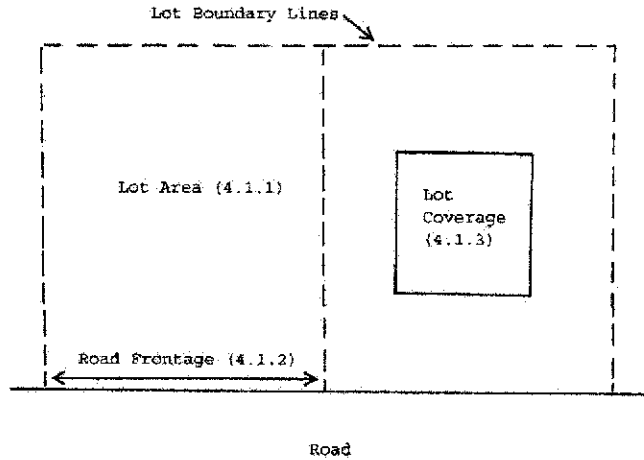


5. ZONING DISTRICT STANDARDS

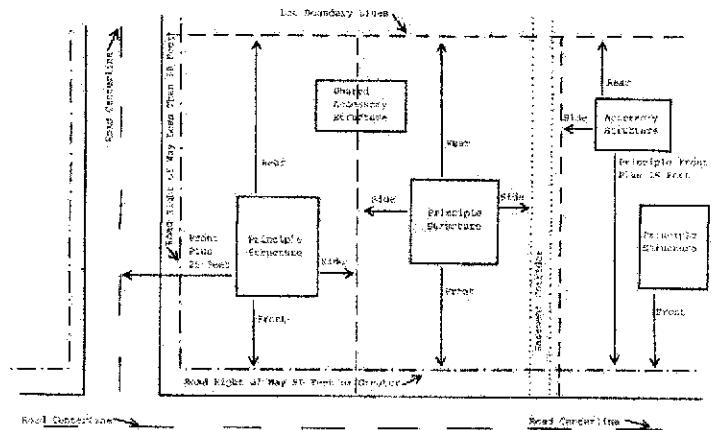
VILLAGE CENTER - VC

LOT CONFIGURATION See Section 4.1	
Minimum Area	NA
Road Frontage	NA
Lot Coverage	60% max
Max Residential Density ⁽¹⁾	1 du/0.33 acre max
Lot Coverage/Density Bonuses	
Provides public access to LVRT or Moss Woods	+10%
Meets LEED or Vermont Builds Green Certification Standards	+10%
Meets historic preservation standards	+10%
<i>(1) Except for designated elderly and accessible dwelling units, in which case density shall be limited by lot coverage only.</i>	



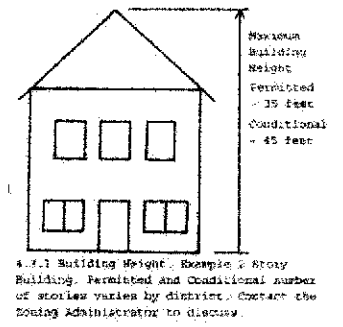
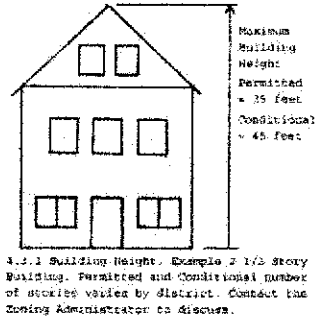
4.1 Lot Configuration. Requirements for lot area, road frontage, and lot coverage may vary by district. Contact the Zoning Administrator to discuss.

BUILDING PLACEMENT See Section 4.2	
Principal Structure Setbacks	
Front	0 ft. min- 25 feet max
Side and Rear ⁽¹⁾	6 ft. or attached
Carriage House Setbacks	
Front	Principal structure + 15 feet
Side and Rear ⁽¹⁾	5 ft. or attached
Accessory Structure Setbacks	
Front	Principal structure + 15 feet
Side and Rear ⁽¹⁾	5 ft. or attached
<i>(1) No side or rear setback is required for attached structures straddling a lot line.</i>	

