

Comparison: Proposed Village Residential Neighborhoods and High Density Residential Districts

	<u>Village Residential Neighborhoods</u>	<u>High Density Residential</u>
<u>Allowable Uses</u>	<ol style="list-style-type: none"> 1. Accessory dwelling 2. Childcare facility, home-based 3. Group home 4. Home occupation 5. Large child care facility, home-based 6. Outdoor recreation facility or park 7. Residential building with 1-2 dwelling units <p><i>[or residential building with 1-4 dwelling units?]</i></p>	<ol style="list-style-type: none"> 1. Accessory dwelling as provided in Section 5.9. 2. Accessory uses or structures to the uses in 3.2.1. 3. Child care home, as provided in Section 5.11. 4. Group home, as provided in Section 5.11. 5. Home occupation, as provided in Section 5.11. 6. One bed and breakfast. 7. One single-family dwelling unit. 8. One two-family dwelling.
<u>Conditional Uses</u>	<ol style="list-style-type: none"> 1. Artist/craft studio 2. Bed and breakfast 3. Childcare facility, center-based 4. Educational facility 5. Office, professional or medical 6. Personal services 7. Religious facility 8. Residential building with 3-4 dwelling units <p><i>[or residential building with > 4 dwelling units?]</i></p>	<ol style="list-style-type: none"> 1. Adaptive uses as provided in Section 5.6.8. 2. Artist/Craft studio 3. Cemetery. 4. Cottage industry as provided in Section 5.6.7. 5. Day-care center. 6. One multi-family dwelling with three or four dwelling units except in a Residential PUD in the HDR District, where more than one multi-family dwelling may be permitted on a lot within a Residential PUD so long as the number of units proposed for the entire Residential PUD does not exceed the number which could have been approved for the subdivision of the lot without a Residential PUD, as provided in Section 5.12. 7. Extraction of earth resources as provided in Section 5.6.6. 8. Inn or guest house. 9. Museum. 10. Office, Professional with a maximum size of 2,500 square feet of gross floor area. 11. Personal Service with a maximum size of 2,500 square feet gross floor area.

		<ul style="list-style-type: none"> 12. Planned Residential Development, as provided in Section 5.12, if no subdivision of land is proposed (see Section 5.12.1). 13. Outdoor recreational facility or park. Religious or educational facility as provided in Section 5.10.4. 14. Retirement community. 15. State- or community-owned and operated institutions and facilities, to the extent allowed by Section 5.10.4. Agriculture, silviculture and horticulture, as provided in Section 2.4.5. 16. Veterinary Clinics
<u>Lot Size*</u>	1/2 acre	2/3 acre
<u>Lot Coverage</u>	40%	40%

*The Lot Size requirement would apply to the creation of new lots. Existing lots that are under 2/3 acre--and possibly 1/2 acre at a later date--are subject to the Existing Small Lot rule under 24 V.S.A. §4412:

Any lot that is legally subdivided, is in individual and separate and nonaffiliated ownership from surrounding properties, and is in existence on the date of enactment of any bylaw, including an interim bylaw, may be developed for the purposes permitted in the district in which it is located, even though the small lot no longer conforms to minimum lot size requirements of the new bylaw or interim bylaw.