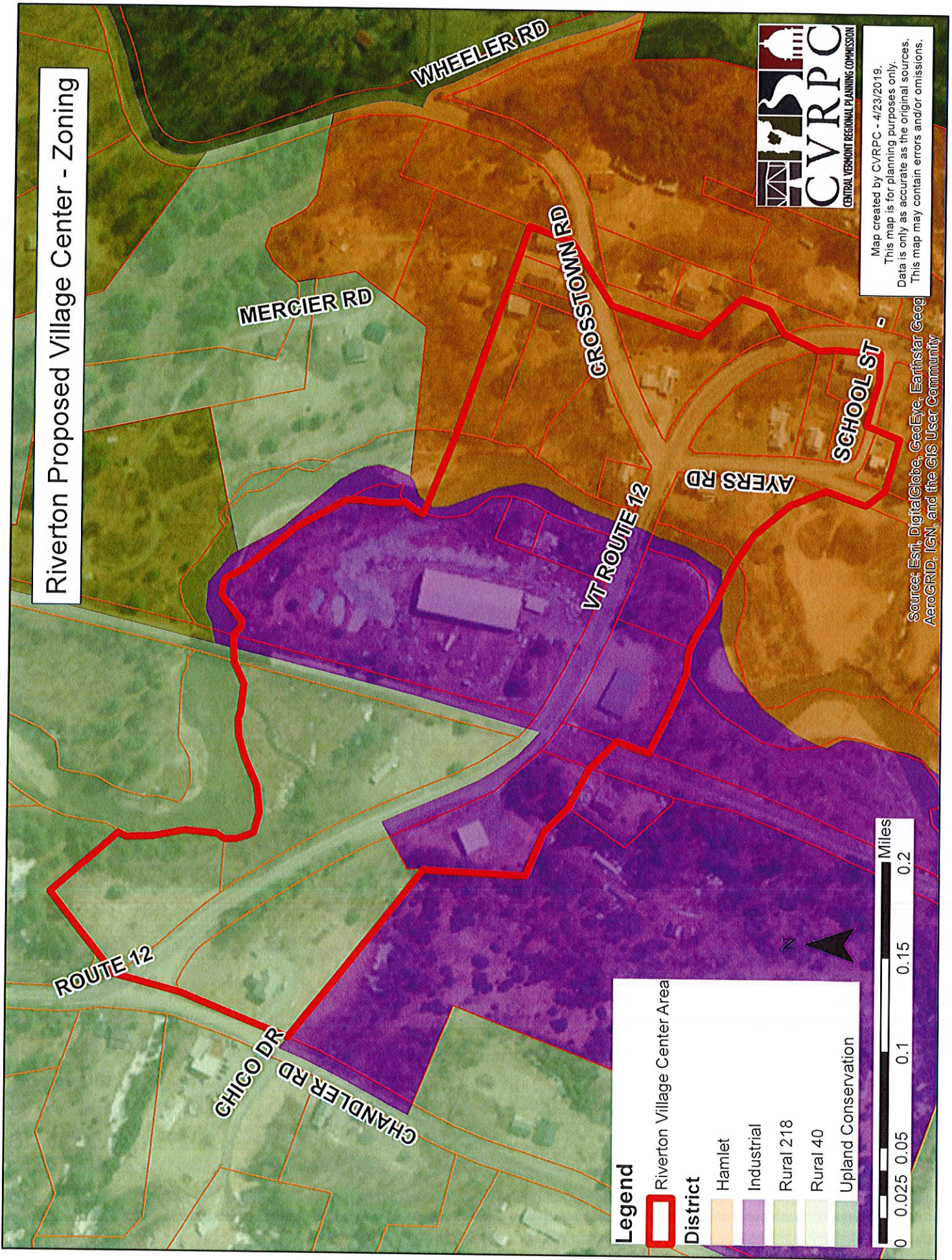


Riverton Proposed Village Center - Zoning



Legend

- Riverton Village Center Area

District

- Hamlet
- Industrial
- Rural 218
- Rural 40
- Upland Conservation



Map created by CVRPC - 4/23/2019.
 This map is for planning purposes only.
 Data is only as accurate as the original sources.
 This map may contain errors and/or omissions.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geog, AeroGRID, IGN, and the GIS User Community

Section 2107. Hamlet (HAM) District

2107.A **Purpose.** The Hamlet District is intended to recognize and reinforce the historic rural hamlet of Riverton by:

- (1) Maintaining a mix of uses within a well-defined, compact area.
- (2) Preserving and extending the traditional settlement pattern characterized by small lots and shallow setbacks.
- (3) Protecting and enhancing historic buildings and rural character.

