

Town of Waterbury, Vermont

Request for Qualifications for Development of a Multi-Family Housing Project at the Former Stanley Wasson Site in Downtown Waterbury

The Town of Waterbury (“Town”) seeks a developer to design, construct, and/or operate and/or own a housing development at the former Stanley Wasson Site. The site is currently owned by the State of Vermont and is a municipal parking lot. The Town has an option to purchase the property for \$400,000. The Town is seeking to purchase the site, and to transfer it to a developer in an amount equal to or greater than the purchase price.

This RFQ is to identify a qualified developer that has the interest and capability of developing this project in a manner that is consistent with the Town’s goals. The Town will review the RFQ responses and will ultimately select a developer. Once selected, the Town will work with the developer on a more formal and detailed development plan for the property.

Site History & Recent Conditions

The site previously housed two buildings that were demolished in 2021. The property is currently owned by the State of Vermont, and the Town has executed an option agreement. Important site information is as follows:

- Dimensional standards for the site are:
 - 20’ setbacks for exterior lot lines, no interior lot setbacks
 - 60’ height restriction
 - No lot coverage restrictions
 - For additional information please see Page 14 of the Town’s Phase 1 Area Zoning Bylaws. For specific use standards for multi-family housing please see page 24.
- Within the Town’s Design Review District.
- Within the Waterbury Village Historic District
- Within the Designated Downtown.
- The majority of the parcel is located within the Flood Hazard Overlay District.
- Municipal water and sewer are available through the Edward Farrar Utility District (EFUD). Current allocation fees, base charges and usage rates can be found at <https://www.waterburyvt.com/departments/billing>. Please note that EFUD is a separate

and distinct municipality from the Town of Waterbury. EFUD has substantial capacity to provide water and sewer service to the site.

Phase 1 Environmental Assessment has been begun. Estimated completion date is September 1, 2025. When completed the information will be posted to www.waterburyvt.com/news-initiatives/stanley-wasson-property-development

Project Goals

The Town has a desire and a need for bringing additional housing to its adjacent walkable Downtown District, as endorsed by the Town's Housing Task Force, the Selectboard, and the town plan. A major objective of the Town's recent zoning bylaws update was to encourage more multi-family housing and density in this area. The selectboard strongly supports redevelopment of the Stanley Wasson site, increasing the Town's housing stock, and growing the grand list. The selectboard seeks to maximize the development potential of the site, while creating an array of housing options for residents.

The Town seeks a developer to design, construct and/or operate a market rate, multi-family residential project on the parcel as a first priority; the Town further welcomes a second project phase that would include an workforce housing component. For purposes of this proposal, the Town defines workforce housing as affordable to individuals earning 80 to 120% of the area median income.

The Town is open to considering different ownership models. There is further support for offering housing opportunities for Waterbury residents who wish to relocate. Creative opportunities and options from a developer that can serve to meet these goals will be welcomed.

Additional considerations are as follows:

- The Town is willing to assist in pursuing funding opportunities, tax credits or other financial assistance for the development project, including serving as the lead agent on financing and grant applications and assuming responsibility for administration of awards.
- Future construction within the 50' height limit would be minimally visible from Main Street; the development will be quite visible to immediate neighbors. A building orientation that minimizes this impact, to the extent possible, will be preferred.
- If space allows, there is town interest in creating a public park or open spaces on the edge of the parcel.

- The Town acknowledges future investments in sidewalks and crosswalks will be an important component to the project. Project designs that connect sidewalks within the parcel to existing and/or future public sidewalks are encouraged.
- A commercial component to the project is not desired, but would be considered if it enhances downtown vibrancy and is required to make the project financially viable.

