

8. Where physical or cultural features existing on the ground are at variance with those shown on the Official zoning Map, or other circumstances not covered by subsections A through G above, the Board of Appeals shall interpret the District boundaries.

D. Lots Divided by District Boundaries

When a lot of record is divided by a use District zoning boundary, other than the boundary to an overlay zone, the following rules shall apply:

1. On lots of two (2) acres or less in area, the lot shall be used as if the entire lot were in the District which comprises the larger portion.
2. On lots larger than two (2) acres, the District with the more restrictive regulations shall be followed in each portion.

4. District Regulations

A. Basic Requirement

Permitted uses and uses requiring Site Design Review in Districts shall conform to all applicable specifications and requirements. A plumbing Permit, Land Use Permit, and/or Certificate of Occupancy shall be required for all buildings, uses of land and buildings, and sanitary facilities, according to the provisions of this Ordinance.

B. Land Use Requirements

Except as hereinafter specified, no building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, moved, or altered and no new lot shall be created unless in conformity with all of the regulations herein specified for the District in which it is located.

C. General Requirements for Specific Districts

1. Commercial District

- a. Dwelling units in a building fronting on Main Street.

There shall be no dwelling units allowed in any building on the street level floor on Main Street in the Commercial District.

D. District Regulations

Land uses in conformance with the provisions of this Ordinance are shown in the following table.

Key to Land Use Chart

- CEO = Requires CEO Review and Permit
 PB = Requires Review by Planning board and Permit from CEO
 NO = Prohibited Use

| Land Use | Zoning District | | | | | |
|--|-----------------|-----|-----|------------------|-----|-----|
| | V | R-1 | R-2 | F-F ² | C | I |
| Abattoir | NO | NO | NO | PB | NO | PB |
| Adult Entertainment ³ | NO | NO | NO | PB | NO | NO |
| Agricultural Product Storage and/or Processing | NO | NO | NO | PB | NO | PB |
| Agriculture | NO | NO | NO | CEO | NO | PB |
| Airport | NO | NO | NO | PB | NO | NO |
| Antique Sales | CEO | NO | NO | PB | CEO | NO |
| Art Gallery or Crafts Studio | CEO | NO | NO | CEO | CEO | NO |
| Assembly and Packaging Facility | NO | NO | NO | PB ¹ | NO | PB |
| Assisted Living Facility | CEO | PB | PB | CEO | NO | NO |
| Auction Building | CEO | No | No | PB | CEO | CEO |
| Automobile (Vehicle) Body Shop | NO | NO | NO | PB ¹ | NO | CEO |
| Automobile (Vehicle) Car Wash | NO | NO | NO | CEO ¹ | CEO | CEO |
| Automobile (Vehicle) Graveyard | NO | NO | NO | PB | NO | PB |
| Automobile (Vehicle) Repair | CEO | PB | PB | CEO | NO | NO |

| | | | | | | |
|--|-----|-----|-----|-----------------|-----|-----|
| Automobile (Vehicle) Sales | CEO | NO | NO | NO | CEO | CEO |
| Automobile (Vehicle) Service Station | PB | NO | NO | PB ¹ | PB | NO |
| Automobile (Vehicle) Storage | NO | NO | NO | PB | NO | PB |
| Bakery | CEO | NO | NO | NO | CEO | NO |
| Bank or Financial Service | CEO | NO | NO | NO | CEO | NO |
| Bed and Breakfast | CEO | CEO | CEO | CEO | CEO | NO |
| Boarding House | PB | PB | CEO | CEO | PB | NO |
| Building Materials-Storage and Sale | CEO | NO | NO | PB ¹ | PB | PB |
| Bulk Grain Storage | NO | NO | NO | CEO | NO | CEO |
| Bulk oil and/or Gas Terminal | NO | NO | NO | NO | NO | PB |
| Campground/RV Park | NO | NO | NO | PB | NO | NO |
| Cemetery | NO | NO | NO | PB | NO | NO |
| Church, Synagogue, and/or Parish House | CEO | NO | PB | CEO | PB | NO |
| Cluster Residential Subdivision | NO | PB | PB | PB | NO | NO |
| Commercial Greenhouse | PB | NO | NO | CEO | CEO | PB |
| Commercial Recreation, indoor | CEO | NO | NO | CEO | CEO | PB |
| Commercial Recreation, Outdoor | NO | NO | NO | PB | NO | NO |
| Community Center | PB | NO | NO | CEO | PB | NO |
| Community Residence for Developmentally Disabled | CEO | PB | PB | PB | NO | NO |
| Community Residential Home | CEO | NO | PB | PB | NO | NO |
| Community Shelter-Victims Domestic Violence | CEO | PB | PB | PB | NO | NO |
| Conference Center | CEO | NO | NO | PB | PB | NO |
| Confined Feeding Operation | NO | NO | NO | PB | NO | NO |
| Congregate Housing | CEO | NO | CEO | CEO | NO | NO |
| Correction/Detention Facility | NO | NO | NO | PB | NO | PB |
| Day/Night Care | CEO | CEO | CEO | CEO | CEO | NO |
| Demolition Waste Disposal | NO | NO | NO | PB | NO | PB |
| Dwelling, Multi-family | PB | NO | PB | PB ¹ | NO | NO |
| Dwelling, Single-Family | CEO | CEO | CEO | CEO | NO | NO |
| Dwelling, Two-Family (Duplex) | CEO | NO | CEO | CEO | NO | NO |
| Farm Stand | CEO | NO | CEO | CEO | CEO | NO |
| Fire, Police, or Ambulance Station | PB | NO | NO | CEO | PB | NO |
| Firewood Processing | NO | NO | NO | CEO | NO | CEO |
| Funeral Home | CEO | NO | NO | PB ¹ | NO | NO |
| Golf Course | NO | NO | PB | CEO | NO | NO |
| Group Home | CEO | PB | PB | PB | NO | NO |
| Home Occupation One | CEO | CEO | CEO | CEO | CEO | NO |
| Home Occupation Two | PB | PB | PB | PB | NO | NO |
| Hospital, Clinic, or Out-Patient Care | CEO | NO | NO | PB ¹ | PB | NO |
| Hotel, Motel, or Inn | PB | NO | NO | PB ¹ | PB | NO |
| Indoor Amusement Facility | CEO | NO | NO | NO | CEO | NO |
| Industry, Heavy | NO | NO | NO | NO | NO | PB |
| Industry, Light | CEO | NO | NO | PB ¹ | CEO | PB |
| Intermediate Care Facility | CEO | PB | PB | PB | NO | NO |
| Junkyard | NO | NO | NO | PB | NO | PB |
| Kennel | NO | NO | NO | CEO | NO | NO |
| Laundry or Dry Cleaning | CEO | NO | NO | NO | CEO | CEO |
| LIVE Stock and Poultry | NO | NO | NO | CEO | NO | NO |
| Long Term Care Facility | CEO | NO | NO | PB | NO | NO |
| Manufacturing | NO | NO | NO | PB ¹ | NO | PB |
| Mobile Home, Newer | CEO | NO | NO | CEO | NO | NO |
| Mobile Home, Older | NO | NO | NO | CEO | NO | NO |

