

Chapter 31
Agricultural/Rural Residential Zoning
District

This chapter establishes the Agricultural/Rural Residential Zoning District (ARZD) and the standards that are specifically applicable within that district.

31.1 Boundaries – Purpose – Permitted Uses

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

31.1.2 What is the purpose of the ARZD? The ARZD implements the vision of Williston’s 2016-2024 *Town Plan*, which begins:

Williston will strive to balance responsible, livable suburban growth with rural character and conservation. To do this, the town will ... sustain rural landscapes by requiring an open space pattern for subdivisions, conserving lands identified in the Chapter 13 - Open Space and Working Landscapes through acquisitions or easements; and finding ways to help the owners of working lands continue their stewardship;

Additional policy support for this zoning district is found at 3.2 of the *Town Plan* and in Chapter 13.

31.1.3 What uses are permitted in the ARZD? See Table 31.A and the notes below.

31.1.3.1 Focus on Farming and Forestry. Consistent with the purpose stated above and in the *Town Plan*, the uses permitted in the ARZD are limited to agriculture, the production of forest products, the mining or quarrying of nonmetallic minerals, outdoor education and recreation, and residential development that results in substantial open space conservation. Uses that can help support continuing agriculture are also allowed, as required by Policy of the *Open Space Plan*.

31.1.3.2 Defining Agriculture and Forestry. Agriculture and forestry include all accepted agricultural and forestry practices. Supporting uses, like boarding stables, farm stands, sugar houses, and the production of energy from agricultural wastes are also permitted. The processing, distribution, and sale of products raised primarily on the farm or products fashioned primarily from timber harvested on the land is generally permitted, but manufacturing and wholesale and retail trade are NOT accepted agricultural or forestry practices. A discretionary permit is required for such uses, which are subject to all requirements of this bylaw.

Accepted Practices? Accepted agricultural and forestry practices are defined by the State of Vermont. See WDB 4.2.1.2.

31.1.3.3 Rural Residential. Rural residential development must comply with the open space development standards of this chapter. It is generally limited to one and two family dwellings, but more than two dwelling units may be permitted in a structure where creation of a multi-family dwelling will result in the preservation and restoration of an historic barn. Accessory dwellings and home businesses are also permitted in the ARZD.

31.1.3.4 Right to Farm. Agricultural and forestry activities in the ARZD are protected by Vermont's right-to-farm law. See 12 V.S.A. § 5751, et seq. Beyond the state right-to-farm law, nonagricultural uses proposed in this zoning district must show that they will have no direct adverse impact on continuing agriculture on adjoining or nearby lands.

31.1.3.5 Outdoor Recreation. Outdoor education and recreation includes for-fee trails for biking, hiking, horseback riding, or skiing, and similar activities. Accessory structures - like an office, shop, or storage building - that support these activities are also permitted. Indoor educational or recreational facilities may be permitted only where a specific plan for the property has been adopted following the procedure established in Chapter 9 of this bylaw.

31.1.3.5 Adaptive Reuse of Historic Barns. The reuse of historic barns for multi-dwelling residential uses, home businesses and banquet facilities is permitted as provided for by 31.12.

31.1.3.6 Residential Educational and Training Facilities. A specific plan was approved by the Selectboard on December 7, 2015 for Tax Parcel 16:104:270 and 16:104:300 under the provisions of WDB Chapter 9. This specific plan allows a portion of the former Pine Ridge School property on Williston Road to be used as a residential educational and training facility upon the approval of a discretionary permit by the DRB within the area designated for development. The specific plan authorizes the use of the property as a residential educational and training facility for students enrolled in a program that is accredited by a recognized accrediting agency or affiliated with a program accredited by a recognized accrediting agency.

The specific plan authorizes the use of the property as an educational facility including residential dormitories for students and their families, apartment units, office, conference room, libraries, dining facilities, recreational facilities, and classrooms, and related educational use such as seminars and retreats.

The designated open space areas approved by SP 15-01 shall be excluded from future development. Selective forestry to preserve the health of the forest and hiking trails shall be allowed, and the open space shall be protected by a conservation easement.

31.1.3.7 Accessory Uses and Structures. Customary accessory uses and structures are permitted in all zoning districts, as provided by Chapter 17 of this bylaw.

31.2 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.

