

ARTICLE : USES PERMITTED SUBJECT TO CONDITIONS

A permit shall be issued by the Zoning Administrator for any use or structure which requires conditional use approval only after the Development Review Board grants such approval. In considering its action, the Board shall make findings upon specific standards set forth in these regulations and the objectives of Section 1303: Review Procedure for Site Plan Approval.

In granting conditional use approval, the Board may attach such reasonable conditions as it deems necessary.

The proposed use shall comply with all specific provisions of these Bylaws applicable to it, including but not limited to Lot Size, Setbacks and Yards (Article V), Parking and Loading (Article VI), Signs (Article XII), and Performance Standards (Article XV, Section 1529). However, if one of the following subsections contains a more restrictive requirement for a particular use, such subsection shall control as to that particular use. If a use will be located in the Flood Hazard Area, the provisions of Article VIII shall apply.

Section 401: General Standards

The Development Review Board (DRB) shall make findings of fact and conclusions of law that the project will comply with all of the following standards, as it determines are applicable:

A. Existing and Planned Community Facilities and Services

1. **Water and Sewer.** The project shall have sufficient water and sewer capacity available for its needs and shall not result in an unreasonable burden on the municipality's present or planned water or sewer systems (if municipal water or sewer are not involved, the property must have adequate capability for on-site water supply and wastewater disposal in accordance with applicable State regulations);

The DRB may solicit input from the Village Manager.

2. **School Impact.** The project shall not cause an unreasonable burden on the ability of the school district to provide educational services;

The DRB may solicit input from the School Board and Superintendent of Schools.

3. **Municipal Impact.** The project shall not place an unreasonable burden upon the ability of the Town to provide municipal services, including but not limited to Fire, Police, Ambulance, Highway, and Public Works Maintenance and Recreation;

The DRB may solicit input from the Town Manager, Fire Chief, law enforcement, or Selectboard.

4. **Other Public Investments and Services.** The project shall not endanger public or quasi-public investments or materially interfere with the function, efficiency, safety, or public's use and enjoyment of governmental, utility or non-profit community facilities, services or lands.

B. Character of the Neighborhood or Area Affected

1. The project shall not have an undue adverse effect on the character of the neighborhood, or area affected.

A multiunit dwelling project consisting of four or fewer units located in a district allowing multiunit dwellings may not be denied solely due to an undue adverse effect on the character of the area affected.

"Neighborhood" means in the same area; nearby including but not limited to the area within sight and/or sound. "Character of a neighborhood" refers to the distinctive traits, qualities or attributes; its appearance and essential nature, pattern of uses, and sense of community; the factors which give it identity.

A goal of the Town Plan is to allow for appropriate mixed uses to generally encourage balanced diversity, while protecting the essential character of neighborhoods. The existence of one conditional use in a neighborhood shall not be interpreted as justification for another similar conditional use to be located there.

When considering the "character of the neighborhood or area", the DRB shall consider the following:

- a. existing neighborhood uses, types of buildings, noise and traffic.
 - b. Town Plan objectives
 - c. historic buildings and features; intensity, uniformity or mix of uses and buildings; mass, scale and spacing of buildings; scenic views, aesthetics, open space.
 - d. privacy, security, identity, sense of community and cohesion.
2. **Aesthetics and Historic Sites.** The project shall not have an undue adverse effect on:
 - a. aesthetics
 - b. scenic or natural beauty of the area
 - c. historic or archeological sites;

The DRB shall consider the Town Plan and may solicit input from Poultney Historical Society or the State Archeologist.

3. **Natural Resources.** The project shall not have an undue adverse effect on:
 - a. Agricultural lands and farms;
 - b. Rivers and streams;
 - c. Wetlands and wildlife habitat;
 - d. Water and air quality; and
 - e. Water supply wells and aquifers;

The DRB shall consider the intrinsic capability and appropriateness of the land to support the use described in the application. Where applicable, the DRB may utilize Act 250 standards and State Agency of Natural Resources (ANR) information and regulatory framework. The DRB may also consider input from any area Land Trust, and existing studies of resources.

4. **Affordable Housing.** The project shall not have an undue adverse effect on the present or projected housing needs in the Town in terms of amount, type, affordability and location.

The DRB may solicit input from the Rutland Regional Planning Commission or the Rutland County Housing Authority.

5. **Downtown Impact.** The project shall not have an undue adverse impact on the economic vitality of the downtown.

