

# **TOWN ZONING REGULATION AMENDMENTS**

## **Adopted by Selectboard**

**April 2, 2013**

### **SECTION 310 COMMERCIAL/LIGHT INDUSTRIAL**

- C. Uses Requiring a Conditional Use Permit  
**Add:** Multiple Low Occupancy Apartments (Section 531)

- D. Land, Area and Structural Requirements:  
**Amend:** Minimum Lot Area:

Non-residential Uses	1 acre
One and Two Family Dwellings	1 acre
Multiple Family Dwellings	1 acre per unit

### **SECTION 311 LIGHT COMMERCIAL/LIGHT INDUSTRIAL**

- C. Uses Requiring a Conditional Use Permit  
**Add:** Multiple Low Occupancy Apartments (Section 531)

- D. Land, Area and Structural Requirements:  
**Amend:** Minimum Lot Area:

Non-Residential Uses	1 acre
One and Two Family Dwellings	1 acre
Multiple Family Dwellings	1 acre per unit

### **SECTION 312 BUSINESS SERVICE/LIGHT INDUSTRIAL**

- C. Uses Requiring a Conditional Use Permit  
**Add:** Multiple Low Occupancy Apartments (Section 531)

- D. Land, Area and Structural Requirements:  
**Amend:** Minimum Lot Area:

Non-Residential Uses	1 acre
One and Two Family Dwellings	0.5 acre
Multiple Family Dwellings	0.5 acre per unit

### **ADD:**

### **SECTION 531 MULTIPLE LOW OCCUPANCY APARTMENTS**

Up to four low occupancy apartments (for a cumulative total of six bedrooms) may be permitted within the Commercial/Light Industrial District, Light Commercial/Light Industrial District, or Business Service/Light Industrial District. Low occupancy apartments shall require Conditional Use Approval pursuant to Section 810 of these Regulations. Multiple low occupancy apartments shall only be permitted within structures existing on the effective date of this provision. For the purposes of this use only, for any lot containing an existing structure, the minimum lot area requirement shall be considered the area of such lot existing on the effective date of this provision. No structure may be increased in square footage to the purpose of accommodating multiple low occupancy apartments. Low occupancy apartments shall not be permitted for new construction. The TDRB as part of Conditional Use Approval may waive pursuant to Section 521 Off-Street Parking, sub-section (H) on finding that adequate parking is readily available for the occupants of these apartments.

### **AMEND:**

### **SECTION 508 DENSITY**

Density is determined by the stated minimum lot area. Two dwelling units are allowed on all lots. A third unit, unless stated otherwise, requires three times the minimum stated lot area. Commercial/industrial densities are determined via a Conditional Use Review which would consider elements such as parking, setbacks, access, etc.