31.3 Dimensional Standards

31.3.1 Is there a maximum building height? Yes. Building height in the ARZD is limited to 36 feet, but be aware that WDB 31.9.8.1 permits the DRB to impose a lower height limit where doing so is necessary to help maintain the visual character of rural Williston. Building height within 250 feet from the mean highwater mark of Lake Iroquois (within the Lake Iroquois Shoreland Protection Area) is limited to 30 feet.

31.3.2 Must development in the ARZD 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 in the ARZD is 15 feet.

31.3.3 Must development in the ARZD be set back from roads? Yes. The minimum setbacks from roads in the ARZD shall be:

31.3.3.1 ... from the right-of-way of I-89, 150 feet;

31.3.3.2 ... from the right-of-way of any other road, except a private road serving a residential development, 50 feet; and

31.3.3.3 ... from a private road serving a residential development, 25 feet.

31.3.3.4 Average Setback Exception. The DRB may allow the setback required along a local road to be reduced to the average existing setback as part of a request for a discretionary permit. The average existing setback will be determined by the Administrator by averaging the existing setback on all properties that are along the same street and within 300 feet of the lot where a reduction is proposed. A reduction shall be permitted only where the reduced setback is sufficient to permit for the construction of a sidewalk or, where one is called for in the *Town Plan*, a multi-use path.

31.3.3.5 Average Setback Exception – Williston Woods and Porterwood development. Williston Woods and Porterwood are two existing mobile home developments, served by private streets, developed with setbacks vastly different from the standards of this bylaw. Within these two developments, the Administrator may allow the setback required along a local road to be reduced to the average existing setback. The average existing setback will be determined by the Administrator by averaging the existing setback on all properties that are along the same street and within 300 feet of the lot where a reduction is proposed.

31.3.4 Lake Iroquois Shoreland Protection Area Development Standards. Properties within the Lake Iroquois Shoreland Protection Area (LISPA) as provided by WDB 29.9.2 are subject to the following development standards:

31.3.4.1. State Permits Required. All new development and the expansion of the footprint of any existing structures within the LISPA shall require evidence of a permit or statement of exemption from the Vermont Department of Environmental Conservation demonstrating compliance with the Vermont Lakeshore Protection standards.

31.3.4.2 New Structures. All new structures must be setback a minimum of 100 feet from the mean water level of the lake.

31.3.4.3 Nonconforming Structures. Nonconforming habitable structures in the LISPA may be expanded or altered under limited conditions. Expansions of nonconforming habitable structures must demonstrate compliance with the Vermont Lakeshore Protection standards.

31.3.4.4 Limitation of Expansion. Expansions of nonconforming habitable structures is limited to increasing the footprint of the existing habitable structure by no greater than 20% of the existing structure over a five year period of time. Expansion of the footprint of nonconforming habitable structures may only take place on the side of the structure away from the lakeshore.

31.3.4.5 Septic Systems. Expansions of nonconforming habitable structures, either by increasing the floor area of the structure or by increasing the number of bedrooms must demonstrate compliance with the state's current wastewater regulations (septic regulations).

31.3.4.6 Nonconforming Structures. Nonconforming structures may be moved but only to the extent that the existing structure is made less nonconforming by moving the footprint of the structure away from the lake, and best practices for stormwater management are employed on the property.

31.3.5 What uses are permitted in required setbacks? Required setbacks must be landscaped as a Type I, III, or IV buffer, as required by Chapter 23 of this bylaw. 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 ($\pm 10^\circ$). Pedestrian ways may also run parallel to and within a required setback. Parking and loading areas may not be placed within required setbacks.

31.3.6 Are there minimum lot dimensions? Just one. Lots must have a frontage of at least 40 feet on an existing or proposed public or private road or drive.

31.4 Density Standards. See Chapter 19 for a summary of the density standards of this bylaw.

31.4.1 Is there a minimum lot size in the ARZD? Only for development on lots created before Williston adopted interim open space development regulations on September 20, 2004 and for new lots created from existing parcels of less than 10.5 acres after that date. For those lots, the minimum lot size is 80,000 square feet.

31.4.2 What density is permitted on other lots? The density of all other development in the ARZD is controlled by the specific standards adopted in this chapter, beginning with WDB 31.7.

