

# Village Mixed Zoning Regulations Summary

## Numerical Requirements (Section 190-10.2)

Maximum density	1 dwelling per acre
Minimum lot dimensions:	
• <i>Size</i>	1 acre <sup>1</sup>
• <i>Lot width</i>	100 feet
Minimum structure setbacks:	
• <i>Front</i>	25 feet
• <i>Rear</i>	25 feet
• <i>Side - from other lots in the VM District</i>	10 feet
• <i>Side - from lots in districts other than VM</i>	25 feet
• <i>From state highway (190-12.2.B)</i>	50 feet
Maximum site coverage (buildings and outdoor commercial use areas but not including parking and driveways)	25%
Maximum floor area for commercial/industrial businesses permitted by right (larger uses are allowed subject to special exception approval <sup>2</sup> )	5,000 square feet; 1,000 square feet of outdoor display area

## Role of Master Plan

The Planning Commission reviews most development proposals for consistency with Village Master Plan. If no Village Master Plan has been adopted, the applicant must provide a comprehensive study addressing compatibility and suitability of the development with existing and proposed land uses, infrastructure, facilities, and services. Minor subdivisions (3 lots or fewer with no road improvements) and minor site plans are approved by the Planning Director and do not require Planning Commission review or review for compliance with a Village Master Plan (Section 190.10.4.b, 190.78).

<sup>1</sup> The VM allows smaller lot sizes, no smaller than 30,000 square feet, only for locations with public sewer. See Section 190.10.1.

## Site Design and Architectural Standards

Summary of key standards (Section 190.10.4.C):

1. Landscaping: Protect mature trees; non-residential uses must provide street trees and landscape the front yard area between the building and the street. (In addition, a Type C, Semi-Opaque landscaped yard will be required between a residence and a non-residential use on an adjacent lot; see Section 190-40.5)
2. Parking: Place off-street parking to the rear or side if possible; non-residential uses must separate parking from the street by a landscaped edge.
3. Fences, Display and Storage Areas: Use fences compatible with the building style; non-residential storage areas must be in a side or rear yard and screened from roads and public areas.
5. Lighting: Street lights and freestanding lights are limited to maximum height of 20 feet and must meet “full cut-off” or “fully shielded” criteria. All lights must be directed down to avoid glare.
6. Signs: Must be designed as an integral architectural element; freestanding signs have 8-foot maximum height and maximum area of 60 square feet; no pole-mounted commercial signs; no signs that project above roofline. (See also Section 190.42 for general sign requirements.)
7. Architectural Standards: New buildings must have a principal façade with entry facing a street; all sides visible from street or public area must be consistent in material and style with front façade; use sloped roofs representative of traditional architecture; multi-story commercial buildings may have a flat roof but must have a cornice or parapet.

<sup>2</sup> Special exceptions must be approved by the Board of Appeals following a public hearing and a recommendation from the Planning Commission.

## Village Mixed Zoning Regulations

### Permitted Uses

Many of these have lot size, setback and other standards; see Chapter 190 Article IV.

Permitted by right	Permitted by special exception
<b>Agriculture</b>	
Agricultural production	Greenhouse and plant nursery, retail and wholesale
Agricultural research facility	Agricultural processing, grain processing
	Farm-based recreation
	Farm alcohol production facility
	Farm equipment service and repairs
	Farm market
	Aquaculture, retail and wholesale
<b>Residential</b>	
Single-family detached	Group homes, small
Duplex	Group homes, large
<b>Institutional</b>	
Family day care	Small or large group day care
Emergency services, government offices, post offices	Schools
Houses of worship	Nursing homes and assisted living
Community and cultural center	Natural resource-oriented public recreation, education, and research
Meeting halls for clubs, lodges, and fraternal societies	
Parks and playgrounds	
<b>Commercial</b>	
Animal hospital, veterinary clinic and associated boarding or grooming (no outside animal pens)	Restaurant, with or without outdoor entertainment
Food catering and delivery service	Hotel/motel
Restaurant, carryout, no drive-through	Recreation facilities, indoor
Inn (10 guest rooms, 30 guests)	Shooting range, indoor
Banks and financial institutions	Building supply and lumber yard
Medical clinics or laboratories	Funeral home
Offices and professional services	Self-storage warehouse
Retail stores	
Restoration of antique/classic vehicles and furniture	
Services, commercial	
Studios - art, music, physical education	
Automobile service, washing and fuel sales	
Boat and marine equipment sales and assembly	
Vehicle and boat parking and storage –indoor storage (in structure existing June 22, 1991)	
<b>Industrial</b>	
Monuments and memorial stones production/sale	Alcohol production facility
Scientific research laboratories	Food and beverage packing and processing
	Manufacturing (in a structure existing June 22, 1991)
	Sawmills

## Village Mixed Zoning Regulations

Flexibility in requirements is provided by two provisions:

### Setback Reduction for Infill Lots

The setback for a new dwelling on an infill lot may be reduced to the setbacks established by the two closest primary buildings on the same side of the street, or a different setback that reinforces the established front setback along the street, but not less than 15 feet. This reduction may be applied to reduce the front setback or the 50-foot setback from state highways. An infill lot is defined as “A vacant lot or parcel of land which remains after the majority of development has occurred in an area or along a road.” (Section 190-12.2.A)

### Village Overlay District (Section 190-20)

The Village Overlay (VO) District would be applied by the County Council using the procedures for rezoning. The VO District must cover a neighborhood (as opposed to a single lot). All requirements of the VM District would continue to apply, except as specifically modified by the VO District.

Purposes are:

- To provide modified standards that reflect the established character of the neighborhood.
- To encourage renovation, expansion, infill and redevelopment that reinforces character-forming attributes of the neighborhood. These attributes could include lot size and proportion, building setbacks and dimensions, or design standards for building orientation, parking, fencing or landscaping

The County Council’s decision in establishing a Village Overlay District:

- Would include documentation (e.g., maps, photographs, surveys) showing lot lines, streets, structures, land uses and natural features.
- Would establish development standards supported by the documentation, such as bulk requirements and design guidelines, that supplement or supersede the VM District requirements.

The following limits apply to standards established by a Village Overlay District:

- Any standards established for minimum lot size, lot width and setbacks must be no less than the average (mean) of the lots within the Village Overlay.
- The VO District cannot impact the permitted uses for the VM District.

The documentation and standards in the County Council’s decision would be published as the “Village Overlay Design Guidance” for the area covered by the Village Overlay District.