

VILLAGE CENTER [VC]

A. Intent

1. The Village Center District* encompasses the central mixed-use areas of small towns and hamlets. Village Center Districts are intended to provide a place of civic pride and a focal point for development in the community. Village Center Districts enable a variety of housing opportunities with a mix of small-scale commercial in a pedestrian-friendly setting.
2. Additionally these regulations seek to increase the availability of attainable housing by clarifying the requirements for housing development, land use regulations, and the myriad requirements, agencies, and goals involved in maintaining a stable village, town, city, region, and state.

B. Dimensional Standards for Structures and Lots

1. All structures and lots must meet the dimensional standards listed in Table 5.
2. Height of Structures

*Note

In rural villages, the dimensional differences between a Village Neighborhood and a Village Center may be subtle. Look for the details of what makes the placement and size of buildings used for a village store or post office different from those in the residential parts of the village. Measure the village center building patterns in other, similar villages to further refine the dimensional requirements.

TABLE 5 - DIMENSIONAL STANDARDS FOR STRUCTURES AND LOTS

Lot Widths	40' min.
Setbacks	
Front	0' min., 20' max.
Side	0 or 5' min.
Rear	3' min. with rear lanes or 12' min.
Parking setback from building front	20' min
Maximum building height	2.5 stories
Maximum building width	100' per building, within first 30' of building
Maximum building coverage	100% per site

[Numbers in green must reflect the character of the local context. Use the Character Survey below to determine the appropriate dimensions.]

- a. Structure height is limited by stories above sidewalk grade.
 - i. Ground floor stories exceeding 20 feet are considered two stories.
 - ii. Mezzanines exceeding 30% of the ground floor area are counted as a story.
 - iii. Upper stories exceeding 16 feet are counted as two stories, and an additional story for every multiple of 16 feet.

C. Building Standards

1. Building facades within 20 feet of sidewalks must have a minimum of 15% glazing.

ALLOWABLE USES

*Note

When two, three, and four-household buildings are permitted by right in the Neighborhood [N] district, additional standards should be provided to ensure that these buildings are scaled to match the physical setting and that parking spaces do not displace front yards.

Household

Safe uses of housing should not be forbidden by zoning language about use, and the term "household" should replace "family" in housing descriptions.

Simplify Development

Review

Communities benefit from having a variety of housing units in walkable places so homes in buildings types that are suitable in the district should not be subject to conditional use review. (Note that the size and intensity of buildings should be controlled primarily through dimensional requirements as recommended in the district standards below.)

In municipalities with sufficient staff, site plan review for the types of residences that meet community goals can be conducted administratively to further simplify development review. Establish clear standards to address local concerns rather than imposing time-consuming, discretionary board reviews.

A. Sample Use Table for Neighborhoods and Centers

1. Table 2 indicates allowable uses in the Neighborhood [N] and Center [TC, VC, D] zoning districts.
2. The uses and groups of uses listed in the first column of Table 2 are defined in section ____.
3. Standards and procedures for conditional uses are described in section ____.

TABLE 2 - ALLOWABLE USES

Description of Use	Neighborhoods [N]	Centers [TC, VC, D]
Residential Uses		
Single-household building	Allowable Use	Not Permitted
Two-household building	Allowable Use *	Allowable Use
Three-household building	Allowable Use *	Allowable Use
Four-household building	Allowable Use	Allowable Use
Building with five+ households	Conditional Use	Allowable Use
Lodging Uses		
Bed and breakfast inn	Allowable Use	Allowable Use
Hotel, motel, other lodging uses	Not Permitted	Allowable Use
Institutional Uses		
School or daycare, <12 pupils	Allowable Use	Allowable Use
School or daycare, 13+ pupils	Conditional Use	Allowable Use
Place of worship, <10 parking sp	Allowable Use	Allowable Use
Place of worship, 11+ parking sp	Conditional Use	Allowable Use
Other institutional uses	Not Permitted	Conditional Use
Commercial Uses		
Home occupation	Allowable Use	Allowable Use
Offices/shops in converted house	Conditional Use	Allowable Use
Main Street commercial uses	Not Permitted	Allowable Use
General commercial uses	Not Permitted	Conditional Use
Industrial Uses		
All industrial uses	Not Permitted	Not Permitted

- a. Multiple permitted and conditional uses within a single building, and multiple buildings and permitted and conditional uses on a single lot, are allowable provided that the dimensional standards in Table 2 and other zoning regulations are met.
- b. Conditional uses may be permitted only upon approval by the Development Review Board using the standards in section ____. Site plan review will be performed simultaneously by the Development Review Board while considering the conditional use application.
- c. Temporary uses are regulated by section ____, not by the allowable uses listed in Table 2.