

5.10 Highway Tourist District

(1) Purpose:

To control development along the portion of the “lower” Mountain Road between designated growth centers in a manner that encourages continued moderate-density commercial and residential land uses while maintaining high quality development and site design.

5.11 Mountain Road Village/Crossroads Districts

(1) Purpose:

To foster a development pattern along the Mountain Road (Route 108) corridor comprised of compact, mixed-use settlements separated by rural countryside. The MRC district is intended to serve as a relatively small, concentrated mixed-use settlement with good pedestrian circulation between uses and properties and a village streetscape; the MRV District is intended to serve as a larger commercial village characterized by an integration between land uses, pedestrian accessibility, a mix of uses compatible with a four-season resort community and a village streetscape defined by narrow streets, street-trees, curbing and sidewalks.

5.12 Upper Mountain Road District

(1) Purpose:

To control development along the “upper” Mountain Road in a manner that allows for residential, recreation and low-density commercial uses of property while preserving the rural character of the landscape, discouraging strip development and promoting the ongoing viability of existing land uses.

5.13 West Branch Community Service District

(1) Purpose:

The purpose of the West Branch Community Service (WBCS) District is to designate a centrally located area suitable to accommodate a variety of businesses, professions and civic facilities and activities important to the community in a manner that does not result in adverse environmental or aesthetic impacts on the surrounding area.

Table 6.1 Permitted and Conditional Uses

Note: See Section 12.8 for Village-PUD uses.

USE	RR-1	RR-2, 3,5	UMR	HT	MRV MRC	VR	VC	LVC MC	WBCSD
<b>Commercial, General</b>				C	C			C	C
Automobile, Car Wash									
Automobile, Gas Station				C	C		C	C	
Automobile, Repair and Service				C	C		C	C	C
Automobile, Sales					C	C		C	C
Automobile Sales, Accessory				C	C		C	C	C
Bar (Tavern)				C	C		C	C	
Bar (Tavern), Accessory	C		C	C	C		C	C	
Bank			C	C	C		C	C	
Nightclub				C	C		C	C	
Nightclub, Accessory	C		C	C	C		C	C	
Offices, Professional and Business	C		C	C	C	C	C	C	C
Restaurant	C		C	C	C		C	C	
Restaurant, Accessory	C	C	C	C	C	C	C	C	
Retail Display, Outdoor	C		C	C	C	C	C	C	C
Retail Sales, up to 5,000 sq. ft.				C	C		C	C	C
Retail Sales, up to 15,000 sq. ft.									C
Retail Sales, Accessory	C		C	C	C		C	C	C
<b>Commercial Services</b>									
Campground, Commercial	C	C							
Club, Private / Seasonal	C	C	C	C	C	C	C	C	
Construction Businesses and Trades									C
Daycare Center			C	C	C		C	C	C
Daycare, Home, Over Six (6) Children			C	C	C		C	C	C
Daycare, Home, Six (6) Children Maximum	P	P	P	P	P	P	P	P	P
Funeral Home				C	C		C	C	
Golf Course, Commercial	C	C	C	C	C	C	C	C	C
Kennel	C	C	C	C	C			C	C
Laundromat/Dry Cleaning			C	C	C		C	C	C
Service Establishment	C		C	C	C		C	C	
Summer Camp	C	C							
Veterinary Hospital	C	C	C	C	C		C	C	C



