

Village Residential District: District Standards & Uses
Community Forums (October 2012)

Purpose: The intent of the Village Residential District, located adjacent to the Underhill Flats Village Center District, is to 1) recognize established patterns of residential development in the immediate vicinity of Underhill Flats, and to 2) promote moderate densities of residential development in suitable locations within this district that have limited development constraints and direct highway and pedestrian access to the village center.

	Current: UF Village Center	Current: Rural Residential	Proposed
Lot Dimensions			
Lot Area	Min: 1.0 acre	Min: 3.0 acres	Min: 1.0 acre
Road Frontage (along ROW)	Min: 150 feet	Min: 250 feet	Min: 150 feet
Setbacks – Principal Structures			
Front (from road right-of-way)	Min: 0 feet	Min: 30 feet	Min: 15 feet
Side (from property line)	Min: 20 feet	Min: 50 feet	Min: 20 feet
<u>Attached</u> (e.g., townhouse)	NA	NA	NA
Rear (from property line)	Min: 20 feet	Min: 50 feet	Min: 20 feet
Setbacks – Accessory Structures			
Front (from road right-of-way)	Behind building line	Min: 30 feet	Behind building line
Side (from property line)	Min: 5 feet	Min: 20 feet	Min: 5 feet
Rear (from property line)	Min: 15 feet	Min: 20 feet	Min: 15 feet
Setbacks – Driveways			
Side – Single (from property line)	Min: 12 feet	Min: 12 feet	Min: 12 feet
Side – Shared (from property line)	Min: 0 feet	Min: 0 feet	Min: 0 feet
Structure Height	Max: 35 feet	Max: 35 feet	Max: 35 feet
Building Coverage (footprints)	Max: 50%	Max: 25%	Max: 25%
Lot Coverage (impervious surfaces)	Max: 75%	Max: 50%	Max: 50%

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B. Permitted Uses:

1. Accessory Structure, Use (to a permitted use)
2. Agriculture (Section 10.2)
3. Dwelling– Accessory (Section 4.2)
4. Dwelling– Single Family
5. Dwelling– Two Family
6. Forestry (Section 10.2)
7. Group Home (max: 8 residents; Section 4.11)
8. Home Child Care (max: 10 children; Section 4.8)
9. Home Occupation (Section 4.12)

Site Plan Review (see E.2):

10. Bed & Breakfast (max: 5 rooms; Section 4.6)
11. Public Facility (see E.5 below; Section 4.16)

C. Conditional Uses:

1. Accessory Structure, Use (to a conditional use)
2. Adaptive Reuse (Section 4.3)
3. Cemetery
4. Dwelling– Multifamily (max: 4units)
5. Home Industry (Section 4.12)
6. Mobile Home Park (Section 4.14)
7. Mobile Home Sales (Section 4.14)
8. Recreation– Outdoor
9. Residential Care Facility (Section 4.11)

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Supplemental District Standards:

1. All allowed uses within this district must meet applicable general standards for development under Article III. Specified uses are also required to meet applicable use standards under Article IV.
2. Agriculture, forestry, single and two family dwellings, and associated accessory uses including group home, home child care and home occupations do not require site plan review. All other permitted uses are subject to site plan review under Section 5.3. Such uses must receive site plan approval from the Development Review Board prior to the issuance of a zoning permit. Conditional uses are subject to conditional use review under Section 5.4 and must receive conditional use approval from the Development Review Board prior to the issuance of a zoning permit.
3. Driveways shall be located not less than 12 feet from side and rear lot lines unless waived by the Development Review Board for shared driveways [see Sections 3.2(D)(8) and 3.7(E)(3)] and lots with limited frontage [see Section 3.2(B)].
4. Public facilities allowed as permitted uses within this district are limited to public parks and playgrounds open to the public and intended for general public access or use (see also 4.16).
5. The principal building(s) and building entrance(s) shall be oriented parallel (facing) or perpendicular to the road right-of-way.
6. Nonresidential uses shall be separated and screened from adjoining residential properties through the use of landscaping and architecturally compatible fencing or screening.
7. Onsite, accessory parking areas in this district shall be located to the side or rear of principal buildings, behind the building line. Nonresidential parking areas shall be screened from public rights-of-way and adjoining residential properties through the use of landscaping and architecturally compatible fencing or screening.
8. Planned residential developments (PRDs) are allowed within this district to protect significant natural resources as identified in the Underhill Town Plan and maps, to promote the development of affordable housing in appropriate locations, and to preserve open space. Dimensional standards may be modified or varied accordingly under Article IX.