The DRB shall consider the following:

- a. Will the project have any adverse impact?
 - i. Context – Evaluate the location of the project. Consider its relationship to the Poultney Designated Downtown and/or the historic core of the downtown.
 - ii. Potential harms – Will the project be compatible and harmonious? Consider the nature of use, scale, style and potential impacts on the downtown and features (visibility and prominence).
 - Will it discourage pedestrians, reduce parking or negatively affect cultural activities downtown?
 - Will the project draw people out of the downtown, either directly from institutions or businesses currently located in the downtown, or indirectly by causing secondary growth which will have this effect?
 - Will it undermine or be adverse to downtown improvement efforts?
 - Consider the economic effects of the project on the historic core of the downtown or upon the downtown district as a whole. In any economic analysis, care must be taken to distinguish individual business competition concerns from a project’s impact on the economic vitality of the downtown. A project’s impact on market competition is a relevant factor under this standard only to the extent that it will have an impact on the economic vitality of the core of the downtown, or on the downtown as a whole.
 - Consider cumulative effects.
- b. Will the adverse impact be undue, considering all of the following:
 - i. Would it reduce the ability of the public to access, circulate and easily conduct business or enjoy cultural activities downtown, or diminish downtown improvement efforts, to an unacceptable degree?
 - ii. Do the economic impacts unreasonably outweigh the economic benefits?
 - iii. Are there other relevant impacts that significantly outweigh the benefits to the downtown’s vitality?
 - iv. Has the applicant taken reasonable mitigating steps that would reduce or minimize the undue impact? This would include customary project planning and market analysis, considering different types of projects, and reasonably sizing the project to avoid or reduce the adverse impact on the downtown.

C. Traffic on Roads or Highways in the Vicinity

The project shall have adequate traffic access, circulation and parking, and shall not cause unreasonable traffic congestion, excess noise, or unsafe conditions with respect to pedestrian or vehicular traffic or other transportation facilities.

The DRB may consider:

- Input from the Fire Chief
- Input from the Town and/or Village Road Foreman
- Town traffic plans and studies
- Traffic engineering studies that may be required of the applicant;
- Pedestrian and bicycle needs
- Alternatives that reduce driving and traffic; and
- Public transit input from MVRTD (Marble Valley Regional Transit District)

D. Performance Standards and other Town Ordinances

1. The project shall comply with all performance standards (Article XV, Section 1529) and other specific requirements of these Bylaws;
2. The project shall comply with other Town Ordinances and Regulations;

E. Utilization of Energy Resources

The project shall not have an undue adverse effect upon the utilization of energy resources;

The DRB shall consider:

- Whether the project will unreasonably harm any neighbor's access to solar energy or other alternative energy utilization.
- Whether the project will appropriately incorporate the principles of energy conservation and the best available technology that is practicable for efficient use and recovery of energy.
- Whether the project will be able to be served by existing and permitted utility facilities, without excessive demands or adverse indirect impacts.

The DRB shall utilize recognized standards and information from Efficiency Vermont, the VT Department of Public Service, and Act 250 Criterion 9(F) standards.

F. Town Plan Conformance

The project shall comply with and actively further the Town Plan.

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Conditional Uses without Use-Specific Conditions (defaults to 401)

Appliance Repair Shop (VC, I)	Dry Cleaner (VC)
Car Wash (VI, I)	Funeral Home (UD)
Cottage Industry (UD, ARR-2, ARR-5, ARR-10)	

Conditional Uses with Use-Specific Conditions in Article IV: Straightforward

Animal Boarding	Hotel/Motel
Antique Shop	Motorcoach and/or Camper Trailer Park
Auto Service Station/Auto Service Station with Retail Store/Mini Mart	Multi-Family Dwelling
Vehicle/Repair, Garage	Nursing Homes
Club or Lodge, Private	Recreation Facility
Community Care Facility	Restaurant
Contractors Yard (Large Equipment)	Retail Store
Crematoriums	Self Storage Facilities
Food and Beverage Processing Facility	Veterinarian with Animal Boarding
Garages on Nonconforming Lots with Existing Residences	Warehouse

Conditional Uses with Use-Specific Conditions in Article IV: Complex

Elderly Housing Complex	Slate Processing
Mobile Home Parks	Renewable Energy Structures
Sand, Gravel and Soil Extraction	Wireless Telecommunications Facilities
Slate Mining (Pre-existing/New)	

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Conditional Uses with Use-Specific Conditions in Article IV: Straightforward

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Conditional Uses with Use-Specific Conditions in Article IV Residential

Section 416: Multi-Family Dwelling (VC, I, RR-1, ARR-2, ARR-5, ARR-10)

- A. In districts not served by municipal water and sewer a maximum of five (5) dwelling units is permitted.
- B. Dimensional requirements of the appropriate district shall apply to the overall lot. When not served by a municipally operated water and sewage disposal system the applicant shall also meet applicable local and state regulations for on-site water and sewage disposal systems.
- C. The conversion of any existing single-family house into 3 or more units will require a local water and or sewer permit where such system is available. Additional parking standards must be met as set forth in Article VI.

