

Attribute	Now: Rural	Proposed: T-2
Lot size	3 acres	3 acres
Street frontage minimum	200 feet	200 feet
Front setback minimum	50 feet	50 feet
Side/rear setback min.	30 feet	30 feet
Single family residence	Allowed by right	Allowed by right
Duplex	Allowed by right	Allowed by right
Accessory dwelling unit	Allowed by right	Allowed by right
Open space development	Permitted (site plan)	Permitted (site plan)
Multi-family	Not permitted	Not permitted
Design standards	Only for commercial use	Recommended building types
Parking	Ordinance silent	Ordinance Silent
Civic uses	Cultural facility	Cultural facility
	Recreational facility (SE)	Recreational facility (SE)
	Religious institution (SE)	Religious institution (SE)
	Educational facility	Educational facility
Commercial uses	Day care facility (SE)	Day care facility (SE)
	Agricultural uses	Agricultural uses
	Event venue (CUP) ¹	Event venue (CUP) ¹
	Bed and Breakfast (CUP)	Bed and Breakfast (CUP)
	Major excavation (SE)	Major excavation (SE)
	Minor excavation	Minor excavation
	Supported residential care	Supported residential care
	Agricultural enterprises (CUP)	Agricultural enterprises (CUP)
	Manufactured housing park (SE)	Manufactured housing park (SE)

SE = Special exception, a Zoning Board of Adjustment process

CUP = Conditional Use Permit, a Planning Board process

1 = only as part of an Agricultural Enterprise farm project

RECOMMENDED building types for new construction in T-2 Rural are **Connected Farm, House, Cottage, Barn, Carriage House, Shed, Workshop**

Attribute	Now: Rural	Proposed: T-3
Lot size	3 acres	½ acre (20,000 sq. ft.)
Street frontage minimum	200 feet	50 feet
Front setback minimum	50 feet	20 feet
Side/rear setback min.	30 feet	10 feet
Single family residence	Allowed by right	Allowed by right
Duplex	Allowed by right	Allowed by right
Accessory dwelling unit	Allowed by right	Allowed by right
Open space development	Permitted (site plan)	Permitted (site plan)
Multi-family	Not permitted	Not permitted
Design standards	Only for commercial use	Recommended building types
Parking	Ordinance silent	Not in dooryard
Civic uses	Cultural facility	Cultural facility (SE)
	Recreational facility (SE)	Not permitted
	Religious institution (SE)	Religious institution (SE)
	Educational facility	Educational facility (SE)
Commercial uses <i>Not every use is listed here but, in general, uses which are permitted now in either the rural or general residence zone are permitted in T-3 Village Edge. Consult table 245-2.8 for specific uses.</i>	Day care facility (SE)	Day care facility (SE)
	Agricultural uses	Agricultural uses
	Event venue (CUP) ¹	Event venue (CUP) ¹
	Home business (CUP)	Home Business (CUP)
	Home occupation	Home occupation
	Bed and Breakfast (CUP)	Bed and Breakfast (CUP)
	Major excavation (SE)	Major excavation (SE)
	Minor excavation	Minor excavation
	Supported residential care	Supported residential care
	Agricultural enterprises (CUP)	Agricultural enterprises (CUP)
	Manufactured housing park (SE)	Manufactured housing park (SE)

SE = Special exception, a Zoning Board of Adjustment process

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1 = only as part of an Agricultural Enterprise farm project

Lots and neighborhoods which are being moved from Rural to T-3 Village Edge are being rezoned to make them conforming in their district.

RECOMMENDED building types for new construction in T-3 Village Edge are **Connected Farm, House, Cottage, Barn, Carriage House, Shed, Workshop**

Attribute	General Residence	T-3 Village Edge
Lot size minimum	½ acre (20,000 sq. ft.)	½ acre (20,000 sq. ft.)
Street frontage minimum	100 feet	50 feet
Front setback minimum	30 feet	20 feet
Side/rear setback min.	25 feet	10 feet
Single family residence	Allowed by right	Allowed by right
Duplex	Allowed by right	Allowed by right
Accessory dwelling unit	Allowed by right	Allowed by right
Multi-family	Allowed by right	Not permitted
Civic Uses	Cultural facility (SE)	Cultural facility (SE)
	Educational facility (SE)	Educational facility (SE)
	Religious facility (SE)	Religious facility (SE)
Commercial Uses <i>Uses permitted now in general residence are permitted in T-3 Village Edge. No additional uses are permitted.</i>	Bed and breakfast (CUP)	Bed and breakfast (CUP)
	Day care facility (SE)	Day care facility (SE)
	Home occupation	Home occupation
	Home business (CUP)	Home business (CUP)
Design standards	Only for commercial uses	Recommended building types

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If your lot is located in the new T-4 Residential district but you do not have town water and sewer, your lot is governed by the T-3 Village Edge requirements.

