

COMPACT RESIDENTIAL (CR) Zoning District

Minimum Lot sizes

- Class 1 – 10,000 square feet
- Class 2 – 20,000 square feet
- Class 3 – 30,000 square feet

Minimum setbacks

- Front – 15 feet (+ 25’ R.O.W.) to centerline
- Side – 20 feet
- Rear – 20 feet

Minimum setbacks for accessory structures

- Side and Rear – 10 feet

10 Permitted Uses (Same as HMU)

- Accessory Dwelling
- Accessory Structure/Use (to a permitted use)
- Accessory Structure less than or equal to 500 sq feet. (to a conditional use).
- Agriculture
- Dwelling/Single Family
- Dwelling/Two Family
- Forestry
- Group Home (8 or fewer residents)
- Home Child Care
- Home Occupation

30 Conditional Uses (HMU has 36) – uses found in both zoning districts are as follows:

- Accessory Structure (+500 sq. ft to Cond. Use)
- Agricultural & Forest Processing
- Bank/Financial Institution
- Bed & Breakfast
- Cemetery
- Community Center
- Cultural Facility
- Day Care Center
- Dwelling/Multi-Family
- Extraction of Earth Resources
- Funeral Home
- Greenhouse/Nursery
- Health Clinic
- Home Industry
- Mixed Use
- Mobile Home Park
- Office
- Residential Care Facility
- Personal Service
- Place of Worship
- Private Club
- Public Facility

HIGHWAY MIXED USE (HMU) Zoning District

Minimum Lot Sizes

- 20,000 square feet

Minimum Lot Area per Unit

- Class 1 – 1 per 5,000 square feet
- Class 2 & 3 – 1 per 10,000 square feet

Minimum setbacks

- Front – 20 feet (+ 25’ R.O.W.) to centerline
- Side – 20 feet
- Rear – 20 feet

Minimum setbacks for accessory structures

- Side and Rear – 20 feet

10 Permitted Uses (Same as CR)

- Accessory Dwelling
- Accessory Structure/Use (to a permitted use)
- Accessory Structure less than or equal to 500 sq feet. (to a conditional use).
- Agriculture
- Dwelling/Single Family
- Dwelling/Two Family
- Forestry
- Group Home (8 or fewer residents)
- Home Child Care
- Home Occupation

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COMPACT RESIDENTIAL (CR) Zoning District

Recreation (Indoor)
Recreation (Outdoor)
School
Telecommunications Facility
Veterinary Clinic
Warehouse/Storage

Uses found in CR but not in HMU include the following:

Adaptive Reuse (See Section 4.3)
Campground

Sign Size in Compact Residential:

Sign area shall not exceed 9 square feet.

Purpose of the Compact Residential District:

“To provide for moderate to high density residential development, and appropriate non-residential uses, in predominately built-up areas within and surrounding the town’s traditional village centers.”

HIGHWAY MIXED USE (HMU) Zoning District

Recreation (Indoor)
Recreation (Outdoor)
School
Telecommunications Facility
Veterinary Clinic
Warehouse/Storage

Uses found in HMU but not in CR include the following:

Gasoline Station
Hotel/Motel
Industry (Light)
Motor Vehicle Sales
Motor Vehicle Service
Restaurant
Retail Sales
Sawmill

Sign Size in Highway Mixed Use:

Sign area shall not exceed 32 square feet.

Purpose of the Highway Mixed Use District:

“To allow automobile-oriented businesses and other compatible uses along major travel corridors contiguous to the historic village centers, while maintaining safe and efficient traffic flow.”