

2105	RURAL (RL) DISTRICT		
2105.A	PURPOSE		
	<p>The Rural District includes rural land that is accessible from maintained roads. Farm and forest lands predominate with low densities of residential development and businesses. It is the intent of this district to: (1) Protect the town's rural character and environmental quality through low-impact approaches to development; (2) Accommodate low-density residential development on those lands that are capable of supporting it; and (3) Allow for tourism, recreation and resource based uses that generate income for rural landowners while maintaining farm and forest land.</p>		
2105.B	DIMENSIONAL STANDARDS		
	Lots		
	(1) Minimum lot size		5 acres
	(2) Minimum lot frontage		300 ft
	(3) Maximum lot coverage		5%
	(4) Minimum acres per dwelling		5 acres
	Setbacks		
	(5) Minimum front setback		40 ft
	(6) Minimum side & rear setback		20 ft
	(7) Minimum water setback		50 ft
	Structures		
	(8) Maximum principal building footprint		none
	(9) Minimum principal building height		none
	(10) Maximum structure height		36 ft
2105.C	PERMITTED USES		
	Residential and Lodging Uses	Industrial Uses	Notes
	(1) Single-family dwelling	(14) Communications antenna ^{SP}	¹ Limited to a maximum of 8 boarders unless approved as a conditional use ^{SP} Site plan review required
	(2) Two-family dwelling	Art and Entertainment Uses	
	(3) Multi-family dwelling ^{SP}	(15) Park or nature preserve ^{SP}	
	(4) Worker housing ^{SP}	Civic and Community Uses	
	(5) Rooming & boarding house ^{1 SP}	(16) Cemetery	
	(6) Accessory dwelling	Natural Resource Based Uses	
	(7) Primitive camp	(17) Farming or forestry	
	(8) Home occupation	(18) On-farm business ^{SP}	
	(9) Home business ^{SP}		
	(10) Family childcare home		
	(11) Bed and breakfast		
	(12) Short-term rental		
	(13) Group home		

2105.D **CONDITIONAL USES** ^{5P}

<p>Residential and Lodging Uses</p> <p>(1) Rooming & boarding house ²</p> <p>(2) Lodging facility</p> <p>(3) Campground</p> <p>Commercial Uses</p> <p>(4) Lawn, garden and farm supply sales</p> <p>(5) Lumberyard and building supply sales</p> <p>(6) Veterinary, pet or animal service</p> <p>(7) Property service</p> <p>(8) Event facility</p> <p>(9) Catering or commercial kitchen</p> <p>Industrial Uses</p> <p>(10) Food or beverage manufacturing</p> <p>(11) Stone products manufacturing</p> <p>(12) Wood products manufacturing</p> <p>(13) Research and development facility</p> <p>(14) Storage & distribution services</p> <p>(15) Media studio</p>	<p>(16) Communications tower</p> <p>(17) Waste services</p> <p>(18) Contractor’s yard or unenclosed storage</p> <p>Art and Entertainment Uses</p> <p>(19) Museum or library</p> <p>(20) Artist gallery or studio</p> <p>(21) Outdoor recreation</p> <p>(22) Golf course or country club</p> <p>(23) Equestrian facility</p> <p>Civic and Community Uses</p> <p>(24) Government facility</p> <p>(25) Specialty school</p> <p>(26) Child day care</p> <p>(27) Religious institution</p> <p>(28) Social club</p> <p>Natural Resource Based Uses</p> <p>(29) Firewood processing</p> <p>(30) Earth resource extraction</p> <p>(31) Water resource extraction</p> <p>(32) Agricultural enterprise</p>	<p>Notes</p> <p>² More than 8 boarders</p> <p>^{5P} Site plan review required for all conditional uses</p>
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2105.E **DISTRICT STANDARDS**

- (1) An applicant proposing to develop an undeveloped lot in this district that does not have an approved building envelope must designate a building envelope in accordance with Subsection 3307.C and Section 4307.
- (2) Existing forest cover must be maintained outside the approved development envelope except for farming and forestry in accordance with Section 1103 and clearing specifically authorized by the Development Review Board as part of an approval for proposed development.
- (3) Proposed development subject to major site plan or conditional use approval in this district must:
 - (a) Be located downslope of ridgelines and prominent knolls, and be designed so that the height of proposed structures will not exceed the elevation of any adjacent ridgeline or tree canopy serving as the visual backdrop to the structure as viewed from public vantage points;
 - (b) Be located at the edge of open meadows and off primary agricultural soils to the maximum extent feasible;
 - (c) Propose buildings that are compatible in scale, form, massing and materials with traditional Vermont vernacular buildings typically found on farmsteads in the region;
 - (d) Minimize the visual impact of parking and service areas as viewed from the road and adjoining properties; and
 - (e) Not result in undue adverse impacts on any natural and scenic resources shown on the Agency of Natural Resources Natural Resource Atlas, in the Warren Town Plan, or through site investigation by a qualified professional.