RECOMMENDED building types in T-3 Village Edge are **Connected Farm, House, Cottage, Barn, Carriage House, Shed, Workshop.**

Attribute	General Residence	Family	T-3 Village Edge
Lot size minimum	½ acre (20,000 sq. ft.)	1 acre (40,000 square feet)	½ acre (20,000 sq. ft.)
Street frontage minimum	100 feet	150 feet	50 feet
Front setback minimum	30 feet	30 feet	20 feet
Side/rear setback min.	25 feet	25 feet	10 feet
Single family residence	Allowed by right	Allowed by right	Allowed by right
Duplex	Allowed by right	Allowed by right	Allowed by right
Accessory dwelling unit	Allowed by right	Allowed by right	Allowed by right
Multi-family	Allowed by right	Not permitted	Not permitted
Civic Uses	Cultural facility (SE)	Cultural facility (SE)	Cultural facility (SE)
	Educational facility (SE)	Educational facility (SE)	Educational facility (SE)
	Religious facility (SE)	Religious facility (SE)	Religious facility (SE)
Commercial Uses <i>Uses permitted now in general residence are permitted in T-3 Village Edge. No additional uses are permitted.</i>	Bed and breakfast (CUP)	Bed and breakfast (CUP)	Bed and breakfast (CUP)
	Day care facility (SE)	Day care facility (SE)	Day care facility (SE)
	Home occupation	Home occupation	Home occupation
	Home business (CUP)	Home business (CUP)	Home business (CUP)
Design guidelines	Only for commercial uses	Building types and architectural standards	Recommended building types

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LOTS BEING DESIGNATED T-3 VILLAGE EDGE ARE LARGELY NON-CONFORMING IN THEIR CURRENT ZONE. T-3 Village Edge is a zone intended to bring existing lots **without** town water and sewer into dimensional conformity.

RECOMMENDED building types in T-3 Village Edge are **Connected Farm, House, Cottage, Barn, Carriage House, Shed, Workshop.**

Attributes	TND 1 Gen Res	TND1 Family	T-4R
Lot size	5000 square feet	10,000 sq. ft.	5000 sq. ft.
Duplex lot size	7500 square feet	10, 000 sq. ft.	5000 sq. ft.
Minimum ROW frontage	50 feet	75 feet	50 feet
Minimum front setback	15 to 50, matching adjacent building	15 to 50, matching adjacent building	5 to 20, match adjacent building
Min. side setback	10 feet	10 feet	10 feet
Min. rear setback	10 feet	10 feet	10 feet
Building design	Scale/massing language	Scale/massing language	Building types
Lot coverage	35% excluding pervious coverage	25% excluding pervious coverage	40% including pervious coverage
Single family residential	CUP	CUP	By right
Duplex	CUP	CUP	By right
Accessory dwelling unit	By right	By right	By right
Multi-family	CUP	Not permitted	By right - Up to 4 units* Max. size 60' by 75'
Civic uses	Cultural facility (SE)	NP	NP
	Educational facility(SE)	NP	By right (site plan)
	Church (SE)	NP	By right (site plan)
Commercial uses	Bed and breakfast CUP	Bed and breakfast CUP	B and B CUP
	Day care (SE)	Day care NP	By right (site plan)
	Home occupation	Home occupation	Home occupation
	Home business (CUP)	Home business (CUP)	Home bus. (CUP)

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*** In T4 Residential, multi-family projects of five or more units are subject to a Conditional Use Permit.**

If your lot is located in the Family or General residence district and does not have town water and sewer, your lot is governed by the T-3 Village Edge requirements.

Permitted building types in the T-4 Residential district are Connected Farm, Cottage, House, Apartment House, Small Apartment Building, Townhouse, Barn, Carriage House, Shed, Workshop. Additions to existing buildings are not required to use the permitted building types, so long as the addition is smaller than the existing building.

