

**TABLE 2.1
CENTRAL BUSINESS DISTRICT (CB)**

(A) Purpose. The purpose of the Central Business District is to support a compact mix of commercial, professional, civic and residential uses in Hardwick's traditional downtown in a manner that maintains and enhances the area's historic character and economic vitality.

(B) Permitted Uses:

1. Accessory Apartment [see Section 4.2]
2. Accessory Structure/Use (to a permitted use)
3. Accessory Structure less than or equal to 500 sq. ft. (to a conditional use)
4. Group Home [8 or fewer residents]
5. Home Child Care [see Section 4.6]
6. Home Occupation [see Section 4.8]

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Adaptive Reuse [see Section 4.3]
3. Bank/Financial Institution
4. Bed & Breakfast
5. Community Center
6. Cultural Facility
7. Day Care Center [see Section 4.6]
8. Dwelling/Single Family
9. Dwelling/Two Family
10. Dwelling/Multi-Family
11. Funeral Home
12. Gasoline Station [see section 4.12]
13. Greenhouse/Nursery
14. Health Clinic
15. Home Industry [see Section 4.8]
16. Hotel/Motel
17. Hospital
18. Industry, Light [see Section 4.9]
19. Mixed Use [see Section 4.10]
20. Motor Vehicle Sales
21. Motor Vehicle Service [see section 4.12]
22. Office
23. Residential Care Facility
24. Personal Service
25. Place of Worship
26. Private Club
27. Public Facility [see Section 4.13]
28. Recreation [Indoor]
29. Recreation [Outdoor]
30. Restaurant
31. Retail Sales
32. School
33. Telecommunications Facility [see Section 4.15]
34. Warehouse/Storage

(D) Dimensional Standards (unless otherwise specified for a particular use):	
Minimum Lot Size	5,000 square feet
Minimum Frontage	50 feet
Minimum Setback/Front	0 feet
Minimum Setback/Side	5 feet
Minimum Setback/Side with signed agreement with neighboring property owner and provision of fire-walls.	0 feet
Minimum Setback/Rear	15 feet
Minimum Setback/Side and Rear for Accessory Structure	5 feet
Maximum Height	35 feet

TABLE 2.2
VILLAGE NEIGHBORHOOD [VN] DISTRICT

(A) Purpose. The purpose of the Village Neighborhood District is to provide for high density residential development and appropriate non-residential uses in existing neighborhoods located close to Hardwick's traditional downtown in a manner that maintains historic settlement patterns and streetscapes.

(B) Permitted Uses:

1. Accessory Apartment [see Section 4.2]
2. Accessory Structure/Use (to a permitted use)
3. Accessory Structure less than or equal to 500 sq. ft. (to a conditional use)
4. Agriculture
5. Dwelling/Single Family
6. Dwelling/Two Family
7. Forestry
8. Group Home [8 or fewer residents]
9. Home Child Care
10. Home Occupation [see Section 4.8]

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Adaptive Reuse [see Section 4.3]
3. Bank/Financial Institution
4. Bed & Breakfast
5. Cemetery
6. Community Center
7. Cultural Facility
8. Day Care Center [see Section 4.6]
9. Dwelling/Multi-Family
10. Funeral Home
11. Greenhouse/Nursery
12. Health Clinic
13. Home Industry [see Section 4.8]
14. Hospital
15. Hotel/Motel
16. Mixed Use [see Section 4.10]
17. Office
18. Residential Care Facility
19. Personal Service
20. Place of Worship
21. Private Club
22. Public Facility
23. Recreation [Indoor]
24. Recreation [Outdoor]
25. School
26. Telecommunications Facility [see Section 4.15]

(D) Dimensional Standards (unless otherwise specified for a particular use):	
Minimum Lot Size	7,500 square feet
Minimum Lot Area per Unit – Class 1	1 per 3,500 square feet
Minimum Lot Area per Unit – Class 2	1 per 7,500 square feet
Minimum Lot Area per Unit – Class 3	1 per 7,500 square feet
Minimum Frontage	70 feet
Minimum Setback/Front	10 feet
Minimum Setback/Side	10 feet
Minimum Setback/Rear	15 feet
Minimum Setback/Side and Rear for Accessory Structure	5 feet
Maximum Height	35 feet

**TABLE 2.3
HIGHWAY MIXED-USE [HM] DISTRICT**

(A) Purpose. The purpose of the Highway Mixed-Use District is to allow automobile-oriented businesses and other compatible uses along major travel corridors contiguous to the historic village centers, while maintaining safe and efficient traffic flow.

