

YES- I LIKE THE GOOD NEIGHBOR OVERLAY!	NO- I DON'T LIKE THIS AT ALL!
I want to build duplexes, small homes, or live-work	My lot is small; I want a large or high traffic use
I want to develop smaller lots, minim. ½ acre vs 1 ac.	Prefer to develop large lots
I want to divide my commercial/HRZ land into small lots without rezoning remainder parcels to RR	No wish to divide land, or okay with remainder land being zoned Open Space or Rural Residential
I want to be closer to the highway- 25ft	Don't mind 50 ft of landscaping from SR-9
Most structures can be 3000sqft (more if grocery)	I want a bldg over 3000 sq ft or a larger grocery store
TRANSITION AREA* PERMITTED USES ()	SAME USE IN COMMERCIAL:
Duplexes	PROHIBITED
Live-work	CUP REQUIRED
Small dwellings (½ ERU) on ½ acre	PROHIBITED- ONE ACRE MINIMUM
bus stop	CUP REQUIRED
admin/prof office	PERMITTED
postal/retail shipping	PROHIBITED
financial institutions	PERMITTED
health/exercise	PERMITTED
art studios	PERMITTED
custom catering	PROHIBITED
salon/day spa	PROHIBITED
outfitting/guide/tour	PERMITTED
medical clinic	PERMITTED
muni/community bldgs or museums	PERMITTED
small retail - shops	PROHIBITED
Art galleries	PERMITTED
outfitting/guide/ tour	PERMITTED
community, municipal or museum bldgs (conditional over 2000 sq ft)	PERMITTED
restaurant (conditional over 1500 sq ft)	PERMITTED (PENDING CONDITIONAL)
Bus/shuttle stop	CONDITIONAL
church	PERMITTED
OVERLAY AREA CONDITIONAL USES	SAME USE IN COMMERCIAL
Wine-tasting,./winery or bar/brewery	PERMITTED
Veterinary clinic	CUP REQUIRED
General store (exception possible for additional sq ft)	PERMITTED
OVERLAY AREA PROHIBITED USES	SAME USE IN COMMERCIAL
Full size single family dwellings	PERMITTED
Reception/ event facilities	PERMITTED
Equine uses- lessons, trail, etc	CUP REQUIRED
Auto service station	PROHIBITED
Campground/ RV park	PROHIBITED
Short-term rental	PROHIBITED

*In general, "transition area" means only that area within a minimum of 150 feet of residential land; the rest remains commercial (unless adjoining existing home, or beyond the use depth limit in VMC).