Attribute	TND 2	T-4 Residential
Lot Size	5000 square feet	5000 square feet
Minimum frontage length	50 feet	50 feet
Minimum front setback	2' to 20' feet except in infill when average of adjacent structures	5' to 20' except in infill when it may match an adjacent structure
Side/rear setback minimum	5'	10'
Lot coverage	40% excluding any pervious coverage	40% including any pervious coverage
Single family residence	Allowed by right	Allowed by right
Duplexes	Allowed by right	Allowed by right
Accessory Dwelling Unit	Allowed by right	Allowed by right
Multi-family	Up to 10 units allowed by CUP Workforce housing	By right - Up to 4 units* No larger than 60' by 75'
Civic uses	Recreational facilities (NOT PERMITTED UNDER T-4 Residential)	Educational facility Religious institution (SPR)
Commercial uses	Bed and Breakfast (CUP) Home occupations and home businesses. May require CUP. Personal and professional services and retail by CUP. Number of non-residential uses may not exceed number of residential units and may not exceed 25% of residential living space. Commercial and residential may be in separate buildings on the same lot.	Home occupations and home businesses. May require CUP. Day care facility (requires site plan review) Bed and breakfast (CUP)
Building design	Buildings must front the street. Multi-family and commercial subject to design guidelines	Building types with architectural standards are required.
Accessory buildings	Building and zoning code determines	For an addition: building and zoning code determines. For new: building types are required

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*** In T4 Residential, multi-family projects of five or more units are subject to a Conditional Use Permit.**

If your lot does not have town water and sewer, it is governed by the **T-3 Village Edge** requirements.

Permitted building types in the T-4 Residential district are **Connected Farm, Cottage, House, Apartment House, Small Apartment Building, Townhouse, Barn, Carriage House, Shed, Workshop**. Additions to existing buildings are not required to use the permitted building types, so long as the addition is smaller than the existing building.

Attribute	Downtown	Village Commercial	T-4 Village	T-5 Town Center
Lot size	No minimum	No minimum	No minimum	No minimum
ROW frontage	No minimum	No minimum	No minimum	No minimum
Front setback min.	0 to 5 feet	0 to 5 feet	0 min to 30 feet max	0 min to 30 feet max
Side/rear setback	Zero	Zero	Zero ¹	Zero
Max. lot coverage	100%	80%	80%	100%
Max. building height	50 feet	50 feet	3 stories	4 stories
Single family residence	Allowed by right	Allowed by right	Allowed by right	Allowed by right
Duplex	Allowed by right	Allowed by right	Allowed by right	Allowed by right
Accessory Dwelling Unit	Allowed by right	Allowed by right	Allowed by right	Allowed by right
Multi-family	Allowed by right	Allowed by right	Allowed by right	Allowed by right
Civic uses	Cultural facilities	Cultural facilities	Cultural facilities	Cultural facilities
			Educational facilities	Educational facilities
			Religious facilities	Religious facilities
			Recreational facilities	Recreational facilities
Commercial uses	All commercial uses, subject to site plan review	All commercial uses, subject to site plan review	All commercial uses subject to site plan review. Gas stations restricted.	All commercial uses subject to site plan review. Gas stations restricted.
Design standards	Site plan review	Site plan review	Building types, architectural standards, and site plan review	Building types, architectural standards and site plan review
Parking standards	Use parking table by use	Use parking table by use	No minimum parking requirements	No minimum parking requirements

¹ In T4 Village, there is a zero (0) side and rear setback permitted, except when a commercial use immediately abuts a residential use, in which case a ten (10) foot setback is required.

Attribute	Downtown	Village Commercial	T-5 Town Center
Lot size	No minimum	No minimum	No minimum
ROW frontage	No minimum	No minimum	No minimum
Front setback min.	0 to 5 feet	0 to 5 feet	0 min to 30 feet max
Side/rear setback	Zero	Zero	Zero
Max. lot coverage	100%	80%	100%
Max. building height	50 feet	50 feet	4 stories
Single family residence	Allowed by right	Allowed by right	Allowed by right
Duplex	Allowed by right	Allowed by right	Allowed by right
Accessory Dwelling Unit	Allowed by right	Allowed by right	Allowed by right
Multi-family	Allowed by right	Allowed by right	Allowed by right
Civic uses	Cultural facilities	Cultural facilities	Cultural facilities
			Educational facilities
			Religious facilities
			Recreational facilities
Commercial uses	All commercial uses, subject to site plan review	All commercial uses, subject to site plan review	All commercial uses, subject to site plan review. Gas stations restricted.
Design standards	Site plan review	Site plan review	Building types and site plan review
Parking standards	Use parking table by use	Use parking table by use	No minimum parking requirements

The only building type not permitted in T-5 is the Connected Farm; SFR and duplexes are not permitted. Consult table 245-2.8 for more information.