

# Zoning Regulations for the Town of Windsor, VT

(These regulations and map also available  
online at <http://www.windsorvt.org/documents>)



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**Amended October 22, 2002**  
**Amended November 11, 2003**  
**Amended July 12 and Aug 23, 2005**  
**Amended July 25, 2006**  
**Amended Sept. 25, 2007**  
**Amended March 24, 2015**  
**Draft May 31, 2018**

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Developed by the Windsor Planning Commission with assistance from the Southern Windsor County Regional Planning Commission. Funded in part by a Municipal Planning Grant from the Department of Housing and Community Development.

## Table 2.2 Rural District

### (A) Purpose

The Rural District is generally comprised of larger tracts of land that are best suited to maintaining rural character. The purpose of the Rural District is to maintain an active working landscape (i.e. farming and sustainable forestry) and provide outdoor recreational opportunities. The establishment of residences and home occupations is allowed in this district as long as the overall low-density development pattern and rural character is maintained. Development suitability is dependent on several factors, including proximity to major roadways and environmental constraints, including but not limited to topography, wetlands, prime agricultural soils, important wildlife habitat, and site suitability for on-site water and sewage disposal. Development will happen in ways that preserve the majority of prime agricultural soils and/or large tracts of forested lands in order to minimize fragmentation.

Specifically, the Town Plan calls on Windsor to:

- (1) Direct intensive growth to those areas along major roads and served by existing or planned public water and sewer infrastructure.
- (2) Where development encroaches on forestlands, farmlands, wildlife habitat and/or wildlife travel corridors, require proposed development to cluster or locate to the periphery in order to minimize fragmentation.
- (3) Development on large lots in rural areas shall be designed to focus development activities along existing roadways and on portions of land that have the least constraints (i.e. minimize disturbance of water courses, wetlands, steep slopes and other constraints).
- (4) Encourage shared driveways for developments off VT Route 44 outside of the village.



**Table XX: Allowable Land Uses.**

Code	Uses	Rural District		
		RUR: VT 44	RUR: Cnty Rd	RUR 5
<b>RESIDENTIAL</b>				
1110	Accessory dwelling	P-or-E	P-or-E	P-or-E
1120	Accessory use/structure (residential)	P	P	P
1130	Dwelling, Single-family	P	P	P
1140	Dwelling, Two-family	P	P	P
1150	Group Home	E-P	E-P	E-P
1160	Home Business	C	C	C
1170	Home child care facility	P	P	P
1180	Home occupation	P	P	P
<b>PUBLIC / CIVIC</b>				
2110	Cemetery	C	S-C	S-C
2130	Correctional facility			
2150	Health care facility	C		
2220	Public facility (closed)	C	C	C
2260	Telecommunications facility			C
<b>COMMERCIAL</b>				
3130	Bed & breakfast	S-C	C	
3140	Campground	S-C	C	C
3170	Cottage industry	C		
3180	Day care facility	C	C	C
3220	Garden Center	C	C	E
3250	Inn	C	C	
3260	Kennel	C	C	C
3370	Outdoor recreation	C	C	C
3420	Retail-Recreation	C		
3440	Rooming house	C		
3460	Veterinary hospital		C	E
<b>OTHER</b>				
4110	Accessory uses/structure (non-residential)	S-C	S-C	S-C
<b>WORKING LANDS</b>				
6110	Agriculture	E/P	E/P	E/P
6120	Extraction of Earth Resources	C	C	C
6130	Forestry (Silviculture)	E	E	E

NOTE: E = exempt, P = administrative review, S = site plan review, C = conditional use review

(B) District Land Uses

Land uses allowed for the Rural District shall be as shown in Table XX. The Rural District is comprised of three sub-districts as depicted on the Zoning District Map:

- (1) VT Route 44 Rural Sub-district (RUR-VT 44);
- (2) County Road Rural Sub-district (RUR-CNTY RD);
- (3) Rural 5 Sub-district (RUR-5).

(C) Dimensional Standards

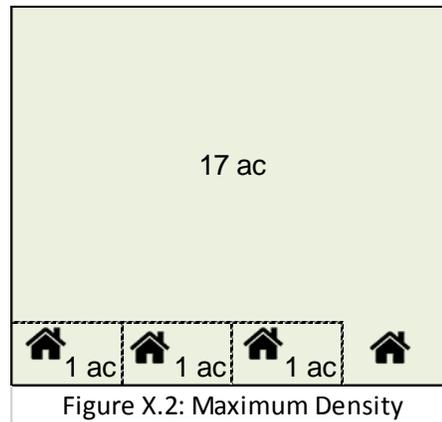
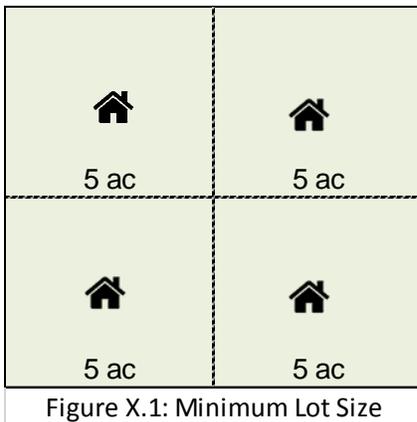
The following dimensional standards shall apply unless otherwise specified by use type.

