

- 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	Mountain	
<b>P</b> Permitted (Administrative Review) <b>C</b> Conditional Use Review and Permit <b>S</b> Site Plan Review and Permit - Prohibited <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		

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 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, removal of a structure				New	E	E	E	E
Dwelling, accessory	P	P	P		P	P	P	C/S
Dwelling, multiple households	C	C	P	Was permitted in Rural-Ag, change to conditional	C/S	C/S	C/S	C/S
Dwelling, single household	P	P	P		P	P	P	C/S
Dwelling, two household	P	P	P		P	P	P	C/S
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	-

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 Mountain. 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	-



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. 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.					