

ARTICLE II - ZONING DISTRICTS

SECTION 2.1 - ZONING MAP

The official zoning map, 'City of Winooski Zoning Map' is hereby adopted as part of these Regulations and is on file with the City Clerk. The Zoning Map shall be amended in accordance with the Act [§ 4441, § 4442 and § 4444]. Any uncertainty as to the location of a district, overlay, or flood hazard area boundary line on the zoning map, including zoning boundary errors identified through the surveying of lot or property boundaries, shall be determined by the Zoning Administrator (ZA) with rights of appeal to the Development Review Board (DRB).

SECTION 2.2 - LIST OF ZONING DISTRICTS

The City of Winooski Zoning Map and these Regulations divide the City into the following districts:

- A. Residential A, 'R-A'
- B. Residential B, 'R-B'
- C. Residential C, 'R-C'
- D. Central Business District, 'C-1'
- E. General Commercial, 'C-2'
- F. Downtown Core, 'DC'
- G. Gateway, 'G'
- H. Industrial, 'I'
- I. Public, 'P'
- J. Flood Hazard Area, 'FHA'

SECTION 2.3 - APPLICABILITY

- A. Development of lots may only be permissible based on the uses and dimensional criteria defined in this Article, and in accordance with the review procedures defined in this regulation and all applicable local, state and federal ordinances and regulations.
- B. All lots created after the effective date of these regulations that are intended for development must meet minimum applicable frontage requirements along public road rights-of-way, and area and yard dimensional requirements for the district(s) in which they are located unless modified or waived by the DRB for planned unit development under [Section 6.3](#), or under [Section 6.8](#).
- C. For the Gateway Districts, no lot intended for development shall be so reduced that development cannot be established in accordance with the Building Form Standards in [Part 4](#) of [Appendix B](#) of these regulations.
- D. Any proposed USE not identified in the use table of [Section 2.4](#), described in Article IX or otherwise regulated in this Ordinance shall be reviewed through the Conditional Use process by the DRB in accordance with [Section 6.7](#) of these regulations.

SECTION 2.4 - LAND USE TABLE

LAND USE	Residential A	Residential B	Residential C	Central Business District	General Commercial	Downtown Core	Gateway Urban General & Storefront ³		Gateway Townhouse Small Apartment/ Detached Residential ³	Industrial	Public	
	R-A ¹	R-B ¹	R-C ²	C-1	C-2	DC				I	P	
RESIDENTIAL USES												
Single Unit Dwelling	P	P	P				See Part 4 of the Form-Based Code	See Part 4 of the Form-Based Code				
Accessory Dwelling Unit ⁴	P	P	P									
Two Unit Dwelling (attached)		P	P		CU							
Detached Cottage	CU	CU	CU									
Multi-Unit Dwelling (3+ units) ⁵				P	CU	P						
Assisted Living & Residential Care Homes				P	CU	P	P	P				
Bed-and-Breakfast (B&B)		CU	CU	P	CU	P	P	P				
Family Child Care Home	P	P	P	P	P	P	P	P				
Group Home ⁶	P/CU	P/CU	P/CU	P/CU	P/CU	P/CU	P/CU	P/CU				
Home Occupation	P	P	P	P	P	P	P	P				
COMMERCIAL USES												
Adult Establishment										CU		
Alcohol Manufacturing Facility				CU	CU	CU	P			P		
Animal Care & Boarding										P		
Bar				CU		P	P					
Brew Pub				CU	CU	P	P			CU		
Industry				CU	P					P		
Laboratory				CU						P		
Lodging Establishment				P	CU	P	P					
Office				P	P	P	P			CU		
Personal Service Establishment				P	P	P	P					
Retail Sales				P	P	P	P			CU		
Retail Sales, Neighborhood Commercial		CU	CU					P				
Recreation & Entertainment, Commercial				P	CU	P	P			CU		
Restaurant				P	P	P	P					
Restaurant, Café	CU	CU	CU					P		CU		
Restaurant with Drive-thru							P					
Vehicle Repair & Sales				CU			P			P		

LAND USE	Residential A	Residential B	Residential C	Central Business District	General Commercial	Downtown Core	Gateway Urban General & Storefront ³	Gateway Townhouse Small Apartment/ Detached Residential ³	Industrial	Public
	R- A ¹	R- B ¹	R- C ²	C-1	C-2	DC			I	P
CIVIC & PUBLIC USES										
Association, Fraternal Organization, Social Club				P	CU	P	P		P	
Crematorium							P		P	
Cultural Facility				P	CU	P	P			P
Daycare Facility	CU	CU	CU	P	P	P	P	P	P	P
Education Facility	CU	CU	CU	P	P	P	P	P	P	P
Funeral Home				P	P	P	P			
Healthcare Facility				P	CU	P	P			
Recreation & Entertainment, Non-Commercial	P	P	P	P	CU	P	P	P	CU	P
Religious Facility	P	P	P	P	P	P	P	P	P	
OTHER										
Accessory Structure ⁷	P	P	P	P	P	P	P	P	P	P
Supporting Use ⁸	CU	CU	CU	P	P	P	P	CU	CU	CU

