





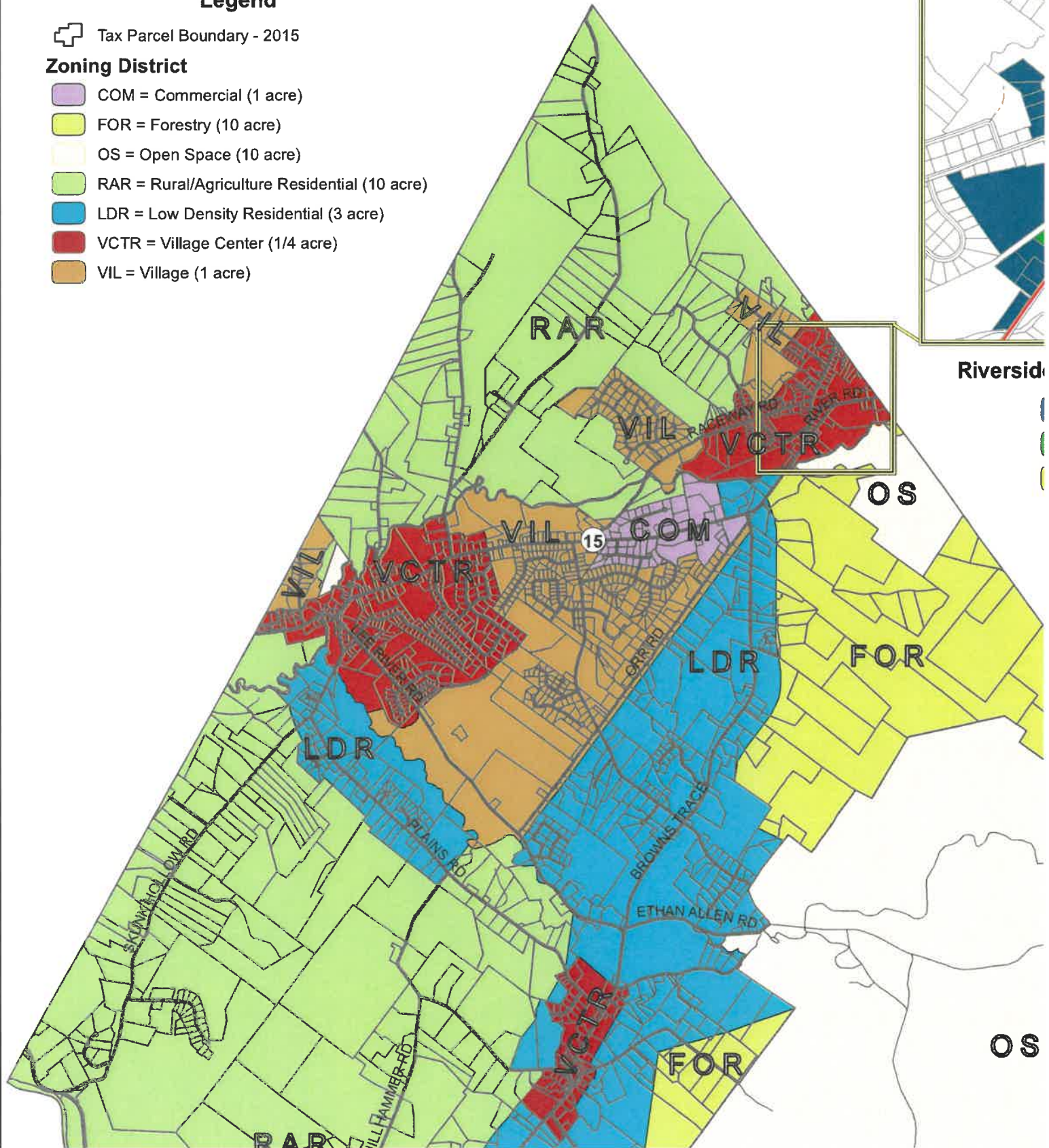
Zoning Jericho Vermont

Legend

 Tax Parcel Boundary - 2015

Zoning District

-  COM = Commercial (1 acre)
-  FOR = Forestry (10 acre)
-  OS = Open Space (10 acre)
-  RAR = Rural/Agriculture Residential (10 acre)
-  LDR = Low Density Residential (3 acre)
-  VCTR = Village Center (1/4 acre)
-  VIL = Village (1 acre)



ZONING

preserve rural land and resources and to determine limited, appropriate sites for any new residential or other development. Linkages to other districts via trails and on road cycling are of particular importance in this district.