2107.B **Permitted Uses.** The Zoning Administrator may issue a zoning permit for the following uses:

- | | |
|--|---|
| (1) <u>Single-family dwelling</u> | (15) Indoor recreation |
| (2) <u>Two-family dwelling</u> | (16) Outdoor recreation |
| (3) <u>Accessory dwelling</u> | (17) Religious facility |
| (4) <u>Home occupation</u> | (18) Healthcare facility |
| (5) Home business | (19) Education facility |
| (6) <u>Family childcare home</u> | (20) Government facility |
| (7) Bed and breakfast or inn | (21) Cultural facility |
| (8) Shop or store | (22) Cemetery |
| (9) Lawn, garden or farm supply | (23) Funeral home or cremation facility |
| (10) Office or personal/business service | (24) Daycare facility |
| (11) Restaurant | (25) <u>Essential services</u> |
| (12) Tavern | (26) <u>Communication antenna</u> |
| (13) Media broadcast facility or studio | (27) <u>Agriculture or forestry</u> |
| (14) Data center or information services | |
-
- (28) The applicant must receive site plan approval from the Development Review Board before the Zoning Administrator may issue a zoning permit for any of the uses not underlined.
- (29) The applicant must obtain conditional use approval from the Development Review Board before the Zoning Administrator may issue a permit for construction of more than 3,000 square feet of commercial or industrial space.
- (30) Uses with drive-through or drive-in service are prohibited.

2107.C **Conditional Uses.** The applicant must obtain conditional use approval from the Development Review Board before Zoning Administrator may issue a zoning permit for the following:

- | | |
|--|---|
| (1) Multi-family dwelling | (9) Light industry |
| (2) Congregate living | (10) Warehouse or storage |
| (3) Assisted living | (11) Laboratory or research facility |
| (4) Rooming or boarding house | (12) Wholesale trade |
| (5) Open market | (13) Supervision or rehabilitative services |
| (6) Lumber or building materials sales | (14) Stable or equine facility |
| (7) Fueling station | (15) Extracting, quarrying or stone cutting |
| (8) Repair and service | (16) Rural enterprise |

2107.D **Dimensional Standards.** Land development within this district must conform to the following:

- | | |
|-------------------------|---|
| (1) Lot size | 16,000 sf min for residential uses
40,000 sf min for mixed and nonresidential uses |
| (2) Lot frontage | 90 ft min |
| (3) Lot coverage | 80% max |
| (4) Front setback | 30 ft min as measured from the edge of the external travel lane |
| (5) Side setback | 10 ft min |
| (6) Rear setback | 20 ft min |
| (7) Riparian setback | 20 ft min |
| (8) Residential density | 1 dwelling unit per 8,000 sf of lot area max |
| (9) Floor area ratio | 1.0 max |
| (10) Building footprint | 6,000 sf max |
| (11) Building height | 35 ft max |

2107.E **Access Management Standards.** Applicants must design any land development within this district that requires major site plan approval to eliminate any pre-existing areas with uncontrolled or undefined access from the road in accordance with the access management standards of Section 3203.

Section 2105. Industrial (IND) District

2105.A **Purpose.** The intent of the Industrial District is to attract and retain industrial and service businesses by:

- (1) Providing suitable sites for heavier, more intensive or more land consumptive businesses in proximity to major transportation and utility infrastructure.
- (2) Guiding uses that would be incompatible with industrial uses to other areas of town.
- (3) Protecting surrounding rural and residential districts from any adverse impacts associated with industrial uses.