Notes:

- Maximum dwelling units per lot in R-A and R-B shall be 2 total dwelling units no matter how it is configured in the allowable use types as listed above (i.e. Two Unit Dwelling in R-B only, Single Unit Dwelling and Accessory Dwelling, or Single Unit Dwelling and Detached Cottage).
- Maximum dwelling units per lot in R-C shall be 3 total dwelling units no matter how it is configured (i.e. Two Unit Dwelling and a Detached Cottage, or Single Unit Dwelling and Accessory Dwelling and Detached Cottage).
- Some of the FBC permitted uses are subject to specific Development and Performance Standards in [Section 804](#) of the code in Appendix B.
- One accessory dwelling consistent with [Section 5.1](#) is permitted per lot.
- Maximum density for Multi-Unit housing in C1 is 60 units/acre.
- If a group home locates within 1,000' of another group home it shall be subject to Conditional Use review and approval.
- One accessory structure not to exceed 100 square feet per lot is exempt under [Section 6.13](#), otherwise all applicable dimensional standards in [Section 2.5](#) shall apply.
- Supporting Use shall be limited to "uses" such as administrative offices or services that relate to the "primary" use of the site/parcel and shall be operated (solely) by the property owner or owner representative for the purpose of providing services to the site. Supporting Uses may be incorporated into an existing structure or in a standalone structure provided the dimensional requirements of [Section 2.5](#) are met.

SECTION 2.5 - DIMENSIONAL REQUIREMENTS TABLE

		Residential A R-A	Residential B R-B	Residential C R-C	Central Business District C-1	General Commercial C-2	Downtown Core DC	Gateway Districts	Industrial I	Public P
Parcel	Lot Size (Minimum Square Feet)	10,000	7,500	7,500	3,000	7,500	NA	See Appendix B	20,000	NA
	Frontage (Minimum Feet)	75	75	50	50	75	NA		100	NA
	Lot Depth (Minimum Feet)	100	100	60	60	60	NA		60	NA
	Lot Coverage (Maximum %)	40	50	50	100 ¹	80	NA		70	50
Primary Structure	Front Setback (Minimum Feet)	20	10	10	0	0	NA		10	10
	Rear Setback (Minimum Feet)	15	15	15	0	0	NA		10	15
	Side Setback (Minimum Feet)	15	10	10	0	0	NA		10	10
	Building Height (Maximum Feet)	35	35	35	60	35	See Article III		35	35
Accessory Structure	Front Setback (Minimum Feet)	10	10	10	NA	NA	NA			10
	Rear Setback (Minimum Feet)	5	5	5	NA	NA	NA			5
	Side Setback (Minimum Feet)	5	5	5	NA	NA	NA			5
	Building Height (Maximum Feet)	35	35	35	NA	NA	See Article III			35

Notes:

1. Conditional upon attainment of all necessary State and City stormwater management approvals.

SECTION 2.6 - RESIDENTIAL A, 'R-A'

- A. Purpose. The purpose of the Residential A district is to accommodate a safe, livable, and pedestrian friendly residential neighborhood with low density development and an inviting streetscape.
- B. Permitted and Conditional Uses – See [Table 2.4](#).
- C. Dimensional Standards – See [Table 2.5](#).

SECTION 2.7 - RESIDENTIAL B, 'R-B'

- A. Purpose. The purpose of the Residential B district is to accommodate a safe, livable, and pedestrian friendly residential neighborhood with moderately higher density development than R-A and an inviting streetscape.
- B. Permitted and Conditional Uses – See [Table 2.4](#).
- C. Dimensional Standards – See [Table 2.5](#).

SECTION 2.8 - RESIDENTIAL C, "R-C"

- A. Purpose. The purpose of the Residential C district is to accommodate safe, livable, and pedestrian friendly single and multi-unit residential housing neighborhoods. Infill development will be balanced with privacy of surrounding homes, preservation of neighborhood character and safe housing conditions. R-C serves as a transition to higher density and non-residential districts.
- B. Permitted and Conditional Uses – See [Table 2.4](#).
- C. Dimensional Standards – See [Table 2.5](#).

SECTION 2.9 - CENTRAL BUSINESS DISTRICT, "C-1"

- A. Purpose. The regulations associated with this district are intended to encourage, retain, and protect commercial, business, and high density housing land uses which are compatible with historic sites and pedestrian activity.
- B. Permitted and Conditional Uses – See [Table 2.4](#).
- C. Dimensional Standards – See [Table 2.5](#).

SECTION 2.10 - GENERAL COMMERCIAL, "C-2"

- A. Purpose. The regulations associated with this district are intended to encourage, retain and protect a variety of general business and service activities.
- B. Permitted and Conditional Uses – See [Table 2.4](#).
- C. Dimensional Standards – See [Table 2.5](#).

