

Article 5: District Regulations

Section 5.01 Village Mixed Use District (V)

The following provisions shall apply to the Village Mixed Use District (V).

Section 5.01.1 Intent

The purpose in creating the Village Mixed Use District (V) is to provide a compatible mix of commercial and residential uses. The requirements are intended to protect and stabilize the basic qualities of the District, and to provide suitable and safe conditions for family living and small commercial businesses.

Section 5.01.2 Permitted Uses

Except as otherwise provided by **Section 1.05 Limitations of Zoning Ordinance**, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Single-family dwellings.
2. Two-family dwellings.
3. Upper story residential dwellings, including lofts and studio apartments, above a first floor retail or office use.
4. Public parks, playgrounds or recreation facilities.
5. Child or adult daycare facilities serving six (6) or fewer clients.
6. Restaurants and bars, except drive-through restaurants.
7. Retail sales, within an enclosed building, and without a drive through window.
8. Banks and financial services, except facilities with drive-through windows.
9. Business and personal services.
10. Professional offices.
11. Funeral Homes.
12. Public utility buildings without storage yards.
13. Public buildings and facilities.
14. Civic, social and fraternal organization facilities.
15. Motels and resorts.
16. Co-location of antenna or similar sending/receiving device on an existing tower or alternative tower structure, subject to the provisions of **Section 3.13 Antenna Co-location on an Existing Tower or Structure**.
17. Home occupations conducted completely inside the residence subject to the provisions of **Section 3.08.1 Home Business**.
18. Accessory buildings and uses customarily incidental to the above permitted uses.

Section 5.01.3 Uses Subject to Special Approval

Special approval use of lands and premises, and the erection and use of buildings and accessory structures, buildings and uses customarily incidental to the special approval use shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 7.02 Uses Subject to Special Approval**

1. Multiple-family dwellings.
2. Accessory dwellings.
3. Gasoline / Service Station.
4. Sale of motor vehicles.
5. Outdoor sales facilities.
6. Any use permitted in the "Village Mixed Use" district with a drive-through window.
7. Places of Worship and related religious buildings.
8. Child or adult daycare facilities serving more than six (6) clients
9. Group foster care facilities.
10. Convalescent or nursing homes.
11. Building materials sales.
12. Carpentry, plumbing and electrical sales, services and contracting offices.
13. Machine shop.
14. Warehouses and storage buildings, but not including commercial bulk storage of flammable liquids and gases.
15. Car Wash Facilities, subject to the provisions of **Section 8.05 Supplemental Site Development Standards**.
16. Planned Unit Developments
17. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section 3.08.2 Home Business**.
18. Breweries
19. Distilleries

Section 5.01.4 Dimensional Regulations

Structures and uses in the Village Mixed Use District are subject to the area, height, bulk and placement requirements in **Section 5.05 Schedule of Regulations**.

Section 5.02 Residential District (R-1)

The following provisions shall apply to the Residential District (R-1).

Section 5.02.1 Intent

The land uses in this District are intended to encourage an environment of predominantly residential structures located on individual lots along with other residential related facilities which serve the residents within the District.

Section 5.02.2 Permitted Uses

Except as otherwise provided by **Section 1.05 Limitations of Zoning Ordinance**, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Single-family dwellings.
2. Two-family dwellings.
3. Public parks, playgrounds or recreation facilities.
4. Child or adult daycare facilities serving six (6) or fewer clients.
5. Agriculture, including both general and specialized farming, tree farms and forestry.
6. Co-location of antenna or similar sending/receiving device on an existing tower or alternative tower structure, subject to the provisions of **Section 3.13 Antenna Co-location on an Existing Tower or Structure**
7. Home occupations conducted completely inside the residence, subject to the provisions of **Section 3.08.1 Home Business**.
8. Accessory buildings and uses customarily incidental to the above permitted uses.

Section 5.02.3 Uses Subject to Special Approval

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 7.02 Uses Subject to Special Approval**.

1. Multi-family dwellings.
2. Bed and breakfast establishments.
3. Convalescent or nursing homes.
4. Senior citizen housing facilities.
5. Child or adult daycare facilities serving more than six (6) clients
6. Public buildings and facilities.
7. Places of Worship and related religious buildings.
8. Cemeteries, on a minimum of twenty (20) acres.
9. Public and private campgrounds, not less than 10 acres.
10. Planned Unit Developments

11. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section 3.08.2 Home Business**.

Section 5.02.4 Dimensional Regulations

Structures and uses in the Residential District are subject to the area, height, bulk and placement requirements in **Section 5.05 Schedule of Regulations**.

Section 5.03 Manufacturing District (M)

The following provisions shall apply to the Manufacturing District (M).

Section 5.03.1 Intent

The Manufacturing (M) District is designed to primarily provide for a variety of manufacturing and light industrial uses, in areas of the Village which afford direct access to appropriate roads and services. All uses, except the co-location of antenna on existing towers or structures in the Manufacturing District are subject to Special Approval.

Section 5.03.2 Permitted Uses

Except as otherwise provided by **Section 1.05** *Limitations of Zoning Ordinance*, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Co-location of antenna or similar sending/receiving device on an existing tower or alternative tower structure, subject to the provisions of **Section 3.13** *Antenna Co-location on an Existing Tower or Structure*.
2. Single-family dwellings
3. Home occupations conducted completely inside the residence, subject to the provisions of **Section 3.08.1** Home Business

Section 5.03.3 Uses Subject to Special Approval

Special approval use of lands and premises, and the erection and use of buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses and shall be subject to the provisions of **Section 7.02** *Uses Subject to Special Approval*.