31.5 General Standards Development in this zoning district must, unless specifically exempted, comply with all standards established in Chapters 13-29.

31.6 Specific Standards are presented in WDB 31.7 through WDB 31.13.

31.7 Open Space Development. An open space development is a residential subdivision in which a specified area of open space is protected as a condition of approval.

31.7.1 How much open space must be conserved? All developments that involve more than 10.5 acres in this zoning district must protect at least 75% of their total area as open space. The proposed protected open space must be clearly delineated on the concept plan submitted with the pre-application, on all plans submitted with the application for a discretionary permit, and on the approved final plan.

31.7.2 Must certain lands be included in the open space? Yes. Protected open space must meet the following requirements, as applicable.

31.7.2.1 Watershed Protection. The protected open space must include all lands within the watershed protection buffers established by Chapter 29 of this bylaw.

31.7.2.2 Conservation Areas. The protected open space must include all conservation areas identified in the *Open Space Plan* to the extent consistent with the landowner's right to

beneficial use of his or her property. This means that if a landowner has only conservation areas or has no other lands physically suitable for development, the Conservation Commission and the DRB will work with that landowner to either effect a transfer of development rights, as provided by Chapter 16 of this bylaw or to create an open space development that minimizes consumption of lands that should be protected.

An Alternative to Development? Landowners whose holdings include conservation areas and other resources, like productive farmland, that are identified in the *Open Space Plan* may find it more profitable to propose a sale of development rights to the Town. Williston's Environmental Reserve Fund and funding that is sometimes available from the Vermont Housing and Conservation Board may make it possible for a landowner to realize a reasonable return without enduring the development approval process or assuming the risks of becoming a developer.

31.7.2.3 Scenic Viewsheds. The protected open space should include scenic viewsheds that are identified in the *Open Space Plan* or by the Conservation Commission. It is acknowledged, however, that the mapping of scenic viewsheds is not precise. It is also acknowledged that partial protection of a viewshed may be effective when combined with the design techniques that may be required for compliance with WDB 31.7. Landowners who wish to develop parcels including scenic viewsheds will work with the Conservation Commission and DRB to maximize protection of the identified view.

31.7.2.4. Important Farmlands. The protected open space must include important farmlands identified in the *Open Space Plan* to the extent consistent with the landowner's right to beneficial use of his or her property. This means that if a landowner has only important farmlands or has no other lands physically suitable for development, the Conservation Commission and the DRB will work with that landowner to effect a transfer of development rights, as provided by Chapter 19 of this bylaw, or to create an open space development that minimizes consumption of lands that should be protected.

31.7.2.5 Slopes: 30% or More. The protected open space must include all slopes of 30% or more, except where a variance can be justified, as provided by Chapter 8 of this bylaw.

31.7.2.6 Slopes: 15%-29%. The protected open space should include all slopes of 15%-29% to the extent consistent with the landowner's right to beneficial use of his or her property. This means that if a landowner has only slopes or has no other lands physically suitable for development, the Conservation Commission and the DRB will work with that landowner to effect a transfer of development rights, as provided by Chapter 19 of this bylaw, or to create an open space development that minimizes consumption of lands that should be protected. . Unless there are no other lands physically suitable for development, creation of a building lot or any other development on 15%-29% slopes is not allowed. Where development is permitted on slopes of 15-29%, its density shall be reduced to one dwelling unit per 10 acres

31.7.2.7 Other Lands. Other lands within the proposed development may be included as protected open space in order to provide the minimum 75% open space required by WDB 31.7.1, and to comply with the contiguity standard of WDB 31.7.3, below.

31.7.3 *Must the protected open space be contiguous?* Yes. The protected open space must be contiguous, except as provided here. It must also be contiguous with any open space on adjoining lots or parcels that is currently protected, or is identified for protection in the *Town Plan*. The DRB may allow exceptions to this standard where:

31.7.3.1 ... a small area that is isolated from the rest of the open space on the site is within a watershed protection buffer required by Chapter 29 of this bylaw; or

31.7.3.2 ... the only home sites that comply with the standards of this chapter are adjacent to protected open space on an adjoining lot or parcel.