SECTION 2.11 - DOWNTOWN CORE, "DC"

- A. Purpose. The Downtown Core District is composed of the core of the City's downtown and has been the subject of a Master Plan which has been developed by the City over many years after extensive public input and hearings. The Master Plan was approved by the DRB, the City Council and by the State of Vermont District Environmental Commission under "Act 250" in 2001. The regulations associated with this district are intended to protect the public health, safety and welfare and to provide for orderly

physical and economic growth by allowing and encouraging high density, mixed use land development within the downtown core.

- B. Permitted and Conditional Uses – See [Table 2.4 and Article III](#).
- C. Dimensional Standards – See [Table 2.5 and Article III](#).
- D. Development Review and Standards. The Master Plan permits a range of uses within pre-approved vertical and horizontal building envelopes as shown on the Building Height and Location Map. Approval of the exterior design details must be submitted by the applicant, with the City as a co-applicant, and must be approved by the District Environmental Commission under Act 250 as complying with the approved Master Plan. Therefore, all development proposed in this District is subject to review and conformance with [Article III](#) of these Regulations.

SECTION 2.12 - GATEWAY DISTRICTS

- A. Purpose. The purpose the Gateway Districts is to create a walkable, mixed-use development dependent on three factors: density, diversity of uses, and design. Development and redevelopment of the Gateway Districts are intended to follow the vision identified in the Winooski Public Design Workshop Vision Plan and the Municipal Development Plan for these areas. The development regulations are established in the Winooski Gateways Form Based Code (“the Code”) found in [Appendix B](#) of these Regulations. The Code places greatest emphasis on design, or physical form, because of its importance in defining neighborhood and corridor character. The Code shall be applied to new, infill development, and redevelopment within the Gateway Districts both in order to achieve the vision set forth and to provide a mechanism for implementing the following specific goals, using both public and private sector investment:
 - 1. Capitalize on public investment in existing infrastructure
 - 2. Stabilize and strengthen mixed-use commercial areas and residential neighborhoods
 - 3. Create a pedestrian-friendly and multi-modal district
 - 4. Promote, create, and expand housing options
 - 5. Ensure a complementary relationship between the Corridors and the surrounding neighborhoods
- B. Permitted and Conditional Uses – See [Table 2.4 and Appendix B](#).
- C. Dimensional Standards – See [Appendix B](#).
- D. Development Review and Standards. The Gateway Districts are regulated by the Form Based Code in [Appendix B](#). Therefore, all development proposed in this District is subject to review and conformance with [Appendix B](#) of these Regulations, unless specified otherwise in throughout these Regulations.

SECTION 2.13 - INDUSTRIAL, “I”

- A. Purpose. The regulations associated with this district are intended to encourage, retain, protect, and provide for wholesale and warehousing activities, manufacturing and commercial activities compatible to abutting residential districts.
- B. Permitted and Conditional Uses – See [Table 2.5](#).
- C. Dimensional Standards – See [Table 2.6](#).

SECTION - 2.14 - PUBLIC, "P"

- A. Purpose. The purpose of the Public District is to retain these lands for public use, public utility, natural resource management, and conservation. The Public District encompasses Landry Park, Gilbrook Natural Area, and the Winooski School District.
- B. Permitted and Conditional Uses – See [Table 2.5](#).
- C. Dimensional Standards – See [Table 2.6](#).

SECTION 2.15 - FLOOD HAZARD AREA, "FHA"

- A. Purpose. The Flood Hazard Area District is intended to protect the Special Flood Hazard Area and Floodway as defined in Appendix A of this Regulation. More detail on the purpose of this district is included in [Appendix A](#).
- B. Permitted and Conditional Uses – See Section V. Summary Table: Development Review in Hazard Areas of [Appendix A](#).
- C. Dimensional Standards – See [Appendix A](#).
- D. Development Review and Standards. The Flood Hazard Areas are regulated by the Inundation Hazard Area Regulations in [Appendix A](#). Therefore, all development proposed in this District is subject to review and conformance with [Appendix A](#) of these Regulations.

SECTION 2.16 – LOTS IN MULTIPLE ZONING DISTRICTS

- A. Purpose. Each lot in the City of Winooski is intended to be governed by one zoning district. Through lot line adjustments, including mergers or subdivisions, circumstances may arise where one lot has multiple zoning districts. This section is intended to provide guidance in instances where development is proposed on a lot with multiple zoning districts.
- B. Applicability. This section shall apply to all lots or properties within the City of Winooski.
- C. Specific land development standards for each zoning district, including uses identified in [Section 2.4](#), dimensional standards identified in [Section 2.5](#), and any other applicable standards that are outlined in these regulations, including the appendices, will apply to the corresponding zoning district on the lot.
- D. Any development proposal for a lot with multiple zoning districts shall require site plan approval from the Development Review Board and meet the requirements of [Section 6.6](#) regardless of the proposed use(s). Other information may also be required depending on the specific request being proposed.
- E. Review by the Development Review Board will be solely for the purpose of site plan approval including any specific conditions deemed appropriate, unless conditional use approval, waivers, or variances are also being requested as outlined in [Section 6.7](#) or [Section 6.8](#).
- F. Owners of lots with multiple zoning districts may request a change in zoning as outlined in [Section 1.4](#).