2105.B **Permitted Uses.** The Zoning Administrator may issue a zoning permit for the following uses:

- | | |
|--|---|
| (1) <u>Accessory dwelling</u> | (15) Salvage yard or recycling facility |
| (2) <u>Home occupation</u> | (16) Composting facility |
| (3) Home business | (17) Funeral home or cremation facility |
| (4) <u>Family childcare home</u> | (18) Parking |
| (5) Contractor's yard | (19) Transit facility |
| (6) Light industry | (20) Rail transportation facility |
| (7) Heavy industry | (21) Truck transportation facility |
| (8) Warehouse or storage | (22) <u>Essential services</u> |
| (9) Laboratory or research facility | (23) <u>Communication antenna</u> |
| (10) Media broadcast facility or studio | (24) Communication tower |
| (11) Data center or information services | (25) <u>Agriculture or forestry</u> |
| (12) Wholesale trade | (26) Extracting, quarrying or stone cutting |
| (13) Indoor recreation | (27) Rural enterprise |
| (14) Outdoor recreation | |

-
- (28) The applicant must receive site plan approval from the Development Review Board before the Zoning Administrator may issue a zoning permit for any of the uses not underlined.
 - (29) Accessory dwellings, home occupations or businesses and family childcare homes are allowed only as an accessory use to a pre-existing dwelling.

2105.C **Conditional Uses.** The applicant must obtain conditional use approval from the Development Review Board before Zoning Administrator may issue a zoning permit for the following:

- | | |
|---------------------------------------|---|
| (1) Lawn, garden or farm supply sales | (5) Office or personal/business service |
| (2) Lumber or building supply sales | (6) Government facility |
| (3) Repair and service | (7) Education facility |
| (4) Rental and leasing | (8) Daycare facility |

2105.D **Dimensional Standards.** Land development within this district must conform to the following:

- | | |
|----------------------|---|
| (1) Lot size | 80,000 sf min |
| (2) Lot frontage | 180 ft min |
| (3) Lot coverage | 60% max |
| (4) Front setback | 40 ft min as measured from the edge of the external travel lane |
| (5) Side setback | 25 ft min or 50 ft if abutting a rural or residential district |
| (6) Rear setback | 25 ft min or 100 ft if abutting a rural or residential district |
| (7) Riparian setback | 50 ft min |
| (9) Floor area ratio | 0.5 max |
| (10) Building height | 35 ft max |

2105.E **Access Management Standards.** Applicants must design any land development within this district that requires major site plan approval to eliminate any pre-existing areas with uncontrolled or undefined access from the road in accordance with the access management standards of Section 3203.

Section 2109. Rural 218 (RL-218) District

2109.A **Purpose.** The Rural 218 District is intended to protect rural character, working landscape and environmental quality by:

- (1) Promoting the productive use of rural land for farming, forestry and traditional outdoor recreation uses.
- (2) Preventing strip development and rural sprawl along major road corridors.
- (3) Keeping the overall density of residential development low while encouraging clustering of new homes to minimize loss and fragmentation of farmland and forests.
- (4) Protecting fragile natural resources including steep slopes, high elevations, wetlands, surface waters, wildlife corridors and habitat, and large forest blocks.

2109.B **Permitted Uses.** The Zoning Administrator may issue a zoning permit for the following uses:

- | | |
|-----------------------------------|--|
| (1) <u>Single-family dwelling</u> | (8) Religious facility |
| (2) <u>Two-family dwelling</u> | (9) Cemetery |
| (3) <u>Accessory dwelling</u> | (10) <u>Essential services</u> |
| (4) <u>Home occupation</u> | (11) <u>Communication antenna</u> |
| (5) <u>Family childcare home</u> | (12) <u>Agriculture or forestry</u> |
| (6) Bed and breakfast or inn | (13) Stable or equine facility |
| (7) Outdoor recreation | (14) Game, fishing or wildlife reserve |
-

(15) The applicant must receive site plan approval from the Development Review Board before the Zoning Administrator may issue a zoning permit for any of the uses not underlined.

2109.C **Conditional Uses.** The applicant must obtain conditional use approval from the Development Review Board before Zoning Administrator may issue a zoning permit for the following:

- | | |
|-------------------------------|--------------------------|
| (1) Multi-family dwelling | (7) Government facility |
| (2) Home business | (8) Cultural facility |
| (3) Rooming or boarding house | (9) Daycare facility |
| (4) Contractor's yard | (10) Communication tower |
| (5) Composting facility | (11) Kennel |
| (6) Education facility | (12) Rural enterprise |
-

(13) Retail uses are only allowed on lots fronting on a Class 2 road or state highway.

