

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 buffer from SR-9
Most structures can be 3000 sqft (more if grocery)	I want a bldg over 3000 sq ft or a larger grocery store
TRANSITION AREA PERMITTED USES	SAME USE IN HRZ:
Duplexes	PROHIBITED
Live-work/limited commercial habitation	CONDITIONAL
Small dwellings (½ ERU) on ½ acre	PROHIBITED
bus/shuttle stop	CONDITIONAL
admin/prof office	PROHIBITED
postal/retail shipping	CONDITIONAL
financial institutions	PROHIBITED
health/exercise	CONDITIONAL
art studios	CONDITIONAL
custom catering	PROHIBITED
salon/day spa	CONDITIONAL
outfitting/guide/tour	CONDITIONAL
medical clinic	CONDITIONAL
muni/community bldgs/museums (cond. Over 2000')	CONDITIONAL (MUSEUM ONLY)
small retail - shops/galleries	CONDITIONAL- incident to resort use
Rental, sale or repair of non-motorized bicycles	CONDITIONAL
restaurant (conditional over 1500 sq ft)	PERMITTED (cafe, coffee shop, deli are conditional)
church	PROHIBITED
shuttle/bus stop	CONDITIONAL
TRANSITION AREA CONDITIONAL USES	SAME USE IN HRZ
Boutique Hotel (15 max guest rooms)	CONDITIONAL
Bed & Breakfast	PERMITTED
Wine-tasting, /winery or bar/brewery	PERMITTED
Veterinary clinic	PROHIBITED
General store (exception for up to 10000 sq')	CONDITIONAL
TRANSITION AREA PROHIBITED USES	SAME USE IN HRZ
Full size single family dwellings & accessory bldgs	PERMITTED
Reception/ event facilities	CONDITIONAL
Equine uses- lessons, trail, etc	CONDITIONAL? ("COMPATIBLE AG USES")
HOTEL/MOTEL	CONDITIONAL
CAMPGROUND	CONDITIONAL
AUTO SERVICE STATION	CONDITIONAL

*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).