Section 406: Community Care Facility (UD, VR, VC, ARR-2, ARR-5)

- A. There shall be a minimum lot area of twenty-thousand (20,000) square feet.
- B. The total lot coverage of all buildings shall not exceed thirty percent (30%) of the area of the lot.
- C. There shall be minimum front, side and rear yards of twenty five (25) feet.
- D. The maximum number of persons permitted on any one lot shall not exceed twenty (20). This does not include staff members except those that reside at the facility.
- E. In addition to the requirements set forth above for yards, there shall be provided four hundred (400) square feet of usable open space per person.
- F. The conversion of existing housing in the Village Districts into a community care facility is permitted provided municipal water and sewer facilities are available for the increased number of residents.
- G. Off-street parking shall be provided in accordance with Article VI and shall be located a minimum distance of twenty-five (25) feet from any adjacent residential property and shall be surrounded by a planting screen or suitable fence.

Section 417: Nursing Homes (UD, VR, VC, ARR-2, ARR-5)

- A. There shall be a minimum lot area of twenty-thousand (20,000) square feet.
- B. The total lot coverage of all buildings shall not exceed thirty percent (30%) of the area of the lot.
- C. There shall be minimum front, side and rear yards of twenty five (25) feet.
- D. The maximum number of persons permitted on any one lot shall not exceed thirty (30). This does not include staff members except those that reside at the facility.
- E. In addition to the requirements set forth above for yards, there shall be provided four hundred (400) square feet of usable open space per person.
- F. The conversion of existing housing into a community care facility is permitted provided municipal water and sewer facilities are available for the increased number of residents.
- G. Off-street parking shall be located a minimum distance of twenty-five (25) feet from any adjacent residential property and shall be surrounded by a planting screen or suitable

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Section 412: Garages on Nonconforming Lots with Existing Residences (UD, VR, VC, CC, RR-1, ARR-2, ARR-5, ARR-10, LS)

- A. There must be a residence that was already in existence at the time of adoption of these regulations.
- B. The garage must be located in a manner that, within the constraints imposed by the lot size and location of residential structure, is consistent with the purposes and objectives of this Regulation and the District in which it is located.
- C. There is minimum intrusion into the front, side and rear yard requirements of the particular District.

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Conditional Uses with Use-Specific Conditions in Article IV Commercial / Low Intensity

Section 403: Antique Shop (UD, VR, RR-1, ARR-2, ARR-5, ARR-10)

- A. The use is carried on only by two members of the family. Employees other than the resident of the dwelling are not permitted;
- B. The use is carried on within the principal dwelling structure or in accessory structures;
- C. Exterior displays or signs, other than those normally permitted in the district, and / or exterior storage of materials are not permitted;
- D. Parking is provided off-street and is located in the driveway or in the rear yard of the primary living unit;
- E. The use is incidental to the primary residential use and seasonal / occasional in nature.

Section 405: Club or Lodge, Private (UD, CC, ARR-2, ARR-5, ARR-10)

- A. There shall be a minimum lot area of two (2) acres.
- B. Structures, including accessory buildings, shall not occupy more than thirty percent (30%) of the area of the lot.
- C. There shall be a minimum of twenty-five (25) feet on all sides of the building(s) with a minimum setback of one hundred (100) feet from all adjacent residential property.
- D. Where possible, entrances and exits to the parking lot shall be on non-residential streets.
- E. Off-street parking shall be provided in accordance with Article VI and shall be located a minimum distance of twenty five (25) feet from any adjacent residential property and shall be surrounded by a planting screen or suitable fence.
- F. All driveways, entrances and exits shall be located a minimum of seventy-five (75) feet from any street intersections.

Section 409: Crematoriums (ARR-2, ARR-5, ARR-10)

- A. Applications for a crematorium must demonstrate compliance with all State and Federal requirements.
- B. There shall be a minimum lot area of 2 acres.
- C. The minimum setback of the building from any neighboring lot line shall be 200 feet.

Section 418: Recreation Facility (VR, VC, CC, ARR-2, ARR-5, ARR-10, LS)

- A. There shall be a minimum lot area of one (1) acre unless a greater lot area is required by Article V.
- B. The total lot coverage shall not be more than thirty percent (30%) of the area of the lot.
- C. There shall be minimum front, side and rear yard setbacks of twenty-five (25) feet.
- D. In addition to the yard requirements above, every building shall be set back a minimum distance of one hundred (100) feet from any adjacent residential property line.
- E. No building shall be erected to a height in excess of two (2) stories.
- F. Off-street parking shall be provided in accordance with Article VI and shall be located a minimum distance of twenty-five (25) feet from any adjacent residential property and shall be surrounded by a planting screen or suitable fence.