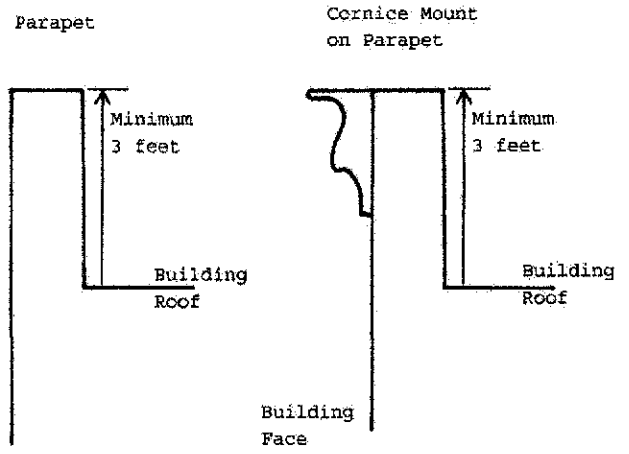
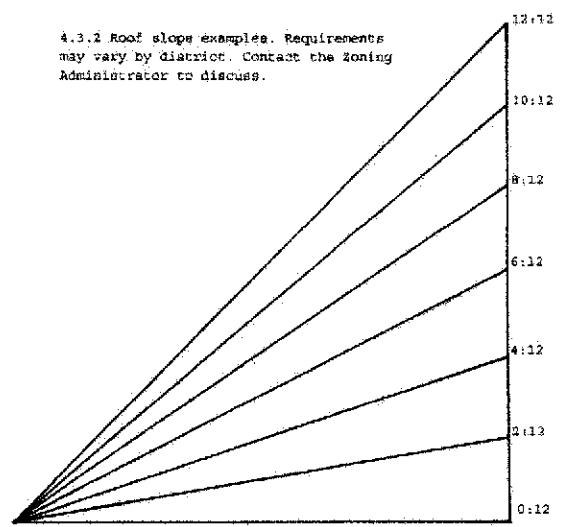


4.2 Building Placement. Requirements for placement of principle, accessory, and shared structures may vary by district. Contact the Zoning Administrator to discuss.

HEIGHT AND ROOF DESIGN	
See Section 4.3	
Building Height	
Height (permitted)	35 feet max
Height (conditional)	No max
# of stories (permitted)	1.5-2.5 stories
# of stories (conditional)	1 story ⁽¹⁾ 3-4 stories
The height of carriage houses and accessory structures shall not exceed the height of the principal structure located upon the lot.	
<i>(1) All single story buildings shall be designed such that additional stories may be added in the future. Roof beams and walls shall be structurally designed to bear the load of at least one additional story.</i>	
Roof Design	
Roofs with a pitch of 4:12 or less shall provide either (a) a cornice or parapet at least three feet in height, or (b) a pediment framed by cornices at least six inches in width along all three sides. A larger parapet or pediment may be required if necessary to screen any roof-mounted equipment from street level. This standard shall not apply to compound roofs or secondary roofs (such as over porches, dormers, and other similar building extensions).	
A cornice with decorative mounts shall be required for single story, flat roofed buildings. At least one mount shall be located no more than three feet from each corner of the roof. An additional mount shall be required for every ten feet of horizontal length of the building façade. Mounts shall be evenly spaced.	
Dormers and Rooftop Elements	
Except for Institutional buildings, the roof over each building bay shall contain at least one dormer or rooftop element if the building meets one or more of the following criteria:	
(a) The building has 3 or more stories;	
(b) The building is greater than 35 feet in height, or	
(c) the building requires more than two bays (as defined below).	



4.3.2 Roof slope examples. Requirements may vary by district. Contact the Zoning Administrator to discuss.



Institutional Buildings

Institutional buildings with 3-4 stories or greater than 35 feet in height, or requiring more than two bays (as defined below) shall either meet the requirement above or shall contain a single rooftop element over the primary building bay. Such rooftop element should be at least 20% of the area of the primary building bay.

BUILDING FACADES

See Section 4.4

Bays

Except for institutional structures, street facing building façades greater than 60 ft. in width shall be divided into bays. The bay closest to the street shall be considered the "primary building bay;" other bays shall be considered "secondary building bay."