Deliverables

Firms interested in the project should provide the following:

1. An overall initial proposal for building(s) location, size, and related amenities. To the extent possible a conceptual plan should include the estimated number of units and sufficient detail as to convey design intent, including plans to minimize the impact of the development on neighboring property owners. A schematic site plan or renderings is recommended. For a workforce housing component, the plan should include the proposed duration of affordability.
2. Description of specific Town goals, as outlined above, that will be achieved through completion of the project.
3. Identification of public improvements that may be required to support the project.
4. Detailed descriptions of any zoning variances that may be required, if any.
5. Description of the firm's experience in Vermont on similar sized projects. Specific focus should be given to the firm's ability to construct within a floodplain, and a historic district. Developers experience owning/operating multi-family residential buildings should also be discussed.
6. Description of the firms architectural, design and engineering capabilities, If applicable, include partners and subcontractors.
7. Description of key personnel to be involved in the project.
8. Description and/or demonstration of successful financing model(s) that may be considered.
9. Proposed purchase price for the property.
10. Demonstrated ability to obtain financing for past projects of similar size and scope.

Selection Criteria

Proposals will be evaluated on the strength of the following categories:

- Developers overall vision for the project, including how it aligns with the Town's vision and achieves project goals.
- Qualifications of the developer pertaining to similar projects in Vermont, including projects with affordable and/or senior housing components.
- Overall strength and completeness of the proposal.
- Priority will be given to proposals that offer housing opportunities to current employees of local businesses or critical services, along with those opportunities that provide relocation options for Waterbury residents.
- Any other creative ideas that lend strength to the project and increase community vitality.

The Town reserves the right to reject any and all proposals.

Deadlines and Other Information

August 5, 2025: RFQ Issued

August 29, 2025. Developer questions due. Questions and answers will be provided at www.waterburyvt.com/news-initiatives/stanley-wasson-property-development

Proposals are due by 4:30 pm on Friday, September 26th.

Phase 2: Proposals

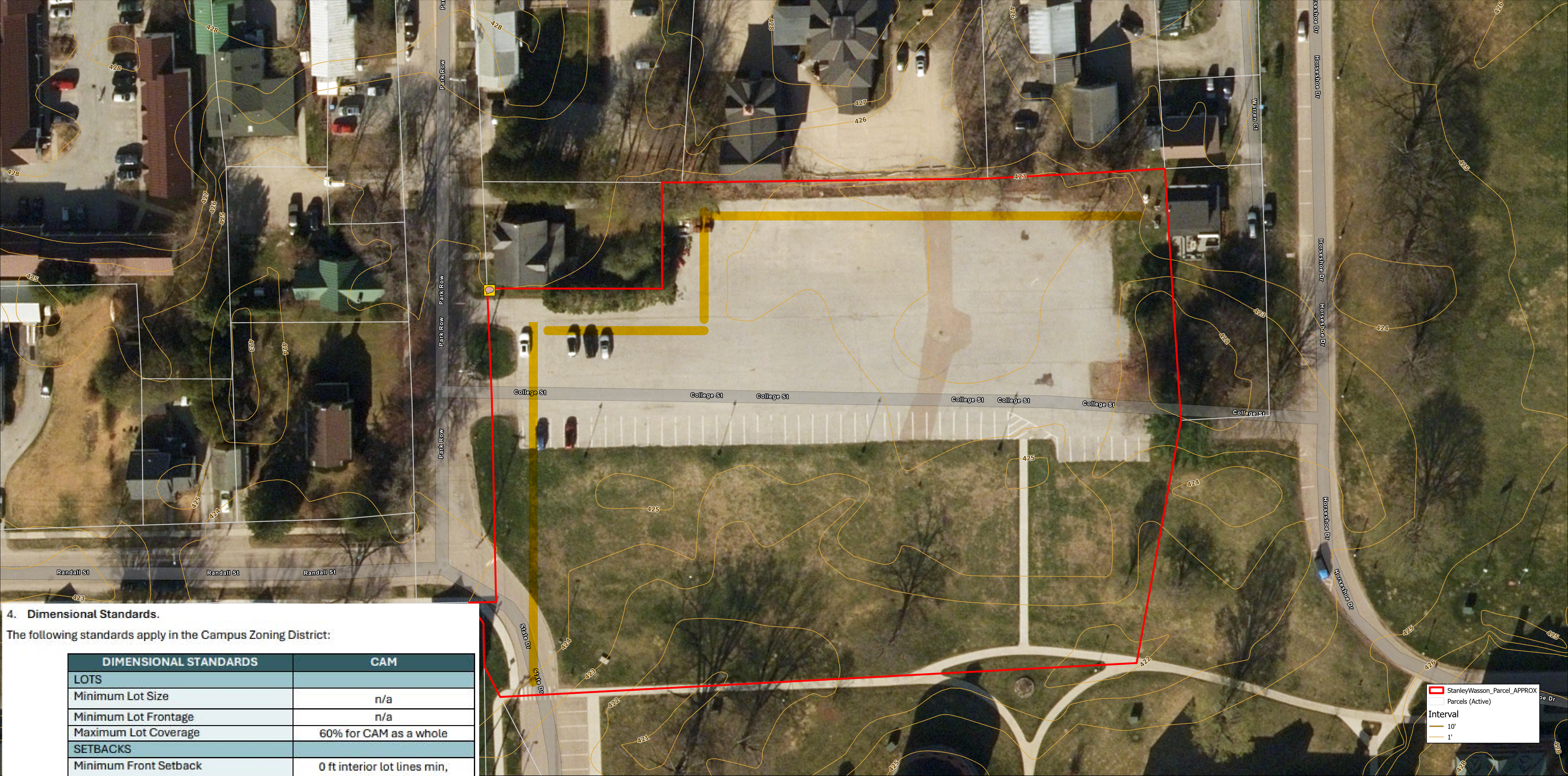
For the selected firm the additional Scope of Work shall include:

1. Meetings with the Town leadership team to review the project and discuss modifications, as appropriate.
2. Finalization of Development Agreement, including a detailed site plan including the following:
 - a. Square footage of building(s), number and type of housing units.
 - b. Site features including parking and location of public amenities.

- c. Schematic building renderings, including elevations and details related to floodplain construction and historic district requirements.
3. Project schedule.
4. Financing plan.

Supporting Documents

- Property Map
- Survey and subdivision as prepared by the State of Vermont
- Phase 1 Environmental Assessment will be provided when available.
- Town of Waterbury Phase 1 Zoning Bylaws (also available at <https://www.waterburyvt.com/departments/zoning/permit#c293>). See “Phase 1 Bylaws”
- Edward Farrar Utility District quarterly rate sheet, and allocation application.



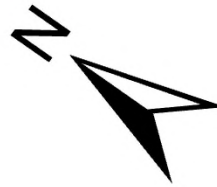
4. Dimensional Standards.

The following standards apply in the Campus Zoning District:

DIMENSIONAL STANDARDS	CAM
LOTS	
Minimum Lot Size	n/a
Minimum Lot Frontage	n/a
Maximum Lot Coverage	60% for CAM as a whole
SETBACKS	
Minimum Front Setback	0 ft interior lot lines min, 20 ft exterior lot lines min,
Maximum Front Setback	n/a
Minimum Side Setback	0 ft interior lot lines min, 20 ft exterior lot lines min,
Minimum Rear Setback	0 ft interior lot lines min, 20 ft exterior lot lines min,
BUILDINGS	
Minimum Lot Frontage Coverage	n/a
Maximum Building Footprint	n/a
Minimum Building or Structure Height	24 ft
Maximum Building or Structure Height	60 ft