USE	RR-1	RR-2, 3,5	UMR	HT	MRV MRC	VR	VC	LVC MC	WBCSD
<b>Health Care</b>									
Assisted Living Facility	C	C	C	C	C	C	C	C	
Clinic			C	C	C	C	C	C	
Extended Care Facility	C	C	C	C	C	C	C	C	
Health Care Facility			C	C	C	C	C	C	
Health Services			C	C	C	C	C	C	
Hospital			C	C	C	C	C	C	
Intermediate Care Facility	C	C	C	C	C	C	C	C	
Long Term Care Facility	C	C	C	C	C	C	C	C	
Nursing Home	C	C	C	C	C	C	C	C	
Retirement Home	C	C	C	C	C	C	C	C	
<b>Institutional / Government</b>									
Cemetery	C	C	C	C	C	C	C	C	
Church, Place of Worship	C	C	C	C	C	C	C	C	C
Convent, Parish House	C	C	C	C	C	C	C	C	C
Cultural Art Center				C	C	C	C	C	C
Ice Skating Rink				C	C	C		C	C
Library	C	C	C	C	C	C	C	C	
Museum	C	C	C	C	C	C	C	C	C
Recreation Facility, Indoor			C	C	C	C	C	C	C
Recreation Facility, Outdoor	C	C	C	C	C	C		C	C
School, Private or Public	C	C	C	C	C	C	C	C	C
Solid Waste Facility	C	C					C		
State or Municipal Use	C	C	C	C	C	C	C	C	C
Telephone Exchange	C	C	C	C	C	C	C	C	C
<b>Lodging / Resort</b>									
Bed and Breakfast, Five (5) Rooms or less	P	P	P	P	P	P	P	P	P
Bed and Breakfast, Over Five (5) Rooms	C	C	C	C	C	C	C	C	C
Conference Center				C	C	C	C	C	C
Convention Facility				C	C	C	C	C	C
Hotel, Lodging Facility, Motel	C		C	C	C		C	C	
Resort			C	C	C		C	C	
Resort PUD	C	C	C	C	C		C		
Ski Area, Commercial	C	C	C	C	C	C	C	C	C
Time Share/Interval Ownership Units			C	C	C		C	C	

USE	RR-1	RR-2, 3,5	UMR	HT	MRV MRC	VR	VC	LVC MC	WBCSD
<b>Residential</b>									
Boarding House, 2 – 5 Rooms	P	P	P	P	P	P	P	P	P
Boarding House, Over 5 Rooms	C	C	C	C	C	C	C	C	C
Camp, Private	P	P							
Dwelling Unit, Accessory (Accessory Apartment)	P	P	P	P	P	P	P	P	P
Dwelling Unit, Multi-family	C	C	C	C	C	C	C	C	C
Dwelling Unit, Single-family	P	P	P	P	P	P	P	P	P
Dwelling Unit, Two-family (Not more than one two-family building/lot)	P	P	P	P	P	P	P	P	P
Dwelling Unit, Two-family (More than one two-family building/lot)	C	C	C	C	C	C	C	C	C
Group Home, Eight (8) Persons Maximum	P	P	P	P	P	P	P	P	P
Group Home, Over Eight (8) Persons				C	C	C	C	C	
Home Occupation	P	P	P	P	P	P	P	P	P
Mobile Home Park		C							
<b>Miscellaneous</b>									
Accessory Use, Permitted Use	P	P	P	P	P	P	P	P	P
Accessory Use, Conditional Use	C	C	C	C	C	C	C	C	C
Agriculture/Farming	P	P	P	P	P	P	P	P	P
Communication Tower/Antenna									
Commercial	C	C	C	C	C	C	C	C	C
Residential	P	P	P	P	P	P	P	P	P
Gravel Pit	C	C							
Industrial PUD								C <sup>1</sup>	
Industry, Light			C	C	C		C	C	C
Planned Unit Development	C	C	C	C	C	C	C	C	C
Storage and Warehousing, Indoor								C	C
Storage and Warehousing, Outdoor									
Storage, Outdoor, Accessory								C	C

