

- Change the Table to list modern uses and to be relevant to reality (ie, we currently have a campground and cemeteries in prohibited locations according to the current Bylaw.)
- Many uses are currently prohibited in the Rural-Ag District and the proposed revision makes them conditional use.
- Proposed revision to this Table make it clear for the applicant that Conditional Use Review will include Site Plan Review.
- Village = Village, Recr-Res = Recreational-Residential, Rural-Ag = Rural-Agricultural

|  | CURRENT |          |          | DESCRIPTION OF CHANGE  | PROPOSED |          |          |              |  |
|--|---------|----------|----------|--|----------|----------|----------|--------------|--|
|  | Village | Recr-Res | Rural-Ag |  | Village  | Recr-Res | Rural-Ag | Conservation |  |
| <b>P</b> Permitted (Administrative Review)<br><b>C</b> Conditional Use Review and Permit<br><b>S</b> Site Plan Review and Permit - Prohibited<br><b>E</b> Exempt |         |          |          |  |          |          |          |              | Flood Hazard Area and River Corridor     |
| Accessory On-Farm business (AOFB)  |         |          |          | Add use to comply (and clarify) the State statute that AOFB is permitted, and the town can review Site Plans.  | P/S      | P/S      | P/S      | P/S          | Table of Uses and Activity in Article 10 |
| Accessory use/structure  | P       | P        | P        |  | P        | P/S      | P        | C/S          |  |
| Agriculture and Forestry   | P       | P        | P        | Exempt from municipal zoning; must meet setbacks and must notify the town in writing. Ag uses and structures are now recorded on a zoning permit which is marked as exempt | E        | E        | E        | E            |  |
| Auto repair  |         |          |          | Add use  | C/S      | C/S      | C/S      | -            |  |
| Bank   | C       | -        | -        | Currently conditional in Village, change to permitted in Village. Was prohibited in Recr-Res and Rural-Ag, change to conditional   | P/S      | C/S      | C/S      | -            |  |
| Bar/Nightclub  |         |          |          | Add use  | C/S      | C/S      | C/S      | -            |  |
| Camp   |         |          |          | Add use  | P        | C/S      | P        | P            |  |
| Campground   | -       | C        | C        | Was prohibited in Village, change to conditional in Village  | C/S      | C/S      | C/S      | -            |  |
| Campsite   |         |          |          | Add use  | C/S      | C/S      | C/S      | C/S          |  |
| Cemetery   | C       | -        | -        | Was prohibited in Recr-Res and Rural-Ag, change to conditional in both   | C/S      | C/S      | C/S      | -            |  |
| Child Care home Registered   |         |          |          | In home family child care for a limited number of children is an exempt use; does not require a Zoning Permit. The current Bylaw is unclear about this exemption.          | E        | E        | E        |              |  |

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| Child Care home Licensed by State of Vermont                                       | C | C | C | Differentiate between in home child care that is registered with the state, and licensed by the state. Licensing permits a greater number of children in care.  | C/S | C/S | C/S | -   |
| Club (formerly Private Club)   | - | C | - | Replaces Private Club<br>Currently prohibited in Village and Rural-Ag and Conditional in Recr-Res; Change to Conditional in all Districts   | C/S | C/S | C/S | -   |
| Communications Antennas and Towers (formerly personal wireless telecom facilities) | C | C | C | Change name from personal wireless telecom facilities to better describe the structures we are regulating. Change to prohibited in Village and Recr-Res   | -   | -   | C/S | -   |
| Community Center   | C | - | - | New definition so it does not include churches and certified schools because schools and churches are exempt (called this use place of worship and can do site plan review only); was prohibited in Recr-Res and Rural-Ag, make conditional in Recr-Res and Rural-Ag districts. | C/S | C/S | C/S | -   |
| Demolition   |   |   |   | New   | P   | P   | P   | P   |
| Dwelling, accessory  | P | P | P |   | P   | P   | P   | -   |
| Dwelling, multiple households  | C | C | P | Was permitted in Rural-Ag, change to conditional  | C/S | C/S | C/S | -   |
| Dwelling, single household   | P | P | P |   | P   | P   | P   | -   |
| Dwelling, two household  | P | P | P |   | P   | P   | P   | -   |
| Public or Private Large Event  |   |   |   | Add use   | C/S | C/S | C/S | C/S |
| Excavation, Grading, and Filling (non-commercial)                                  |   |   |   | Add use   | C/S | C/S | C/S | C/S |
| Food Trucks  |   |   |   | Add use   | P   | P   | P   | -   |
| Funeral home   | C | - | - | Was prohibited in Recr-Res and Rural-Ag, change to conditional  | C/S | C/S | C/S | -   |
| Gas station/ Charging Station  | C | - | - | Was prohibited in rec-res, change to conditional. Add charging station as equivalent.   | C/S | C/S | -   | -   |
| Group Home   | C | - | - | Make permitted to follow rules for single household dwelling as required in statute.  | P   | P   | P   | -   |
| Helipad or Personal Airstrip   |   |   |   | Add use   | C/S | C/S | C/S | -   |

