

Table 1

DRAFT #1 PROPOSED LAND USE PLANNING AREAS	FOR DISCUSSION PURPOSES				
	Description	Existing Character (completed for Designated Village Centers as part of last Zoning Rewrite.	Existing Zoning Standards	Potential Zoning Standards	NOTES
VILLAGE CORE	<p>The Village Core Planning Area consists of mixed use, concentrated core of the village center. Development is concentrated & allowed at higher density than other districts. May include residential, commercial, retail, & light industrial. There is a focus on ensuring all development is walkable and oriented to the street. It is intended that if a municipal wastewater system is developed it would be made available to this District.</p> <p>Existing median lot sizes in the village cores are 1.35 acres in Keeler Bay and 0.53 acres in South Hero Village. See Village Character Assessment for detail.</p>	<p>Median Lot size: 1.35 KB, 0.53 DVC Median Frontage: Average Setback North side Route 2 DVC: just over 30 feet Average Setback South side of Route 2 DVC: just under 20 feet</p>	<p>For Village Zoning District</p> <p>Minimum Lot Size: None Minimum Frontage: 50 Ft Maximum Height: 40 Ft Setback right-of-way: 10-40 Ft Setback accessory: 5 ft Setback Property Lines Principal: 10 ft</p>	<p>Potential zoning standards:</p> <p>Minimum Lot Size: 0.25 A Minimum Frontage: 50 ft Maximum Height: 40 ft Setback-Right-of-way: stay 10-40 ft Setback:Property lines: (10 now) stay 10 Setback-Accessory Structure:(5 now) stay 5 ft Minimum Greenspace: 10% Development shall require cost of sidewalk(s)</p>	<p>Priority: Est Min lot size & setbacks.</p> <p>Define: Light Industrial. Use Standards plus specific list w/ statement..."not included on this list must go through full site plan review with DRB.</p> <p>Greenspace & Sidewalk(s): required under conditional use.</p>

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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>	not completed	<p>For Village Zoning District</p> <p>Minimum Lot Size: None Minimum Frontage: 50 Ft Maximum Height: 40 Ft Setback right-of-way: 10-40 Ft Setback accessory: 5 ft Setback Property Lines Principal: 10 ft</p>	<p>Minimum Lot Size: 0.5 A Minimum Frontage: 50 ft Maximum Height: 35 Ft Setback:Right-of-way: (principal): 10-40 Ft Property line Setback: 15 Ft Setback-Accessory Structure: 10 Ft</p>	<p>Priority: Define: Light Industrial. Use Standards plus specific list w/ statement...”not included on this list must go through full site plan review with DRB.”</p> <p>Greenspace & Sidewalk(s) cost(s): required under conditional use.</p>
RURAL RESIDENTIAL	<p>Rural residential, business and light industrial (as defined) 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>	not completed	<p>Minimum Lot Size: 1 Acre Minimum Frontage: 125 Ft Maximum Height: 35 Ft Setbacks (principal): 25 Ft Setbacks (accessory): 15 Ft</p>	no recommendations for change.	<p>Greenspace: required under conditional use.</p>

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SHORELAND	<p>For residential and limited, lake oriented commercial uses near the shore of Lake Champlain. Carefully evaluated development in order to protect water quality, scenic beauty and to control development along public waters in the best interest of the community.</p>	Not completed	<p>Minimum Lot Size: .75 Acre Minimum Frontage: 125 Ft Maximum Height: 35 Ft Setbacks (principal): 25 Ft Setbacks (accessory): 15 Ft</p>	no recommendations for changes	Greenspace: required under conditional use.