Chapter 42

Village Zoning District

This chapter establishes the Village Zoning District and the standards that apply within that district.

42.1 Boundaries – Purpose – Uses Permitted

42.1.1 What are the boundaries of the VZD? The boundaries of the VZD are shown on the official zoning map that accompanies this bylaw.

42.1.2 What is the purpose of the VZD? The village is the focus of Williston's identity as a place. It is the seat of local government, a center of education and recreation, and home to a number of the town's residents. The VZD is established to maintain the village as a point of stability and a reminder of history in a town that is, otherwise, changing quite rapidly. Policy 3.6 of the *Town Plan* states:

> The Town of Williston will continue to maintain and protect the historic character of its village center.
>
> Policy 4.1 goes on to say:
> The Town of Williston will continue to use design review to protect the historic character of the Village Zoning District (VZD). The town will also consider ways to protect historic resources outside the VZD.

42.1.3 Does the town have specific authority to create and regulate an historic district? Yes. 24 V.S.A. 4414(1)(F)(i) gives Vermont municipalities the authority to create historic districts and require design review within those districts.

42.1.4 What uses are permitted in the VZD? The VZD is predominantly residential in character, with a mix of lot sizes and housing types. Small-scale commercial uses, including home businesses and institutional uses are also permitted, subject to standards that ensure compatibility with both neighboring residential uses and the historic character of the village. See Table 42.A and the notes below.

> 42.1.4.1 Village Character. The VZD is a true mixed-use zoning district that permits single and multi-house buildings ~~family homes~~, apartments, small businesses, and institutions, including churches, schools, and local government. The common tie here is not use (although industrial uses are~~=~~prohibited), but a modest scale; spacious lots with trees and other landscaping; and a pedestrian orientation. All new buildings and uses must perpetuate these characteristics.
>
> 42.1.4.2 Scale of Enterprises. WDB 42.9.1 ~~explicitly~~ limits the ~~size of~~scale, intensity and potential nuisances of commercial uses to ensure that they are consistent with the historic character of the VZD.

42.2 Permit Requirements. Permit requirements are explained in Chapters 4-6. With the minor exceptions noted there, ~~all development in this zoning district must have a permit~~ permit requirements vary in the village depending on location. **Be informed, however, that permit requirements in this zoning district are different.**

42.2.1 What are the permit requirements for properties in the VZD, but outside the National Register Historic District and Addition Review Areas? Proposed developments that would only require an administrative permit in other zoning district, will also only require an administrative permit. Where exterior changes are proposed, the Administrator may, at their discretion, seek the advice of the HAAC before issuing a permit.

42.2.2 What are the permit requirements for properties within the Additional Review Area and National Register Historic District? The permit requirements depend on if the property has a contributing or non-contributing structure.

- **Properties with a contributing structure:** The DRB, with advice from the HAAC, must issue a Certificate of Appropriateness for all exterior changes to contributing properties in the National Register Historic District and the Additional Review Area.
    - Where the proposed work would require an administrative permit elsewhere in town, the DRB will act as the Administrator when issuing a Certificate of Appropriateness. After the COA is approved, the Administrator may issue the Administrative Permit. This process is distinct from the discretionary permit process because a publicly warned hearing is not required.
    - Where a discretionary permit is required for the proposed development, the COA will be combined with the discretionary permit. A COA is not required for subsequent administrative permits associated with the approved discretionary permit.
- **Properties with a non-contributing structure:** the Administrator, with advice of the HAAC, can issue a certificate of appropriateness for exterior modifications of non-contributing structures in the National Register and Additional Review Areas. The HAAC or Administrator can refer the application to the DRB at their discretion.