**Table XX: Dimensional Standards**

Dimensional Standards	Rural District		
	RUR-VT 44	RUR-Cnty Rd	RUR-5
Minimum Lot Size (sq ft)	-	-	-
Maximum Density	1 unit/1 ac	1 unit/2 ac	1 unit/5 ac
Minimum Frontage (ft)	100	120	150
Minimum Front Setback (ft)	30	40	50
Minimum Side Setback (ft)	15	20	30
Minimum Rear Setback (ft)	-	-	-
Maximum Height (ft)	40	40	40
Maximum Structure Coverage	30%		

*Please be aware that, with the maximum density standard, no further development is allowed after the maximum density is achieved.*

*Figures X.1 and X.2 are simplistic and are only intended to illustrate the difference between a conventional minimum lot size standard and a maximum density standard. Please note that the Rural District no longer requires a certain minimum lot size. In order to provide flexibility, a maximum density standard applies in this District. In the conventional example (Figure X.1), a 20 acre lot can be subdivided into four 5-acre lots. In the maximum density example (Figure X.2), the same 20 acre lot could be subdivided into four lots, three of which can be much smaller if desired, as long as the overall density meets the standard. The benefits of the density approach is flexibility to create smaller sized lots and reduce fragmentation. Please note that the 17 acre lot cannot be further subdivided.*



(D) Supplemental District Standards

To achieve the purposes of this district, applicants for a zoning permit must conform to the following standards.

(1) **Protection of Natural Resources.** Development within this district must be undertaken in a manner that protects important natural resources. To this end:

- a) Development must be configured to limit undue adverse impacts on natural resources and fragile features as identified in the Town Plan or through site investigation including, but not limited to, steep slopes (25% or greater), wetlands, tracts of forestland (50 acres or greater), important wildlife habitat, areas of unstable soils, and soils generally unsuited for development or on-site septic disposal.
- b) For projects that require review by the Development Review Board (DRB), the Board may require submission of management plans on sites that include important natural resources or fragile features (e.g. stormwater management plans, wildlife management plans).

(2) **Preservation of Agricultural Lands.** Lots and development must be configured to maintain the farming potential of prime agricultural soils and productive fields or pastures to the greatest extent feasible. To this end:

- a) Development must be located along the edges of prime agricultural soils and productive fields or pastures. Building locations adjacent to, but not within, tree lines and wooded field edges are preferred. When such siting is not possible, development must be located on the least productive land.

(3) **Preservation of Rural Character.** Development must be compatible with the rural character of the district. To this end:

- a) The project must be designed to fit the proposed development into the existing landscape to the greatest extent feasible.
  - 1) The design for buildings, driveways and other development elements shall follow natural features, such as landform and water features.

*Please be aware that you can access free online mapping information about where natural resources are located through the Vermont Agency of Natural Resources Atlas at: <https://anrmaps.vermont.gov/websites/anra5/>. Contact the Zoning Administrator for assistance.*



*Figure 1: This picture illustrates an example of the existing rural character along Hunt Road, with open fields and views of Mt. Ascutney in the distance.*

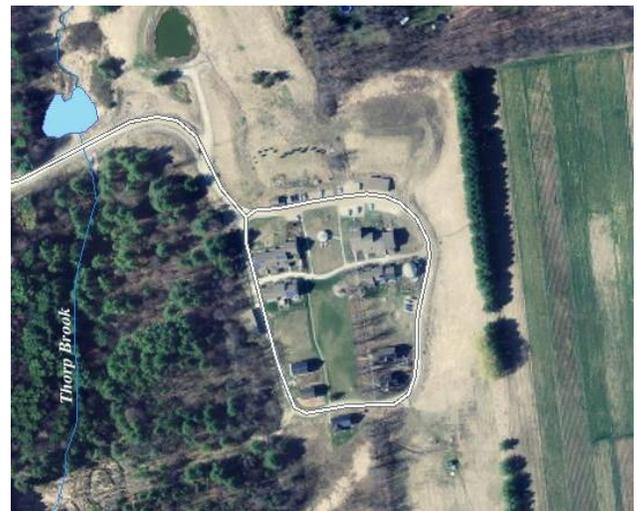


*Figure 2: This picture illustrates how clustering buildings on one portion of a tract of land can minimize fragmentation of farmland or other important natural resources and maintain rural character. (Source [www.cobhill.org](http://www.cobhill.org))*

- 2) Existing structures, including stonewalls, barns, silos and/or other agricultural accessory buildings, should be preserved and re-used.
- 3) Illumination from exterior lighting fixtures or other light sources must be shielded or of such low intensity as not to cause undue glare, reflected glare, sky glow or a nuisance to traffic or abutting properties. Lights used to illuminate parking areas and drives must be so arranged and designed as to deflect light downward and away from adjacent residential areas and public highways. Lights must be of a "downshield luminaire" type where the light source is not visible from any public highway or from adjacent properties. Only fixtures which are shielded to not expose a light source, and which do not allow light to "flood" the property, are permitted to be attached to buildings. Searchlights are not permitted. A lighting plan is required as part of a complete application for development that are subject to site plan, conditional use or planned unit development review procedures.