<sup>1</sup>MC only

Note: See Section 5.14 for Forest Reserve District Uses



Table 6.2 Dimensional Requirements

Note: See Section 12.8 for Village-PUD dimensional requirements

Zoning District	Min. Lot Area	Min. Lot Width (Ft.)	Set Backs			Maximum	Maximum
			Min. Front	Min. Side	Min. Rear	Building	Building
			Yard (Ft.)	Yard (Ft.)	Yard (Ft.)	Coverage	Height
<b>RR-1</b> Motel, Hotel, Lodging	1 acre 5 acres	150	50	30	40	8% <sup>1</sup>	28
<b>RR-2</b>	2 acres	200	60	50	50	N/A	28
<b>RR-3</b>	3 acres	250	70	60	60	N/A	28
<b>RR-5</b>	5 acres	300	70	75	75	N/A	28
<b>VC-10</b>	10,000	60	10	10	10	50%	28/35 <sup>3</sup>
<b>VC-30</b>	30,000	125	10	20	20	30%	28/35 <sup>3</sup>
<b>VR-20</b>	20,000	100	20	10	40	30%	28
<b>VR-40</b>	40,000	150	30	25	50	15%	28
<b>HT</b>	1 acre	180	50	50	50	10%	28
<b>UMR</b> Residential Motel, Hotel, Lodging Other uses	1 acre 5 acres 2 acres	200	50	50	50	8%	28
<b>MRV/MCR<sup>2</sup></b>	20,000	100	20	10	20	20%	28/35 <sup>3</sup>
<b>LVC</b>	20,000	125	10	10	10	20%	28/35 <sup>3</sup>
<b>MC</b>	20,000	125	20	20	50	20%	28
<b>WBCSD</b>	1 acre	125	60	35	35	20%	28

<sup>1</sup> For conditional uses only

<sup>2</sup> Minimum setback from Rural Residential District Boundary is 50 feet

<sup>3</sup> 35 feet for mixed-use buildings with pitched roofs, with a minimum 3:12 pitch, containing at least 2 dwelling units

Table 6.3 Density Standards

Note: See Section 12.8 for Village-PUD density standards.

Zoning District	Single-Family	Two-Family	Multi-Family <sup>1</sup>	Lodging Units <sup>2</sup>
RR-1	1 per acre <sup>3</sup>	3 units per acre	3 units per acre	5 units per acre
RR-2	1 per 2 acres <sup>3</sup>	1 unit per 2 acres	1 unit per 2 acres	N/A
RR-3	1 per 3 acres <sup>3</sup>	1 unit per 3 acres	1 unit per 3 acres	N/A
RR- 5	1 per 5 acres <sup>3</sup>	1 unit per 5 acres	1 unit per 5 acres	N/A
VC-10	1 per 10,000 sq. ft.	1 unit per 2,500 sq. ft.	1 unit per 2,500 sq. ft.	1 unit per 1,000 sq. ft.
VC-30	1 per 30,000 sq. ft.	1 unit per 7,000 sq. ft.	1 unit per 7,000 sq. ft.	1 unit per 2,500 sq. ft.
VR-20	1 unit/ 20,000 sq. ft. <sup>3</sup>	1 unit per 10,000 sq. ft.	1 unit per 10,000 sq. ft.	N/A
VR-40	1 unit/ 40,000 sq. ft. <sup>3</sup>	1 unit per 20,000 sq. ft.	1 unit per 20,000 sq. ft.	N/A
HT	1 per acre	3 units per acre	3 units per acre	1 unit per 5,000 sq. ft.
UMR	1 per acre	3 units per acre	3 units per acre	1 unit per 7,500 sq. ft.
MRV	1 per 20,000 sq. ft.	1 unit per 10,000 sq. ft.	1 unit per 7,000 sq. ft. <sup>4</sup>	1 unit per 3,500 sq. ft.
MCR	1 per 20,000 sq. ft.	1 unit per 10,000 sq. ft.	1 unit per 7,000 sq. ft. <sup>4</sup>	1 unit per 3,500 sq. ft.
LVC	1 per 20,000 sq. ft.	1 unit per 10,000 sq. ft.	1 unit per 7,000 sq. ft.	1 unit per 3,500 sq. ft.
MC	1 per 20,000 sq. ft.	1 unit per 10,000 sq. ft.	1 unit per 10,000 sq. ft.	1 unit per 5,000 sq. ft.
WBCSD	1 per acre	2 units per acre	3 units per acre	N/A

<sup>1</sup> For the purpose of density calculations, multi-family includes all multi-family units as well as all residential units within a mixed-use building

<sup>2</sup> Density calculations are to exclude the portion of the lot occupied by other uses and their associated densities.

<sup>3</sup> In the RR and VR districts, a second single-family dwelling on one parcel is a permitted use when the parcel is equal or greater than the minimum acreage for that district. Minimum separation between dwellings shall be twice the side yard setback for the district.

<sup>4</sup> The DRB may grant a density bonus up to two (2) additional dwelling units per acre in instances involving the provision of year-round housing in mixed-use buildings.

**Note: There will be no maximum density for Retirement Homes, as defined in these regulations.**