

TABLE 2.9 VILLAGE CENTER DISTRICT (VC)

(A) Purpose. The purpose of the Village Center District is to support a central mixed use area in East Hardwick. The Village Center District is intended to provide a place of civic pride and a focal point for development in the community. The Village Center District enables a variety of housing opportunities with a mix of small-scale commercial in a pedestrian-friendly setting.

(B) Permitted Uses:

1. Accessory Dwelling [see Section 4.2]
2. Accessory Structure/Use (to a permitted use)
3. Accessory Structure less than or equal to 500 sq. ft. (to a conditional use)
4. Agriculture
5. Dwelling/Single Family
6. Dwelling/Two Family
7. Dwelling/Multi-Family
8. Group Home [see Section 4.7]
9. Home Child Care [see Section 4.6]
10. Home Occupation [see Section 4.9]

(C) Conditional Uses:

1. Accessory Structure more than 500 sq. ft. (to a conditional use)
2. Adaptive Reuse [see Section 4.3]
3. Agricultural and Forest Processing [See Section 4.11]
4. Bank/Financial Institution
5. Bed & Breakfast
6. Community Center
7. Cultural Facility
8. Day Care Center [see Section 4.6]
9. Funeral Home
10. Greenhouse/Nursery
11. Health Clinic
12. Home Industry [see Section 4.9]
13. Hotel/Motel
14. Mixed Use [see Section 4.12]
15. Office
16. Residential Care Facility
17. Personal Service
18. Place of Worship
19. Private Club
20. Public Facility [see Section 4.15]
21. Recreation [Indoor]
22. Recreation [Outdoor]
23. Restaurant
24. Retail Sales
25. School
26. Telecommunications Facility [see Section 4.17]
27. Veterinary Clinic
28. Warehouse/Storage

(D) Dimensional Standards (unless otherwise specified for a particular use):

Minimum Lot Size	5,000 square feet
Minimum Frontage	25 feet
Minimum Setback/Front (Starting 25 feet from the road centerline)	0 feet
Minimum Setback/Side	5 feet
Minimum Setback/Side with signed agreement with neighboring property owner and provision of fire-walls.	0 feet
Minimum Setback/Rear	12 feet
Minimum Setback/Side and Rear for Accessory Structure	5 feet
Maximum Height	35 feet

TABLE 2.4 COMPACT RESIDENTIAL [CR] DISTRICT

(A) Purpose. The purpose of the Compact Residential District is 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.

(B) Permitted Uses:

1. Accessory Dwelling [see Section 4.2]
2. Accessory Structure/Use (to a permitted use)
3. Accessory Structure less than or equal to 500 sq. ft. (to a conditional use)
4. Agriculture
5. Dwelling/Single Family
6. Dwelling/Two Family
7. Dwelling/Multi-Family
8. Forestry
9. Group Home [see Section 4.7]
10. Home Child Care [see Section 4.6]
11. Home Occupation [see Section 4.9]

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Adaptive Reuse [see Section 4.3]
3. Agricultural and Forest Processing [see Section 4.11]
4. Bank/Financial Institution
5. Bed & Breakfast
6. Campground
7. Cemetery
8. Community Center
9. Cultural Facility
10. Day Care Center [see Section 4.6]
11. Extraction of Earth Resources [see Sec. 4.8]
12. Funeral Home
13. Greenhouse/Nursery
14. Health Clinic
15. Home Industry
16. Mixed Use [see Section 4.12]
17. Mobile Home Park [see Section 4.13]
18. Natural Burial Ground
19. Office
20. Residential Care Facility
21. Personal Service
22. Place of Worship
23. Private Club
24. Public Facility [see Section 4.15]
25. Recreation [Indoor]
26. Recreation [Outdoor]
27. Restaurant
28. School
29. Telecommunications Facility [see Sec. 4.17]
30. Veterinary Clinic
31. Warehouse/Storage

(D) Dimensional Standards (unless otherwise specified for a particular use):

Minimum Lot Size – Class 1	5,000 square feet
Minimum Lot Size – Class 2	10,000 square feet
Minimum Lot Size – Class 3	30,000 square feet
Minimum Frontage – Class 1	50 feet
Minimum Frontage – Class 2	50 feet
Minimum Frontage – Class 3	50 feet
Minimum Setback/Front (Starting 25 feet from the road centerline)	15 feet
Minimum Setback/Side	20 feet
Minimum Setback/Rear	20 feet
Minimum Setback/Side and Rear for Accessory Structure	10 feet
Maximum Height	35 feet

TABLE 2.1 CENTRAL BUSINESS DISTRICT (CB)

(A) Purpose. The purpose of the Central Business District is to support a compact mix of commercial, professional, civic and residential uses in Hardwick’s traditional downtown in a manner that maintains and enhances the area’s historic character and economic vitality.