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Section 423: Self Storage Facilities (VI, I, ARR-2)

- A. Storage buildings shall be located on a dry and well drained site.
- B. There shall be a minimum lot area of 10 acres in the ARR-2 Zoning District. There shall be a minimum lot area of 2 acres in the Village Industrial and Industrial Zoning Districts.
- C. The minimum setback from the highway shall be 150 feet, except in the Village Industrial and Industrial Zoning Districts.
- D. The minimum setback of the building from the neighbors lot line shall be 200 feet, except in the Village Industrial and Industrial Zoning Districts.
- E. The access route from a paved highway shall not exceed 250 feet to the driveway.
- F. Roofs shall peaked. The maximum height of the storage building shall be 13 feet (includes the peak).
- G. Color of the storage buildings shall be beige or green.
- H. Screening shall consist of spruce, fur or hemlock trees planted at 8 ft centers, every other row, staggered at least 3 rows, 5 feet in height.
- I. Where natural or artificial features of the terrain do not obscure buildings from the highway and from immediate neighbors, screening shall be provided.
- J. Non-vehicular storage of flammable substances is prohibited.
- K. Storage buildings are to be readily accessible by adjoining driveways with provisions for easy access and exit of emergency vehicles.
- L. Hours of operation shall be no earlier than 7:00 A.M. and no later than 9:00 P.M.
- M. Use shall not generate excessive traffic noise, fumes or activity that might constitute a nuisance.
- N. A covered trash receptacle shall be conveniently located for use by clients.

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Conditional Uses with Use-Specific Conditions in Article IV Commercial / Moderate Intensity

Section 402: Animal Boarding (UD, VR, RR-1, ARR-2, ARR-5, ARR-10)

- A. The minimum lot size shall be five (5) acres.
- B. The minimum setback of structures housing the animals shall be two hundred (200) feet from any adjacent residential property line.
- C. Animal excrement, waste and remains shall be disposed of in a proper and sanitary manner.
- D. All standards set forth in Article XV, Section 1529: Performance Standards.
- E. Outdoor kennels must be screened from view from neighboring residential properties by evergreen landscaping material or opaque fencing six (6) feet in height. Any outdoor lighting must be shaded to avoid shining on any adjacent properties or roadways.
- F. See Section 1603 on Exemptions.

Section 427: Veterinarian with Animal Boarding (ARR-2, ARR-5, ARR-10)

- A. The minimum lot size shall be five (5) acres.
- B. The minimum setback of structures housing the animals shall be two hundred (200) feet from any adjacent residential property line.
- C. Animal excrement, waste and remains shall be disposed of in a proper and sanitary manner.
- D. All standards set forth in Article XV, Section 1529: Performance Standards.
- E. Outdoor kennels must be screened from view from neighboring residential properties by evergreen landscaping material or opaque fencing six (6) feet in height.
- F. Any outdoor lighting must be shaded to avoid shining on any adjacent properties or roadways.

Section 404: Auto Service Station/Auto Service Station with Retail Store/Mini Mart (VC)

- A. Lot size shall be at least thirty thousand (30,000) sq. ft.
- B. An auto service station lot shall not be located within three hundred (300) feet of any lot occupied by a school, library, or religious institution.
- C. Lot frontage shall be at least one hundred fifty (150) feet.
- D. Lot depth shall be at least one hundred twenty five (125) feet.
- E. Pumps, lubricating and other service devices shall be located at least fifty (50) feet from the front line and side and rear lot lines.
- F. All fuel shall be stored underground and at least twenty five (25) feet from any property line; oil and kerosene shall be stored at least twenty five (25) feet from any property line.
- G. All automobile parts and dismantled vehicles are to be stored within the building.
- H. No signs shall extend beyond the pumps, nor exceed twenty (20) feet in height.
- I. There shall be no more than two access driveways from the street, including corner lots. The maximum width of each access driveway shall be twenty-five (25) feet.
- J. No repair work is to be performed outside of a building.
- K. Auto service centers with minimarts must provide additional parking spaces at the rate of

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two (2) spaces for each one thousand (1,000) sq. ft. of leasable floor area in addition to those required in Article VI.

Section 426: Vehicle/Repair, Garage (VI, I)

- A. A vehicle repair garage shall not be located within one hundred fifty (150) feet of a residential structure or within three hundred (300) feet of any school, library or religious institution.
- B. Lot depth shall be at least one hundred twenty-five (125) feet.
- C. All parts and dismantled vehicles are to be stored within a building.
- D. No repair work is to be performed outside of a building.
- E. The facility shall operate only during daylight hours.

