

Zoning Review of 2025-032
Applicant: 2 Peas in a Pod, LLC
Landowner: 2 Peas in a Pod, LLC
Location: 333 VT Route 14 South, Hardwick
Zoning District: Highway Mixed-Use
Overlay Districts: None

Created by Hardwick Zoning and Floodplain Administrator on June 16, 2025

DRB Meeting Scheduled for Wednesday, June 25, 2025 at 7:20 pm. In-person on the third floor of the Memorial Building with a Zoom option (Hybrid).

Applicant has submitted a Conditional Use application to add an Accessory Structure over 500 sq ft (Pavilion) to an existing Conditional Use (Restaurant) in the Highway Mixed-Use Zoning District.

Zoning District: Highway Mixed Use

Overlay Districts: None

The property currently has an existing Conditional Use (Restaurant). The application proposes to install a 36' by 24' Accessory Structure (Pavilion) on the site.

The Highway Mixed-Use zoning district (Table 2.3) lists Accessory Structure over 500 sq ft to a Conditional Use as a Conditional Use for the district.

Proposed minimum setbacks from the front/roads (VT Route 14 and Carey Road) will meet the 45' front setback. Side and rear setbacks are also proposed to meet the 20' minimum setbacks.

Section 3.7 Height Requirements: Height of Proposed Structures: **Below limit. Not applicable.**

Section 3.11 Performance Standards - **proposed installation will need to be reviewed under each.**

Section 3.13 Parking & Loading Requirements: Parking requirements in the Highway Mixed-Use district: "Off-street parking spaces shall be provided in accordance with this section when any use is established." "Off-street loading space shall be provided for commercial, industrial or institutional uses ..." Table 3.1 lists Restaurant as 1 per 3 seats and one per employee on the largest shift." **Proposed installation will need to be reviewed under this Section.**

Section 3.15 Steep Slopes & Erosion Control - Site does not have a slope gradient of 25% or greater. **Not applicable.**

The DRB will need to review the project under the conditional use review criteria – Section 5.2 - see application for all applicable criteria.

The Highway Mixed-Use District has District Standards (Section 5.2G3) which need to be considered.

Zoning Bylaws utilized – Table 2.3 (Highway Mixed-Use District), Section 3.11 (Performance Standards), Section 3.13 (Parking & Loading Requirements), Section 5.2 (Conditional Use Review) and Section 5.2G3 (Highway Mixed-Use District).