

- (18) Commercial cordwood operations (not including logging or processing of wood cut on-site, which are considered agricultural operations).
- (19) Cemetery with on-site crematory services
- (20) Solar installations.

Section 3.3 RURAL RESIDENTIAL DISTRICT 1

PURPOSE: To allow low density, rural residential development in an area with existing or potential access to public sewer and water facilities and access to major transportation routes. Development that preserves significant natural resources is encouraged.

3.3.1 DISTRICT BOUNDARIES AND LIMITS

This district encompasses all of the land east of Route #116 which is not in any other district.

3.3.2 PERMITTED USES

- (1) One-family separate dwellings, not to exceed one dwelling on each lot.
- (2) Commercial agricultural operations and accessory uses thereto.
- (3) Agricultural accessory uses.
- (4) Commercial forest management.
- (5) Forest management accessory uses.
- (6) Buildings, structures, and uses owned and operated by the municipality.
- (7) Two-family dwellings, each such structure on a lot which is at least twice the minimum size required for a single-family dwelling.
- (8) PUDs are permitted in accordance with the conditions set forth in Section 4.5.
- (9) Dead storage.
- (10) Cemetery.
- (11) Bed & breakfast

3.3.3 CONDITIONAL USES

- (1) Multi-family dwellings of 3 or 4 units, only as part of a PUD, and not to exceed three (3) bedrooms per unit. The number of units per lot shall be limited in relation to the lot size in the same manner as a one-family dwelling.
- (2) Places of worship, including parish houses.
- (3) Outdoor recreational facilities such as public playgrounds, golf clubs, swimming pools, tennis courts, fishing and hunting preserves, and cross-country ski trails.
- (4) Without regard to height limitations: railroads, public utility towers, high-voltage transmission lines, substations, radio and television antennae, windmills, and other similar structures.
- (5) Manure pits or lagoons or any manure-storage facility.
- (6) Retail sale of substantially unprocessed agricultural products.
- (7) Day-care facilities.
- (8) Inn.
- (9) Campgrounds for temporary accommodation for tourists with tents and/or travel trailer provided, however, that the owner of such established camp site shall provide adequate sewer disposal facilities and potable water supply, and provided further conditions or restrictions as are necessary to insure the proper disposal of sewage and safe provision of water usage.
- (10) The excavation and processing of sand and gravel subject to the provision of Section 5.13.

- (11) Public and private educational institutions, and accompanying customary recreation areas.
- (12) Public and private hospitals and other public institutions for general medical care.
- (13) Cemetery with on-site crematory services
- (14) Solar installations.

Section 3.4 RURAL RESIDENTIAL DISTRICT 2

PURPOSE: To promote sustainable forest-based land uses (e.g., timber & fuel wood production, recreation, sugaring, biodiversity & wildlife habitat protection, etc.) on land so suited, and allow for low density rural development that preserves important natural and cultural resources. Forests, dynamic topography, and large blocks of conserved public land (e.g., Town Forest, Fred Johnson Wildlife Management Area) dominate this district, and help define a critical aspect of Hinesburg’s rural character. The working forest and natural ecosystems shall continue to be the focus of this district, with a priority on forest-based land uses – both existing and potential. Innovative land uses listed below that serve to perpetuate the form and function of this working landscape are anticipated and encouraged.

Development densities will remain low relative to the rest of the town. Existing residential development is strongly associated with the four major hill roads (Sherman Hollow Rd, Texas Hill Rd, Hayden Hill Rd, Lincoln Hill Rd) plus Hollow Road to the south. When the residential density along these roads is averaged with the large areas of undeveloped core forest, the overall district has one of the lowest residential development densities in Hinesburg. Innovative residential development designs (e.g., clustering, smart siting of homes near/around compatible site features, variable lot sizes, etc.) are encouraged to reduce impact on important natural resources, as long as overall density remains low. Patterns of development shall serve to preserve existing core wildlife habitat, to retain access to other blocks of undeveloped forest land over 25 acres in size, and to work in concert with the natural topography and site limitations. Conflicts between development and important forest resource areas shall be minimized to retain the primary focus and function of this district.

3.4.1 DISTRICT BOUNDARIES AND LIMITS

This district encompasses all the land, which is not in Industrial District 1, which lies east of the Richmond Road, North Road, and Route #116 (from its intersection with North Road to the southerly line of the Town of Hinesburg).

3.4.2 PERMITTED USES

- (1) One-family separate dwellings, not to exceed one dwelling on each lot.
- (2) Two-family dwellings, each such structure on a lot which is at least twice the minimum size required for a single-family dwelling.
- (3) Commercial agricultural operations and accessories thereto.
- (4) Agricultural accessory uses
- (5) Commercial forest management
- (6) Forest management accessory uses
- (7) Farm stand
- (8) Bed & breakfast
- (9) PUDs are permitted in accordance with the conditions set forth in Section 4.5.
- (10) Dead storage.