

Zoning Information

Area, Dimensions and Setbacks. The following requirements shall apply in this zone.

COMMERCIAL ZONE							
Development Class and Type	Minimum Lot Size	Minimum Area Per Residential Unit	Minimum Lot Width	Minimum Front Setback from centerline of road	Minimum Rear Setback	Minimum Side Setback	Minimum Shoreline Setback
Class 1 & 2 or 3 Residential Uses	1 acre	1 acre	90 ft.	45 ft.	25 ft.	25 ft.	50 ft.
Class 1 Commercial Uses	20,000 ft. ²	---	90 ft.	30 ft.	5 ft.	5 ft.	50 ft.

* The Front Setback for all Commercial Development with access to Frazier Road shall be at least 100 feet.

Waivers. The Development Review Board may reduce or waive the minimum setback requirements, lot size, and square footage requirement, up to 15%, provided there are minimal adverse environmental or aesthetic impacts.

Permitted Uses.

- a. Accessory Apartment Accessory Retail & Food Uses
- b. Accessory Use or Structures less than 500 square feet
- c. Dwelling Unit, Single-Family
- d. Dwelling Unit, Two-Family
- e. Home Occupation
- f. Residential Care or Group Home

Conditional Uses.

- a. Bar
- b. Business/Professional Office
- c. Business Services
- d. Commercial Use
- e. Communication Facilities
- f. Community Facility
- g. Day Care Facility
- h. Drive-In Restaurant or Refreshment Stand
- i. Drive-Through
- j. Dwelling Unit, Multi-Family

- k. Family Child Care Facility
- l. Fences (see §425.2)
- m. Motor Vehicle Service Station

Zoning Information (Ctd.)

- n. Motor Vehicle Sales & Repair Facility
- o. Planned Unit Development (see §510)
- p. Parking Facility
- q. Recreation Facility Indoor & Outdoor
- r. Restaurant
- s. Retail & Wholesale Delivery of Goods and Services
- t. Residential Care or Group Home serving nine or more persons (see §424.1)
- u. Transient Lodging Facility
- v. Wholesale Distribution

Special Requirements. The following special requirements and regulations shall be effective:

- a. Site Development Plan Approval as established in §500;
- b. Off-Street Parking Regulations as established in §450;
- c. Special Protection Areas Regulations as established in §300-348;
- d. All "General Regulations" established in §400 - 499 of these Bylaws.
- e. Parking: Parking, other than handicapped parking, shall be located to the sides or rear of buildings and not be located between the building and its frontage.
- f. Blank walls: Blank walls shall not face any Street on which the property has frontage. A blank wall is a building wall that has an expanse of 30 feet in length or greater without fenestration, building articulation or doorways.
- g. Public entrance: Structures shall include at least one active public entrance along the parcel's Street frontage.
- h. Loading docks & garbage storage: All loading docks and garbage storage and pick-up areas shall be located on sides or rear of Buildings and away from public right-of-way, and then residential uses. When not possible, screening shall be used to obscure these areas from view of the public right-of-way.
- i. Pedestrian and bicycle infrastructure: Development shall include sidewalks along the parcel's Street frontage to ensure pedestrian connectivity to adjacent parcels. A sidewalk shall be provided connecting the Building's main entrance to the Street from which it derives its frontage. One or more bike racks shall also be provided for parcels with ten or more parking spaces.
- j. Landscaping: Landscaping shall be added along all Streets per 639.3d.
- k. Rooftop mechanicals: Rooftop mounted mechanicals shall be screened or located so they are not visible from any Street.
- l. Utilities: Utilities shall be underground.

Curb Cuts

One curb-cut per parcel (2)

The Existing Bailey-House

Building Status

Property can be demolished with the towns blessing though the property must undergo an asbestos testing process to be completed by a Vermont licensed asbestos mitigation specialist.

Construction/Use Restrictions

In addition to all applicable zoning regulations, because of proximity to a school zone additional use restrictions would apply such as but not limited to prohibiting adult book stores, tobacconists, smoke shops.

Parking

Parking shall be on-site, no municipal parking available within walking proximity.

Utilities

Estimated cost to tie into municipal water/sewer \$40,000(per town Zoning Administrator) though peripheral expansion of other adjacent and/or near-by parcels may assist in mitigating cost.