Bay width 20 ft. min, 60 ft. max

Depth Between Bays 4 ft. min

Window/Building Openings

Ground floor window coverage 40% min
80% max

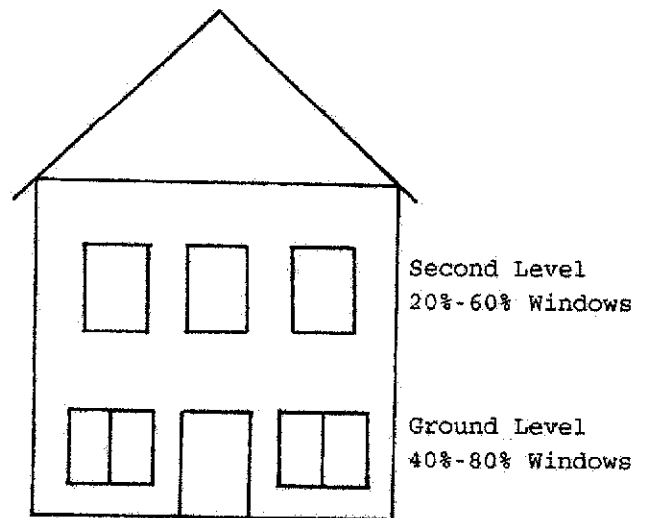
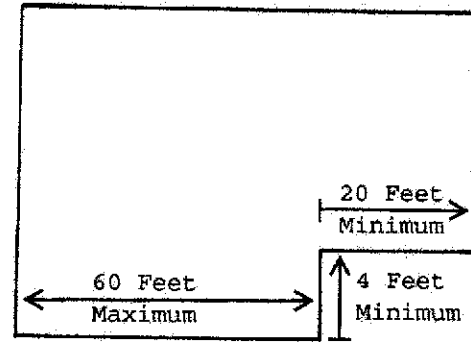
Upper floor window coverage 20% min
60% max

Each building shall have at least one pedestrian entry door facing the street. Except for institutional buildings, additional pedestrian entry doors shall be provided at intervals no greater than 50 feet along all street-facing façades.

Drive-through service windows may be permitted on the rear or side façade of buildings, subject to Conditional Use Review by the DRB.

Façade Elements

Except for Institutional buildings, all building façades facing Main Street shall incorporate at least one of the following elements at ground level: awnings, porches, storefronts, stoops w/ stairs, patios/terraces, bay windows, or murals.



Awnings

Awnings shall generally extend over window and door openings.

Awnings may extend beyond the front yard setback, but shall not extend into the road right-of-way.

Vertical Clearance	7 ft. min
Projection	3 ft. min
Length	At least 40% of facade

Porches

Depth	5 ft. min, 16 ft. max
Vertical Clearance	8 ft. min
Length	6 ft. min

Storefront, Retail

Storefronts located twenty (20) feet or closer to the front sidewalk shall have transparent display windows covering no less than 70% of the portion of the wall between 1 and 7 ft. above the adjoining sidewalk or ground. The top edge of the storefront window shall be a minimum of 5 ft. high. This window requirement may be substituted by the installation of approved public amenities specifically defined as public art, benches and bike racks, all of which require the approval of Hyde Park Arts, a committee of the Board of Trustees. HPA written approval is required prior to the issuance of a permit.

Stoops w/ Stairs

Depth	6 ft. min
Length	6 ft. min
Height above ground	2 ft. max

Patios/Terraces

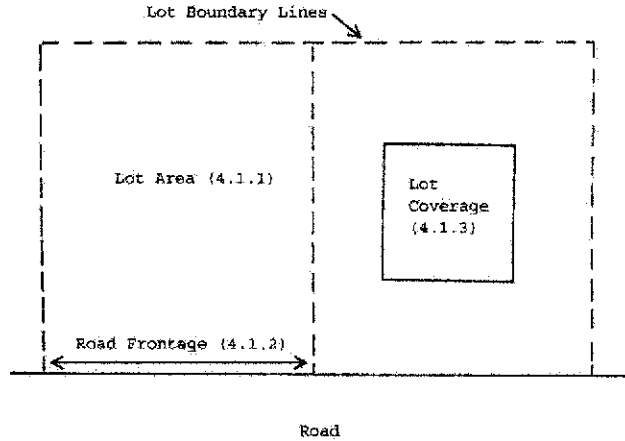
Depth	8 ft. min
Length	At least 30% of facade

Bay Windows
Bay windows shall have transparent windows on both front and side surfaces.
Murals
Coverage: front of building façade = 40% minimum
The mural design shall be approved by the Board or their designated authority and shall require regular upkeep of the mural by the applicant and shall stipulate that the mural design may not be modified without the approval of the Board or designated authority.
Standards for Institutional Buildings
Institutional buildings that do not meet the building façade standards outlined above should provide at least one (1) large tree or two (2) medium or small trees for each 30 feet of building length.
Trees may be planted at regular intervals or massed at specific locations, provided that the trees do lie beneath electric power lines. In addition, institutional buildings should also provide street furniture and outdoor seating areas.

SIGNS	
See Section 7.	
Number of Signs	
Total signs per parcel - including multiple businesses on one parcel	2 max ⁽¹⁾
In addition, each business may utilize one Temporary Sign, such as an a-frame or sandwich board with no more than two sides, which shall be limited to six (6) square feet per side and four (4) feet in height. Temporary Signs shall be removed daily at the close of business.	
<i>⁽¹⁾ One free standing sign and one attached (either paralleled or projecting) sign.</i>	
Sign Size	
Individual Sign Area (permitted)	10 sq.ft. max
Individual Sign Area (conditional)	25 sq.ft. max
Common Signs	
Where multiple businesses are contained within a single building or on a single parcel, one common sign may be utilized as one of the two allowed signs per parcel.	
The common sign may be free standing or attached, and the maximum square footage may include any number of panels advertising individual businesses.	
Common Sign Area (permitted)	15 sq.ft. max
Common Sign Area (conditional)	40 sq.ft. max
Individual businesses within the building or lot may install a single attached sign with an area no greater than 10 sq. ft. in the vicinity of the public entrance to the business.	