Section 407: Contractors Yard (Large Equipment) (ARR-2, ARR-5, ARR-10)

- A. There shall be a minimum lot area of five (5) acres.
- B. No more than eight (8) licensed and operating vehicles shall be kept on the premises. All vehicles must be stored overnight in a garage or fenced enclosure, or screened from public view.
- C. All construction equipment, machinery and building and landscaping materials must be suitably garaged, fenced or screened from public view.
- D. When a contractor's yard adjoins a residential property, the common boundary must be heavily landscaped to reduce visual impacts, noise, dust accumulation and dust scattered. The landscape material so planted must be maintained in a healthy condition.

Section 411: Food and Beverage Processing Facility (VC, CC, ARR-2, ARR-5, ARR-10)

- A. There shall be a minimum lot area of two (2) acres.
- B. Structures, including accessory buildings, shall not occupy more than thirty percent (30%) of the area of the lot.
- C. There shall be a minimum of twenty-five (25) feet on all sides of the building(s) with a minimum setback of one hundred (100) feet from all adjacent residential property.
- D. Where possible, entrances and exits to the parking lot shall be on non-residential streets.
- E. Off-street parking shall be provided in accordance with Article VI and shall be located a minimum distance of twenty five (25) feet from any adjacent residential property and shall be surrounded by a planting screen or suitable fence.
- F. All driveways, entrances and exits shall be located a minimum of seventy-five (75) feet from any street intersections.

Section 413: Hotel/Motel (CC, ARR-2)

- A. Structures, including accessory buildings, shall not occupy more than thirty percent (30%) of the area of the lot.
- B. There shall be a minimum of twenty-five (25) feet setback on all sides of the building(s) with a minimum setback of one hundred (100) feet from all adjacent residential property.
- C. Entrances and exits shall be on non-residential streets and shall be located a minimum of seventy-five (75) feet from any street intersection.

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- D. Off-street parking shall be provided in accordance with Article VI and shall be located a minimum distance of twenty five (25) feet from any adjacent residential property and shall be surrounded by a planting screen or suitable fence.

Section 420: Restaurant (CC, ARR-2, ARR-5, LS)

- A. There shall be a minimum lot area of two (2) acres.
- B. Structures, including accessory buildings, shall not occupy more than thirty percent (30%) of the area of the lot.
- C. There shall be a minimum of twenty-five (25) feet on all sides of the building(s) with a minimum setback of one hundred (100) feet from all adjacent residential property.
- D. Where possible, entrances and exits to the parking lot shall be on non-residential streets.
- E. Off-street parking shall be provided in accordance with Article VI and shall be located a minimum distance of twenty five (25) feet from any adjacent residential property and shall be surrounded by a planting screen or suitable fence.
- F. All driveways, entrances and exits shall be located a minimum of seventy-five (75) feet from any street intersections.

Section 421: Retail Store (CC, LS)

- A. There shall be a minimum lot area of two (2) acres.
- B. Structures, including accessory buildings, shall not occupy more than thirty percent (30%) of the area of the lot.
- C. There shall be a minimum of twenty-five (25) feet on all sides of the building(s) with a minimum setback of one hundred (100) feet from all adjacent residential property.
- D. Where possible, entrances and exits to the parking lot shall be on non-residential streets.
- E. Off-street parking shall be provided in accordance with Article VI and shall be located a minimum distance of twenty five (25) feet from any adjacent residential property and shall be surrounded by a planting screen or suitable fence.
- F. All driveways, entrances and exits shall be located a minimum of seventy-five (75) feet from any street intersections.

Section 428: Warehouse (CC)

- A. There shall be a minimum lot area of two (2) acres.
- B. Structures, including accessory buildings, shall not occupy more than thirty percent (30%) of the area of the lot.
- C. There shall be a minimum of twenty-five (25) feet on all sides of the building(s) with a minimum setback of one hundred (100) feet from all adjacent residential property.
- D. Where possible, entrances and exits to the parking lot shall be on non-residential streets.
- E. Off-street parking shall be provided in accordance with Article VI and shall be located a minimum distance of twenty-five (25) feet from any adjacent residential property and shall be surrounded by a planting screen or suitable fence.
- F. All driveways, entrances and exits shall be located a minimum of seventy-five (75) feet

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from any street intersections.

Future Utility District

New development in this district should be characteristic of the existing development pattern. It should occur at a similar density and continue the diversity of uses seen in the village today. Future development should maintain and reinforce the village as the town center, while continuing to preserve its distinctive residential, commercial and industrial mix of uses, for which there have been established individual future land use areas:

The purpose of the Future Utility District is to provide for development that is characteristic of the existing village development pattern in lands most suitable for growth, where there is the capacity for extending water and sewer lines. Growth in this centralized location should also tie into the existing sidewalk network wherever feasible, to continue to foster a walkable and bikeable village core. Development in the Future Utility District should not occur at a pace or in a manner that would create strip development along VT Route 30 or the village roadways.

