

Chapter 40

Gateway Zoning District West

This chapter establishes the Gateway Zoning District West (GZDW) and the standards that are specifically applicable within that district.

40.1 Boundaries – Purpose – Permitted Uses

40.1.1 What are the boundaries of the GZDW? The Gateway Zoning District West is shown on the official zoning map which accompanies this bylaw.

40.1.2 What is the purpose of the GZDW? This zoning district includes Williston’s western “gateway,” west of Taft Corners along Williston Road (U.S. 2); it is where many people form their first impression of Williston. It offers a potential location for the adaptive reuse of older single family dwellings with a mix of, office, commercial, and residential uses in a high visibility location along a major travel corridor into the town’s growth center.

40.1.3 What uses are permitted in the GZDW? See Table 40.A and WDB 40.1.3.1 and 2, below.

40.1.3.1. Office and Commercial. Retail commercial and office uses are permitted only on lots facing Williston Road. Office and commercial uses are limited to those that are most likely to be compatible with the existing residential neighborhoods to the north and south.

40.1.3.2 Residential. Residential uses may be mixed with offices at a minimum average density of five units per acre (5 du/A) and a maximum average density of 7.5 units per acre (7.5 du/A). That maximum may be increased to as many as 10 dwelling units per acre with a transfer of development rights, as permitted by WDB 19.5 or with the development of perpetually affordable housing as provided by WDB .

Properties developed with single family dwellings in existence on January 1, 2015 may continue to be used as such, and may be expanded by adding additional floor area and bedrooms.

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

40.2 Permits. Permit requirements are explained in Chapters 4-6. With the minor exceptions noted there, all development in this zoning district will require a discretionary permit before an administrative permit can be approved.

40.3 Dimensional Standards

40.3.1 Is there a maximum building height in the GZDW? Yes. The maximum building height in this zoning district is 36 feet.

40.3.2 Must development in the GZDW be set back from property lines? Yes. Setbacks from rear and side property lines in this zoning district are controlled by the landscaped buffer requirements of Chapter 23.

40.3.3 Must development in the GZDW be set back from roads? Yes. Setbacks from roads in this zoning district shall be:

40.3.3.1 ... from the right-of-way of U.S. 2, 25feet; and

40.3.3.2 ... from the right-of-way of any other road, 25 feet.

40.3.3.3 Average Setback Exception. The DRB 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. 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.

40.3.4 What use can be made of the required setbacks? The setbacks must be landscaped as a Type I, III, or IV buffer in compliance with Chapter 23. 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.

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

40.4 Density Standards. See Chapter 19 for an explanation of how density is calculated and a summary of the density standards of this bylaw. WDB 19.3 explains how the standards of this bylaw regulate nonresidential densities.

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

40.6 Specific Standards Specific standards are presented in WDB 40.7 and 40.8.

40.7 Design Review All new commercial, industrial, and institutional buildings and multiple-family dwellings, and major additions to those buildings in this zoning district are subject to the design review standards of WDB Chapter 22.

40.8 Outdoor Sales and Storage

40.8.1 Are outdoor sales permitted in the GZDW? No.

40.8.2 Is outdoor storage permitted? No. However, temporary outdoor storage of construction equipment and materials is permitted in compliance with Chapter 17 of this bylaw.

Table 40.A - Gateway Zoning District West	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.		
Residential (multi-family dwellings)		
Retail Trade, but only as listed below		
Convenience Stores	44512	
Finance and Insurance		
Investment Advisors	52393	
Insurance Agencies and Brokerages	52421	
Real Estate And Rental and Leasing		
Real Estate Offices	5312	
Real Estate, Related Activities	5313	Property managers and appraisers.
Rental & Leasing Services	5322	But not including outdoor sales and storage.
Professional, Scientific, and Technical Services, but only as listed below		
Profession and Technical Services	541	
Veterinary Services	541940	Only for small animals.
Admin & Support Services	561-5616	
Health Care and Social Assistance	62	
Other Services, but only as listed below		
Death Care Services	8124	
Pet Care	81291	
Civic and Professional Organizations	813	
Public Administration	92	Public parks are permitted in all zoning districts.