| | | | | | | |
|---|-----|-----|-----|-----------------|-----|-----|
| Mobile Home Park | NO | NO | PB | PB ¹ | NO | NO |
| Modular Home | CEO | CEO | CEO | CEO | NO | NO |
| Mineral Exploration | NO | NO | NO | PB | NO | PB |
| Mineral Extraction | NO | NO | NO | PB | NO | PB |
| Mineral storage | NO | NO | NO | PB | NO | PB |
| Museum | CEO | NO | NO | CEO | CEO | NO |
| Newspaper and Printing Plant | PB | NO | NO | PB ¹ | PB | PB |
| Nursing Home, Group Home, Hospice | PB | PB | PB | NO | NO | NO |
| Owner Operated General Store or Grocery Store | CEO | NO | NO | CEO | CEO | NO |
| Parking Lot | CEO | NO | NO | NO | CEO | NO |
| Personal Service Business | CEO | NO | NO | NO | CEO | NO |
| Pharmacy, Retail Medical Supply Store | CEO | NO | NO | NO | CEO | NO |
| Professional Office | CEO | NO | NO | CEO | CEO | NO |
| Private Club | CEO | PB | PB | CEO | CEO | NO |
| Public and Government Facility | PB | NO | NO | NO | PB | NO |
| Public and Private School | PB | NO | PB | PB ¹ | PB | NO |
| Public Utility or Communication Structure | PB | NO | PB | PB | PB | CEO |
| Railroad Facility | NO | NO | NO | NO | NO | CEO |
| Recycling Facility | CEO | NO | NO | CEO | CEO | CEO |
| Recycling Collection Point | CEO | NO | NO | CEO | CEO | CEO |
| Research, Testing, or development Laboratory | NO | NO | NO | NO | NO | PB |
| Restaurant | CEO | NO | NO | PB ¹ | CEO | NO |
| Retail Business | CEO | NO | NO | NO | CEO | NO |
| Retail Use with Outdoor Sales or Service | PB | NO | NO | NO | PB | NO |
| Retail Establishment with<5000 SF of Gross Floor Area | CEO | NO | NO | NO | PB | NO |
| Riding Stable | NO | NO | NO | CEO | NO | NO |
| Sawmill | NO | NO | NO | PB | NO | PB |
| Second or Third Story Apartment | PB | NO | CEO | CEO | PB | NO |
| Septage Spreading and/or Storage | NO | NO | NO | PB | NO | NO |
| Service Office with <5000 SF of Gross Floor Area | CEO | NO | NO | NO | CEO | NO |
| Shopping Center | PB | NO | NO | NO | PB | NO |
| Sludge Spreading and/or Storage | NO | NO | NO | PB | NO | NO |
| Tradesman's Shop | CEO | NO | NO | CEO | CEO | CEO |
| Trucking Distribution Terminal | NO | NO | NO | NO | PB | PB |
| Veterinary Hospital | PB | NO | NO | PB ¹ | PB | PB |
| Wholesale Business | CEO | NO | NO | PB ¹ | CEO | CEO |
| Warehouse | NO | NO | NO | PB | NO | PB |
| Water Treatment and Pumping Facility | NO | NO | NO | PB | PB | PB |
| Structure Accessory to Permitted Use | CEO | CEO | CEO | CEO | CEO | CEO |
| Use Similar to Prohibited Use | NO | NO | NO | NO | NO | NO |
| Use Similar to Use Requiring CEO Review and Permit | CEO | CEO | CEO | CEO | CEO | CEO |
| Use Similar to Use Requiring Planning board Review and Permit from CEO. | PB | PB | PB | PB | PB | PB |

Key to Land Use Chart

- CEO = Requires CEO Review and Permit
PB = Requires Review by Planning board and Permit from CEO
NO = Prohibited Use

¹ Allowed only within 1500 feet of the VBWD and/or VBSD system. Where allowed, connection to water and/or sewer system will be required, be designed and installed at owner's expense, be reviewed and approved by VBWD