- 3.2.4 The purpose of the **Low Density Residential District** is to provide for a variety of land uses that are compatible with rural areas. This district creates a transition between the denser Village, Commercial and Village Center Districts and the lower-density Open Space, Forestry and Rural/Agriculture Residential Districts. Additional breaks within this District should be considered to preserve the open countryside. Linkages to other Districts via trails and on road cycling are of particular importance in this District. Planned Unit Development provisions are recommended to encourage compact walkable neighborhoods via smaller lots, integrated with open space, and laid out to provide those linkages.
- 3.2.5 The purpose of the **Village District** is to provide a moderate-density residential area as a transition from the Village Center Districts. The Village District is intended to provide a variety of housing options, including a mix of single and multi-household housing, near the amenities provided by the Village Center District and the Commercial District. Pedestrian linkages to surrounding neighborhoods and the Village Centers are of particular importance in this district. Small service-oriented commercial uses may be approved if appropriate and if they are compatible with the predominantly residential character of the district. Planned Unit Development provisions are recommended to create compact walkable neighborhoods via smaller lots, including smaller housing types, and laid out to prioritize pedestrian linkages.
- 3.2.6 The purpose of the **Commercial District** is to provide employment opportunities and a location for commercial, industrial, and similar uses that are not compatible in a village setting due to noise, dust, heavy truck traffic and similar nuisances. While roadside visibility is important for the viability of some businesses, strip development is prohibited in the district. Strip development is defined as linear development along Route 15 that has broad frontage, lack of two or more stories over the entire footprint, and a limited reliance on shared access. Curb cuts shall be limited to avoid impeding circulation on Route 15, and interior circulation roads shall be required on larger parcels with three or more buildings. Green space, landscaping and other visual treatments shall be required. Planned Unit Development provisions are recommended to enable diverse businesses and uses to co-exist, and to encourage higher density, mixed use, clustering, walkability, diverse housing types, shared infrastructure, and public amenities.
- 3.2.7 The purpose of the **Village Center District** is to encourage the concentration of people and community-focused activities in traditional centers. As noted in the Jericho Comprehensive Town Plan, Jericho Center, Jericho Corners, and Riverside have been the centers of commerce, culture, and community for the town. Each of these three locations is listed as an historic district on the State Historical Register. These areas generally retain an architectural character that constitutes a valuable and unique part of our cultural heritage. Jericho Corners and Jericho Center are on the National Register of Historic Places. In addition to the buildings themselves, the character of the villages is defined by the relationship of the structures with one another, with the roads, and with open land. The layout of new buildings should reflect traditional patterns and encourage use by pedestrians. Generally, large setbacks with parking in front of

the building are less inviting to pedestrians than buildings close to the road with parking to the side or rear.