31.7.4 How is contiguity defined? Contiguous open space is generally defined as an area of forest and/or other natural community that is unfragmented by development and remains in a natural state. In establishing standards for contiguity, the Conservation Commission and DRB will consider the context of the proposed development, including the type and relative value of resources as identified in WDB 27, 28, and 29 to be protected, and the configuration of open space that will best ensure the protection of those resources.

31.7.5 Are there limitations on the use of protected open space? Yes.

31.7.5.1 Agriculture and Forestry. Protected open space may be used for agriculture, forestry, community gardens, and landscaping.

31.7.5.2 Crossings. Crossings of protected open space for roads, trails, and utility lines are permitted, but only where these crossings are consolidated to the maximum extent practical; the width and length of the crossing/s are minimized; and all areas disturbed during construction of the crossing are restored to their natural functions. Plans for the restoration of disturbed areas must be included in the runoff and erosion control measures required by Chapter 29 of this bylaw.

31.7.5.3 Trails. Trails may run through protected open space and no hedge, planting, or fence shall block such a trail. Fences are permitted for agricultural purposes, but where a fence crosses a trail, a gate or stile shall be provided. Depending on the area disturbed by trail construction runoff and erosion control measures may be required by Chapter 29 of this bylaw.

31.7.5.4 Sewerage. Any component of an individual or community sewerage system that is entirely underground may be placed in protected open space that is not dedicated to the town or another agency. All areas disturbed during the construction of such a system shall be restored to meadow or pasture runoff and erosion control measures must be provided during construction as required by Chapter 29 of this bylaw. Where the protected open space used for the underground components of an individual sewerage system is owned by a homeowner's association, the application for a permit for construction of that system must be accompanied by an easement from that homeowner's association.

31.7.6 How can open space be legally protected? The open space required by WDB 31.4.1 may be protected using any of the three methods listed here. The method/s to be used must be clearly established at the time a concept plan is filed for pre-application review.

31.7.6.1 Dedication for Public Use. The open space created by an open space development may be dedicated to the town or to another public agency designated by the town, but only where it would be part of a country park or conservation area identified in the *Town Plan*.

31.7.6.2 Private Land Conservation. The open space created by an open space development may be retained in a block placed under a conservation easement to which the town or another public agency designated by the town is a party. This block of open space may be retained by

the developer for agricultural or other purposes or deeded to an owner's association. Where protected open space is deeded to an owner's association, the owners are responsible for the maintenance of that open space, as required by Chapter 7 of this bylaw.

31.7.6.3 Designated Open Space. The open space created by an open space development may also be protected simply by designation. Where open space is protected by designation alone, no permit for a use that is not permitted by WDB 31.4.4 shall be issued within the designated open space nor shall any amendment of the final plans or boundary adjustments that change the boundaries of the designated open space be approved. Applicants should note that the protection of open space via designation alone will not result in the award of points in growth management review. See WDB 11.8.5.

31.7.7 Must the protected open space be platted as a separate lot? Yes, the protected open space required by this chapter must be platted as a separate lot.

31.7.8 Must the protected open space be surveyed? Yes. The protected open space required by this chapter must be shown on the final plans and must be monumented in accordance with the requirements of 12.4.1.5 with the same degree of accuracy as a building lot. Open space areas must also be marked and the applicant will provide latitude and longitude coordinates from the Vermont state grid so that the town can easily find the open space boundaries in the field should the monuments be insufficient.

31.8 Housing Design in Open Space Developments. The 75% open space requirement that is detailed above means that housing (or other) development may take place on no more than 25% of any site of more than 10.5 acres.

31.8.1 Must specific home sites be designated within the 25% (or less) area that is available for development? Yes.

31.8.1.1 Designated Homesites. Proposed home sites that comply with all requirements of this bylaw, specifically including WDB 31.9, must be shown within that portion of a proposed open space development (25% or less) where development will be permitted.

31.8.1.2 Maximum Size of Designated Home Sites. Designated home sites may not exceed the one-half acre clearing limit of WDB 31.9.6.1. All construction on the site except access driveways, utility lines, and the underground components of on-site wastewater disposal systems shall be confined to the designated home site.

31.8.2 How many home sites (what density) are permitted in open space developments? Open space developments may have an average density of no more than one dwelling for every 80,000 square feet, except that:

31.8.2.1 ... land included in watershed protection buffers and slopes of 30% or more shall not be included in the parcel size for the purposes of calculating the number of home sites permitted, and

31.8.2.2 ... that areas with a slope of 15% or more may have an average density of only one home site for every 10 acres.