2109.D **Dimensional Standards.** Land development within this district must conform to the following:

- (1) Lot size 5 acres min
- (2) Lot frontage 120 ft min
- (3) Lot coverage 20% max
- (4) Front setback 50 ft min from the edge of the external travel lane
- (5) Side setback 20 ft min
- (6) Rear setback 20 ft min
- (7) Riparian setback 50 ft min
- (8) Residential density 1 du per 5 ac max
- (9) Floor area ratio 0.1 max
- (10) Building height 35 ft max

2109.E **Rural Standards.** Applicants must design any land development within this district that requires major site plan or major subdivision approval to meet or exceed the following standards:

- (1) Fitting new development into the rural landscape in a manner that:
 - (a) Keeps development from dominating the view from the road;
 - (b) Maintains scenic views;
 - (c) Incorporates existing site elements such as open meadows, tree lines, landmark trees, or hedgerows; and
 - (d) Keeps the amount of impervious surface to the minimum necessary to accommodate the proposed use; and
 - (e) Minimizes disturbance of steep slopes and alteration of natural grades.
- (2) Locating and designing development to minimize the fragmentation of productive farmland and large forest blocks.
- (3) Preserving open space and natural vegetation to the maximum extent within and around the site.
- (4) Locating and designing outdoor use areas to:
 - (a) Avoid visual clutter;
 - (b) Maintain an attractive roadscape; and
 - (c) Screen utilitarian site elements and functions.

2109.F **Access Management Standards.** Applicants must design any land development within this district that requires major site plan approval to eliminate any pre-existing areas with uncontrolled or undefined access from the road in accordance with the access management standards of Section 3203.

Section 2108. Rural 40 (RL-40) District

2108.A **Purpose.** The Rural 40 District is intended to protect rural character, working landscape and environmental quality by:

- (1) Promoting the productive use of rural land for farming, forestry and traditional outdoor recreation uses.
- (2) Preventing strip development and rural sprawl along major road corridors.
- (3) Keeping the overall density of residential development low while encouraging clustering of new homes to minimize loss and fragmentation of farmland and forests.
- (4) Protecting fragile natural resources including steep slopes, high elevations, wetlands, surface waters, wildlife corridors and habitat, and large forest blocks.

2108.B **Permitted Uses.** The Zoning Administrator may issue a zoning permit for the following uses:

- | | |
|-----------------------------------|--|
| (1) <u>Single-family dwelling</u> | (8) Religious facility |
| (2) <u>Two-family dwelling</u> | (9) Cemetery |
| (3) <u>Accessory dwelling</u> | (10) <u>Essential services</u> |
| (4) <u>Home occupation</u> | (11) <u>Communication antenna</u> |
| (5) <u>Family childcare home</u> | (12) <u>Agriculture or forestry</u> |
| (6) Bed and breakfast or inn | (13) Stable or equine facility |
| (7) Outdoor recreation | (14) Game, fishing or wildlife reserve |

(15) The applicant must receive site plan approval from the Development Review Board before the Zoning Administrator may issue a zoning permit for any of the uses not underlined.

2108.C **Conditional Uses.** The applicant must obtain conditional use approval from the Development Review Board before Zoning Administrator may issue a zoning permit for the following:

- | | |
|-------------------------------|--------------------------|
| (1) Multi-family dwelling | (7) Government facility |
| (2) Home business | (8) Cultural facility |
| (3) Rooming or boarding house | (9) Daycare facility |
| (4) Contractor's yard | (10) Communication tower |
| (5) Composting facility | (11) Kennel |
| (6) Education facility | (12) Rural enterprise |

(13) Retail uses are only allowed on lots fronting on a Class 2 road or state highway.

