

210 Base Zoning Districts**2101 VILLAGE BUSINESS (VB) DISTRICT****2101.A PURPOSE**

The Village Business District encompasses the core of Warren Village. This historic village center has been developed for business, civic and residential use with a traditional pattern of small, narrow lots and multi-story buildings set close to the road. It is the intent of this district to: (1) Maintain and reinforce the built pattern of a compact, pedestrian-oriented village center; (2) Continue to allow for the mix of business, civic and residential uses; and (3) Enhance village character through appropriate rehabilitation of historic buildings and new construction that is compatible with the historic setting.

2101.B DIMENSIONAL STANDARDS**Lots**

(1) Minimum lot size	10,000 sq ft
(2) Minimum lot frontage	75 ft
(3) Maximum lot coverage	80%
(4) Maximum dwellings per acre	12 units

Setbacks

(5) Minimum front setback	8 ft
(6) Minimum side & rear setback	8 ft
(7) Minimum water setback	25 ft

Structures

(8) Maximum principal building footprint	6,000 sf
(9) Minimum principal building height	24 ft
(10) Maximum structure height	36 ft

2101.C PERMITTED USES**Residential and Lodging Uses**

- (1) Single-family dwelling
- (2) Two-family dwelling
- (3) Multi-family dwelling ^{SP}
- (4) Rooming & boarding house ^{1 SP}
- (5) Accessory dwelling
- (6) Home occupation
- (7) Home business ^{SP}
- (8) Family childcare home
- (9) Bed and breakfast
- (10) Short-term rental
- (11) Group home
- (12) Lodging facility ^{2 SP}

Commercial Uses

- (13) Retail sales ^{4 SP}
- (14) Professional, business or financial service ^{4 SP}
- (15) Personal service ^{4 SP}
- (16) Restaurant, sit-down ^{3 SP}
- (17) Bar ^{3 SP}
- (18) Catering or commercial kitchen ^{SP}

Industrial Uses

- (19) Media studio ^{4 SP}
- (20) Communications antenna ^{SP}

Art and Entertainment Uses

- (21) Museum or library ^{SP}
- (22) Artist gallery or studio ^{4 SP}
- (23) Indoor recreation ^{4 SP}
- (24) Park or nature preserve ^{SP}

Civic and Community Uses

- (25) Government facility ^{SP}
- (26) Educational institution ^{SP}
- (27) Specialty school ^{4 SP}
- (28) Outpatient care service ^{4 SP}
- (29) Child day care ^{4 SP}
- (30) Religious institution ^{SP}
- (31) Funeral service ^{SP}
- (32) Social club ^{4 SP}

Natural Resource Based Uses

- (33) Farming or forestry
- (34) On-farm business ^{SP}

Notes

¹ Limited to a maximum of 8 boarders unless approved as a conditional use

² Limited to a maximum capacity of 30 guests unless approved as a conditional use

³ Limited to a maximum of 60 seats unless approved as a conditional use

⁴ Limited to a maximum of 3,000 square feet unless approved as a conditional use

^{SP} Site plan review required

2101.D CONDITIONAL USES ^{5P}

<p>Residential and Lodging Uses</p> <p>(1) Rooming and boarding house ⁵</p> <p>(2) Lodging facility ⁶</p> <p>Commercial Uses</p> <p>(3) Retail sales ⁸</p> <p>(4) Professional, business or financial service ⁸</p> <p>(5) Personal service ⁸</p> <p>(6) Restaurant ⁷</p> <p>(7) Bar ⁷</p> <p>(8) Event facility</p>	<p>Industrial Uses</p> <p>(9) Food or beverage manufacturing</p> <p>(10) Media studio ⁸</p> <p>Art and Entertainment Uses</p> <p>(11) Theater</p> <p>(12) Artist gallery or studio ⁸</p> <p>(13) Indoor recreation ⁸</p> <p>Civic and Community Uses</p> <p>(14) Specialty school ⁸</p> <p>(15) Outpatient care service ⁸</p> <p>(16) Child day care ⁸</p> <p>(17) Social club ⁸</p>	<p>Notes</p> <p>⁵ More than 8 boarders</p> <p>⁶ More than 30 guest capacity</p> <p>⁷ More than 60 seats</p> <p>⁸ More than 3,000 square feet</p> <p>^{5P} Site plan review required for all conditional uses</p>
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2101.E DISTRICT STANDARDS

- (1) New principal buildings within this district must be compatible in placement, scale, form, massing and materials with historic buildings in the district.
- (2) New residential garages (including attached garages) must be located and designed so that any road-facing garage doors are set back at least 8 feet behind the frontline of the dwelling. Side or rear facing garage entries are encouraged. Non-residential garage and service entrances must be located to the side or rear.
- (3) New accessory buildings in this district must be compatible in scale, style and materials with the associated principal building.