1. Building materials sales.
2. Carpentry, plumbing and electrical sales, services and contracting offices.
3. Machine shop.
4. Warehouses /storage buildings, not including commercial bulk storage of flammable liquids and gases.
5. Production, processing, assembly, manufacturing or packaging of goods or materials which do not emanate noise, smoke, odors, dust, dirt, noxious gases, glare, heat, vibration, electrical, or any similar nuisances. Such facilities may include testing, repair, storage, distribution and sale of such products.
6. Sand and gravel excavation, subject to **Section 8.14** *Supplemental Site Development Standards*.
7. Planned Unit Developments
8. Outdoor storage facilities, including self-storage facilities.
9. Sexually Oriented Businesses, subject to the provisions of **Section 8.15** *Supplemental Site Development Standards*.

10. Cottage industries conducted outside the residence in the yard, garage or accessory structure, subject to the provisions of **Section 3.08.2** Home Business.

Section 5.03.4 Dimensional Regulations

Structures and uses in the Manufacturing District are subject to the area, height, bulk and placement requirements in **Section 5.05** *Schedule of Regulations*.

Section 5.04 Conservation / Recreation District (C/R)

The following provisions shall apply to the Conservation / Recreation District (C/R).

Section 5.04.1 Intent

The land uses in this district are intended to promote the proper use, enjoyment and conservation of water, land, topographic and forest resources of the Village particularly adapted to recreational uses.

The provisions of this section also recognize the gradual extension of other property uses into the district, and the importance of adopting good standards to guide such developments, if properly integrated, the inclusion of such uses is provided by special approval.

Section 5.04.2 Permitted Uses

Except as otherwise provided by **Section 1.05 Limitations of Zoning Ordinance**, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Single-family dwellings.
2. Bed and breakfast establishments.
3. Child or adult daycare facilities serving six (6) fewer clients.
4. Public or noncommercial private parks, playgrounds and recreation areas.
5. Co-location of antenna or similar sending/receiving device on an existing tower or alternative tower structure, subject to the provisions of **Section 3.13 Antenna Co-location on an Existing Tower or Structure**
6. Home occupations conducted completely inside the residence, subject to the provisions of **Section 3.08.1 Home Business**.
7. Accessory buildings and uses customarily incidental to the above permitted uses.

Section 5.04.3 Uses Subject to Special Approval

Except as otherwise provided by **Section 1.05 Limitations of Zoning Ordinance**, the use of all lands and premises, and the erection and use of all buildings and structures shall, after the effective date of this Ordinance, be limited to the following uses.

1. Marina and boat launch areas.
2. Private resorts and clubs.
3. Summer camps.
4. Campgrounds, not less than 10 acres.
5. Accessory buildings and uses customarily incidental to the above special approval uses.

Section 5.04.4 Dimensional Regulations

Structures and uses in the Conservation / Recreation District are subject to the area, height, bulk and placement requirements in **Section 5.05** *Schedule of Regulations*.

Section 5.05 Schedule of Regulations

Zoning District	District Name	Minimum Lot Area		Maximum Height of Structure (a)		Minimum Yard Setbacks			Min. d. u. Width	Max % of Lot Coverage
		Area s.f.	Width	Stories	Feet	Front	Side	Rear		
V	Village Mixed Use	10,000 (b)	----- -	2	35' (h) (i)	0'	0' (c)	5' (d)	20'	35%
R-1	Residential	10,000 (b)	100'	2	35' (f) (h) (i)	20' (g)	5'	5'	14'	35%
M	Manufacturing	2 ac	150'	2	35' (h) (i)	50'	25'	25'	----- -----	----- --
C/R	Conservation / Recreation	20,000	150'	2	35' (f) (h)	50'	20' (e)	35'	20'	30%

Footnotes to Schedule of Regulations:

- a. The maximum height of a structure is two stories and/or thirty five feet, whichever is less.
- b. The following Minimum Lot Area shall be required for residential uses in the R-1 and "V" Districts:
 One Family As provided for in the Schedule of Regulations Table (Section 5.05)
 Two Family 7,000 square feet for each dwelling unit.
 Multiple Family 8,000 square feet for first dwelling unit, plus 5,000 square feet additional for each additional 3 or more bedroom units and 4,000 square feet additional for each additional two-bedroom unit and 3,000 square feet for each additional one bedroom or efficiency unit. Lot sizes subject to **Section 3.10 Water Supply and Sewage Disposal Facilities**.
 Bed & Breakfast 10,000 square feet, plus an additional 500 square feet for each non - resident person accommodated.
- c. Side yard setbacks shall be increased in the Village Mixed Use District (V), where adjacent to any Conservation/Recreation or

Residential District. In such cases the adjacent District side setback regulations will apply.

- d. Rear yard setbacks shall be increased in the Village Mixed Use District (V), where a rear lot abuts any Conservation/Recreation or Residential District. In such cases the adjacent District rear setback regulations will apply.
- e. For lots of record, less than one hundred fifty (150) feet wide, the side yard setback shall be reduced to ten (10) feet.
- f. Exceptions to height standards for Agricultural Uses. The maximum height of permitted agricultural accessory structures that are essential and customarily used in agricultural operations associated with a farm shall be forty-five (45) feet, except that the maximum height of silos shall be one hundred (100) feet, provided that all such accessory farm structures shall be located at least one hundred (100) feet from any residential dwelling other than the dwelling on the lot or parcel where the accessory farm structures are located.
- g. For lots which border a lake or a stream, the minimum structure setback on the waterfront side shall be fifty (50) feet from the ordinary high water mark.
- h. Non-commercial towers, alternative tower structures, transmission and communication towers, shall not be subject to the height regulations of this Section, but shall be regulated pursuant to **Section 8.17** of this Ordinance.
- i. Where a planned unit development involves new construction of waterfront residential multifamily the height of the building can be increased to three (3) stories but not exceeding forty (40) feet in height above grade.