*Figure 3: This picture illustrates a development pattern that is not desired. The homes exhibit a suburban automobile-oriented development pattern, creating large lots, with homes in the middle of each lot. This development pattern fragments the agricultural soils.*



*Figure 4: This picture illustrates a more desirable development pattern, where the homes are clustered in a way that creates more of a community atmosphere and minimizes fragmentation of the forested area and the agricultural soils/fields.*

- 4) The removal of native vegetation, especially large trees, must be minimized. For example, trees with a caliper in excess of 6 inches should not be removed unless for construction of roads, driveways or structures. Selective clearing for lawns and septic systems must be designated on the site plan. This provision must not be interpreted to prevent woodland management in accordance with a plan approved by an appropriate state or federal agency.

(4) **Master Plan.** The DRB may require the submission of a conceptual master plan for the entire parcel for projects that involve multiple development phases or large parcels (i.e. 30 acres or larger) that may support subsequent phases of development. At a minimum, conceptual master plans must identify:

- a) Existing site conditions;
- b) Proposed conservation areas, common lands and/or open space;

- c) General location of proposed infrastructure, including roads, driveways and utilities;
- d) Proposed development areas; and,
- e) Estimated type, density, scale and timing of future development.

## Section 2.6. The Downtown District

### (A) Purpose.

The purpose of the Downtown District is to promote a mix of commercial, residential and civic uses of a type, scale and intensity that are consistent with the Downtown future land use category as described in the *Windsor Town Plan*. This District represents the traditional center of the community that is served by urban infrastructure, which allows for the highest densities in Town and encourages travel by walking, bicycling and public transit. In order to encourage economic development, preserve historic character and promote Downtown revitalization, it is the intent of this District to:

- (1) Facilitate the redevelopment and investment of existing historic buildings in a manner that is consistent with the *Design Guidelines for Development in the Design Review District*.
- (2) Encourage appropriate redevelopment and in-fill development by establishing a clear and consistent process to ensure that such development furthers goals of the *Windsor Town Plan*, Downtown Master Plan and *Design Guidelines*.
- (3) Ensure that all development advances Windsor's downtown revitalization goals and is sensitive to maintaining the natural buffer zone that runs along the perimeter of the Downtown District.

*The natural buffer zone around the Downtown District is generally described as follows: The south side of Bridge Street adjoins the former Tewksbury property. To the north is the transition to the Great Farm property along Route 5 North. The east side is the river and to the west is Runnemedede and Paradise Park.*

### (B) Character of the Area.

The desired character of the Downtown District is to have the attributes of a traditional Vermont community center as described in the Land Use Chapter of the *Windsor Town Plan*. There are separate neighborhoods within the Downtown District that demonstrate their own individual character as further described in both the *Windsor Town Plan* and in Appendix XX. The DRB will refer to these documents as guidance when reviewing projects that are subject to Conditional Use Review under Section 5.3.



*Figure 1: These photos illustrate the character of the area that the Town wishes to maintain within the Downtown.*

**(C) District Land Uses.**

(1) Land uses allowed for within the Downtown District shall be as shown in Table XX shown below. For the purposes of the Downtown District, there are different two classifications for allowable land uses:

- a) Class 1 – Principally commercial/mixed use areas (i.e. Downtown Commercial Center)
- b) Class 2 – Principally residential neighborhoods (i.e. all other parts of the Downtown District)

**Table XX: District Land Uses**

Code	Uses	Class 1	Class 2
<b>RESIDENTIAL</b>			
1110	Accessory dwelling		P
1120	Accessory structure	P	P
1130	Accessory use	P	P
1140	Dwelling, Single-family		P
1150	Dwelling, Two-family		P
1160	Home child care facility		P
1170	Home occupation	P	P
1210	Residential care facility	C	C
1220	Temporary shelter	C	C
<b>PUBLIC / CIVIC</b>			
2120	Community center	C	C
2140	Cultural facility	C	C
2150	Health care facility	C	C
2170	Parking facility	C	C
2180	Public transportation terminal	C	C
2190	Place of worship	S	S
2210	Professional school	S	S
2220	Public facility (closed)	S	S
2230	Public facility (open)	S	S
2240	School	C	C
<b>COMMERCIAL</b>			
3110	Bank	S	
3120	Bar	S	
3130	Bed & breakfast	S	C
3160	Conference center	C	C
3180	Day care facility	S	C
3190	Dwelling, Multi-family	S	S
3210	Funeral home	S	C
3250	Inn	S	C
3270	Laundry (self-service)	S	
3290	Personal service	S	S
3320	Printing service	S	S
3330	Private clubhouse	S	S
3340	Professional/business office	S	S