2108.D **Dimensional Standards.** Land development within this district must conform to the following:

- (1) Lot size 40,000 sf min
- (2) Lot frontage 120 ft min
- (3) Lot coverage 20% max
- (4) Front setback 50 ft min from the edge of the external travel lane
- (5) Side setback 20 ft min
- (6) Rear setback 20 ft min
- (7) Riparian setback 50 ft min
- (8) Residential density 1 du per 40,000 sf accessed from a Class 2 or 3 town road or state highway
1 du per 5 ac not accessed from a Class 2 or 3 town road or state highway
- (9) Floor area ratio 0.5 max for lots <40,000 sf
0.2 max for lots 40,000 sf to <5 acres
0.1 max for lots 5 acres or more
- (10) Building height 35 ft max

2108.E **Rural Standards.** Applicants must design any land development within this district that requires major site plan or major subdivision approval to meet or exceed the following standards:

- (1) Fitting new development into the rural landscape in a manner that:
 - (a) Keeps development from dominating the view from the road;
 - (b) Maintains scenic views;
 - (c) Incorporates existing site elements such as open meadows, tree lines, landmark trees, or hedgerows; and
 - (d) Keeps the amount of impervious surface to the minimum necessary to accommodate the proposed use; and
 - (e) Minimizes disturbance of steep slopes and alteration of natural grades.
- (2) Locating and designing development to minimize the fragmentation of productive farmland and large forest blocks.
- (3) Preserving open space and natural vegetation to the maximum extent within and around the site.
- (4) Locating and designing outdoor use areas to:
 - (a) Avoid visual clutter;
 - (b) Maintain an attractive roadscape; and
 - (c) Screen utilitarian site elements and functions.

2108.F **Access Management Standards.** Applicants must design any land development within this district that requires major site plan approval to eliminate any pre-existing areas with uncontrolled or undefined access from the road in accordance with the access management standards of Section 3203.

Section 2110. Upland Conservation (UC) District

2110.A Purpose. The Upland Conservation District is intended to protect environmental quality, rural character, and the working landscape by:

- (1) Conserving fragile natural resources including steep slopes, high elevations, wetlands, surface waters, wildlife corridors and habitat, and large forest blocks.
- (2) Keeping the overall density of residential development in the remote areas of town very low and minimizing loss and fragmentation of forest blocks and farmland.
- (3) Promoting the productive use of rural land for farming, forestry and traditional outdoor recreation uses.

2110.B Permitted Uses. The Zoning Administrator may issue a zoning permit for the following uses:

- | | |
|----------------------------|-----------------------------|
| (1) Single-family dwelling | (5) Family childcare home |
| (2) Two-family dwelling | (6) Essential services |
| (3) Accessory dwelling | (7) Agriculture or forestry |
| (4) Home occupation | |
-
- (8) The applicant must obtain conditional use approval from the Development Review Board before the Zoning Administrator may issue a permit for any land development proposed to be located above an elevation of 1,500 feet.

2110.C Conditional Uses. The applicant must obtain conditional use approval from the Development Review Board before Zoning Administrator may issue a zoning permit for the following:

- | | |
|------------------------------|---|
| (1) Bed and breakfast or inn | (7) Communication antenna |
| (2) Home business | (8) Communication tower |
| (3) Outdoor recreation | (9) Stable or equine facility |
| (4) Education facility | (10) Game, fishing or wildlife reserve |
| (5) Government facility | (11) Extracting, quarrying or stone cutting |
| (6) Daycare | (12) Rural enterprise |

2110.D Dimensional Standards. Land development within this district must conform to the following:

- | | |
|-------------------------|---|
| (1) Lot size | 10 acre min |
| (2) Lot frontage | 180 ft min |
| (3) Lot coverage | 15% max |
| (4) Front setback | 50 ft min from the edge of the exterior travel lane |
| (5) Side setback | 25 ft min |
| (6) Rear setback | 25 ft min |
| (7) Riparian setback | 50 ft min |
| (8) Residential density | 1 du per 10 acres |
| (9) Floor area ratio | 0.1 max |
| (10) Building height | 35 ft max |

- 2110.E **Rural Standards.** Applicants must design any land development within this district that requires major site plan or major subdivision approval to meet or exceed the following standards:
- (1) Locating and designing development to minimize the fragmentation of forest blocks and productive farmland.
 - (2) Preserving open space and existing natural vegetation to the maximum extent within and around the site.
 - (3) Fitting new development into the rural landscape in a manner that:
 - (a) Keeps development from dominating the view from the road;
 - (b) Maintains scenic views and ridgelines;
 - (c) Incorporates existing site elements such as open meadows, tree lines, landmark trees, or hedgerows;
 - (d) Keeps the amount of impervious surface to the minimum necessary to accommodate the proposed use; and
 - (e) Minimizes disturbance of steep slopes and alteration of natural grades.