42.2.2 How do I know if my property has a contributing structure? See the list in Appendix H.

~~***42.2.1 How are permit requirements different in the VZD?*** All exterior changes in the VZD are subject to design review. As explained below, some proposed exterior changes may be approved by the Administrator, who may seek the advice of the HAAC before making a decision, but some developments that would not require a discretionary permit outside the VZD must be reviewed by the DRB.~~

~~***42.2.2 Which proposed developments in the VZD can be reviewed by the Administrator?*** The Administrator may review applications for permits for proposed developments that would only require an administrative permit outside the VZD on lots that are not in the Williston Village National Register Historic District and that are not in the additional review area established by Map 5 of the *Town Plan*. The Administrator may seek the advice of the HAAC before making a decision on any such application, and the HAAC may, upon finding that the proposed use could have a significant impact on the character of the village, require that the proposed application be submitted to the DRB.~~

~~***42.2.3 Which proposed developments in the VZD must be reviewed by the DRB?*** The DRB must issue a Certificate of Appropriateness (COA) for any development in the Williston Village National Register Historic District, that is in the additional review area established by Map 6 of the *Town Plan* or that is referred to it by the HAAC.~~

~~42.2.3.1 With an Administrative Permit. Where the proposed work would otherwise require only an administrative permit, the DRB will review the proposed development for compliance with the requirements of this chapter. If the proposed development complies, the DRB will~~

~~approve the application for a COA, imposing any conditions it finds necessary to ensure compliance. If the proposed development fails to comply, the DRB will reject the application for a COA.~~

~~42.2.3.2 With a Discretionary Permit. Where a discretionary permit is required for the proposed development, the COA will be combined with the discretionary permit.~~

42.3 Dimensional Standards

42.3.1 Is there a maximum building height in the VZD? Yes. Building height in this zoning district is limited to 36 feet above existing grade~~.~~ The DRB may allow a building to be taller or require it to be shorter if they find the proposed structure is compatible with the surroundings based on the compatibility audit required by this chapter.

42.3.2 Must development in the VZD be set back from property lines? Yes. Setbacks from rear and side property lines may be controlled by the landscaped buffer requirements of Chapter 23 of this bylaw. Where the requirements of Chapter 23 do not apply, the minimum setback from both side and rear property lines is 10 feet.

Buffer Requirements? A buffer that complies with Chapter 23 must be provided where residential development adjoins other uses, including the nonresidential uses permitted in the VZD. 15-foot setbacks will be required between residential uses.

42.3.3 Must development in the VZD be set back from roads? Yes. Except where WDB 42.3.3.4 applies, the minimum setbacks from roads in the VZD shall be:

42.3.3.1 From the Right-of-Way of I-89: 150 feet;

42.3.3.2 From the Right-of-Way of Route 2, where it is town policy to maintain a wide, landscaped "greenbelt," 50 feet or less using the average setback exception; and

42.3.3.3 From Any Other Road, public or private, 25 feet.

42.3.3.4 Average Setback Exception. ~~Residential~~ New development and infill on lots in parts of the Village where the typical setback from the road varies from the standards of WDB 42.3.3.1-3 may meet the average setback of the existing dwellings. In determining that average setback, the Administrator will consider all existing dwellings that are along the same road as and within 300 feet of the proposed dwelling.

42.3.3.5 What uses are permitted in the required setbacks? The required setbacks in the VZD must be landscaped as a Type I, III, or IV buffer in compliance with Chapter 23 of this bylaw, but access drives, roads, pedestrian ways, underground utility lines, and where such lines are permitted, overhead utility lines may cross required setbacks at a right angle (±10°). Pedestrian ways may also run parallel to and within a required setback. Outdoor sales and ~~storage~~ display may also be permitted where shown on an approved site plan. See WDB 20.12 re outdoor storage ~~in side~~inside and rear setbacks.

42.3.3.6 Route 2 Setback. New parking and loading areas may not be placed within required setback along Route 2. Existing parking and loading areas that are within the required setback along Route 2 are nonconforming and must be removed as part of any proposal for a change

in use, new building, or major addition to an existing building. The DRB may, ~~upon finding that full compliance with this standard is not feasible~~, permit an exception, provided that the proposed development will result in a reasonable (given the site) addition to the landscaped space within the setback and/or the creation of a pocket park along the sidewalk. The intent is to soften the view of the parking area or enhance the public greenbelt to mitigate the visual impacts of a parking area in the front yard.