31.8.2.3 Incentives for Lower Densities. Voluntary reductions in density are encouraged by WDB 15.2.3.1 and WDB 15.11.2.

31.8.3 What is the minimum lot size in an open space development? The minimum lot size shall be 15,000 square feet, but lot sizes shall vary with the terrain. Uniform lot sizing that contributes to a suburban character will not be approved.

31.8.4 Is there a maximum cluster size? Yes. No cluster shall include more than seven lots, except as provided by WDB 31.11, below.

31.8.5 Are there requirements for access and connectivity beyond those established elsewhere in this bylaw? Yes.

31.8.5.1 Internal Circulation. Open space developments that include more than one cluster shall minimize the number of points of access to public roads by relying on internal roads that link the clusters. Such roads may cross protected open space, in compliance with WDB 31.7.4.2. Where the terrain will not allow a road connecting clusters, a connecting trail shall be provided.

31.8.5.2 Connectivity. Where the terrain allows, the DRB may require road or trail connections to other properties through protected open space where necessary to provide emergency access or improve neighborhood circulation. All crossings of protected open space must comply with the standards of WDB 31.7.4.2.

31.8.6 Are there minimum distances between clusters of home sites? Yes. Clusters of lots must be effectively separated from neighboring properties, public ways, and each other by open space. The following criteria will be used in determining compliance with this standard.

31.8.6.1 Using the Terrain. Terrain features, including existing woods, fields that remain in agricultural use, ridgelines, steep slopes, streams, wetlands, and the watershed protection buffers required by the Chapter 29 of this bylaw should be used to separate clusters, and to buffer home sites from adjoining properties and public ways whenever possible.

31.8.6.2 Buffer Width. The width of the buffers between clusters shall vary with the terrain and the presence of screening vegetation. The DRB may require that the minimum buffer be anywhere from 100 to 500 feet. In making its determination of the minimum required buffer between clusters, the DRB shall consider the advice of the Conservation Commission and the following factors:

- the presence of vegetation and its effectiveness in providing visual screening between clusters, and between clusters and public ways;
- the presence of terrain features, including slopes, ridges, and valleys, and their effectiveness in visually separating clusters and separating clusters and public ways; and
- the orientation of the proposed cluster to public ways.

31.8.6.3 Enhancing Buffers. The developer may propose, and the DRB may approve, the use of earthen berms and plantings to increase the effectiveness of buffers between clusters, and between clusters and public ways.

31.8.6.4 Adjoining Open Space. The applicant may propose, and the DRB may find, that a narrower buffer is adequate along a property boundary where there is protected open space or terrain that is unsuitable for building on the adjoining property.

31.9 Lots and Home Sites. Each lot created shall contain a home site that meets the criteria adopted here. The concept plan submitted with the pre-application shall show how home sites are individually placed so as to best maintain environmental quality, accessibility, compatibility with neighboring uses, and the rural character this zoning district protects. The following criteria will be used in determining compliance with this standard.

31.9.1 Provide for Adequate Wastewater Treatment Each lot shall provide for adequate wastewater treatment, either through an onsite septic system or a community sewerage system as permitted by WDB 31.

31.9.2 Ensure an Adequate Water Supply. The developer shall demonstrate that each dwelling can reasonably expect to obtain an adequate domestic water supply. Wherever the proposed average density will exceed one dwelling unit for each 10 acres, this shall be accomplished by actual on-site well testing supervised by a registered engineer or a groundwater hydrologist.

31.9.3 Provide Safe Road Access. Each home site shall have safe access to an existing or proposed public or private road.

31.9.4 Respect the Terrain. Home sites and the access drives and roads serving them shall be placed along the contours of the land in a way that minimizes grading and the visual impact of the development.

31.9.5 Provide Trail Connections. Home sites shall, where possible, be connected to the Town's trail system – existing or proposed - via the adjoining open space.

31.9.6 Minimize Visual Impacts Using Existing Vegetation and Terrain. Where possible, homes and accessory buildings shall be effectively screened from view from public ways by existing woodland or forest vegetation or the terrain. This does not mean that the development has to be invisible: brief views of structures through the branches of screening vegetation or a break in screening terrain are acceptable. It does mean that homes must be carefully sited and that the clearing of existing screening vegetation must be strictly limited.