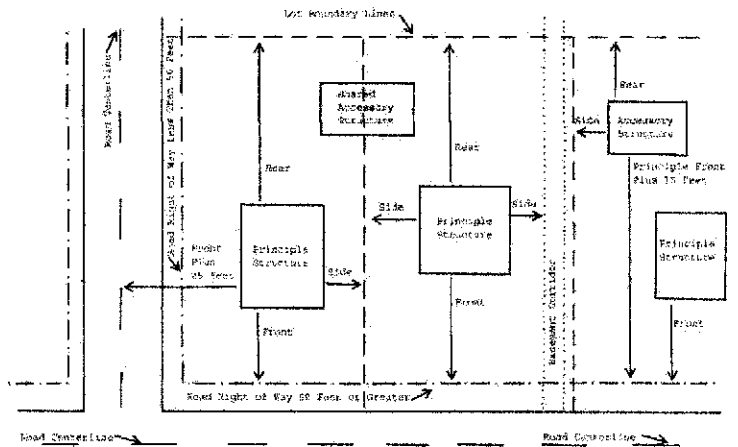
VILLAGE RESIDENTIAL - VR

LOT CONFIGURATION	
See Section 4.1	
Minimum Area	NA
Road Frontage	NA
Lot Coverage	50% max
Max Residential Density ⁽¹⁾ w/public sewer or water	1 du/0.25 acre max
Max Residential Density ⁽¹⁾ w/out public sewer or water	1 du/0.5 acre max
Lot Coverage/Density Bonuses	
Provides public access to LVRT or Moss Woods	+10%
Meets LEED or Vermont Builds Green Certification Standards	+10%
Meets historic preservation standards	+10%
<i>⁽¹⁾ Except for designated elderly and accessible dwelling units, in which case density shall be limited by lot coverage only.</i>	



4.1 Lot Configuration. Requirements for lot area, road frontage, and lot coverage may vary by district. Contact the Zoning Administrator to discuss.

BUILDING PLACEMENT	
See Section 4.2	
Principal Structure Setbacks	
Front	0 ft. min- 25 feet max
Side and Rear ⁽¹⁾	6 ft. or attached
Carriage House Setbacks	
Front	Principal structure + 15 feet
Side and Rear ⁽¹⁾	5 ft. or attached
Accessory Structure Setbacks	
Front	Principal structure + 15 feet
Side and Rear ⁽¹⁾	5 ft. or attached
<i>(1) No side or rear setback is required for attached structures straddling a lot line.</i>	



4.2 Building Placement. Requirements for placement of principle, accessory, and shared structures may vary by district. Contact the Zoning Administrator to discuss.

HEIGHT AND ROOF DESIGN

See Section 4.3

Building Height

Height (permitted)	35 feet max
Height (conditional)	No max
# of stories (permitted)	1.5-2 stories
# of stories (conditional)	1 story ⁽¹⁾ 2.5-3.5 stories

The height of carriage houses and accessory structures shall not exceed the height of the principal structure located upon the lot.

⁽¹⁾ All single story buildings shall be designed such that additional stories may be added in the future. Roof beams and walls shall be structurally designed to bear the load of at least one additional story.

Roof Design

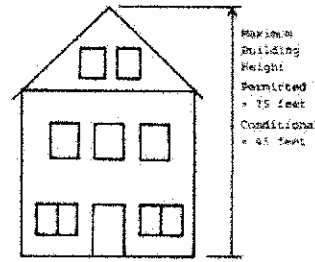
Roofs with a pitch of 4:12 or less shall provide (a) a cornice or parapet at least three feet in height or (b) a pediment framed by cornices at least six inches in width along all three sides. A larger parapet or pediment may be required if necessary to screen any roof-mounted equipment from street level. This standard shall not apply to compound roofs or secondary roofs (such as over porches, dormers, and other similar building extensions).

A cornice with decorative mounts shall be required for single story, flat roofed buildings. At least one mount shall be located no more than three feet from each corner of the roof. An additional mount shall be required for every ten feet of horizontal length of the building façade. Mounts shall be evenly spaced.