Uses Permitted by Administrative Approval

Accessory Apartment	Dwelling - Two-Family
Accessory use or building	Home Occupation
Daycare Facilities	Park
Dwelling - One Family	Dwelling - Multi-Family

Uses Permitted by Site Plan Approval

Bed and Breakfast Lodging	Professional Office-Residence
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Uses Permitted by Conditional Use Approval

Animal Boarding	Funeral Home
Antique Shop	Garages on pre-existing small lots
Club or Lodge, Private	Mobile Home Parks
Community Care Facility	Nursing Home
Cottage Industry	Renewable Energy Structures
Elderly Housing Complex	

Village Residential District

New development in this district should be characteristic of the existing development pattern. It should occur at a similar density and continue the diversity of uses seen in the village today. Future development should maintain and reinforce the village as the town center, while continuing to preserve its distinctive residential, commercial and industrial mix of uses, for which there have been established individual future land use areas:

Primarily residential uses with some light commercial mixed in, always within the same structure.

Uses Permitted by Administrative Approval

Accessory Apartment	Home Occupation
Accessory use or building	Park
Daycare Facilities	Dwelling - Multi-Family
Dwelling - One Family	School
Dwelling - Two-Family	

Uses Permitted by Site Plan Approval

Bed and Breakfast Lodging	Artist Studio/Gallery
Professional Office-Residence	

Uses Permitted by Conditional Use Approval

Animal Boarding	Garages on pre-existing small lots
Antique Shop	Nursing Home
Community Care Facility	Renewable Energy Structures
Elderly Housing Complex	Recreation Facility

Village Commercial District

New development in this district should be characteristic of the existing development pattern. It should occur at a similar density and continue the diversity of uses seen in the village today. Future development should maintain and reinforce the village as the town center, while continuing to preserve its distinctive residential, commercial and industrial mix of uses, for which there have been established individual future land use areas:

Primarily commercial uses with some residential, particularly multi-family housing, mixed in, often within the same structure.

Uses Permitted by Administrative Approval

Accessory Apartment	Park
Accessory use or building	School
Daycare Facilities	Club or Lodge, Private
Dwelling - One Family	Farm Stand
Dwelling - Two-Family	Theaters
Home Occupation	

Uses Permitted by Site Plan Approval

Bed and Breakfast Lodging	Municipal Building
Professional Office-Residence	Parking Lot, municipal or private
Artist Studio/Gallery	Personal Service
Banks	Professional or Business office
Clinic, Medical	Restaurants
Commercial/Residential - Mixed use	Retail Store
Laboratories; Medical, Dental, other	Vet Without Boarding

Uses Permitted by Conditional Use Approval

Community Care Facility	Dwelling - Multi-Family
Elderly Housing Complex	Appliance Repair Shop
Garages on pre-existing small lots	Auto Service Station
Nursing Home	Auto Service Station w/ Retail
Renewable Energy Structures	Dry Cleaner
Recreation Facility	Food & Beverage Processing Facility

Village Industrial District

New development in this district should be characteristic of the existing development pattern. It should occur at a similar density and continue the diversity of uses seen in the village today. Future development should maintain and reinforce the village as the town center, while continuing to preserve its distinctive residential, commercial and industrial mix of uses, for which there have been established individual future land use areas:

Lands with historic industrial uses located within the village, for which light industrial uses should continue at a reasonable scale and intensity so as not to be disruptive to neighboring residential districts. Commercial uses subordinate to and directly related to adjoining industrial uses should be allowed.

Uses Permitted by Administrative Approval

N/A

Uses Permitted by Site Plan Approval

Food & Beverage Processing Facility	Industry, Light
Clinic, Medical	Machine Shop
Laboratories; Medical, Dental, other	Motor Vehicle Sales/Service - New
Personal Service	Motor Vehicle Sales/Service - Used
Professional or Business office	Printing and Publishing
Retail Store	Public Storage Facility, self-service
Antique Shop	Recycling Center
Building Materials Sales/Showroom	Research and Development Facility
Building Trades or Excavation Center	Warehouse
Contractor's Yards	Wholesale Distributor

Uses Permitted by Conditional Use Approval

Renewable Energy Structures	Self Storage Facilities
Car Wash	Vehicle Repair, Garage

Industrial District

Industrial uses shall be limited to those which are non-polluting and are not a nuisance within their neighborhood. This is especially important in the industrial areas within the Village Industrial District where dense residential development is present. Commercial uses subordinate to and directly related to adjoining said industrial uses should be allowed. Industrial designations are identified on the Poultney Future Land Use Map included in this Plan.