42.3.4 Is a minimum lot frontage required in the VZD? Yes. All lots must have at least 40 feet of frontage on an existing or proposed public or private road or access easement. The DRB may require a greater frontage where necessary to provide safe access to the lot.

42.4 Density Standards. See Chapter 19 of this bylaw for an explanation of how density is measured and a summary of the density standards in all zoning districts.

42.4.1 What density of development is permitted in the VZD? ~~The average density of development permitted in the VZD shall not exceed two dwelling units per acre (2.0 DU/A), except where development takes place on slopes of 15-30%, where the average density will be limited to one dwelling per acre.~~

- For parcels larger than 2 acres: the maximum allowed density is 6 units/acre.
- For parcels 2 acres or smaller: there is no minimum or maximum density, rather residential development is limited by physical constraints and the development pattern standards in this chapter and other development standards of this bylaw. Design standards for building scale and massing, site design (especially parking), landscaping and screening will effectively limit the number of units that can be reasonably accommodated. The number of units is not as important as how the site functions and the structure's contribution to the overall character of the Village.
- For land where development takes place on slopes of 15-30%, the average density will be limited to one dwelling per acre.
- As stated in WDB 19 and 29, any structure or development is prohibited in wetlands, watershed health buffers and slopes greater than 30%. Parking, landscaping and the size/scale of the proposed structure must meet the development standards of this chapter. Keep in mind that per WDB 13, shared access for more than 5 dwellings requires a road not a driveway.

Commented [EH1]: Note: need to analyze slopes in the VZD

42.4.2 Is there a minimum area per dwelling in the VZD? Yes, the minimum area per dwelling where dwellings are placed on individual lots is .15 A (6,534 SF). There is no minimum lot area when dwellings are footprint lots, condo ownership, or surrounded by common land.

Why are they different? This is explained in more detail in Chapter 19. To put it briefly, the difference between the average density and the minimum lot size provides flexibility in subdivision design.

42.4.3 Is there a requirement that lot sizes be mixed in the VZD? Yes. The VZD is generally characterized by varying lot sizes in close proximity. This pattern, which has evolved over the last 200 years, should continue. Proposed developments with a uniform~~, "cookie cutter"~~ pattern of identical lots will not be approved. Where four (4) or more individual lots are proposed, the lot size must vary by 20% or more. This can be accomplished by different lot areas associated with a single-household dwelling unit, or different building/unit configurations on equally sized parcels.

42.4.4 What standards apply to the conversion of an existing single-household dwelling to a multi-household dwelling or mixed-use building?

Intent: The quality and functionality of the dwellings created should be prioritized over the quantity of dwellings.

- Each household unit must contain at contain at least 300 SF of useable space. Living areas, excluding bathrooms, shall have no dimension smaller than 7'. Hallways and stairwells are not counted towards livable space.
- Housekeeping facilities, except laundry, must be self-contained within the unit. For example, the kitchen or bathroom cannot be located across a common hallway.
- Household units with shall contained regular rooms shapes and floor plan layout. For example, the primary entrance or entrance to a bedroom should not be through the bathroom.

42.5 General Standards. Development in this zoning district must, unless specifically exempted, comply with all standards adopted in Chapters 13-29 of this bylaw.

42.6 Specific Standards. Standards that apply only within this zoning district are presented in WDB 42.7-42.9

42.7 Outdoor Sales and Storage. Outdoor sales and storage associated with residential premises is regulated by Chapter 20 of this bylaw. The standards adopted here apply to the permitted commercial and institutional uses.