- *Different growth opportunities exist in each of the three Village Center Districts. In Riverside, a large proportion of new growth may take place on existing large parcels that are either vacant or largely undeveloped. Planned Unit Developments should be encouraged for any proposed development on these parcels. Redevelopment at a smaller scale also may take place on parcels fronting on Route 15 and other major roadways. On these parcels, it will be necessary to balance needs of new development vs. compatibility with historical patterns on nearby parcels. Development review should pay particular attention to bulk, setbacks, and relationship of buildings to parking. Larger buildings can be successfully incorporated into the village centers through proper siting and the use of landscaping and architectural treatments to interrupt building bulk.*
- *Pedestrian-scale development should be encouraged within village centers. With attention to the location of buildings and connections between buildings, multiple use patterns within a village setting will be able to continue. Connectivity, both for vehicles and pedestrians, is important. A grid of streets throughout the village center with multiple connections to major streets, particularly in the Riverside area of Underhill Flats, will disperse traffic throughout the village and avoid congestion at any single point. On-street parking and other traffic-calming measures will decrease vehicle speed and encourage pedestrian safety. Sidewalks and paths should be constructed along streets and from streets to buildings. Planned Unit Development provisions are recommended to encourage higher density, mixed use, clustering, walkability, diverse housing types, shared infrastructure, and public amenities.*
- *Sufficient parking is necessary for commercial viability. However, parking lots should not be allowed to dominate the visual appearance of a parcel. Particularly along Route 15, parking lots should not be permitted in front of buildings. In general, on-site parking should be encouraged to the side and rear of buildings.*
- *Existing neighborhood developments are located within the boundaries of the Village Center District, particularly in Jericho Corners. These neighborhoods generally are within easy walking distance to major commercial and public uses within the three villages. Pedestrian connections should continue to be encouraged. While an important part of each village, significant growth is not appropriate for these neighborhoods. Any commercial use or residential growth should be modest in scope and should be compatible with neighboring parcels.*
- *Any major development, including most commercial uses, should take place along major roads and on parcels with direct access to such roads.*
- *Growth opportunities may be more limited in Jericho Center, which lacks a public water supply and is not situated on a state highway. Development may be more modest in scope than in the other centers. Nonetheless, Jericho Center should continue to serve as a focal point for the Town. Reuse and expansion of existing structures may be the primary form of development in this area, though some modest amount of new construction may occur on larger parcels. Development in this area should be mindful of impacts on groundwater quality and availability, and of existing historic features such as the Village Green. Traffic calming and pedestrian*

circulation is of particular importance as development occurs along Browns Trace.



3.3 Interpretation of Boundaries

The Zoning Administrator shall determine zoning boundaries according to the official Zoning Map. Where uncertainty exists, the Zoning Administrator shall use the following rules to locate any zoning district boundary. An interpretation by the Zoning Administrator of a zoning district boundary may be appealed to the Development Review Board, subject to the provisions of §12.5.1.

- 3.3.1. Boundaries indicated as following roads, transportation or utility Rights-Of-Way shall be interpreted as following the centerlines of such features.
- 3.3.2. Boundaries indicated as following lot lines shall be interpreted as following delineated property boundaries.
- 3.3.3. Boundaries indicated as following rivers or streams shall be interpreted as following the channel centerlines of such features, and shall move with the river or stream channel.
- 3.3.4. Boundaries indicated as parallel or perpendicular to, or extensions of, the above features shall be interpreted as such on the ground.
- 3.3.5. Distances not specifically indicated on the map shall be determined from the scale on the official zoning map.

3.4. Lots in More Than One Zoning District

When a lot proposed for development includes portions in different districts, the following shall apply:

- 3.4.1. The permitted and conditional use restrictions for the district in which the use is to occur shall control, and if it is to occur in both districts, it must conform with the restrictions of both.
- 3.4.2. Where a district boundary other than a highway divides a parcel that was in single ownership when these regulations were adopted, the Development Review Board may permit uses applicable to either district within 100 feet of the district boundary as a conditional use.
- 3.4.3. The minimum frontage and minimum setback requirement for the district in which the structure is to be located shall control, and if the structure is to be in both districts, the more restrictive requirement shall prevail.

4 ZONING USES

4.1. Allowed Uses

Allowed uses for each district of the Town are specified in the Table of Uses in Section 4.3. Allowed uses do not require a Zoning Permit from the Zoning Administrator, unless otherwise specified in Section 10.2. Where the allowed use is not the primary use of a parcel, a separate permit may be required for that primary use.

4.2. Permitted Uses

Permitted uses for each district of the Town are specified in the Table of Uses in Section 4.4. All permitted uses require a Zoning Permit (sometimes called a “Building Permit”) approved by the Zoning Administrator according to the requirements of Section 10.2. A Certificate of Occupancy also is required for those conditional uses in Section 10.6.1.