Uses Permitted by Administrative Approval

Accessory Apartment	Dwelling - Two-Family
Dwelling - One Family	Slate Processing

Uses Permitted by Site Plan Approval

Food & Beverage Processing Facility	Machine Shop
Clinic, Medical	Motor Vehicle Sales/Service - New
Laboratories; Medical, Dental, other	Motor Vehicle Sales/Service - Used
Professional or Business office	Printing and Publishing
Antique Shop	Public Storage Facility, self-service
Building Materials Sales/Showroom	Recycling Center
Building Trades or Excavation Center	Research and Development Facility
Contractor's Yards	Warehouse
Industry, Light	Wholesale Distributor
Machine Shop	

Uses Permitted by Conditional Use Approval

Renewable Energy Structures	Dwelling - Multi-Family
Car Wash	Appliance Repair Shop
Self Storage Facilities	Slate Mining
Vehicle Repair, Garage	Wireless Telecommunications Facilities

CC / Green Mountain College Adaptive Reuse District

The campus lands formerly home to Green Mountain College include multiple structures (many historic), athletic fields, barns and farmlands, and natural resources.

Given its close proximity to Poultney Village and connections to municipal water and sewer, there is ample opportunity to redevelop this parcel with uses appropriate to the area and surrounding neighborhoods. While this land has primarily been used as an educational facility, various complementary, accessory uses have occurred here over the decades, including lodging, wood and metal shops, art galleries, artist studios, cafés and eateries, music and theatrical performance venues, culinary arts, camps, clubs, and many others.

Uses Permitted by Administrative Approval

Dwelling - Multi-Family	Home Occupation
Accessory Apartment	Park
Dwelling - One Family	School
Dwelling - Two-Family	Farm Stand
Accessory use or building	Theaters
Daycare Facilities	Artist Studio/Gallery

Uses Permitted by Site Plan Approval

Clinic, Medical	Bed and Breakfast Lodging
Professional or Business office	Professional Office-Residence
Recycling Center	Banks
Research and Development Facility	College owned or directed facilities

Uses Permitted by Conditional Use Approval

Renewable Energy Structures	Garages on pre-existing small lots
Wireless Telecommunications Facilities	Recreation Facility
Food & Beverage Processing Facility	Club or Lodge, Private
Warehouse	Restaurants
Retail Store	Hotel/Motel
Elderly Housing Complex	

Rural Residential 1-Acre District

Based on the lack of municipal water and sewage, any future developments in this area require: on-site sewage disposal systems and water, a wastewater and water supply permit issued by the Agency of Natural Resources and be reasonably served by the existing road network.

Due to the differing capabilities of the land in the various areas of town, and of the road network, density of residential development should vary according to the severity of those constraints:

RR-1: Areas suitable for development at 1 acre densities. Lands with- in this designation have slopes less than 15%, soils with slight or moderate limitations for onsite sewage disposal, a good road network of arterials and collectors, and are not susceptible to flooding.

Uses Permitted by Administrative Approval

Accessory Apartment	Home Occupation
Dwelling - One Family	Park
Dwelling - Two-Family	School
Accessory use or building	Farm Stand
Daycare Facilities	

Uses Permitted by Site Plan Approval

Bed and Breakfast Lodging	Professional Office-Residence
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Uses Permitted by Conditional Use Approval

Renewable Energy Structures	Dwelling - Multi-Family
Elderly Housing Complex	Antique Shop
Garages on pre-existing small lots	Animal Boarding

Rural Residential 2-Acre District

Based on the lack of municipal water and sewage, any future developments in this area require: on-site sewage disposal systems and water, a wastewater and water supply permit issued by the Agency of Natural Resources and be reasonably served by the existing road network.

Due to the differing capabilities of the land in the various areas of town, and of the road network, density of residential development should vary according to the severity of those constraints:

ARR-2: The decrease in permitted density is dependent upon the presence of one or more development constraints including limitations for onsite sewage disposal, high water table, or shallow soils. However, the vast majority of the lands within the town fall into this suitability category. A combination of arterial and collectors which are generally in good condition and are adequate to carry additional development suffice as an adequate road network.