42.7.1 Are outdoor sales permitted in the VZD? ~~Permanent outdoor sales areas and displays are prohibited in the VZD. The occasional, temporary outdoor display of goods for sale will be permitted, provided that the extent of the area occupied by outdoor sales is less than 1,000 SF.~~ Yes. Outdoor sales and display areas are permitted in this zoning district, but only within areas designated for that purpose on a site plan approved by the DRB. The following standards apply:

- Limited to 500 SF when located in the front or side yards. Can be located in the front yard setback, but must be at least 5' off of the sidewalk edge.
- Outdoor lighting is discouraged, where illuminated, only motion activated lighting is allowed.
- Perimeters of outdoor storage must be designated with a fence or other structure (rope & bollard), permanent landscaping features to prevent encroachment of outdoor sales area into the public right of way or setbacks
- Fencing must follow the fencing requirements of this bylaw: front yard fences must not be opaque or taller than 4'. Chain-link is prohibited in the front yard.
- What about vegetable, flower or farm stands? They are allowed on residential properties. See WDB Chapter 20 Residential Improvements for standards and restrictions.
- Where located on a parcel with a contributing structure, the outdoor sales area must not fully obstruct the view of the contributing structure
- The items sold and displayed are limited: they must be pedestrian in nature. For example, a bike shop displaying bikes or a garden shop with flowers and potted plants. The intent is not to allow large and bulky items, such as furniture or equipment, to be displayed in the village. Those items are better suited for other zoning districts.

42.7.2 Is outdoor storage permitted in the VZD? The temporary outdoor storage of construction equipment and materials is permitted in all zoning districts by Chapter 17. No other outdoor storage is permitted for commercial and institutional uses in the VZD.

42.8 ~~Historic Design Review~~Development Pattern and Historic Design Review

Standards for Rear-lot Development

- Definition: rear-lot development is the placement of new structure(s) behind the existing structure(s) such that the existing street-facing structure is located between the street and new structures. Typically, this type of development is minimally visible from the public right-of-way.
- Rear-lot development in the village can occur in three styles: a structure that appears accessory to the primary (such as a garage, carriage house, or barn), a cottage court or a . The type of rear-lot development will depend on the lot size, dimensions, physical constraints and landowner preference.
- Additions or standalone structures to the rear of an existing primary structure on a parcel must be historically respectful and complimentary to the existing structure
- Can be taller than the existing structure if an architectural style of that era. For example, a barn or carriage style structure roof pitch or copula may be taller than the primary home is common for an 1800s farmhouse, but not a post-1950s raised ranch, etc. Only where that style/size outbuilding is complementary to the time period of the existing development
- Where more than 1 structure is proposed in the rear-lot, the structures must front/address the shared private driveway (mini-neighborhood, cul-de-sac). Plan for future connection to neighbors, for example if a neighbor does a similar rear-lot subdivision.

Standards for Cottage Courts

- Definition: A cottage court is a cluster of single-household dwellings (or multi-household dwellings that appear like single) oriented towards a shared driveway or green space. Cottage courts typically have one point of access onto a public way.
- A cottage cluster is appropriate when more than one rear-lot structure is proposed for a new residential dwellings and/or commercial use.
- The primary entrances shall face a shared common green. Cottage structures with frontage along the public way: the primary entrance should be oriented to the public way.
- Garages and parking areas should be consolidated and located to side or rear where minimally visible from public way
- Where visible from the public way in the Additional Review Area or National Historic District: new structures should follow the design standards for new buildings. Prominent entryway, reduce emphasis on parking areas/garages

42.8.1 *Must all development in the VZD be consistent with the* Williston Village Historic District Design Review Guide*?* Yes. Development in the VZD must be consistent with the *Williston Village Historic Design Review Guide (Guide)*, which is attached to this bylaw as Appendix H.

42.8.2 If the* Guide *only says "should," do I really have to comply? Yes, to the extent feasible. The use of 'should' and similar formulations of standards in this chapter does not exempt anyone from compliance. This language is, instead, an acknowledgement of the difficulties that are sometimes encountered in maintaining the historic appearance of existing buildings as they age, as well as of the fact that not all existing buildings in the VZD have historic character. 'Should' provides some

flexibility for the Administrator or DRB to accept practical solutions that are in the spirit of the *Guide*. The designers of new buildings should read the *Guide* as mandatory.

