

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 2.4 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
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9. Forestry
10. Group Home [see Section 4.7]
11. Home Child Care [see Section 4.6]
12. 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 2.2 VILLAGE NEIGHBORHOOD [VN] DISTRICT

(A) Purpose. The purpose of the Village Neighborhood District is to provide for high density residential development and appropriate non-residential uses in existing neighborhoods located close to Hardwick’s traditional downtown in a manner that maintains historic settlement patterns and streetscapes.

(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
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. Cemetery
7. Community Center
8. Cultural Facility
9. Day Care Center [see Section 4.6]
10. Funeral Home
11. Greenhouse/Nursery
12. Health Clinic
13. Home Industry [see Section 4.9]
14. Hospital
15. Hotel/Motel
16. Mixed Use [see Section 4.12]
17. Natural Burial Ground
18. Office
19. Residential Care Facility
20. Personal Service
21. Place of Worship
22. Private Club
23. Public Facility
24. Recreation [Indoor]
25. Recreation [Outdoor]
26. School
27. Telecommunications Facility [see Section 4.17]

(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 1,000 square feet
Minimum Lot Area per Unit – Class 2	1 per 3,500 square feet
Minimum Lot Area per Unit – Class 3	1 per 3,500 square feet
Minimum Frontage	50 feet
Minimum Setback/Front (Starting 25 feet from the road centerline)	10 feet
Minimum Setback/Side	10 feet
Minimum Setback/Rear	15 feet
Minimum Setback/Side and Rear for Accessory Structure	5 feet
Maximum Height	35 feet