Uses Permitted by Administrative Approval

Accessory Apartment	Park
Dwelling - One Family	School
Dwelling - Two-Family	Farm Stand
Accessory use or building	Bed and Breakfast Lodging
Daycare Facilities	Professional Office-Residence
Home Occupation	Camp

Uses Permitted by Site Plan Approval

Vet Without Boarding

Uses Permitted by Conditional Use Approval

Renewable Energy Structures	Self Storage Facilities
Elderly Housing Complex	Slate Mining
Garages on pre-existing small lots	Slate Processing
Dwelling - Multi-Family	Contractor's Yards
Antique Shop	Community Care Facility
Animal Boarding	Nursing Home
Wireless Telecommunications Facilities	Cottage Industry
Food & Beverage Processing Facility	Mobile Home Parks
Recreation Facility	Crematorium
Club or Lodge, Private	Motorcoach - Trailer Park
Restaurants	Sand, Gravel, Soil Extraction
Hotel/Motel	Vet With Boarding

Rural Residential 5-Acre District

Based on the lack of municipal water and sewage, any future developments in this area require: on-site sewage disposal systems and water, a wastewater and water supply permit issued by the Agency of Natural Resources and be reasonably served by the existing road network.

Due to the differing capabilities of the land in the various areas of town, and of the road network, density of residential development should vary according to the severity of those constraints:

ARR-5: The density decreases again in this designation due to the addition of slopes over 15% to the list of development constraints. This district contains roads which are generally capable of carrying increased traffic loads.

Uses Permitted by Administrative Approval

Accessory Apartment	Park
Dwelling - One Family	Farm Stand
Dwelling - Two-Family	Bed and Breakfast Lodging
Accessory use or building	Professional Office-Residence
Daycare Facilities	Camp
Home Occupation	

Uses Permitted by Site Plan Approval

Vet Without Boarding

Uses Permitted by Conditional Use Approval

Renewable Energy Structures	Slate Mining
Elderly Housing Complex	Slate Processing
Garages on pre-existing small lots	Contractor's Yards
Dwelling - Multi-Family	Community Care Facility
Antique Shop	Nursing Home
Animal Boarding	Cottage Industry
Wireless Telecommunications Facilities	Mobile Home Parks
Food & Beverage Processing Facility	Crematorium
Recreation Facility	Sand, Gravel, Soil Extraction
Club or Lodge, Private	Vet With Boarding
Restaurants	

Rural Residential 10-Acre District

Based on the lack of municipal water and sewage, any future developments in this area require: on-site sewage disposal systems and water, a wastewater and water supply permit issued by the Agency of Natural Resources and be reasonably served by the existing road network.

Due to the differing capabilities of the land in the various areas of town, and of the road network, density of residential development should vary according to the severity of those constraints:

ARR-10: This designation includes lands which, in general, have very severe limitations for development due to steep slopes, shallow and/or wet soils and a severely limited road network. This area also includes much of the forested land in the town, as well as many of the soils identified as high potential for forestry.

Uses Permitted by Administrative Approval

Accessory Apartment	Park
Dwelling - One Family	Farm Stand
Dwelling - Two-Family	Bed and Breakfast Lodging
Accessory use or building	Professional Office-Residence
Daycare Facilities	Camp
Home Occupation	

Uses Permitted by Site Plan Approval

Vet Without Boarding

Uses Permitted by Conditional Use Approval

Renewable Energy Structures	Slate Mining
Elderly Housing Complex	Slate Processing
Garages on pre-existing small lots	Contractor's Yards
Antique Shop	Cottage Industry
Animal Boarding	Mobile Home Parks
Wireless Telecommunications Facilities	Crematorium
Food & Beverage Processing Facility	Sand, Gravel, Soil Extraction
Recreation Facility	Vet With Boarding
Club or Lodge, Private	Dwelling - Multi-Family

Lakeshore District

This district was specifically created to preserve the qualities of minimal commercial presence and peaceful, quiet nature as well as to control water pollution, maintain the scenic value of the shoreline, minimize shoreline erosion and maintain vegetation and habitat along the shoreline.

Uses Permitted by Administrative Approval

- Accessory Apartment
- Dwelling - One Family
- Dwelling - Two-Family
- Accessory use or building
- Home Occupation
- Park

Uses Permitted by Site Plan Approval

- Bed and Breakfast Lodging
- Professional Office-Residence

Uses Permitted by Conditional Use Approval

- Renewable Energy Structures
- Garages on pre-existing small lots
- Wireless Telecommunications Facilities
- Recreation Facility
- Restaurants
- Retail Store

Northeast Conservation and Wildlife Habitat District

The Northeast Conservation and Wildlife Habitat Area is specifically defined as that land having an elevation of 1,300 feet or greater above sea level and lying easterly of Hampshire Hollow Road and easterly of Pond Hill Road, as depicted on Poultney's Northeast Conservation and Wildlife Habitat Area map. Significant natural communities recently identified by the Vermont Fish & Wildlife Department are depicted on the Poultney Habitat and Wildlife Connectivity map. This area has been identified as related to a significant wildlife corridor for the northeast region of the United States of America.

Uses Permitted by Administrative Approval

Camp

Uses Permitted by Site Plan Approval

N/A

Uses Permitted by Conditional Use Approval

N/A