(B) Permitted Uses:

1. Accessory Dwelling [see Section 4.2]
2. Accessory Structure/Use (to a permitted use)
3. Accessory Structure less than or equal to 500 sq. ft. (to a conditional use)
4. Group Home [see Section 4.7]
5. Home Child Care [see Section 4.6]
6. Home Occupation [see Section 4.9]
7. Dwelling/Single Family
8. Dwelling/Two Family
9. Dwelling/Multi-Family

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Adaptive Reuse [see Section 4.3]
3. Bank/Financial Institution
4. Bed & Breakfast
5. Community Center
6. Cultural Facility
7. Day Care Center [see Section 4.6]
8. Funeral Home
9. Gasoline Station [see section 4.14]
10. Greenhouse/Nursery
11. Health Clinic
12. Home Industry [see Section 4.9]
13. Hotel/Motel
14. Hospital
15. Industry, Light [see Section 4.10]
16. Mixed Use [see Section 4.12]
17. Motor Vehicle Sales
18. Motor Vehicle Service [see section 4.14]
19. Office
20. Residential Care Facility
21. Personal Service
22. Place of Worship
23. Private Club
24. Public Facility [see Section 4.15]
25. Recreation [Indoor]
26. Recreation [Outdoor]
27. Restaurant
28. Retail Sales
29. School
30. Telecommunications Facility [see Section 4.17]
31. Warehouse/Storage

(D) Dimensional Standards (unless otherwise specified for a particular use):

Minimum Lot Size	5,000 square feet
Minimum Frontage	25 feet
Minimum Setback/Front (Starting 25 feet from the road centerline)	0 feet
Minimum Setback/Side	5 feet
Minimum Setback/Side with signed agreement with neighboring property owner and provision of fire-walls.	0 feet
Minimum Setback/Rear	15 feet
Minimum Setback/Side and Rear for Accessory Structure	5 feet
Maximum Height	35 feet

TABLE 2.3 HIGHWAY MIXED-USE [HM] DISTRICT

(A) Purpose. The purpose of the Highway Mixed-Use District is 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.

Permitted Uses:

1. Accessory Dwelling [see Section 4.2]
2. Accessory Structure/Use (to a permitted use)
3. Accessory Structure less than or equal to 500 sq. ft. (to a conditional use)
4. Agriculture
5. Dwelling/Single Family
6. Dwelling/Two Family
7. Dwelling/Multi-Family
8. Forestry
9. Group Home [8 or fewer residents]
10. Home Child Care [see Section 4.6]
11. Home Occupation [see Section 4.9]

(C) Conditional Uses:

12. Accessory Structure/Use (to a conditional use)
13. Agricultural and Forest Processing [see Section 4.11]
14. Bank/Financial Institution
15. Bed & Breakfast
16. Cemetery
17. Community Center
18. Cultural Facility
19. Day Care Center [see Section 4.6]
20. Extraction of Earth Resources
21. Funeral Home
22. Gasoline Station [see section 4.14]
23. Greenhouse/Nursery
24. Health Clinic
25. Home Industry [see Section 4.9]
26. Hotel/Motel
27. Industry [Light]
28. Mixed Use [see Section 4.12]
29. Mobile Home Park [see section 4.13]
30. Motor Vehicle Sales
31. Motor Vehicle Service [see section 4.13]
32. Natural Burial Ground
33. Office
34. Residential Care Facility
35. Personal Service
36. Place of Worship
37. Private Club
38. Public Facility
39. Recreation [Indoor]
40. Recreation [Outdoor]
41. Restaurant
42. Retail Sales
43. Sawmill
44. School
45. Telecommunications Facility [see Sec. 4.17]
46. Veterinary Clinic
47. Warehouse/Storage

(D) Dimensional Standards (unless otherwise specified for a particular use):

Minimum Lot Size	5,000 square feet
Minimum Lot Area per Unit – Class 1	1 per 1,250 square feet
Minimum Lot Area per Unit – Class 2 & 3	1 per 10,000 square feet
Minimum Frontage	65 feet
Minimum Setback/Front (Starting 25 feet from the road centerline)	20 feet
Minimum Setback/Side	20 feet
Minimum Setback/Rear	20 feet