31.9.6.1 Clearing Limit. Clearing existing woodland or forest vegetation for a home site, including the yard and the space occupied by any accessory structure shall be limited to a half-acre. This does not include access driveways, utility lines, or areas cleared for the underground components of on-site wastewater disposal systems, but does include on-site circulation and parking areas.

31.9.6.2 Breaks in Slope: Forested. Existing woodland and forest vegetation shall be left in place, forming a wooded or forested buffer of at least 50 feet in width, at the top of any distinct break in any slope of more than 8%. These buffers may be thinned (the canopy cover within the view corridor must still be at least 25%) to provide one view corridor of no more than 25

feet in width for each dwelling. The DRB may, with the advice of the Conservation Commission, permit additional view corridors where the required thinning will not have an adverse visual impact.

31.9.6.3 Breaks in Slope: Not Forested. Where there is no existing woodland and forest vegetation to be left in place, a forest buffer of at least 50 feet in width must be planted at the top of any distinct break in any slope of more than 8%. These buffers may include view corridors that are no more than 25 feet in width.

31.9.7 Minimize Visual Impacts in Open Areas. Where homes and accessory buildings cannot be effectively screened by existing vegetation or the terrain, they should be sited where they will be visually absorbed by a slope and or woods. This means that the structure, or structures, are sited and designed so that they blend into the background created by a slope or a stand of trees. No part of a structure that is “absorbed” is ever outlined against the sky, as seen from any public way. Further, there is low contrast, as measured by color and reflectivity, between the structure and the background provided by the vegetation and terrain.

31.9.8 Supplement Screening or Absorption, as Necessary. To augment visual screening or absorption, a developer may also propose, and the DRB, with the advice of the Conservation Commission, may approve:

31.9.8.1 ... a building height limit of less than 36 feet;

31.9.8.2 ... the installation and maintenance of screening vegetation and berms;

31.9.8.3 ... limiting the area of glass and other reflective surfaces and specifying exterior colors that do not contrast with the landscape; and/or

31.9.8.4 ... limiting building bulk or arranging building mass to reduce the visual impact of a dwelling or accessory structures. This may include placing buildings along rather than across a slope and/or “stepping” a building into the slope to minimize grading.

31.9.9 Demonstrate Compliance. Applicants may be required to place brightly-colored balloons, erect story poles, or provide three-dimensional visual simulations to demonstrate that a typical home and outbuildings would be absorbed by the vegetation or terrain, or that the installation of berms and plantings, and architectural techniques would result in visual absorption of the home.

31.10 Community Sewerage Systems. Community sewerage systems serving a single cluster of lots may be used to help protect open space where the use of individual on-site systems is limited by terrain conditions.

31.10.1 Can a community sewerage system be installed anywhere? No. Community sewerage systems may not be used where the soils at the proposed site are unsuitable or only marginally suitable for the use of such systems.

31.10.2 What measures are required to obtain approval of a community sewerage system? Community sewerage systems are required improvements subject to all requirements of Chapter 7 of this bylaw, specifically including the continuing maintenance requirements of WDB 7.2.

31.12 Barn Restoration. As provided by 3.2.4 of the *Town Plan*, preservation and restoration of historic barns will be encouraged by permitting residential uses of such structures that include more than two dwelling units.

31.12.1 What makes a barn historic? An historic barn is one that is listed on the national or state registers of historic places.

31.12.2 What about the density standard? Relaxation of the use standard in this zoning district does not constitute a relaxation of the density requirements. A landowner who wishes to place, for example, four apartments in an historic barn must still have a parcel of at least 320,000 square feet.

31.12.3 How will the plans for restoration of an historic barn be reviewed? Restoration of an historic barn requires a discretionary permit, with review by the HAAC preceding review by the DRB.

31.12.4 What standards will the HAAC and DRB use in their review? Barn restoration plans will be evaluated and approved or rejected based on how well they maintain the original, agricultural appearance and context of the structure while providing a reasonable housing choice. The Secretary of Interior's Standards for Rehabilitation (<https://www.nps.gov/tps/standards/rehabilitation.htm>) shall be utilized in the review of barn restoration plans.