42.8.3 Does this bylaw add anything to the* Guide*? Yes.

42.8.3.1 Color. The *Guide* does not make it clear that color is among the legitimate considerations in design review in the VZD. It is. The HAAC and DRB may consider the compatibility of proposed colors with those on surrounding buildings and the overall character of the Village.

42.8.3.2 Fences. The color and material of front yard fences in the VZD are subject to approval by the Administrator with the advice of the HAAC.

42.8.3.3 Siding. Vinyl siding is not permitted on historic structures. Cementitious fiberboard may be acceptable instead of clapboard outside the Williston Village National Register Historic District. Replacement siding must comply with this standard to the extent of the change being made.

42.8.3.4 Signs. Signs must comply with both the *Guide* and the standards adopted in Chapter 25 of this bylaw.

42.8.3.5 Skylights. Skylights are permitted, but they must not be visible from a public way.

42.9 Standards for Commercial Uses. See also WDB 42.4.

42.9.1 Is there a maximum size for commercial uses in the VZD? ~~Yes. No more than 4,000 SF on any lot may be devoted to permitted (see Table 42.A) commercial uses, with no more than 2,500 SF of that space being on any one floor.~~ No. The size and scale of a commercial use is limited by the design standards for buildings and additions, as well as the standards for parking and screening.

42.9.2 Do the off-street parking and loading requirements of this bylaw apply in the tight spaces of the VZD? The requirements of Chapter 14 do apply, but the DRB may permit the provision of less parking than is required by that chapter where doing so will better maintain the historic character of the village, while not creating parking conflicts with neighboring uses.

42.9.3 Where are commercial uses allowed in the Village? Commercial uses are only permitted on parcels with physical frontage on Williston Road (access easement over another parcel does not apply). Senior living, assisted living, and other similar residentially based commercial uses are allowed throughout the VZD (group homes are allowed by the state anywhere residential is allowed).

42.9.4 What components of a commercial use are prohibited in the VZD?

- Loading docks, including sloped loading area pavement or raised loading platform
- Overhead doors larger in size, appearance, or number than a residential 2-car garage. Subject to design review.
- Outdoor storage and stockpiling of materials and equipment is prohibited
- Security fencing, barbed wire, gated parking areas

42.9.5 What components of a commercial use are limited in the VZD?

- Outdoor work areas: small outdoor work areas associated with a restaurant or artisan are allowed but must be located to reduce noise impacts on neighbors where feasible. The DRB may set hours of operation.
- Outdoor storage of vehicles: the DRB may allow for parking spaces for company vehicles separate from the required parking spaces for customers. Appendix H examples: a consulting firm with a few company vehicles, a bakery delivery truck, a restaurant/caterer storing a food. Does this mean I can store a tractor trailer or box truck? Probably not, the DRB must make the finding that the number of designated spaces are compatible with the village intent.
- Drive-thrus. Prohibited in the Village.
- Walk-up windows. Allowed on contributing (historic), non-contributing, and new structures. On contributing structures, walk-up windows are only allowed when the original door and window pattern is retained. For example, a window should not be filled in to create another window on the same façade. Walk-up windows shall not conflict with vehicle circulation or pedestrian access. Walk-up windows shall be accessible to pedestrians and protected from vehicle movements using curbs, bollards, or site placement. Walk up windows shall be protected from rain and sliding ice/snow.
- Outdoor seating or dining areas shall be defining by fencing and/or landscaping and subject to the privacy screening standards where in close proximity to a neighboring residential use.

Standards for Screening and Privacy

Intent: The Village is a mixed-use zoning district where oftentimes residential and non-residential uses will be located in close proximity. The intent of this standard is to protect abutting residential properties from headlight glare, dumpsters, and preserve their backyard privacy.

