

**2108 RESORT MIXED USE (RMU) DISTRICT**

**2108.A PURPOSE**

The Resort Mixed Use District encompasses lands within and adjoining Sugarbush Resort. This area has been developed as a vacation destination with a mix of recreation, lodging, housing, retail, dining and other service uses organized around the ski facilities. The land owned by Sugarbush Resort is also regulated under the Memorandum of Understanding with the resort, the resort’s Act 250 permit and its approved master plan. It is the intent of this district to: (1) Enable the ongoing transition of the ski resort to a four-season destination; (2) Establish a compact, walkable built pattern; and (3) Enhance the character of the resort through high quality site and building design that complements the scenic qualities of the mountain landscape.

**2108.B DIMENSIONAL STANDARDS**

**Lots**

- (1) Minimum lot size 1 acre
- (2) Minimum lot frontage 150 ft
- (3) Maximum lot coverage 50%
- (4) Maximum dwellings per acre 24 units

**Setbacks**

- (5) Minimum front setback 12 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 24 ft
- (10) Maximum structure height 48 ft

**2108.C PERMITTED USES <sup>1</sup>**

**Residential and Lodging Uses**

- (1) Single-family dwelling
- (2) Two-family dwelling
- (3) Multi-family dwelling <sup>SP</sup>
- (4) Worker housing <sup>SP</sup>
- (5) Rooming & boarding house <sup>SP</sup>
- (6) Accessory dwelling
- (7) Home occupation
- (8) Home business <sup>SP</sup>
- (9) Family childcare home
- (10) Bed and breakfast
- (11) Short-term rental
- (12) Group home
- (13) Lodging facility <sup>SP</sup>
- (14) Campground <sup>SP</sup>
- (15) Resort <sup>SP</sup>

**Commercial Uses**

- (16) Retail sales <sup>SP</sup>
- (17) Repair service <sup>SP</sup>
- (18) Rental and leasing <sup>SP</sup>
- (19) Professional, business or financial service <sup>SP</sup>

- (20) Personal service <sup>SP</sup>
- (21) Property service <sup>SP</sup>
- (22) Restaurant <sup>SP</sup>
- (23) Bar <sup>SP</sup>
- (24) Event facility <sup>SP</sup>
- (25) Catering or commercial kitchen <sup>SP</sup>

**Industrial Uses**

- (26) Food or beverage manufacturing <sup>SP</sup>
- (27) Media studio <sup>SP</sup>
- (28) Communications antenna <sup>SP</sup>
- (29) Communications tower <sup>SP</sup>

**Art and Entertainment Uses**

- (30) Theater <sup>SP</sup>
- (31) Museum or library <sup>SP</sup>
- (32) Artist gallery or studio <sup>SP</sup>
- (33) Indoor recreation <sup>SP</sup>
- (34) Outdoor recreation <sup>SP</sup>
- (35) Park or nature preserve <sup>SP</sup>
- (36) Golf course or country club <sup>SP</sup>
- (37) Equestrian facility <sup>SP</sup>

**Civic and Community Uses**

- (38) Specialty school <sup>SP</sup>
- (39) Outpatient care service <sup>SP</sup>
- (40) Child day care <sup>SP</sup>
- (41) Religious institution <sup>SP</sup>
- (42) Social club <sup>SP</sup>

**Natural Resource Based Uses**

- (43) Farming or forestry
- (44) On-farm business <sup>SP</sup>

**Notes**

<sup>1</sup> All uses requiring site plan approval are permitted within a structure in existence as of [EFFECTIVE DATE]. Uses requiring site plan approval proposed to be located within a new principal structure will also require conditional use approval.  
<sup>SP</sup> Site plan review required

2108.D **CONDITIONAL USES** <sup>SP</sup>**Commercial Uses**

- (1) Fueling station or carwash
- (2) Veterinary, pet or animal services

**Industrial Uses**

- (3) Research and development facility
- (4) Storage and distribution services
- (5) Transportation services

**Civic and Community Uses**

- (6) Government facility

**Notes**

<sup>SP</sup> Site plan review required for all conditional uses

2108.E **DISTRICT STANDARDS**

- (1) [Reserved]