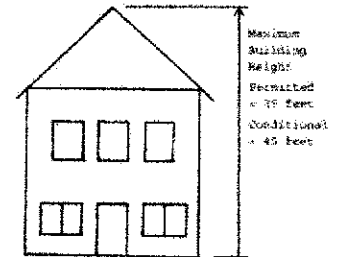
Dormers and Rooftop Elements

The roof over each building bay shall contain at least one dormer or rooftop element if the building meets one or more of the following criteria:

- (a) The building has 3 or more stories;
- (b) The building is greater than 35 feet in height,
- or (c) the building requires more than two bays (as defined below).

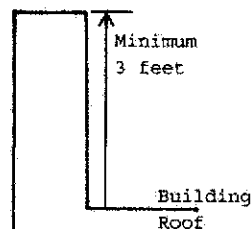


4.1.1 Building Height, Example 1 1/2 Story Building. Permitted and Conditional number of stories varies by district. Contact the Zoning Administrator to discuss.

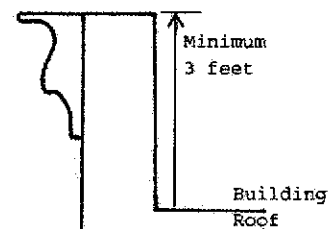


4.1.2 Building Height, Example 2 Story Building. Permitted and Conditional number of stories varies by district. Contact the Zoning Administrator to discuss.

Parapet

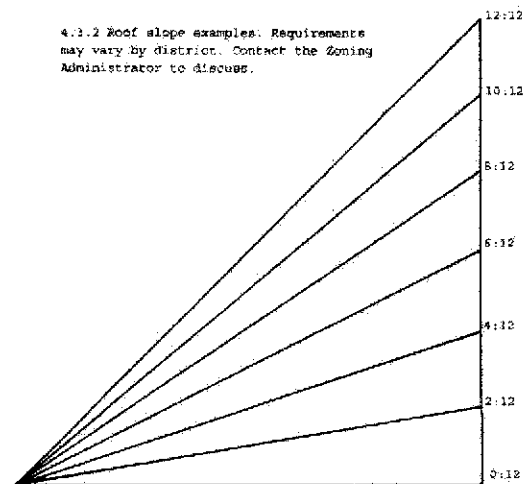


Cornice Mount on Parapet

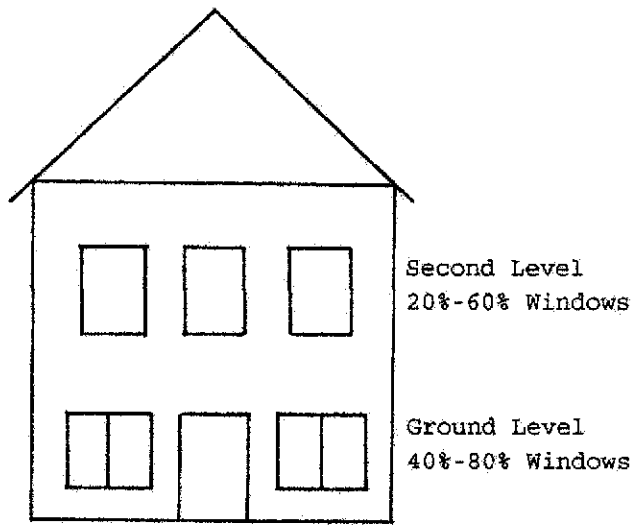
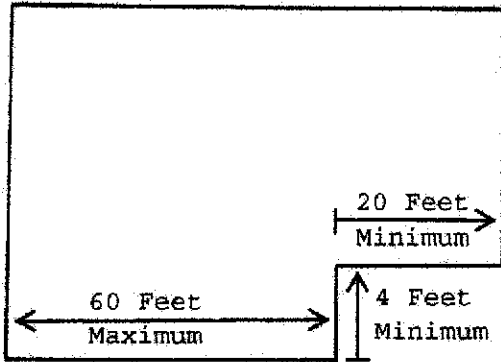


Building Face

4.2.2 Roof slope examples. Requirements may vary by district. Contact the Zoning Administrator to discuss.



BUILDING FACADES	
See Section 4.4	
Bays	
Street facing building façades greater than 60 ft. in width shall be divided into bays. The bay closest to the street shall be considered the “primary building bay” other bays shall be considered “secondary building bay.”	
Bay width	20 ft. min, 60 ft. max
Depth Between Bays	4 ft. min
Window/Building Openings	
Ground floor window coverage	40% min 80% max
Upper floor window coverage	20% min 60% max
Each building shall have at least one pedestrian entry door facing the street. Additional pedestrian entry doors shall be provided at intervals no greater than 50 feet along all street-facing façades.	
Façade Elements	
All street-facing building façades shall incorporate at least one of the following elements at ground level: porches, stoops w/ stairs, patios/terraces, bay windows, or Board approved murals.	
Porches	
Depth	5 ft. min, 16 ft. max
Vertical Clearance	8 ft. min
Length	6 ft. min
Stoops w/ Stairs	
Depth	6 ft. min
Length	6 ft. min
Height above ground	2 ft. max