When is this standard required? When a rank of four (4) or more new parking spaces are proposed, for outdoor seating or dining areas, and solid waste management.

Dumpsters must be located in a 4-sided structure subject to design review. The exterior of the enclosure should be landscaped to soften the view from neighboring properties and the public way. Dumpster or trash totes associated with a commercial use must be equipped with a soft close feature to prevent slamming noises.

Parking areas with a rank of four (4) or more parking spaces must have a fence to prevent headlight glare. The fence is subject to the design criteria:

- Wood or composite material that does not have a shiny reflective glare and provides textured finish.
- Historically accurate or matching existing or surrounding architectural (ex. Finials and/or pilasters/ spindles complement the railings on the house)
- White or natural/stained wood are preferred. Chain-linked (including coated) with or without privacy slats are prohibited and do not meet this standard.
- 6-ft tall opaque fence. The DRB can reduce or increase the height of the fence where the proposed use or topography make 6-ft permit a lower or need a taller fence. The portion taller than 6-ft must be a lattice pattern, not opaque.
- Fences must be setback XXX ft from the property line and include landscaping on exterior side (enough space to maintain fence and landscaping without trespassing on neighboring properties)
- Landscaping, edible and flowering species preferred, on exterior side

- A living fence or hedge can be substituted for a manufactured fence where the applicant demonstrates 60% (higher? Lower?) or more of the light is obstructed. A manufactured fence may be required until the living edge is mature or in the event the hedge no longer provides coverage Hedge must be opaque year-round

When is this standard not applicable?

- This standard does not apply to screen a residential backyard from another residential backyard.
- Where the parking/maneuvering area for an existing residential use is not consolidated with the proposed non-residential use. (Note: Other sections of this bylaw will require/incentivize shared parking/dumpster/etc. areas.) For example, say a single-family dwelling is converted to a mixed-use building with a residential unit and a commercial use, but the SFD parking is not physically separated from the commercial use parking lot. The SFD parking area is existing and does not need a fence, but the new commercial parking area is subject to the screening standards. This scenario would likely occur where the existing residential and proposed commercial parking areas are physically separated by structures, separate curb cuts, topography, etc.
- Where the presence of dense vegetation, topography, on the subject or neighboring property provides enough screening for visual and headlight trespass. The applicant must provide photographic evidence for the DRB to consider. The DRB may require supplemental landscaping.
- Where the adjacent use is of similar or greater intensity of activity. For example, if a restaurant is proposed next to an office building. The restaurant does not need to screen their parking lot from the office parking.
- This standard will aid the DRB in administering the bylaw as the village evolves. There are very few commercial and multi-family properties in the village currently. As the bylaw is implemented and of the village evolves in a more commercial/mixed-use fabric, the need for fences and screening between similar properties will diminish.

Village Landscaping and Stormwater Standards

Intent: To reimagine and carry on the history of the Vermont working landscaping. The existing intent of landscaping is to provide privacy/buffering and enhance the street scape of the village, but it can contribute more than those 2 functions. Landscpaing can provide stormwater management, wildlife and pollinator habitat, and edible food for humans and animals alike.

- Landscaping plans shall use native, pollinator, edible and/or medicinal species.
- Front yard landscaping shall include a plan to retain and replace over time the large trees that make up the Village greenbelt. Front yard landscaping shall also include landscaping beds and or gardens to reduce mowed lawn. Meandering paths, benches, or other features are strongly encouraged. Gardens utilizing a variety of species to ensure blooms throughout the growing season are strongly encouraged.
- Landscaping plans shall include infiltration trenches, rain gardens, rain barrels or other onsite stormwater management systems to divert water away from the foundation while also mitigating off-site runoff onto neighboring properties

Mechanical and Utilities

- *Intent: Mechanical equipment, utility connections, and service boxes should be minimally visible or obscured from the public way and should not damage historic materials. When*

the intensity of use is increased, for example adding a commercial use or addition dwellings, the existing connections on historic structures may need to be removed or relocated away from the character-defining façade.

