

GOOD NEIGHBOR OVERLAY- SUMMARY

The Good Neighbor Overlay will automatically apply to undeveloped Commercial and Highway Resort zoned parcels. It is designed to create a transition between higher-impact commercial uses and residential areas, and:

- expand both permitted and conditional uses in Commercial and Highway Resort zones,
- protect residential homes and neighborhoods from undue noise, light, traffic and other disturbance,
- allow development of two-family homes,
- encourage the development of smaller, more affordable housing,
- encourage the incubation of small and startup business,
- provide for smaller lot development without increasing septic saturation, and
- add flexibility to development of commercial and housing uses.

A. AUTOMATIC OVERLAY USE LOCATIONS (see D. below for uses in these areas)

1. A minimum area spanning 150' of Commercial (C) or Highway Resort (HRZ) parcels, only along boundaries adjoining Residential (R) or Rural Residential (RR) (Light Commercial uses available here, unless near existing residences)
2. Entire Remainder Areas of C zoned parcels beyond 400' from SR9 (Mixed Housing only)
3. Entire Remainder Areas of HRZ parcels beyond 1000' from SR9 (Mixed Housing only)
4. EXCEPTIONS: Applied to all parcels in the Overlay
 1. Within a minimum distance of 150' adjoining boundary of existing home, only Mixed Housing uses
 2. Within a minimum depth of 100' from SR9, no housing except Live-work allowed (Light Commercial available)
5. AVAILABLE MODIFICATIONS: The following exceptions shall be considered upon request to the Town Planner, but shall not be applied to Remainder Areas. Approval by the Town Planner may be denied with reasonable justification or made subject to conditions mitigating noise, lighting, traffic or other impacts on residential areas. The following use exceptions may be requested for specific purpose(s):
 1. within 200' of SR9, a commercial use from the underlying zone;
 2. within 150' of vacant R or RR land, a use from the underlying zone; or
 3. within 150' of existing home, a use from Light Commercial or the underlying zone (neighbor agreement required)

B. OVERLAY LOT SIZE, BUILDING SIZE, HEIGHT, SETBACKS

Minimum Lot Size	Maximum Height	Maximum Total Building SQ FTG ON MINIMUM HALF ACRE	Maximum Total Building SQ FTG ON MINIMUM ONE ACRE	Maximum impermeable surface (inc. all roofed and paved areas)	Minimum Lot Width	Setback to SR-9	Minimum Setbacks (where property does not abut residential zones)	
							SIDE	REAR
21,780 sq. ft (half-acre)	22 ft	1500 sq ft	3000 sq ft	50% of parcel	50 ft	25 ft	10 ft.	5 ft.

* “Remainder area” means area of a parcel beyond the maximum depth in which all uses from the underlying zone are allowed

C. VOLUNTARY EXPANSION OF OVERLAY

1. Entire C or HRZ parcels which have successfully requested rezone to GNO
2. R or RR parcels without SR9 frontage which have successfully requested rezone to GNO (Mixed Housing uses only)

D. USES

1. Mixed Housing includes

- a) Two-family Dwellings (see VMC 16.8 for standards); or
- b) Limited Single-Family Dwellings (one-half [.5] ERU impact maximum); or
- c) Live-work completely housed in a single structure

2. Light Commercial includes

Permitted:

- a) Administrative and Professional Offices.
- b) Postal or retail shipping service
- c) Live-work units, provided associated business is a listed permitted use in Good Neighbor Overlay
- d) Financial Institutions
- e) Health and Exercise Establishments under 2000 sq. ft.
- f) Art studios for low-noise, low-odor media.
- g) Custom Catering service.
- h) Salons and day spas under 2000 sq ft.
- i) Outfitting/guide/tour services (no direct rental of motorized vehicles).
- j) Medical Clinic.
- k) Municipal buildings, community buildings or museums under 2000 sq ft.
- l) Small retail shops.
- m) Cafe or sandwich shop under 1500 sq ft.
- n) Shops for the rental, sale or repair of non-motorized bicycles.
- o) Churches

Conditional:

- a) Restaurant larger than 1500 sq. ft.
- b) Wine tasting room or bar
- c) Health and Exercise Establishments over 2000 sq. ft.
- d) Salons and day spas over 2000 sq ft.
- e) Community or Municipal uses over 2000 sq ft.
- f) Shops for the rental, sale or repair of non-motorized and class 1 and class 2 electric bicycles.
- g) Veterinary Clinic
- h) General store/ groceries. (exception for greater building size available)