

Comparing uses under Downtown District bylaw to Downtown Business Village zoning

By Right Uses

	Current bylaw allows	Proposed bylaw would replace with
<p>Uses permitted in the zone without requiring a special permit (regardless of size*):</p> <p><i>*Projects are still subject to bylaws for Site Plan Review based on project size & details</i></p>	<ul style="list-style-type: none"> • All uses permitted in the residential districts (RA and RB). • A mobile home or travel trailer used as a dwelling or business quarters for 30 days or fewer in a year. 	<ul style="list-style-type: none"> • All uses permitted in the residential districts (RA and RB). • Mixed-use development, provided that each use in the development is a permitted use <i>[in this row or the row below]</i> • Professional or business office, or bank, but not including a medical or dental office • Custom manufacturing of custom goods sold primarily on the premises, such as a woodworking shop, shop for artisan or crafts person, or bakery • Bed and breakfast • Child care center • Co-work center
<p>Uses permitted in the zone without requiring a special permit under a defined size:</p>	<ul style="list-style-type: none"> • Up to 2,000 square feet: <ul style="list-style-type: none"> ○ Retail sales and services which do not involve manufacturing on the premises. ○ Newspaper, job printing and publishing. ○ Office, bank, office building. ○ Hotel or motel, restaurant (<i>excluding drive-through food service establishments</i>). ○ Clinic or medical testing laboratory. ○ Dwelling on the premises for a night watchman or janitor. ○ Cafeteria on the premises for use by employees and not the general public. 	<ul style="list-style-type: none"> • Up to 3,000 sq ft per establishment:* ○ Retail sales ○ Ice cream shop, sandwich shop, candy shop, other specialty food service establishment serving walk-in customers (<i>drive-through service is prohibited</i>) ○ Restaurant, with indoor seating and outdoor seating on an adjacent patio (<i>drive-through service is prohibited</i>) ○ Personal services such as barber shop, beauty salon, tailor, or shoe repair <p><i>*Establishment is defined as "An institutional, business, commercial, or industrial activity that occupies all or a portion of a building; a place of business"</i></p>

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Special Permit Uses

	Current bylaw allows	Proposed bylaw would replace with
<p>Uses permitted with a special permit from the Planning Board:</p>	<ul style="list-style-type: none"> • All uses greater than 2,000 sq ft from the above listed uses • Major residential development. • Multifamily dwellings if within a major residential development. • Hospital, nursing home, home for the aged. • Private school, nursery or kindergarten. • Veterinarian, animal hospital, dog kennel. • Multifamily housing for the elderly, owned by a public or a nonprofit community organization. • Private garage or parking for more than three cars or more than one truck or other commercial vehicle. • Indoor recreation, athletic or exercise facility. • Sale or storage of fuel, lumber, building materials and equipment, contractor's yard. • Retail sales and services involving manufacturing of products, the majority of which will be sold on the premises to consumers, with not more than four persons engaged in manufacturing operations. • Automotive service, gasoline station or repair garage, automotive sales. 	<ul style="list-style-type: none"> • Any use listed [in 2nd row on page 1] exceeding 3,000 sq. ft. per establishment* • Mixed-use development that includes a use requiring a special permit • Microbrewery • Veterinarian, animal hospital, or animal clinic • Medical or dental office • Multifamily housing, up to twelve units. • Private garage or parking for more than three cars or more than one truck or other commercial vehicle. • Indoor recreation, athletic or exercise facility. <p><i>*Establishment is defined as "An institutional, business, commercial, or industrial activity that occupies all or a portion of a building; a place of business"</i></p>
<p>Uses permitted with a special permit from the Zoning Board of Appeals approval:</p>	<ul style="list-style-type: none"> • Accessory apartment. • Boat livery, cemetery, children's camp, golf course, private nonprofit membership club, public utility, riding stable, ski tow. • Conversion of a one-family house in existence for two years or longer to a two-family dwelling, on a lot with a minimum of 15,000 square feet. • A mobile home or travel trailer used as a dwelling or business quarters for more than 30 days in a year. 	<ul style="list-style-type: none"> • Accessory apartment. • Conversion of a one-family house in existence for two years or longer to a two-family dwelling, on a lot with a minimum of 15,000 square feet. • A mobile home or travel trailer used as a dwelling or business quarters for more than 30 days in a year.