Code	Uses	Class 1	Class 2
3380	Research & development business	C	C
3390	Restaurant	S	C
3430	Retail store/service	S	C
3450	Rooming house	C	C
3480	Artist/craftsperson work/sales (i.e. creative economy-based business)	P	S
<b>OTHER</b>			
4110	Accessory uses/structure (non-residential)	P	P
4120	All other uses	C	C
<b>INDUSTRIAL</b>			
5140	Manufacturing business (enclosed)	C	
<b>Working Lands</b>			
6110	Agriculture	E/P	E/P

NOTE: E = exempt, P = administrative review, S = site plan review, C = conditional use review

**(D) Dimensional Standards**

- (1) The following dimensional standards apply to all development. For the purposes of the Downtown District, there are different dimensional standards for two classifications:
  - c) Class 1 – Principally commercial/mixed use areas (i.e. Downtown Commercial Center)
  - d) Class 2 – Principally residential neighborhoods (i.e. all other parts of the Downtown District)

*I recommend keeping the Price Chopper/Spirol area in the Roadside Business District, but add supplemental district standards to promote better redevelopment patterns.*

**Table XX: Sub-District Dimensional Standards**

Dimensional Standards	Class 1	Class 2
Minimum Lot Size (sq ft)	2,500	5,000
Minimum Lot Size per Dwelling Unit (sq ft)		1,000
Minimum Frontage (ft)	25	50
Minimum Front Setback (ft)	0	10
<u>Maximum Front Setback-for new construction only (ft)</u>	<u>10</u>	<u>20</u>
Minimum Side Setback (ft) *	0	10
Minimum Rear Setback (ft)	0	20
<u>Minimum Height (ft)</u>	<u>25</u>	
Maximum Height (ft)	60	60
Maximum Structure Coverage	<u>80%</u>	<u>60%</u>

\* Zero lot lines allowed

- (2) Waivers to modify the dimensional standards in Table XX will be evaluated by the Development Review Board under conditional use review in accordance with Section 5.3 and must also meet the waiver standards in Section X.X. The Downtown Design Review Standards in Section 5.4 will also apply to all waiver requests in the Downtown Design Review Overlay District.

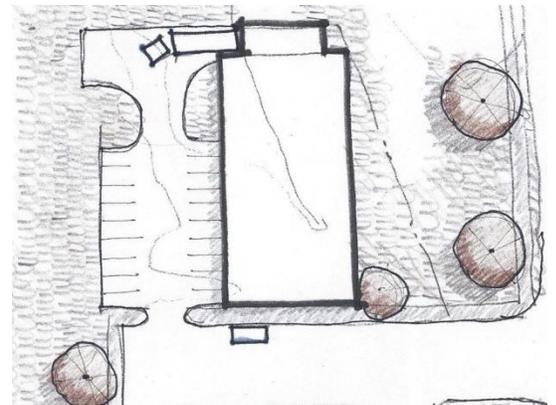
**(E) Supplemental District Standards.**

- (1) **Multiple Principal Uses:** Any lot and/or building is allowed to have multiple principal uses within the Downtown District. The purpose of this allowance is to streamline the permitting process and to ensure that mixed-use development has a review process that is equivalent to single-use developments within the Downtown. Each proposed use must go through the applicable review process as indicated in Table XX.
- (2) **Other Land Uses:** In addition to the allowed uses set forth in Table XX for the Downtown, Land Use Code 4120 allows for consideration of any other proposed land use under Conditional Use Review by the Development Review Board, which shall be subject to the following standards, as applicable, for each project.

- a) Conditional Use Review Standards (Section 5.3). Key considerations for conditional use review for these types of projects under Section 5.3 (C)(2) will be:
  - 1) Does the proposed project meet the zoning district purpose statement?
  - 2) Does the proposed location, scale and intensity of the project fit with the desired character of the area as articulated in the Land Use Chapter of the *Windsor Town Plan* and in Appendix XX (Downtown Neighborhood Character Statements)?
- b) Downtown Design Review (Section 5.4) for new structures, additions or exterior alterations;
- c) Flood Hazard Review (Section 5.6) for development located within Special Flood Hazard Areas;
- d) Performance Standards (Section 4.10);
- e) Supplemental District Standards (Section 2.6(E)); and,
- f) All other relevant provisions of these bylaws.

Land uses that are clearly not compatible with Downtown character are prohibited, such as contractor yards, gravel crushing operations, lumber mills, automobile sales, service stations, and drive-through restaurants.

