|  | **Urban Reserve** | **Recreation, Conservation & Open Space** | | | **Institutional** | **Residential** | | | **Downtown Mixed Use** | | | | | **Neighborhood Mixed Use** | | | **Enterprise** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **USES** | **UR** | **RCO - A** | **RCO - RG** | **RCO - C** | **I** | **RL/W** | **RM/W** | **RH** | **D** | **DW** | **DW-PT16** | **DT** | **BST** | **NMU** | **NAC** | **NAC- RC** | **E-AE** | **E-LM** |
| **NON-RESIDENTIAL USES** | **UR21** | **RCO - A** | **RCO - RG** | **RCO - C** | **I** | **RL/W** | **RM** | **RH** | **D** | **DW** | **DW-PT16** | **DT** | **BST** | **NMU** | **NAC** | **NAC- RC** | **E-AE** | **E-LM** |
| Community Center | N | N | CU | N | CU | CU13 | CU13 | Y13 | Y | Y | N | Y | Y | Y | Y | Y | N | CU |

1. Residential uses are not permitted except only as an accessory use to an agricultural use.

|  |  |
| --- | --- |
| **Legend:** | |
| **Y** | Permitted Use in this district |
| **CU** | Conditional Use in this district |
| **N** | Use not permitted in this district |
|  |  |
| **Abbreviation** | **Zoning District** |
| **RCO – A** | RCO - Agriculture |
| **RCO – RG** | RCO – Recreation/Greenspace |
| **RCO – C** | RCO - Conservation |
| **I** | Institutional |
| **RL/W** | Residential Low Density, Waterfront Residential Low Density |
| **RM/W** | Residential Medium Density, Waterfront Residential Medium Density |
| **RH** | Residential High Density |
| **D** | Downtown |
| **DW** | Downtown Waterfront |
| **DT** | Downtown Transition |
| **BST** | Battery Street Transition |
| **NMU** | Neighborhood Mixed Use |
| **NAC** | Neighborhood Activity Center |
| **NAC-RC** | NAC – Riverside Corridor |
| **E-AE** | Enterprise – Agricultural Processing and Energy |
| **E-LM** | Enterprise – Light Manufacturing |

1. Duplexes may be constructed, or a single unit may be converted into a duplex, on lots existing as of January 1, 2007 and which meet the minimum lot size of 10,000 square feet.
2. Duplexes shall only be allowed as a result of a conversion of an existing single family home. New duplexes are prohibited.
3. No more than 5 rooms permitted to be let in any district where bed and breakfast is a conditional use. No more than 3 rooms permitted to be let in the RL district.
4. An existing fraternity, sorority, or other institutional use may be converted to dormitory use subject to conditional use approval by the DRB.
5. Must be owner-occupied.
6. Must be located on a major street.
7. Allowed only on the ground floor level of structures in the district.
8. Automobile sales not permitted as an accessory use.
9. Exterior storage and display not permitted.
10. All repairs must be contained within an enclosed structure.
11. No fuel pumps shall be allowed.
12. Permitted hours of operation 5:30 a.m. to 11:00 p.m.
13. Such uses not to exceed ten thousand (10,000) square feet per establishment.
14. Excludes storage of uncured hides, explosives, and oil and gas products.
15. See Sec.4.4.1(d) 2 for more explicit language regarding permitted and conditional uses in the Downtown Waterfront – Public Trust District.
16. Allowed only as an accessory use.
17. A permitted use in the Shelburne Rd Plaza and Ethan Allen Shopping Center.
18. Cafes not permitted as an accessory use. Retail sales and tasting are permitted as an accessory use.
19. Accepted agricultural and silvicultural practices, including the construction of farm structures, as those practices are defined by the secretary of agriculture, food and markets or the commissioner of forests, parks and recreation, respectively, under 10 VSA §1021(f) and 1259(f) and 6 VSA §4810 are exempt from regulation under local zoning.
20. See Sec. 4.4.7 (c) for specific allowances and restrictions regarding uses in the Urban Reserve District.
21. See Sec. 4.4.5 (d) 6 for specific allowances and restrictions regarding Neighborhood Commercial Uses in Residential districts.
22. Allowed only on properties with frontage on Pine Street.
23. Such uses shall not exceed 4,000 square feet in size.
24. Dormitories are only allowed on properties contiguous to a school existing as of January 1, 2010.

### \* Material ~~striken-out~~ to be deleted.

\* Material underlined added.