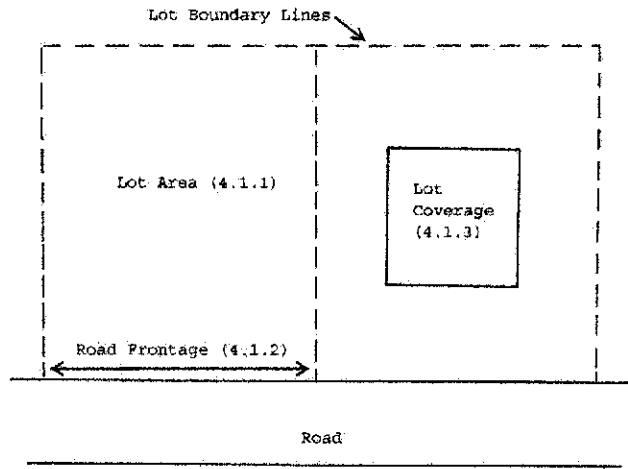


<i>Patios/Terraces</i>	
Depth	8 ft. min
Length	At least 30% of facade
<i>Bay Windows</i>	
Bay windows shall have transparent windows on both front and side surfaces	
<i>Murals</i>	
Coverage - front building facade	40% min
The mural design shall be approved by Hyde Park Arts, a committee of the Board of Trustees.	
Conditions of approval shall require regular upkeep of the mural by the applicant and shall stipulate that the mural design may not be modified without the approval of Hyde Park Arts, a committee of the Board of Trustees.	

SIGNS	
See Section 7.	
Number of Signs	
Total signs per parcel - including multiple businesses on one parcel	1 max ⁽¹⁾
<i>¹⁾ The sign may be free standing or attached (either paralleled or projecting)</i>	
Sign Size	
Individual Sign Area (permitted)	4 sq.ft. max
Individual Sign Area (conditional)	10 sq.ft. max
Common Signs	
Where multiple businesses are contained within a single building or on a single parcel, one common sign may be utilized.	
The common sign may be a Free Standing Sign or attached, and the maximum square footage may include any number of panels advertising individual businesses.	
Common Sign Area (permitted)	6 sq.ft. max
Common Sign Area (conditional)	15 sq.ft. max
Individual businesses within the building or lot may install a single attached sign with an area no greater than 4 sq.ft. in the vicinity of the public entrance to the business.	

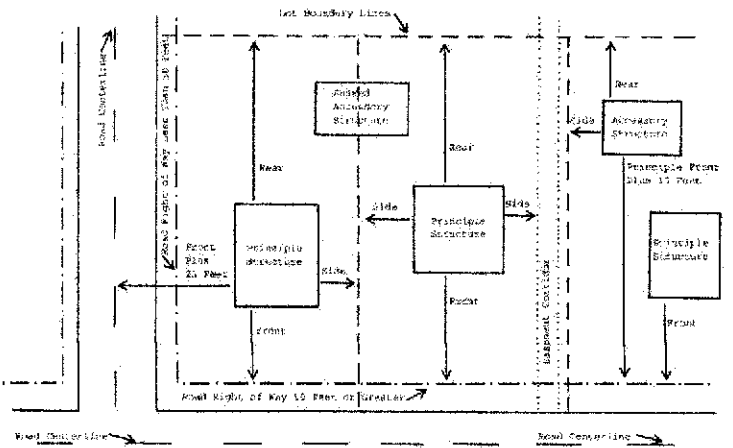
VILLAGE GATEWAY COMMERCIAL - VGC

LOT CONFIGURATION	
See Section 4.1	
Minimum Area	NA
Road Frontage	NA
Lot Coverage	60% max
Max Building Footprint	20,000 sq.
Max Residential Density	NA
Lot Coverage/Density Bonuses	
Provides public access to LVRT or other public amenity	+10%
Meets LEED or Vermont Builds Green Certification Standards	+10%
Meets historic preservation standards	+10%



4.1 Lot Configuration. Requirements for lot area, road frontage, and lot coverage may vary by district. Contact the Zoning Administrator to discuss.

