

Town Zoning Regulations
Amendments (underlined items)
September 7, 2018

SECTION 110 DEFINITIONS

INN ANNEX - The use of an existing building or structure intended for guest occupancy or related activities, the use of which is subordinate to the principal use being an Inn situated within the District and under the same ownership of the principal use.

SECTION 313 INN (INN) Three Acres

A. Purpose: To provide a designation for hotels/inns.

B. Uses Requiring an Administrative Permit:

1. Single-family dwelling.
2. Structures accessory to a single-family dwelling.
3. Two-family dwelling.
4. Detached Apartment. § 509
5. Home Occupation. § 517
6. Subdivision, Minor. § 714

C. Uses Requiring a Conditional Use Permit.

1. Multi-family dwelling. § 508
2. Subdivision, Major. § 714
3. Public and quasi-public building. § 711
4. Public utility. § 711
5. Home occupation. § 517
6. Bed and breakfast § 504
7. Inn.
8. Uses and Structures Accessory to an inn.
9. Inn Annex. § 534

D. General Requirements:

1. Shall have a minimum of 10 guest rooms.
2. Retail shop permitted conditioned on the following:
 - a. Shall not exceed 800 square feet.
 - b. Shall be located only within the main structure.

3. Restaurant permitted conditioned on the following:
 - a. Kitchen shall be licensed by the State of Vermont.
 - b. Dining room shall be separate from kitchen and living areas.
 - c. Shall be located only within the main structure.
 - d. May be open to the public, but shall abide by all applicable provisions of these Regulations.
 - e. Maximum capacity of three (3) seats per guest room.
4. Inn Annex (to allow guest accommodations outside of the main inn building)
 - a. Shall be part of and under control of an existing inn.
 - b. Shall maintain residential character.
 - c. Off-street parking shall be required for all guest units.
5. Expansion requires Conditional Use and Site Plan Approval.

E. Land, Area, and Structural Requirements:

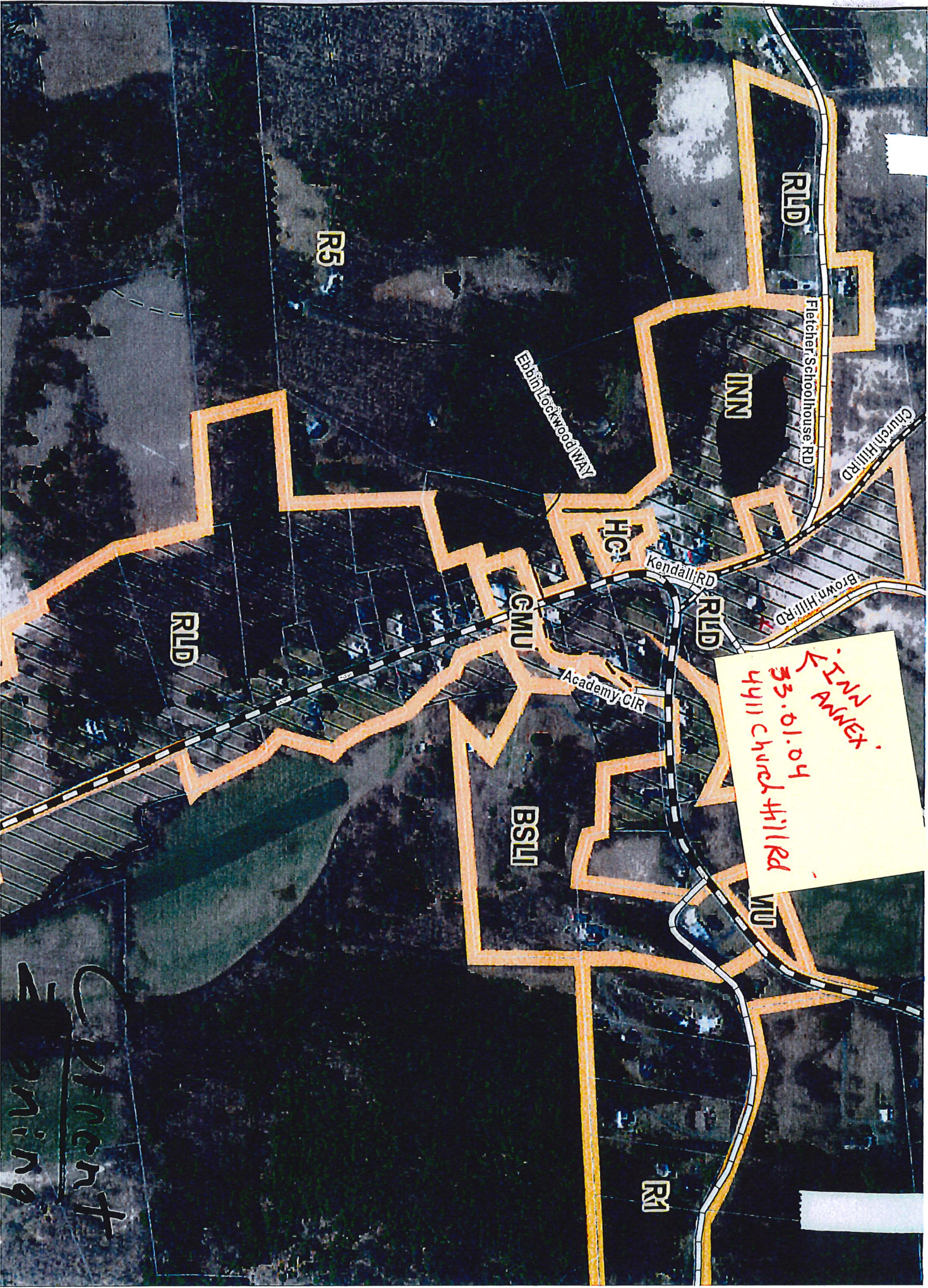
1. Minimum Lot Area: 3 acres.
 - a. One or two family dwelling unit 3 acres.
 - b. Per Multi-family unit (for more than 2 units) 3 acres.
2. Minimum Lot Frontage: 150 feet.
3. Minimum Front Setback: 50 feet from street centerline.
4. Minimum Side Setback: 25 feet.
5. Minimum Rear Setback: 25 feet.
6. Maximum Building Height: 35 feet.
7. Buffer Strip Requirements: § 505
8. Parking Requirements: § 522

Section 534 Inn

Notwithstanding that the Inn Zoning District boundaries are depicted on the Base Zoning District Map, an Inn is not a permitted use within the area generally described as land on the easterly side of Church Hill Road,. All other uses as listed under Section D of Section 313 are permitted within this area.

Zoning Map

Rezone the southernmost 1.17 acres of tax parcel - 33.01.04. from Residential Low Density to Inn District. The northernmost 2.88 acres of the lot shall remain Residential Low Density.



INN Annex
33.01.04
411 Church Hill Rd

Current
Mining

