

Draft Definitions for Gateway R/C District – For 11/2/22 Public Hearing

New definitions

Courtyard – An open-space area of at least 500 square feet bounded by principal structures on at least three sides

EV-charging parking space – A parking space served by a functional level 2 or greater electric vehicle charging station. This space shall be provided with all necessary electric vehicle supply equipment components to ensure the delivery of energy from the grid to an electric vehicle, including but not limited to the conductors, the electrical vehicle connectors, attachment plugs, fitting devices, power, conduits, and wiring.

Grocery Store, Large-Scale – An establishment primarily engaged in selling food and household goods to the general public, whose total gross floor area is greater than 5,000 square feet and within which 15 percent of the total gross floor area is devoted to the sale of fresh produce, meats, and dairy. Customary accessory uses include restaurant uses that occupy no more than 10 percent of the total gross floor area of the Grocery Store use, and pharmacy uses.

Grocery Store, Village-Scale – An establishment primarily engaged in selling food and household goods to the general public, whose total gross floor area is equal to or less than 5,000 square feet and within which 15 percent of the total gross floor area is devoted to the sale of fresh produce, meats, and dairy. Customary accessory uses include restaurant uses that occupy no more than 10 percent of the total gross floor area of the Grocery Store use, and pharmacy uses.

Supported housing - A residential facility that provides housing and may also provide assistance, care, supervision or services such as medical, educational, training, personal services or life management to the residents. This housing may be temporary (as in a rehabilitation facility substance abuse treatment facility, or temporary housing for persons at risk of homelessness) or permanent (such as a nursing home or assisted living facility per 33 V.S.A. §7102)

Draft edits of existing definitions – For 11/2/22 Public Hearing

Clean version:

Bank - shall mean any financial institution involved in the direct deposit or withdrawal of funds or a structure which houses facilities to deposit or withdraw funds electronically. Bank uses may include drive-through facilities.

Hotel or Motel - A commercial structure with 10 or more furnished rooms available for overnight rental accommodation. Customarily, the owners are not in residence, but they may be. Access to the rooms may be from an interior hallway or individually provided to each room from the outside. A single- or two-story, linear building with multiple attached units with ready access to the guests' cars, is usually considered a motel. Meals and additional amenities may be provided for guests, and the general public. The primary use and appearance of the structure is considered commercial.

Inn or Guest House - A residential structure, which may or may not be occupied by the owner, with fewer than 10 furnished rooms available for overnight rental accommodation. Access to each room is from the interior. Meals may be served to guests. The commercial provision of accommodation is considered the primary use of the structure, but the appearance of the structure is residential, and may be historic.

Light Manufacturing - The processing fabrication, assembly, treatment, and packaging of products provided that all light manufacturing activities are conducted entirely within a building and meet the performance standards of these regulations. Customary accessory uses include the storage, distribution and retail sales of goods produced on site, provided that any outdoor accessory use activities are fully screened from view.

Personal Services – A business providing services involving personal grooming or the care of a person's apparel, including, but not limited to, hairdressing, barbering, manicure, shoe repair, massage, tanning salon, clothing repair or alteration, and laundry and dry cleaning (but not including self-service laundromat operations). The sales of merchandise related to the services provided are customary accessory uses to Personal Services uses.

Remove "**Motel**" from Zoning Regulations

Markup of original definition:

Bank - shall mean any financial institution involved in the direct deposit or withdrawal of funds or a structure which houses facilities to deposit or withdraw funds electronically. Bank uses may include drive-through facilities.

~~**Hotel/ or Motel** - A structure containing more than six (6) guest rooms with access usually from a common hallway.~~ A commercial structure with 10 or more furnished rooms available for overnight rental accommodation. Customarily, the owners are not in residence, but they may be. Access to the rooms may be from an interior hallway or individually provided to each room from the outside. A single- or two-story, linear building with multiple attached units with ready access to the guests' cars, is usually considered a motel. Meals and additional amenities may be provided for guests, and the general public. The primary use and appearance of the structure is considered commercial.

Inn or Guest House - A residential structure, which may or may not be occupied by the owner, with more-fewer than six-10 furnished rooms offering available for overnight lodging rental accommodation, and which may serve food and/or alcoholic beverages to guests and to the general public. Access to each room is from the interior. Meals may be served to guests. The commercial provision of accommodation is considered the primary use of the structure, but the appearance of the structure is residential, and may be historic.

Light Manufacturing - The processing and fabrication, assembly, treatment, and packaging of certain materials and products where no process involved will provided that all light manufacturing activities are conducted entirely within a building and meet the performance standards of these regulations produce noise, vibration, air pollution, fire hazard, or noxious emission which will disturb or endanger neighboring properties. Light manufacturing includes the production of the following goods: Home appliances; electrical instruments; office machines; precision instruments; electronic devices; timepieces; jewelry; optical goods; musical instruments; novelties; wood products; printed material; lithographic plates; type composition; bookbinding; machine tools; dies and gages; ceramics; apparel; lightweight non-ferrous metal products; plastic goods; pharmaceutical goods; and food products, but not animal slaughtering, curing, nor rendering of fats. Customary accessory uses include the storage, distribution and retail sales of goods produced on site, provided that any outdoor accessory use activities are fully screened from view.

Personal Service(s) -- A business providing services involving personal grooming or the care of a person's apparel, including, but not limited to, Services such as hairdressing, barbering, manicure, shoe repair, massage, tanning salon, clothing repair or alteration, and laundry and dry cleaning (but not including self-service laundromat operations). The sales of merchandise related to the services provided are customary accessory uses to Personal Services uses.