In accordance with Section 2.06E herein accessory structure heights may be increased up to up to thirty (30) feet in height or the height of the primary structure whichever is less.
- (10) The AMU District has a minimum .5 acre lot size and maximum 1 acre lot size for residential lots. Lot coverage in the AMU District may be increased in accordance with Section 6.04E.
- (11) The dimensional standards for the GD3 District can be found in Section 4.03 of the Zoning Regulations.

Class I = Municipal water and either municipal sewer or community septic

Class II = Individual on-site septic

APPENDIX E: ZONING REGULATION AMENDMENTS

SUPPLEMENT #33

PROPOSAL	PLANNING COMMISSION PUBLIC HEARING	WARNED FOR SELECT BOARD	ADOPTED	EFFECTIVE DATE
<ol style="list-style-type: none"> 1. Amend Article Seven to add Section 7.07 General Development One Commercial District 2. Amend Sections 8.05D and 8.10C to require land owner signature on applications. 3. Amend Section 10.04F to decrease length of surety for landscaping. 4. Amend Section 10.04G to decrease amount retained of landscape surety. 5. Amend Section 11.03 to require digital formats, fix typos, and landowner signature on applications. 6. Amend Section 12.02 to add definition of Shopping Center with Drive-Up and delete Firewood Operation. 7. Amend Table A-1 to add GD1C Overlay District and shopping centers with drive-up use. Delete Firewood Operation. 8. Amend Table A-2 to delete footnote four. 9. Amend Zoning Map to rezone parcels in the Heineberg/Prim Road neighborhood to create cohesive planning areas as codified in Appendix F herein. 	<p>7/16/13</p>			

APPENDIX F: ZONING MAP AMENDMENTS

For a complete list of zoning map designation by parcel identification number, please see Appendix F(1) (detached).

EFFECTIVE XXXXX

37-073002 *COM to GD1*
41-099002 *COM to GD1*
41-041002 *COM to R3*
05-005002 *COM to GD1*
40-002012 *COM to GD1*
40-001002 *COM to GD1*
40-062002 *COM to GD1*
40-062022 *COM to GD1*
40-062012 *COM to GD1*
40-063002 *COM to GD1 & GD1C*
40-063012 *COM to GD1 & GD1C*
40-064002 *COM to GD1 & GD1C*
41-095002 *COM to GD1 & GD1C*
41-097002 *COM to GD1 & GD1C*
41-098002 *COM to GD1 & GD1C*
41-094002 *and all subnumbers* *COM to GD1 & GD1C*
41-092002 *COM/R3 to GD1 & GD1C*
41-093002 *and all subnumbers* *COM to GD1 & GD1C*
41-052002 *COM to GD1*
41-051002 *COM to GD1*
41-033002 *COM to GD1*
41-034002 *COM to GD1*
41-035002 *COM to GD1*
41-006002 *COM to GD1*
41-006012 *COM to GD1*
41-005002 *COM to GD1 & GD1C*
41-004002 *COM to GD1 & GD1C*
41-003002 *COM to GD1 & GD1C*
41-002002 *COM to GD1 & GD1C*
41-001002 *COM to GD1 & GD1C*
37-025002 *COM to GD1 & GD1C*
37-028002 *COM to GD1 & GD1C*
37-030012 *COM to GD1 & GD1C*
37-030002 *COM to GD1 & GD1C*
37-031002 *GD1 to GD1 & GD1C*
37-018002 *COM to GD1 & GD1C*
37-017002 *COM to GD1 & GD1C*
37-016002 *COM to GD1 & GD1C*
37-073002 *COM to GD1C*

<i>39-010002</i>	<i>COM to GD1</i>
<i>40-083002</i>	<i>COM to R2</i>
<i>06-026072</i>	<i>GOV to R1</i>
<i>49-001012</i>	<i>COM to GD1</i>
<i>49-013002</i>	<i>COM to GD1</i>
<i>49-014002</i>	<i>COM to GD1</i>
<i>49-020002</i>	<i>COM to GD1</i>
<i>49-024002</i>	<i>COM to GD1</i>
<i>49-026012</i>	<i>COM to GD1</i>
<i>49-026002</i>	<i>COM to GD1</i>
<i>51-006002</i>	<i>COM to GD1</i>
<i>51-007002</i>	<i>COM to GD1</i>
<i>49-027002</i>	<i>COM to GD1</i>
<i>51-009002</i>	<i>COM to GD1</i>
<i>40-003002</i>	<i>COM to GD1</i>
<i>40-005002</i>	<i>COM to GD1</i>
<i>49-021002</i>	<i>COM to GD1</i>
<i>49-022002</i>	<i>COM to GD1</i>
<i>49-023002</i>	<i>COM to GD1</i>
<i>49-025002</i>	<i>COM to GD1</i>
<i>51-009012</i>	<i>COM to GD1</i>
<i>51-010002</i>	<i>COM to GD1</i>
<i>51-010012</i>	<i>COM to GD1</i>
<i>51-002002</i>	<i>R2 to GD1</i>
<i>51-003002</i>	<i>R2 to GD1</i>
<i>51-004002</i>	<i>R2 to GD1</i>
<i>51-005002</i>	<i>R2 to GD1</i>
<i>51-005012</i>	<i>R2 to GD1</i>
<i>51-005022</i>	<i>R2 to GD1</i>
<i>51-005032</i>	<i>R2 to GD1</i>
<i>51-005032-0010000</i>	<i>R2 to GD1</i>
<i>51-014002</i>	<i>R2/COM to R2</i>
<i>53-003002</i>	<i>R3 to R2</i>
<i>51-016002</i>	<i>GD1 to R2</i>
<i>37-020002</i>	<i>COM to GD1</i>
<i>37-021002</i>	<i>COM to GD1</i>
<i>37-023002</i>	<i>COM to GD1</i>
<i>37-024002</i>	<i>COM to GD1 & GD1C</i>
<i>37-006002</i>	<i>R2/FLP to GD1/FLP</i>
<i>37-007002</i>	<i>R2/FLP to GD1/FLP</i>
<i>37-072002</i>	<i>R2 to GD1</i>
<i>05-013002</i>	<i>FLP/R2 to FLP/GD1</i>
<i>37-010012</i>	<i>R2 to GD1</i>
<i>37-010022</i>	<i>R2 to GD1</i>
<i>37-010032</i>	<i>R2 to GD1</i>
<i>37-010042</i>	<i>R2 to GD1</i>

37-010052 R2 to GD1
37-010062 R2 to GD1
26-018003 AGR to R1
37-013002 GD1 TO GD1 & GD1C
37-014002 GD1 TO GD1 & GD1C
37-015002 GD1 TO GD1 & GD1C

EFFECTIVE May 30, 2012

49-001022 COM to GD1

EFFECTIVE May 18, 2011

06-023002 A 109.99 ft. by 315.91 ft., 0.77 of an acre portion of the northwest corner IND
to COM

EFFECTIVE July 14, 2010

03-017013 IND to BD
03-022013 IND to BD
03-021003 IND to BD
03-019003 IND to BD
03-020003 IND to BD
01-020323 IND to BD
01-020263 IND to BD
01-020243 IND to BD
01-020233 IND to BD
01-020063 IND to BD
01-020073 IND to BD
01-020083 IND to BD
01-020093 IND to BD
01-020103 IND to BD
01-020153 IND to BD
01-020163 IND to BD
01-020173 IND to BD
01-020183 IND to BD
01-020193 IND to BD
01-020203 IND to BD
01-020213 IND to BD
01-020223 IND to BD
03-022043 IND to BD
03-018003 IND to BD
03-018013 IND to BD