

ARTICLE 2, § 2.4 District Objectives & Uses **Table 2.15** Warren Village Mixed Use District (WVR), approved by the Warren Select Board on January 10th, 2012, Effective January 31, 2012

ARTICLE 2, § 2.4 District Objectives & Uses

Table 2.15 Warren Village Mixed Use District (VMU)

(A) Purpose. The purpose of the Warren Village Mixed Use District is to strengthen Warren Village's status as a Town center in order to promote its social, governmental, commercial and residential functions in the community, while taking special care to protect the residential character and the quality of life enjoyed by its residents.

(B) Permitted Uses

- (1) Accessory Dwelling [see Section 4.1(A)(1)]
- (2) Accessory Use or Structure
- (3) Agriculture (see Section 9.2)
- (4) Forestry (see Section 9.2)
- (5) Group Home (see Section 4.7)
- (6) Home Child Care (see Section 4.5)
- (7) Home Occupation (see Section 4.8)
- (8) Single Family Dwelling

(C) Conditional Uses

- (9) Accessory Dwelling [see Section 4.1(A)(2)]
- (10) Accessory Use or Structure (to a conditional Use)
- (11) Adaptive Re-use (see Section 4.2)
- (12) Bed & Breakfast (see Section 4.10)
- (13) Inn (see Section 4.10)
- (14) Boarding House
- (15) Community Center
- (16) Care Facility
- (17) Cottage Industry
- (18) Cultural Facility
- (19) Day Care Facility (see Section 4.5)
- (20) Duplex Dwelling
- (21) Educational Facility
- (22) General Services
- (23) Gallery/Artist Studio
- (24) Indoor Recreation Facility (as accessory to another permitted or conditional use)
- (25) Inn (see Section 4.10)
- (26) Office
- (27) Mixed Use (see Section 4.11)
- (28) Multi-Family Dwelling
- (29) Personal Service
- (30) Place of Worship (see Section 4.14)
- (31) Office
- (32) Personal/Group Instruction
- (33) PUD (See Article 8, Section (G) Village Standards *not drafted.*)
- (34) Retail
- (35) Public Facility (open; see Section 4.14)
- (36) Restaurant (drive-thru prohibited)
- (37) Senior Housing
- (38) Wastewater Treatment/Collection Facility

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Table 2.1? Warren Village Mixed Use District (VMU)

(D) Dimensional Standards: The following standards shall apply to all development within the Warren Village Mixed Use District

Minimum Lot Size:	10,000 sq. ft
Maximum Density (dwellings):	4 units/ acre
Maximum Density (lodging rooms):	8 units/acre
Minimum Front Setback:	10 feet
Minimum Side Setback:	10 feet
Minimum Rear Setback:	15 feet
Maximum Lot Coverage:	66%
Maximum Building Height:	35 feet

(E) Supplemental Development Standards

1. Residential component - at least 40% of total enclosed floor space must be dedicated to residential use.
2. Scale of construction space - The scale of new construction should be consistent with that of surrounding buildings. Specifically, buildings shall not exceed the average façade length or area (height times length) of buildings within 200 feet by more than 50%, except by a conditional use. Building orientation, height to width ratio, and placement of doors and window openings should be proportional to those of surrounding buildings where present.
3. Design standards for dwellings - New dwellings shall be designed with compatible materials, scale to existing residential buildings on the same block. Front-loaded garage doors should be located no closer to the street to the dwelling's front facade. Side load side load garages, or detached garages in rear yards, are encouraged.
4. Accessory buildings - Detached accessory dwellings must utilize similar a compatible materials to the principal structure.