- Transformers, meters, pipes and mechanical-related items must be located as inconspicuously as possible to the side, rear, or along non-character defining elevations. Such features should be screened from view. Avoid attachments to the building that causes permanent damage or modification, especially cutting channels into historic materials such as brick or masonry.
- Wall-mounted service equipment and connections should be screened or painted to blend in.
- Canopies to protect outdoor mechanical for the elements (such as condensers or heat pumps) shall be:
- - Sized as small as possible to serve their intended function
- - Painted to match the primary façade color
- - Use the same or similar roofing material to the primary roof. Multi-toned asphalt shingles are an acceptable material when the primary structure's roof is slate
- - Incorporate landscape screening to soften, but not entirely obscure, the view from the public way (note: entire obscure could hide features of the primary structure or interfere with utility maintenance)
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- Ground-mounted mechanical equipment should be located on a pad to the side or rear of the building and screened with fences, walls or landscaping. When located to the side of the building, it should be placed as far back from the public way as possible.
- Satellite dishes should be installed to the side or rear of the property, where minimally visible from the public right-of-way. When a discretionary permit is required, existing satellite dishes must be relocated. They can remain when
- On rooftops: Rooftop mechanical is prohibited on character-defining elevations, and discouraged. The applicant must demonstrate that ground-mounted systems are not feasible. When rooftop mechanical is used, it should be low-profile units made of non-reflective materials or a color matching the roof material. When proposed on a new structure, full-screen rooftop mechanical with a physical extension of the roof parapet such that the rooftop mechanical or its rooftop screening enclosure, is not visible from the public way.
- Changing of use or intensity: When the intensity of use is increasing on the property, specifically when utility connections are added or upgraded for the addition of new dwelling units or expanded commercial use, the existing connections to be relocated to the site or off of the building. For example, if the existing utility meter is located on the front façade of a historic house and additional units are proposed, all the meters should be relocated to side or a standalone meter box. Additional meters should not be placed on front façade.
- Note: Underground utility connections are required for new structures under current bylaw.

Commented [EH2]: *Note: waiting to hear from GMP about the feasibility and costs associated with this kind of change.*

~~Table 42.A – Village Residential Zoning District~~	~~NAICS~~	~~Notes~~

Uses that are not specifically permitted are prohibited. Listed uses are permitted only in compliance with all applicable requirements of this bylaw and with the purpose statement for this zoning district. Accessory uses may not be listed separately. See Chapter 17 of this bylaw re accessory structures and uses.		
Residential (multiple or single family dwellings)		
Retail Trade, but only as listed below		
Furniture and Home Furnishings Stores	442	The key to appropriate retail in the VZD is scale, which is explicitly limited by WDB 42.9.1.
Food and Beverage Stores	445	
Health and Personal Care Stores	446	
Clothing and Clothing Accessories Stores	448	
Hobby, Toy, and Game Stores	45112	
Sewing, Needlework, and Piece Goods Stores	45113	
Musical Instrument and Music Stores	45117	
Book, Periodical, and Music Stores	4512	
Florists	4531	
Office Supplies, Stationery, and Gift Stores	4532	
Information	51	
Finance & Insurance	52	
Real Estate	529	
Professional, Scientific, and Technical Services, but specifically not 54164, Veterinary Services as noted	54	Vets with outdoor treatment and/or boarding facilities must be located in the ARZD
Management of Companies & Enterprises	55	
Administrative Support Services	561	
Educational Services	61	
Health Care and Social Assistance	62	
Arts, Entertainment, and Recreation	71	
Bed and Breakfast Inns	721191	
Full Service Restaurants	7221	No drive-through food service is permitted
Personal Care Services	8121	
Religious, Grantmaking, Civic, Professional, and Similar Organizations	813	
Public Administration	92	Parks are permitted in all zoning districts