31.12.5 Are any other nonagricultural uses of restored barns permitted? Yes. Restored barns may be used for home businesses with the approval of an Administrative Permit, and for use as banquet facilities with the approval of a Discretionary Permit by the DRB.

31.13 Standards for Nonresidential/Nonagricultural Uses. As Table 31.A indicates, a few nonagricultural, nonresidential uses may be permitted in this zoning district. These include nonmetallic mining and quarrying, limited manufacturing using local farm or forest products, and veterinary services. All require a discretionary permit. All must comply with the standards established here.

31.13.1 Is the scale of commercial operations in the ARZD limited? Yes. Those commercial enterprises that are not defined as accepted agricultural or forestry practices or home businesses shall be limited in scale to help maintain the rural character of this zoning district. No such use shall require more than 16 parking spaces.

31.13.2 Are outdoor sales permitted for nonresidential/nonagricultural uses in the ARZD? Yes, but only within areas designated for that purpose on the approved plan. Outdoor sales outside designated areas are a violation of this bylaw, subject to enforcement as provided by WDB 7.4-7.6.

31.13.3 Is outdoor storage permitted for nonresidential/nonagricultural uses in the ARZD? Yes, but only within side and rear yards that are designated for that purpose on an approved site plan. Outdoor storage outside designated areas is a violation of this bylaw, subject to enforcement as provided by WDB 7.4-7.6.

31.13.3.1 Outdoor Storage. Outdoor storage areas must be buffered from public ways and adjoining properties, as required by Chapter 23 of this bylaw.

32.13.3.2 Screening Fences. Screening fences or walls, which shall be located on the interior side of the buffer required by WDB 23.3.2, may be required by the DRB. Where such a requirement is imposed, the screening fence or wall shall be:

- ... an architectural extension of any building to which it is attached, with similar colors and detailing, or
- ... a classic rural fence pattern, like stone or split rail.
- Security fencing may be proposed. Where the DRB finds that security fencing is compatible with the rural landscape, it may require that such fencing be on the interior side of a wider than ordinarily required landscaped, forested, or wooded buffer.

31.13.3.3 Temporary Storage. The temporary outdoor storage of construction equipment and materials outside designated areas is permitted in compliance with Chapter 17 of this bylaw.

Table 31.A – Agricultural/Rural Residential Zoning District	NAICS	Notes
Uses that are not specifically listed in this table 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.		
Residential (dwellings)		As described in WDB 31.1.3.3 and WDB 31.4.
Agriculture, Forestry, Fishing & Hunting	11	Including the processing, distribution, and sale of products primarily from the farm or woodlot.
Support Activities	115	Specifically includes the maintenance and repair of farm and forestry equipment.
Nonmetallic Mineral Mining & Quarrying	2120	
Support Activities for Mining	213	But only as an accessory to 2120.
Utilities	20	Regulation of utilities is generally at the state level in VT.
Electric Power Generation	2491	Specifically includes power generation from farm wastes
Manufacturing , but only as listed below		In compliance with WDB 31.13 only.
Food Manufacturing	291	Made primarily with local products only.
Wineries	29213	Using primarily local grapes only.
Textiles	293-17	Made primarily with local products only.
Apparel, Leather Products	295-16	As a home business only.
Sawmills	3111	Using primarily local timber only
Furniture manufacturing	337	As a home business only
Wholesale Trade	42	Permitted only as an accessory to other uses
Retail Trade , as per the note	43-44	Sale of local farm and forest products is permitted, otherwise retail trade is permitted as a home business only.
Transportation and Warehousing	48-49	As an accessory use only.
Professional, Scientific, and Technical Services		As a home business only, except as below.
Veterinary Services	541940	
Residential Educational and Training Programs	611	Tax Parcels 16:104:270 and 300 only. Requires approval of a Discretionary Permit
Accommodations and Food Services , but only as listed		
Bed and Breakfast Inns	721191	Requires approval of a Discretionary Permit
Other Services	81	As a home business only, except as below.
Auto Repair and Maintenance	81111	As a home business or incidentally as part of the repair and maintenance of farm and forest equipment and in compliance with WDB 31.13
Outdoor Recreation		Public parks are permitted in all zoning districts. Private outdoor recreation is permitted as described in WDB 31.1.3.5
Public Administration	92	