- (3) **Front Yard Treatment and Front Yard Setbacks:** Use of front yards shall be limited to landscaping, pedestrian paths and associated pedestrian amenities (e.g. street furniture, pedestrian scale lighting and signs) and driveways. Outdoor storage, parking and loading areas shall not be located within front yards unless the property is a pre-existing building and the DRB finds that no other practical alternative exists. The DRB may require the installation of curbing or other suitable edge treatments along the street line and to define driveway entrances.



*Figure 2: This image illustrates a relatively good design, where the building façade is oriented to the street (on the right), sidewalks provide good pedestrian access, parking and loading are located to the rear of the building, and landscaping is provided to make an attractive front yard. (R. Haight)*

- (4) **Parking:** Parking is subject to the standards in Section 4.9, including the provisions that pertain to downtown street level setbacks and front yard parking restrictions.
- (5) **Drive-Through:** All drive-through, drive-in and drive-up retail establishments and restaurants are prohibited.
- (6) **Traffic Analysis:** The DRB shall consider the impact of traffic resulting from the proposed development on the capacity, safety, and efficiency of town roads and bridges, and on the impact of the character of the existing

neighborhood. The DRB will rely upon the town’s Traffic Impact Study Guidelines (Appendix A) to make their determination. The guidelines will consider existing conditions, average daily traffic, peak hour trips, levels of service, parking, and other considerations to make their determination.

(7) **Rail Access:** For properties with direct frontage along the railroad, rail-oriented uses are encouraged, as such the following provisions apply:

- a) No setbacks shall be required for railroad-related uses from any lot line that abuts the Railroad.
- b) For projects that have railroad frontage and are subject to conceptual master plans, site designs must utilize or enable future rail access.

(8) **Master Plans:** There are certain parcels where, by virtue of their redevelopment potential and the important impact upon downtown revitalization goals, the DRB will require the submission of a conceptual master plan for the entire parcel for proposed projects and subsequent phases of development. Those parcels include Windsor Technology Park, Goodyear campus, Windsor Railyards, and the vacant lot behind the Windsor Diner. The DRB may require a conceptual master plan for other larger parcels that have potential for subsequent development potential. At a minimum, conceptual master plans must identify:

- a) Existing site conditions;
- b) Proposed conservation areas, common lands and/or open space;
- c) General location of proposed infrastructure, including roads, driveways and utilities;
- d) Proposed development areas; and,
- e) Estimated type, density, scale and timing of future development.

(9) **Adaptive Reuse:** The adaptive reuse of special-use buildings – as defined in Section 7.1 – within all zoning districts is subject to review by the Development Review Board and must meet the conditional use requirements specified in Section 5.3 and the adaptive reuse provisions in Section 3.20.



*Figure 3: Artisan’s Park is an example of a project taking a thoughtful approach to developing a site. The intent of a conceptual master plan is to take a similarly thoughtful approach to key downtown properties due to their impact on the community. (Google Maps)*



*Figure 4: Example of adaptive reuse project that established a restaurant in a former church in Rhinebeck, NY. (NNECAPA)*

**(10) Conversions of Older Residences and Barns:**

- a) **Purpose:** To preserve the residential character of older, established neighborhoods by carefully guiding the transition of large, historic residential structures to other appropriate uses.
- b) **Applicability:** The conversion of large, historic residential buildings is subject to review by the Development Review Board and must meet the site plan review requirements specified in Section 5.2 and the following standards.
- c) **Eligible Buildings:** This provision applies to legally existing, large, historic residential homes or accessory buildings (e.g. barn) located within the Downtown District that do not meet the Adaptive Reuse criteria in Section 3.20.
- d) **Allowed Uses:** An applicant may propose one or more of the uses that requires Administrative Review (“P”) or Site Plan Review (“S”) as listed in Table XX to be established within an eligible building.
- e) **Review Criteria:** In order to determine if the proposed use(s) is appropriate, the Development Review Board will evaluate the project based upon the following standards as it relates to character, intensity and impact on the surrounding area:
  - 1. Exterior storage of materials is prohibited.
  - 2. Performance Standards (Section 4.10).
  - 3. Supplemental District Standards (Section 2.6(E)).
  - 4. Downtown Design Review (Section 5.4) for additions or exterior alterations;
  - 5. All other applicable standards in these zoning bylaws apply.
  - 6. The Development Review Board may require modifications or impose conditions to ensure that the project meets the site plan review standards in Section 5.2(C).



*Figure 5: Example of an historic home in Putney that has been converted into apartments and a professional office in the barn. (WWHT)*

**(F) Combined Review Procedures for the Downtown District**

In accordance with 24 V.S.A. §4462, in cases where a proposed project will require more than one type of development review, the DRB may warn and hold a joint hearing or single hearing for the purpose of reviewing and acting on the proposal. The Administrative Officer shall identify proposed projects appropriate for combined review and assist applicants in preparing and submitting coordinated applications to facilitate combined review.

