

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/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. 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