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| Home Occupation  | P | P | P | Make a home occupation that is protected by statute exempt.   | E   | E   | E   | E   |
| Home business  |   |   |   | Add use to differentiate from home occupation, to include businesses that provide services in person only, are materially intensive or somewhat high traffic businesses at home.  | C/S | C/S | C/S | C/S |
| Lodging Facility   |   |   |   | Add use. Lodging facility is any establishment renting three or more guest rooms or units, that is regularly used, maintained, advertised, or held out to the transient traveling or vacationing public as a place where sleeping accommodations are furnished including, all buildings and structures on the premises or any part thereof. The term includes, but not by way of limitation, hotels, motels, and inns. It includes bed and breakfasts regardless of the number of rooms if prepared food is served. | C/S | P/S | C/S | -   |
| Indoor Recreation  |   |   |   | Add use recognizing increasing tourism  | C/S | C/S | C/S | -   |
| Salvage Yard (formerly known as Junkyards)                                 | - | - | - | Add use; promote re-use of material goods rather than dumping; all salvage yards must be permitted by State   | -   | C/S | C/S | -   |
| Light manufacturing  | C | C | C |   | C/S | C/S | C/S | -   |
| Natural Resource Extraction (commercial) (formerly Earth Resource Removal) | - | C | C | Add use to replace Earth Resource Removal to describe commercial extraction.  | -   | C/S | C/S | -   |
| Outdoor Recreation   | - | C | - | Was prohibited in Village and Rural-Ag, change to conditional. Make conditional in Conservation. Was conditional in Recr-Res, change to permitted.  | C/S | C/S | C/S | C/S |
| Place of Worship (formerly religious uses)                                 | P | P | P | Add use to replace "religious uses," exempt from municipal regulation except for site plan review.  | P/S | P/S | P/S | -   |
| Post Office  |   |   |   | Add use to be clear for future aspiration   | P/S | C/S | C/S | -   |
| Professional Offices   |   |   |   | Was conditional in Village, change to permitted. Was prohibited in Rural-Ag, change to conditional. Definition to include service-oriented offices which provide service remotely and in person to customers, that do not include materially intensive high traffic such as computer repair, accountant office.   | P/S | C/S | C/S | -   |

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|---------------------------|---|---|---|---|-----|-----|-----|-----|
| Professional Services     | C | C | - | Add use to include high traffic, in person businesses that are not in someone's home, ie beauty salons, dog grooming, doctor/urgent care, vet, etc.   | C/S | C/S | C/S |     |
| Public facility           | P | C | - | Community-owned to provide municipal services. Same as current public facility and community facility, combine definitions. If is owned by town, then is exempt, though can do site plan review if it is listed as such in this table.  | P/S | P/S | P/S |     |
| Restaurant/Bakery         | C | C | - | Was conditional use in Village and Rec-res; change to permitted. Was prohibited in Rural-Ag, change to conditional  | P/S | P/S | C/S | -   |
| Retail sales              | C | C | - | Was prohibited in Rural-Ag, change to conditional   | C/S | C/S | C/S | -   |
| Schools                   | P | - | - | Exempt from municipal regulation if licensed school. Can do site plan review for public safety.   | P/S | P/S | P/S | -   |
| Self-storage units        | C | C | C | New definition. Indoor or outdoor storage of items.   | C/S | C/S | C/S | -   |
| Short term rental         |   |   |   | Add use. May be part of, or an entire structure, attached or detached for stays fewer than 30 days and more than 15 days a year.<br>Residents may have one short term rental unit permitted as a home occupation.<br>This, along with lodging establishment, replaces commercial accommodation. | C/S | C/S | C/S | -   |
| Signs                     |   |   |   | Add use to clarify sign regulations, and that signs need permits  | P   | P   | P   | -   |
| Wind energy systems       | C | C | C |   | C/S | C/S | C/S | C/S |
| Essential Services        | C | - | - | Remove essential services because public and state-owned facilities are exempt and anything governed by a certificate of public good is exempt.   |     |     |     |     |
| Fuel Distribution         | C | - | - | Remove fuel distribution; there is another use of fuel station.   |     |     |     |     |
| Commercial Accommodation  | - | P | - | Remove commercial accommodation and replace with lodging facility and short term rental   |     |     |     |     |
| Mobile Home Park          | C | - | C | Remove use because it is reviewed as Planned Unit Development   |     |     |     |     |
| Public Assembly           |   |   |   | Remove public assembly because it fits into other uses according to the purpose of the assembly   |     |     |     |     |
| Temporary structures/uses | C | C | C | Remove. Temporary structures tend to become permanent, and places a burden on the ZA to monitor a permit after the fact which is outside the role of the ZA.  |     |     |     |     |

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|  |  |  |  | Temp structures were intended for folks while they build a home. These structures may be permitted as accessory, or camp more easily than conditional use for a temporary structure. |  |  |  |  |  |
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