(B) Permitted Uses:

1. Accessory Apartment [see Section 4.2]
2. Accessory Structure/Use (to a permitted use)
3. Accessory Structure less than or equal to 500 sq. ft. (to a conditional use)
4. Agriculture
5. Dwelling/Single Family
6. Dwelling/Two Family
7. Forestry
8. Group Home [8 or fewer residents]
9. Home Child Care [see Section 4.6]
10. Home Occupation [see Section 4.8]

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Bank/Financial Institution
3. Bed & Breakfast
4. Cemetery
5. Community Center
6. Cultural Facility
7. Day Care Center [see Section 4.6]
8. Dwelling/Multi-Family
9. Extraction of Earth Resources
10. Funeral Home
11. Gasoline Station [see section 4.12]
12. Greenhouse/Nursery
13. Health Clinic
14. Home Industry [see Section 4.8]
15. Hotel/Motel
16. Industry [Light]
17. Mixed Use [see Section 4.10]
18. Mobile Home Park [see section 4.11]
19. Motor Vehicle Sales
20. Motor Vehicle Service [see section 4.12]
21. Office
22. Residential Care Facility
23. Personal Service
24. Place of Worship
25. Private Club
26. Public Facility
27. Recreation [Indoor]
28. Recreation [Outdoor]
29. Restaurant
30. Retail Sales
31. Sawmill
32. School
33. Telecommunications Facility [see Sec. 4.15]
34. Veterinary Clinic
35. Warehouse/Storage

(D) Dimensional Standards (unless otherwise specified for a particular use):	
Minimum Lot Size	20,000 square feet
Minimum Lot Area per Unit – Class 1	1 per 5,000 square feet
Minimum Lot Area per Unit – Class 2 & 3	1 per 10,000 square feet
Minimum Frontage	100 feet
Minimum Setback/Front	20 feet
Minimum Setback/Side	20 feet
Minimum Setback/Rear	20 feet
Minimum Setback/Side and Rear for Accessory Structure	20 feet
Maximum Height	35 feet

**TABLE 2.4
COMPACT RESIDENTIAL [CR] DISTRICT**

(A) Purpose. The purpose of the Compact Residential District is to provide for moderate to high density residential development, and appropriate non-residential uses, in predominately built-up areas within and surrounding the town's traditional village centers.

(B) Permitted Uses:

1. Accessory Apartment [see Section 4.2]
2. Accessory Structure/Use (to a permitted use)
3. Accessory Structure less than or equal to 500 sq. ft. (to a conditional use)
4. Agriculture
5. Dwelling/Single Family
6. Dwelling/Two Family
7. Forestry
8. Group Home [8 or fewer residents]
9. Home Child Care [see Section 4.6]
10. Home Occupation [see Section 4.8]

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Adaptive Reuse [see Section 4.3]
3. Bank/Financial Institution
4. Bed & Breakfast
5. Campground
6. Cemetery
7. Community Center
8. Cultural Facility
9. Day Care Center [see Section 4.6]
10. Dwelling/Multi-Family
11. Extraction of Earth Resources [see Sec. 4.7]
12. Funeral Home
13. Greenhouse/Nursery
14. Health Clinic
15. Home Industry
16. Mixed Use
17. Mobile Home Park [see Section 4.11]
18. Office
19. Residential Care Facility
20. Personal Service
21. Place of Worship
22. Private Club
23. Public Facility [see Section 4.13]
24. Recreation [Indoor]
25. Recreation [Outdoor]
26. School
27. Telecommunications Facility [see Sec. 4.15]
28. Veterinary Clinic
29. Warehouse/Storage