BUILDING PLACEMENT	
Principal Structure Setbacks	
Front	20 ft. min- 50 feet max (1)
Side and Rear (2)	6 ft. or attached
Accessory Structure Setbacks	
Front	Principal structure + 15 feet
Side and Rear (2)	5 ft. or attached
<i>(1) A greater maximum front yard setback shall be allowed, provided (a) at least 60% of the frontage between the building and the road is occupied by a landscaped berm at least five (5) feet in height, or (b) a water feature at least 20 feet wide.</i>	
<i>(2) No side or rear setback is required for attached structures straddling a lot line.</i>	



4.2 Building Placement. Requirements for placement of principle, accessory, and shared structures may vary by district. Contact the Zoning Administrator to discuss.

HEIGHT AND ROOF DESIGN

See Section 4.2

Building Height

Height (permitted)	35 feet max
Height (conditional)	45 feet max

Roof Design -- General

The following Roof Design Standards may be met utilizing false facades and/or frontage buildings. If false facades are utilized, the false façade shall be at least three (3) feet higher than the uppermost point of the building. Additional height may be required to ensure sufficient screening from any public road. If frontage buildings are utilized, such buildings shall occupy at least 75% of the frontage between the building and the road.

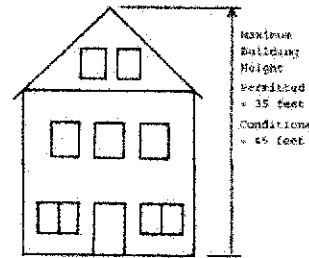
Roof Design

Roofs with a pitch of 4:12 or less shall provide (a) a cornice or parapet at least three feet in height or (b) a pediment framed by cornices at least six inches in width along all three sides. A larger parapet or pediment may be required if necessary to screen any roof-mounted equipment from street level. This standard shall not apply to compound roofs or secondary roofs (such as over porches, dormers, and other similar building extensions).

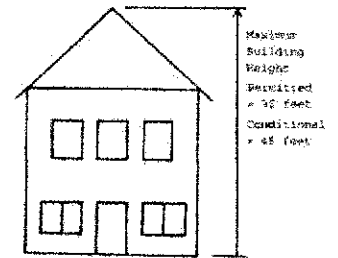
Dormers and Rooftop Elements

Any buildings requiring two (2) or more bays (as defined below) shall meet at least one of the following standards:

- (a) Provide at least one dormer or rooftop element over each building. The dormer or rooftop element should be located in the center of the bay.
- (b) Vary roof design at least once per bay. Varying roof designs may include a change in roof height, change in slope of roof, change in direction of slope (e.g. creating a cross gable roof), or change in roof style (e.g. flat, gable, mansard, etc.).

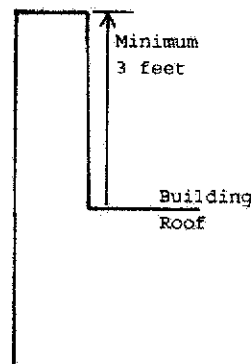


4.3.1 Building Height. Example 1 1/2 Story Building. Permitted and Conditional number of stories varies by district. Contact the Zoning Administrator to discuss.

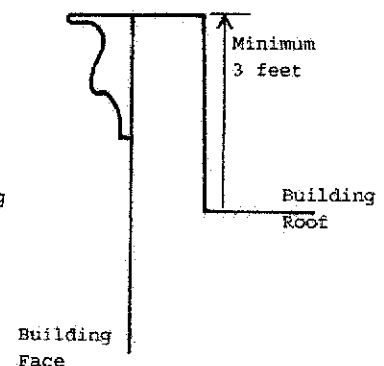


4.3.2 Building Height. Example 2 Story Building. Permitted and Conditional number of stories varies by district. Contact the Zoning Administrator to discuss.

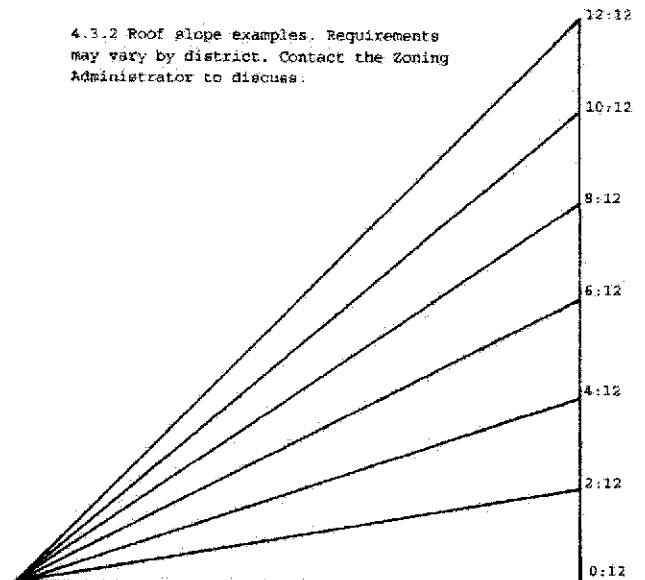
Parapet



Cornice Mount on Parapet



4.3.2 Roof slope examples. Requirements may vary by district. Contact the Zoning Administrator to discuss.



BUILDING FACADES

See Section 4.3

The following Building Façade Standards may be met utilizing false facades and/or frontage buildings. If false facades are utilized, the false façade shall be at least three (3) feet higher than the uppermost point of the building. Additional height may be required to ensure sufficient screening from any public road. If frontage buildings are utilized, such buildings shall occupy at least 75% of the frontage between the building and the road.