Notice for a combined review hearing shall be made in accordance with 24 V.S.A. §4464(a)(1). The hearing notice shall include a statement that the hearing will be a combined review of the proposed project and list each review process that will be conducted at the hearing.

All hearing and decision requirements and all deadlines applicable to each review process shall apply. Separate written decisions may be issued for each review conducted as part of the combined review, but shall be coordinated where appropriate.

## Section 6.X. Waivers of Dimensional Standards

As allowed under 24. V.S.A. 4414(8), a waiver of dimensional standards may be applied for within the Downtown District. All waiver applications are subject to approval by the Development Review Board, and must meet the requirements and review procedures under Section 4.5 for conditional uses as well as the following waiver provisions.

- (1) **Applicability.** Waivers may be applied for to reduce any required dimensional standards to properties within the Downtown District in order to provide flexibility in project design to achieve the desired pattern of development that is in conformance with the Windsor Town Plan and consistent with the Downtown Master Plan.
- (2) **Review Criteria.** The Development Review Board shall approve a waiver request upon finding that:
  - a) Granting a waiver will not result in an unsafe condition of the lot or to the public.
  - b) The proposal incorporates design techniques (restricted height, lack of windows), screening (fencing or plantings) or other remedies to reasonably limit impact or the potential for impact upon the neighbors or public rights-of-way.
  - c) The waiver requested would not impair sight distances on or maintenance of public or private roads or sidewalks.
  - d) The proposed work or construction does not encroach into the required front, side or rear yard setbacks any more than necessary to accomplish the desired results.
  - e) The proposed development is compatible in scale and design of structures and the overall existing development pattern of the surrounding area.
  - f) The waiver resolves a practical difficulty in developing the property and allows reasonable use of the property;
  - g) In the case of historic properties, the waiver is essential to the preservation and renovation of the historic building or the preservation of the historic pattern of land use of the surrounding area;
  - i) Waivers to the setback standards shall be as determined in accordance with the Downtown Design Review Standards in Section 5.4(G); and,
  - j) The proposal is consistent with the purpose and character of the area statements for the Downtown District and Sub-districts as described in Section 2.6 (a) and (b).
- (3) **Decisions & Conditions.** The Development Review Board shall make its decision on the request for waiver by applying the facts presented both in

the application and at the public hearing to the criteria listed herein. In approving a waiver request, the Development Review Board shall determine and may impose conditions to ensure that the waiver is the minimum required to afford relief and represents the least deviation possible from the dimensional requirements. These conditions may include, but need not be limited to, the following:

- a) Limiting the size of the structure;
- b) Requiring the mitigation of impacts to adjoining properties and/or uses, to public rights-of-way through building design (e.g. limiting window placement), layout, landscaping or screening;
- c) Reducing the encroachment into the required front, side or rear yard setbacks;
- d) Requiring that the project does not extend beyond an existing nonconforming structure unless needed to accomplish the intended project goal;
- e) Reducing the waiver requested to ensure that the waiver represents the minimum waiver that will afford relief and will represent the least deviation possible from the zoning bylaw; and,
- f) Controlling the location and number of vehicular access points.

(4) **Limitations of Waiver Approval.** Any waiver granted under this section shall be limited to the specific property to which it has been granted. A waiver on one property shall not be construed as a general guideline or standard for any other property.

Add to definitions:

**Adaptive Reuse:** the development of a suitable new use(s) for an older building or for a building originally designed for a special or specific purpose. By the nature of its size, type, construction method, or original purpose, the building does not readily adapt to the requirements of the zoning district in which it is located.

### Section 3.20. Adaptive Reuse

#### (A) Purpose.

To encourage the continued viability of older, special-use buildings that have outlived their original function by allowing for a variety of possible new uses to be established within the existing building in a manner that is compatible with the character of the area for the district in which it is located.

#### (B) Applicability.

The adaptive reuse of special-use buildings within all zoning districts is subject to review by the Development Review Board and must meet the conditional use requirements specified in Section 5.3 and the adaptive reuse provisions in Section 3.20.

#### (c) Eligible Building Criteria.

The Development Review Board will determine whether the adaptive reuse provision shall apply to any proposed building based upon either or both of the following criteria:

1. Was the building originally built for a use – such as a church, school, prison, armory, or industrial facility – that is not currently allowed in the zoning district in which it is located?
2. Does the building by the nature of its size, type or construction method not meet the regulations for the zoning district in which it is located?