(D) Dimensional Standards (unless otherwise specified for a particular use):	
Minimum Lot Size – Class 1	10,000 square feet
Minimum Lot Size – Class 2	20,000 square feet
Minimum Lot Size – Class 3	30,000 square feet
Minimum Frontage – Class 1	70 feet
Minimum Frontage – Class 2	100 feet
Minimum Frontage – Class 3	150 feet
Minimum Setback/Front	15 feet
Minimum Setback/Side	20 feet
Minimum Setback/Rear	20 feet
Minimum Setback/Side and Rear for Accessory Structure	10 feet
Maximum Height	35 feet

TABLE 2.5
INDUSTRIAL [I] DISTRICT

(A) Purpose. The purpose of the Industrial District is to encourage a variety of industrial, manufacturing and appropriate commercial uses, while protecting such uses from incompatible residential uses, in locations served by municipal water and sewer and good highway access.

(B) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Caretakers Apartment [see Section 4.2]
3. Contractor's Yard
4. Day Care Center [see Section 4.6]
5. Extraction of Earth Resources
6. Hazardous Waste Facility [see Section 4.13]
7. Industry [Light] [see Section 4.9]
8. Industry [Heavy]
9. Motor Vehicle Service [see Section 4.12]
10. Public Facility
11. Salvage Yard [see Section 4.14]
12. Sawmill
13. Telecommunications Facility [see Section 4.15]
14. Transfer Station
15. Warehouse/Storage

(C) Dimensional Standards (unless otherwise specified for a particular use):	
Minimum Lot Size	20,000 square feet
Minimum Frontage	100 feet
Minimum Setback/Front	20 feet
Minimum Setback/Side	20 feet
Minimum Setback/Rear	20 feet
Minimum Setback/District Boundary	20 feet
Maximum Height	35 feet

**TABLE 2.6
RURAL RESIDENTIAL[RR] DISTRICT**

(A) Purpose. The purpose of Rural Residential District is to promote agriculture, forestry and low to moderate density residential development in areas well served by public roads but lacking municipal water and sewer. To ensure the protection of environmental resources and maintain open space, the clustering of new development is strongly encouraged.

(B) Permitted Uses:

1. Accessory Apartment [see Section 4.2]
2. Accessory Structure/Use (to a permitted use)
3. Accessory Structure less than or equal to 500 sq. ft. (to a conditional use)
4. Agriculture
5. Dwelling/Single Family
6. Forestry
7. Group Home [8 or fewer residents]
8. Home Child Care [see Section 4.6]
9. Home Occupation [see Section 4.8]

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Adaptive Reuse [see Section 4.3]
3. Bed & Breakfast
4. Campground
5. Cemetery
6. Contractors Yard
7. Cultural Facility
8. Day Care Center [see Section 4.6]
9. Dwelling/Multi-Family [only in PRD under Section 5.4]
10. Dwelling/Two Family
11. Extraction of Earth Resources [see Sec. 4.7]
12. Greenhouse/Nursery
13. Health Clinic
14. Home Industry [see Section 4.8]
15. Kennel
16. Landfill [see Section 4.13]
17. Mobile Home Park [see Section 4.11]
18. Residential Care Facility
19. Place of Worship
20. Public Facility
21. Recreation [Outdoor]
22. Retreat Center
23. Sawmill
24. School
25. Transfer Station
26. Telecommunications Facility [see Section 4.15]
27. Veterinary Clinic
28. Warehouse/Storage

(D) Dimensional Standards (unless otherwise specified for a particular use):	
Minimum Lot Size	3 acres
Minimum Area per Unit	1 per 3 acres
Minimum Frontage	200 feet
Minimum Setback/Front	35 feet
Minimum Setback/Side	50 feet
Minimum Setback/Rear	50 feet
Minimum Setback/Side & Rear for Accessory Structure	20 feet
Maximum Height	35 feet

**TABLE 2.7
FOREST RESERVE [FR] DISTRICT**

(A) Purpose. The purpose of the Forest Reserve is to protect significant forest resources and limit development to low densities in areas with steep slopes, shallow soils, unique or fragile resources, significant wildlife habitat, and poor access to town roads and community facilities and services.