Bays

Street facing building façades greater than sixty (60) feet in width shall be divided into bays. The bay closest to the street shall be considered the “primary building bay;” other bays shall be considered “secondary building bays.”

Bay width 20 ft. min, 60 ft. max

Depth Between Bays 4 ft. min

Window/Building Openings

Ground floor window coverage 40% min
80% max

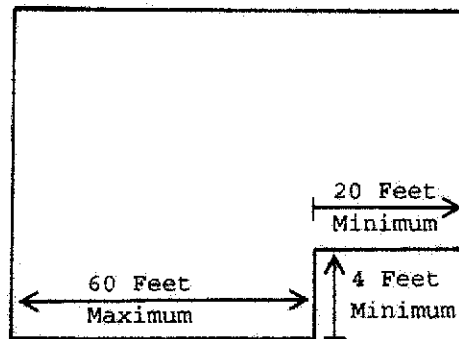
Upper floor window coverage 20% min
60% max

False windows may be used to meet window coverage requirements.

Window coverage requirements may be waived if at least 40% of the front building façade is covered by a mural or murals. The mural design shall be approved by the Board or their designated authority.

Each building shall have at least one pedestrian entry door facing the street.

Drive-through service windows may be permitted on the rear or side façade of buildings, subject to Conditional Use Review by the DRB.



Facade Elements	
All street facing building facades shall incorporate at least one of the following elements at ground level: awnings, porches, storefronts, stoops with stairs, patio/terrace, bay windows, or murals.	
Awnings:	
Awnings shall generally extend over window and door openings.	
Awnings may extend beyond the front yard setback, but shall not extend into the road right-of-way..	
Vertical Clearance	7 ft. min
Projection	3 ft. min
Length	At least 40% of facade
Porches	
Depth	5 ft. min, 16 ft. max
Vertical Clearance	8 ft. min
Length	6 ft. min
Storefronts	
Storefronts shall have transparent display windows covering no less than 70% of the portion of the wall between one (1) and seven feet above the adjoining sidewalk or ground.	
The top edge of the storefront window shall be a minimum of five (5) feet high.	
Stoops, w/ Stairs	
Depth	6 ft. min
Length	6 ft. min
Height above ground	2 ft. max
Patios/Terraces	
Depth	8 ft. min
Length	At least 30% of facade
Bay Windows	
Bay windows shall have transparent windows on both front and side surfaces.	
Murals	
Coverage -front building facade	40% min
The mural design shall be approved by the Board or their designated authority.	
Conditions of approval shall require regular upkeep of the mural by the applicant and shall stipulate that the mural design may not be modified without the approval of the Board or their designated authority.	

SIGNS	
Number of Signs	
Total signs per parcel - including multiple businesses on one parcel	2 max ⁽¹⁾
In addition, each business may utilize one Temporary Sign, such as an a-frame or sandwich board with no more than two sides, which shall be limited to six (6) square feet per side and four (4) feet in height. A Temporary Sign shall be removed daily at the close of business.	
⁽¹⁾ <i>One Free Standing Sign and one attached (either paralleled or projecting) for an Individual Sign Area. If a Common Sign is permitted, it may be Free Standing or attached.</i>	
Sign Size	
Individual Sign Area (permitted)	10 sq.ft. max
Individual Sign Area (conditional)	25 sq.ft. max 40 sq.ft. max ⁽²⁾
⁽²⁾ <i>For a single building in size of more than 10,000 sq. ft. that is insulated, contains functional HVAC systems, and is designed and intended for year round occupancy and use.</i>	
Common Signs	
Where multiple businesses are contained within a single building or on a single parcel, one common sign may be utilized.	
The common sign may be a Free Standing Sign or attached, and the maximum square footage may include any number of panels advertising individual businesses.	
Common Sign Area (permitted)	15 sq.ft. max
Common Sign Area (conditional)	40 sq.ft. max
<i>Individual businesses within the building or lot may install a single attached sign with an area no greater than 10 sq. ft. in the vicinity of the public entrance to the business.</i>	

