

Land Use under Current Zoning Bylaws

[Condensed and Summarized]

Forest Reserve District FR

Description and Purpose: FR area is the W.Dummerston water supply watershed area. The lands in this area are essentially undeveloped, predominantly forested, and seriously limited for development. They should be protected from development that would contribute to the contamination of ground and surface waters, to erosion and siltation, and to damage to the scenic and natural character of this area. These lands should be **reserved as** open space.

Permitted Uses: Agriculture, Forestry, Conservation, Camp, Reservoir, Single family dwelling, accessory use.

Conditional Uses: None

Lot Area Minimum -- 25 acres

Reserve District RS

Description and Purpose: RS lands are predominantly forested with substantial limitations for development and with high natural or other resource values. They are extensive, essentially undeveloped areas with poor access to an improved public road and to necessary public utilities and community facilities. Reserve lands should be used for agriculture and forestry, and conservation of open space. Such areas should be developed, if at all, for residential uses at intensities low enough to protect their resource values.

Permitted Uses: Ag, Forestry, Conservation, Camp, Single family dwelling, cemetery, acc. use.

Conditional Uses: Earth and Mineral extraction, public utility, communications structure.

Lot Area Minimum -- 10 acres

Conservation District CN

Description and Purpose: CN lands are predominantly undeveloped with high natural, scenic or other special resource values. These lands have substantial limitations for development, including poor access to an improved public road. Conservation areas are not yet committed to residential or commercial use at intensities that preclude maintenance of their rural character, and should be used primarily for agriculture, forestry, and conservation of open space. Such areas should be developed for residential uses at intensities low enough to protect their resource values and to perpetuate the settlement pattern which has traditionally characterized such lands.

Permitted Uses: Ag, Forestry, Conservation, Camp, Single Family dwelling, Reservoir, Cemetery, Acc.

Conditional Uses: Bed & Breakfast, Public Utility, Earth & Mineral Extraction

Lot Area Minimum -- 10 acres

Rural Residential District RR

Description and Purpose: RR areas are those which are already committed to rural development or appear generally suitable for residential and associated uses. These areas should be used to accommodate residential growth, but in a manner that preserves the rural character of the land, discourages sprawl, and is sensitive to physical limitations on development. Agriculture, forestry, and conservation of open space and natural resources should be maintained and encouraged in Rural residential areas. Random location of commercial uses in this district is discouraged.

Permitted Uses: Ag, Forestry, Conservation, Sgl family dwelling, Two family dwelling, acc.

Conditional Uses: Planned unit development (residential only), Multiple family dwelling to 4 units, child care & nursery school, B&B to 7 rooms, Country Inn to 20 rooms, Public utility, place of worship, cemetery, home business, kennel, dumpsters and cargo containers.

Lot Area Minimum -- Residential - 2 acres, Non-Residential - 4 acres

Rural Commercial District RC

Description and Purpose: RC lands fit the criteria for rural residential and appear generally suitable for well-planned and coordinated development of commercial/light industrial uses that require good access to the Town's two major highways. Strip development is discouraged in these areas and should be minimized by shared access points, thoughtful landscaping, and sign control.

Permitted Uses: Ag, Forestry, Conservation, Sgl family dwelling, 2 family dwelling, acc. use, home business, B&B up to 7 rooms.

Conditional Uses: Multiple family dwelling, retail store (including gas station), Country Inn to 20 rooms, Planned Unit Development including mobile home parks, auto service and repair, restaurant, cemetery, office bldg, Kennel/animal hospital, family childcare >6, Places of worship, community ctr, public and private schools, recreational facilities, campgrounds, greenhouse/nursery, bldg trade/repair shop, enclosed storage, warehouse, earth&mineral extraction, dumpsters and portable containers.

Lot Area Minimum -- Residential - 2 acres, Non-residential - 4 acres

Commercial/Light Industrial Districts CI

Description and purpose: These areas are in close proximity to industrial and/or commercial areas in the neighboring Towns of Brattleboro and Putney. Their purpose is to encourage well planned and coordinated development of commercial and industrial uses within the Town.

Permitted Uses: Ag, Forestry

Conditional Uses: Manufacturing/packaging/processing, Warehouse, Bldg Trade/repair shop, Auto service and repair, storage yard, planned unit development, acc. use, Regional solid or hazardous waste, dumpsters and portable containers, Sgl Family dwellings, 2 family dwellings.

Lot Area Minimum -- 3 acres

Village Districts V

Description and Purpose: West Dummerston Village. New residential, commercial and other complementary development within this village should serve the needs of the village and those of the community. Development should occur in densities and uses that will maintain the traditional social and physical character and scale of the village including its historic and scenic resources, and which will not exceed the capability of the lands, waters or town services or facilities to absorb such densities.

Permitted Uses: Sgl Family dwelling, 2 family dwelling, acc. use, recreational facility, B&B to 7 rooms, Community Ctr, Ag, Forestry, Public bldgs including: Post Office, Library, Fire Station, Town Offices, places of worship.

Conditional Uses: Multiple family dwelling, residential care home, schools, Country Inn to 20 rooms, retail store, restaurant, family childcare >6 children, home business, mixed use structures, dumpsters and portable containers.

Lot Area Minimum -- Residential - 1/2 acre, Non-Residential - 1 acre

[Adopted by the Town of Dummerston 1979]