4.3. Conditional Uses

Conditional uses for each district of the Town are specified in the Table of Uses in Section 4.3. Before the Zoning Administrator may issue a Zoning Permit, a conditional use requires approval of the Development Review Board subject to the requirements of Section 10.9. A Certificate of Occupancy also is required for those conditional uses indicated in Section 10.6.

4.4. Table of Uses

All uses are defined in Section 2, **GENERAL DEFINITIONS**. Any primary use of a parcel not specified as conditional or permitted anywhere in this document shall be considered prohibited. The Zoning Administrator, and the office of Planning and Zoning, shall determine the applicability of a specific definition to a specific use. Said determination may be appealed to the Development Review Board under §12.5.1.

USE	OS	FOR	RAR	LDR	VIL	COM	VCTR
1.0 Agriculture and Related Uses							
1.1 Agriculture	A	A	A	A	A	A	A
1.1.1 Slaughterhouse			C	C		C	
1.2 Silviculture/Forestry	A	A	A	A	A	A	A
1.3 Veterinary facility			C	C	C	C	C
1.4 Veterinary Facility with accessory kennel			C	C	C	C	
1.5 Stable – boarding/riding	A	A	A	C	C	C	C
1.6 Kennel		C	C	C		C	
1.7 Garden Center accessory to farm			P	C	C	C	C
1.8 Wildlife Management	A	A	A	A	A	A	A
2.0 Residential Uses							
2.1 Single Household¹							
2.1.1 SH-1 dwelling unit/lot		P	P	P	P	C	P
2.1.2 Accessory Dwelling Unit ²		P	P	P	P	P	P
2.1.3 Dwelling, accessory to farm		C	P	P	P	P	P
2.1.4 Guest house		C	P	P	P	P	P

USE	OS	FOR	RAR	LDR	VIL	COM	VCTR
2.1.5 Residential Care/Group Home ⁵		P	P	P	P	P	P
2.1.6 Rooming House/Boarding House		C	P	P	P	P	P
2.2 Multi-household¹							
2.2.1 Multi-household dwelling, 2 units		P	P	P	P	P	P
2.2.2 Multi-household dwelling, 3 or 4 units				C	P	P	P
2.2.3 Multi-household dwelling, 5+ units					C	P	P
2.3 Senior Housing Development		C	C	C	C	P	P
3.0 Commercial Uses							
3.1 Lodging							
3.1.1 Hotels and motels						C	C
3.1.2 Inns		C	P	P	P	P	P
3.1.3 Bed & Breakfast		C	P	P	P	P	P
3.2 Retail Uses							
3.2.1 Lumber, building supply yard						C	
3.2.2 Retail, General merchandise ≤ 3000 sq. ft.						P	P/C ³
3.2.3 Retail, General merchandise > 3000 sq.ft.						C	C
3.2.4 Retail, Specialty Store ≤ 3000 sq. ft.						P	P/C ³
3.2.5 Retail, Specialty Store > 3000 sq. ft.						C	C
3.2.6 Farmers markets	P/C ⁴	P/C ⁴	P/C ⁴	P/C ⁴	P	P	P
3.2.7 Garden center ≤ 3000 sq. ft.			C	C	C	P	P/C ³
3.2.8 Garden center > 3000 sq. ft.						P	
3.2.9 Mobile Home sales						C	
3.2.10 Motor Vehicle sales						C	
3.2.11 Gallery/Studio/Museum ≤ 3000 sq.ft.			C	C	P/C ³	P	P/C ³
3.2.12 Gallery/Studio/Museum > 3000 sq. ft.						P	C
3.2.13 Fuel sales						C	
3.3 Financial Institutions							
3.3.1 Financial Institution ≤ 3000 sq. ft.						P	P/C ³
3.3.2 Financial Institution > 3000 sq. ft.						C	C

