

DRAFT DESCRIPTIONS OF VILLAGE CORE AND VILLAGE NEIGHBORHOOD PLANNING AREAS

	Description	Existing Zoning Standards	Potential Zoning Standards
Village Core	<p>The Village Core planning area consists of the mixed use, concentrated core of the village center. Development is concentrated and allowed at higher densities than other districts. A higher intensity of commercial and light industrial uses is allowed in this district. There is a focus on ensuring all development is walkable and oriented to the street. There are large undeveloped parcels for expansion. It is intended that if a municipal wastewater system is developed it would be made available to this District. Existing median lot sizes in the designated villages are 1.35 acres in Keeler Bay and 0.53 acres South Hero Village. See Village Character Assessment for detail.</p>	<p>For Village District - Minimum Lot Size: None Minimum Frontage: 50 Ft Maximum Height: 40 Ft Setbacks (principal): 10-40 Ft Setbacks (accessory): ≥ principal</p>	<p>No to limited changes recommended.</p>
Village Neighborhood	<p>The Village Neighborhood planning area consists of neighborhoods that are primarily residential in nature and surround the Village Core. Home occupations and some limited commercial establishments may be integrated. There is a focus on ensuring all development is walkable and oriented to the street. There are large undeveloped parcels for expansion. It is intended that if a municipal wastewater system is developed it would be made available to this District. The existing median lot size along South Street in the district is approximately 1.77 acres. This has not been calculated for Hill Rd but it is expected to be similar.</p>	<p>Same as current Village District</p>	<p>Define standards that will allow for development at a density in between the Village Core and Rural Residential and with less intensity of use.</p>
Rural Residential	<p>Rural residential, business and light industrial land uses at lower densities than the Village Neighborhood and Village Centers to preserve the traditional working landscape and to maintain South Hero’s rural character.</p>	<p>Minimum Lot Size: 1 Acre Minimum Frontage: 125 Ft Maximum Height: 35 Ft Setbacks (principal): 25 Ft Setbacks (accessory): 15 Ft</p>	<p>No to limited changes recommended.</p>
Shoreland	<p>For residential and limited, lake oriented commercial uses near the shore of Lake Champlain. Carefully evaluate development in order to protect water quality, scenic beauty and to control development along public waters in the best interest of the community.</p>	<p>Minimum Lot Size: .75 Acre Minimum Frontage: 125 Ft Maximum Height: 35 Ft Setbacks (principal): 25 Ft Setbacks (accessory): 15 Ft</p>	<p>No to limited changes recommended.</p>