#### (D) Allowed Uses.

An applicant may propose one or more uses to be established within an eligible building. In order to determine if the proposed use(s) is appropriate, the Development Review Board will evaluate the project based upon the following standards as it relates to character, intensity and impact on the surrounding area:

1. The project must meet the conditional use standards in Section 5.3;
2. The project must meet all applicable performance standards in Section 4.10;
3. The use should be operated entirely within the existing building(s) that is subject to the adaptive reuse provision, unless the Development

Review Board determines that the proposed outdoor use meets the standards in Sections 4.10 and 5.3;

4. Ordinarily, exterior storage of materials is prohibited. When interior storage for a proposed use is not practicable, a landscaped buffer of sufficient width or treatment (i.e. plantings, fencing, etc.) must be provided to screen the material storage area from the public space along the roadway and from adjacent properties at all times of the year;
5. Off-street parking must meet the standards in Section 4.9. The street level setback provision and front yard parking restriction in that Section apply to all adaptive reuse applications, regardless of the zoning district in which they are located;
6. Other standards in these zoning bylaws may apply; and,
7. The Development Review Board may impose conditions to ensure that the project does not result in undue adverse impacts on the character of the surrounding area. These conditions may include but are not limited to hours of operations, time of deliveries, or any other conditions needed to ensure compliance with the above standards.