(B) Permitted Uses:

1. Accessory Apartment [see Section 4.2]
2. Accessory Structure/Use (to a permitted use)
3. Accessory Structure less than or equal to 500 sq. ft. (to a conditional use)
4. Agriculture
5. Seasonal Camp
6. Forestry
7. Group Home [8 or fewer residents]
8. Home Child Care [see Section 4.6]
9. Home Occupation [see Section 4.8]

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Bed & Breakfast
3. Campground
4. Dwelling/Single Family
5. Extraction of Earth Resources [see Sec. 4.7]
6. Greenhouse/Nursery
7. Health Clinic
8. Kennel
9. Public Facility
10. Recreation [Outdoor]
11. Retreat
12. Telecommunications Facility [see Section 4.15]

(D) Dimensional Standards (unless otherwise specified for a particular use):	
Minimum Lot Size	25 acres
Minimum Area per Unit	1 per 25 acres
Minimum Frontage	300 feet
Minimum Setback/Front	50 feet
Minimum Setback/Side	50 feet
Minimum Setback/Rear	50 feet
Minimum Setback/Side & Rear for Accessory Structures	20 feet
Maximum Height	35 feet

TABLE 2.8
FLOOD HAZARD AREA OVERLAY [FHO] DISTRICT

(A) Purpose. The purpose of the Flood Hazard Area Overlay District is to (1) protect public health, safety, and welfare by preventing or minimizing hazards to life and property due to flooding, and (2) to ensure that private property owners within designated flood hazard areas are eligible for flood insurance under the National Flood Insurance Program (NFIP).

(B) Permitted Uses:

1. Agriculture
2. Home Child Care [see Section 4.6]*
3. Forestry
4. Home Occupation [see Section 4.6]*
5. Group Home [8 or fewer residents]*

* within an existing single family dwelling.

(C) Conditional Uses:

All other uses allowed within the underlying zoning district, except for contractor's yards, salvage yards, and solid and hazardous waste management facilities, which are specifically excluded from this district.

(D) Dimensional Standards (unless otherwise specified for a particular use):

As required for the underlying zoning district.

(E) District Standards

1. Where the standards of this overlay district differ from underlying district standards, the more restrictive shall apply.
2. Uses permitted within the Flood Hazard Area Overlay include agriculture and forestry, undeveloped open space, and those uses generally allowed within existing single family dwellings which do not require structural alterations (i.e., home child care and home occupations). All other uses and structures, including but not limited to new or expanded single family dwellings, additions and accessory structures, are subject to review under Section 5.3, as well as all other applicable municipal and state regulations. A "permitted" use in the underlying zoning district will be reviewed only in accordance with the standards set forth in Section 5.3, and not other conditional use standards under Section 5.2.
3. Mandatory state [§4424] and federal [44 CFR 60.3 and 60.6] requirements for continued eligibility in the National Flood Insurance Program, including but not limited to associated structural standards, definitions, administrative and variance requirements, are hereby adopted by reference and shall be applied to all development in this district. Accordingly:
 - a. Applications for development within the Flood Hazard Area Overlay District must include information required under Section 5.3, and are subject to state and federal agency referral requirements under Sections .
 - b. Development in the Flood Hazard Area Overlay District shall be subject to flood hazard area review standards under Section 5.3, in addition to applicable requirements of the underlying zoning district.
 - c. Requests for variances for development within the Flood Hazard Area Overlay District must meet the requirements of Section 7.4 in addition to variance requirements under Section 7.4(C).
 - d. Permits, certifications and variance actions for development within the Flood Hazard Area Overlay District shall be recorded by the Zoning Administrator in accordance with Section 7.6.