USE	OS	FOR	RAR	LDR	VIL	COM	VCTR
3.4 Food Service							
3.4.1 Restaurant/Tavern ≤ 3000 sq. ft.						C	C
3.4.2 Restaurant/Tavern > 3000 sq. ft.						C	C
3.4.3 Caterer (with on-site retail)		C	C	C	C	P	P
3.4.4 Caterer (no on-site retail)		C	P	P	P	P	P
3.5 Personal/Professional Services							
3.5.1 Personal/Professional services, Type 1 ≤ 3000 sq. ft.					C	C	P/C ³
3.5.2 Personal/Professional services, Type 1 > 3000 sq. ft.						P	C
3.5.3 Personal/Professional services, Type 2 ≤ 3000 sq. ft.					C	P	C
3.5.4 Personal/Professional services, Type 2 > 3000 sq. ft.						C	C
3.5.5 Motor Vehicle Repair						C	C
3.5.6 Car Wash						C	C
3.6 Recreation: Commercial & Municipal							
3.6.1 Indoor							
3.6.1.1 General					C	C	C
3.6.2 Outdoor							
3.6.2.1 Passive	A	A	A	A	A	A	A
3.6.2.2 General	C	C	C	C	C	C	C
3.6.3 Gymnasium					C	P	P
4.0 Industrial Uses							
4.1 Manufacturing							
4.1.1 Heavy Manufacturing						C	
4.1.2 Light Manufacturing						C	C
4.1.3 Research & Development						C	C
4.2 Wholesale or warehousing			C	C		C	
4.3 Contractor Yard		C	C	C		C	
4.4 Junk Yard						C	
5.0 Institutional Uses							
5.1 Schools and Child care							
5.1.1 Day-care		P	P	P	P	P	P
5.1.2 Preschool			C	C	C	C	P
5.1.3 Elementary				C	C	C	P
5.1.4 Secondary				C	C	C	P
5.1.5 Vocational school			C	C	C	C	C
5.2 Place of Worship				C	C	C	P

USE	OS	FOR	RAR	LDR	VIL	COM	VCTR
5.3 Library							P
5.4 Hospice facility						C	P
5.5 Hospital facility							P
5.6 Nursing home facility			C	C	C	C	P
5.7 Club ≤3000 sq.ft.				C	C	C	P/C ³
5.8 Club >3000 sq.ft.				C	C	C	C
5.9 Fish and game club		C	C	C			
5.10 Funeral home					C	C	C
5.11 Cemetery			C	C	C		C
5.12 Post Office							P
5.13 Municipal facility, Office							P
5.14 Municipal facility, Other			C	C	C	C	
6.0 Accessory Structures and Uses							
6.1 Accessory structures	C	P	P	P	P	P	P
6.2 Accessory uses							
6.2.1 Home Occupation		P	P	P	P	P	P
6.2.2. Recreation, Accessory Use		A	A	A	A	A	A

A = allowed use, P = permitted use, C = conditional use.

1) See Section 5.6, Density

2) See Section 4.7.3, Accessory Dwelling Units

3) Uses with frontage on major roads are permitted (P). Uses with frontage on all other roads are conditional (C).

4) Conditional use approval by the Development Review Board required for permanent structures.

5) See Section 4.7.3, Residential Care Facilities

4.5. Uses/Structures Per Lot

Multiple uses in one principal structure, including residential and non-residential uses, may be permitted on a single lot, provided that district lot coverage requirements are not exceeded. If all component uses within a principal structure are permitted in the district, the structure shall be considered a permitted structure. If any component use within a principal structure is conditional in the district, the structure will be conditional. Construction or substantial improvement of a single structure containing multiple uses with a total floor area in excess of 10,000 square feet shall be subject to Planned Unit Development review. Multiple principal structures may be approved on a single lot within a Planned Unit Development.

4.6. Special Uses

- 4.6.1. Pursuant to State statute (VSA Title 24, Chapter 117, Section 4413a), certain special uses (listed below) may only be regulated by municipalities with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, landscaping, lighting, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended functional use:
- State- or community-owned and operated institutions and facilities;
 - Public and private schools and other educational institutions certified by the state department of education;