**Zoning Map**  
**DRAFT May 2018**  
 Town of Windsor, VT  
 Effective Date: DRAFT

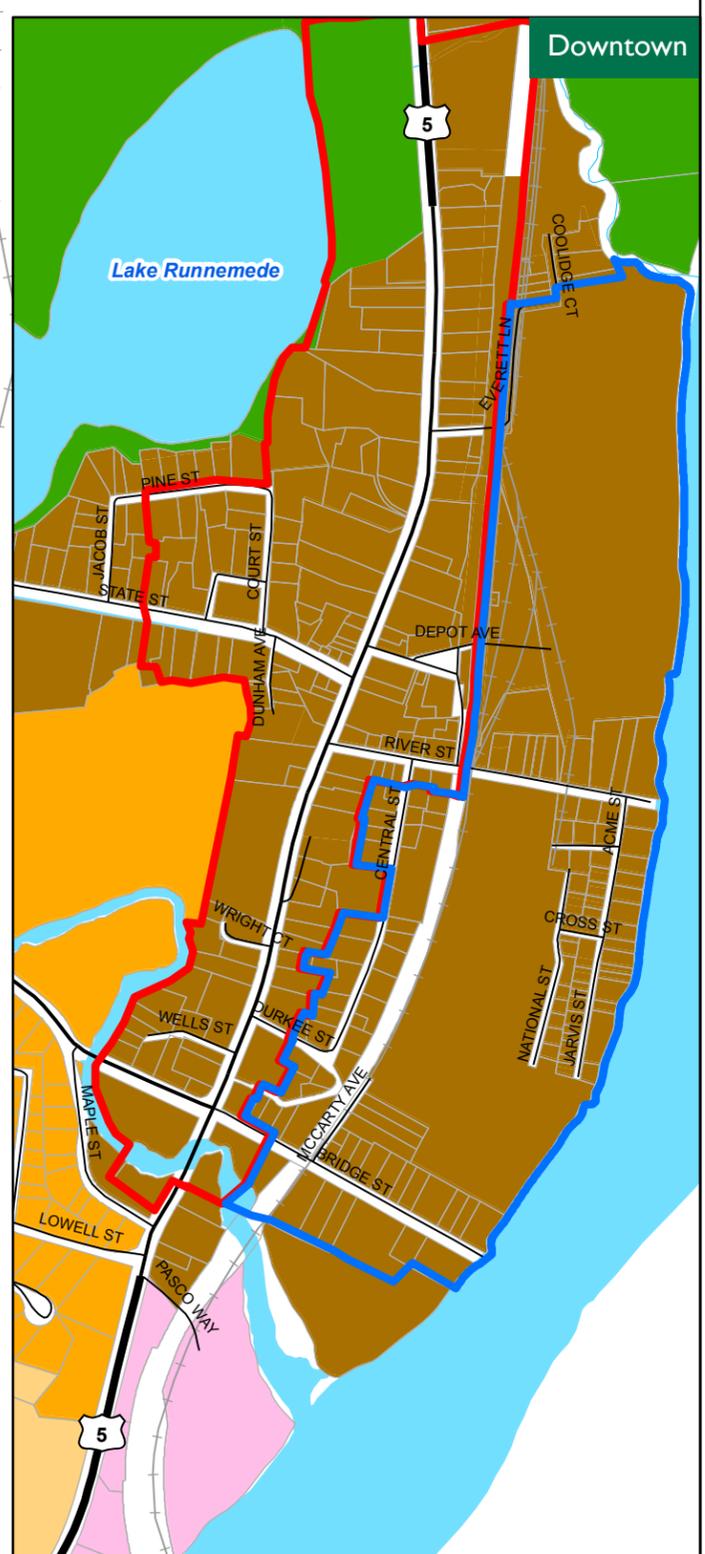
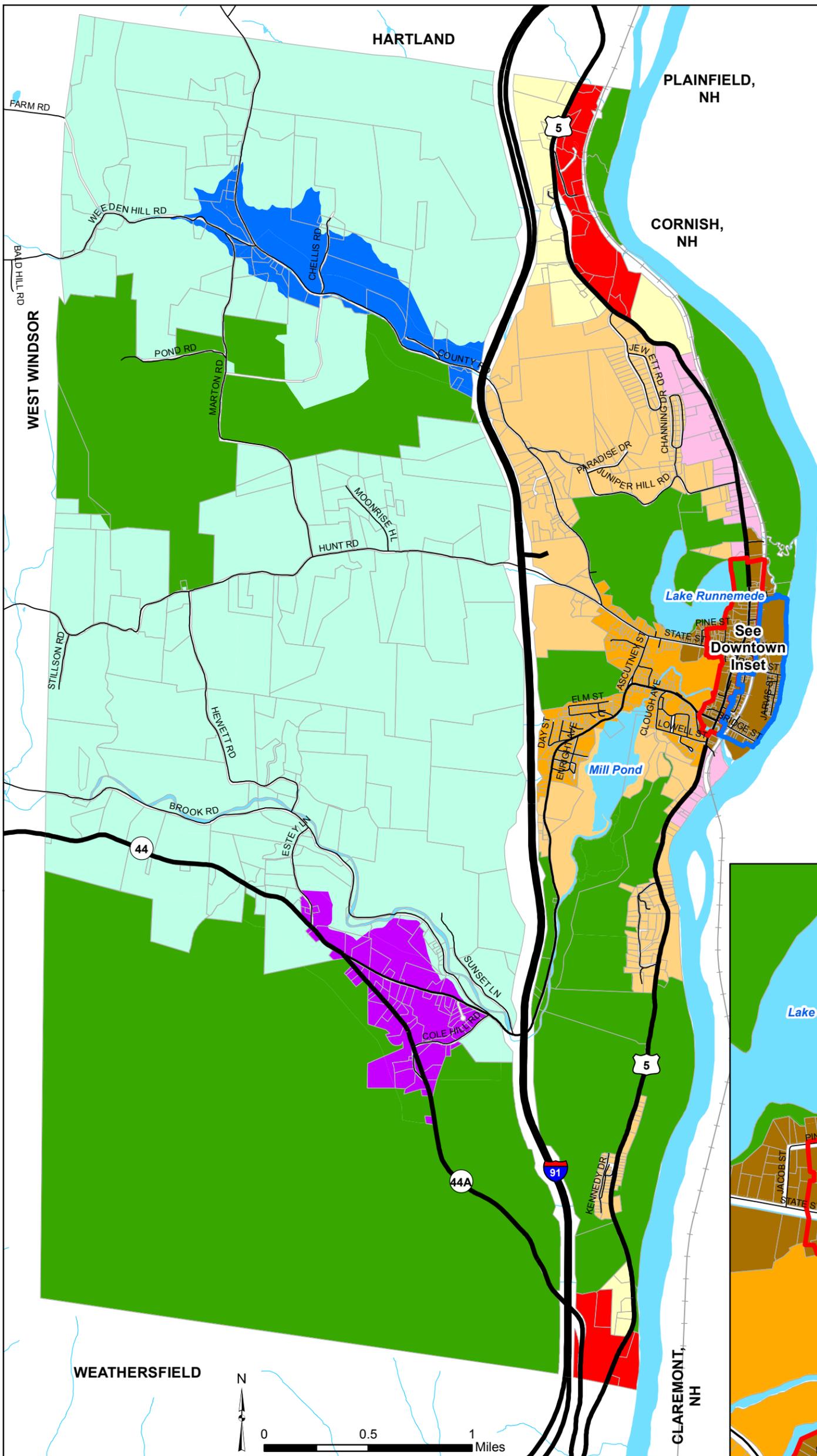
**Zoning Districts (May 2018 draft)**

- Downtown
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Rural (County Rd)
- Rural (VT-44)
- Rural-5
- Industrial
- Resource
- Roadside Business
- Surface Water
- ROW

**Design Review Subdistrict**

- Main Street
- Rails to Riverfront

- 2016 Parcels
- Waterbody
- Interstate, US and State Hwy
- Class 1 Town Highway
- Class 2 and 3 Town Highway
- Railroad



Where district boundaries are indicated as approximately following streets or highways, the centerlines of such street or highway rights-of-way shall be construed to be the boundary unless more accurate data is available.

Where the boundary of a district follows a railroad line, such boundary shall be construed to be the middle of the main track of the railroad line unless better data is available.

**DRAFT**

Data Sources: Road centerline (VTrans 2018), Parcels (Russell Graphics 2016), Railroad (VTrans 2013 and NHGranit 1993), Zoning Districts (RPC 2015 adopted and June 2018 draft), Design Review Districts (Unknown)

VT State Plane, Meters, NAD 83  
 Data depicted on this map are based on best available information.  
 Some of the data do not line up.



P.O. Box 320, Ascutney, VT 05030  
 802-674-9201 www.swcrpc.org

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