Stanley-Wasson Site | Waterbury, VT
Existing Conditions

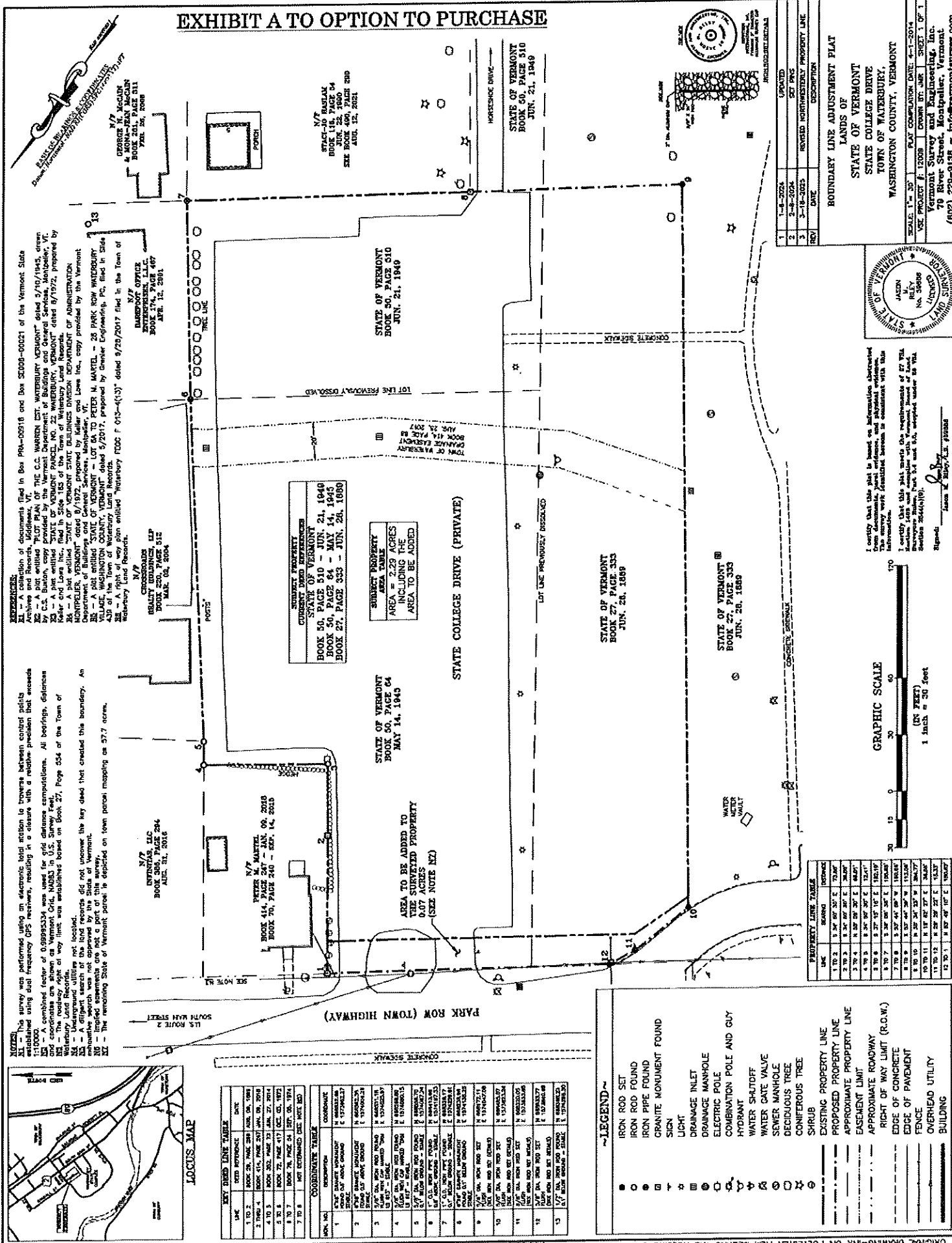
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TOWN OF WATERBURY

UNIFIED DEVELOPMENT BYLAWS

PHASE #1

Article XVI UNIFIED DEVELOPMENT BYLAWS – PHASE #1

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These Bylaws were made possible in part by the help of the Vermont Municipal Planning Grant.

Section 1600 Enactment and Authority

The Town of Waterbury has adopted these Unified Development Bylaws – Phase #1 (“Bylaws”) in accordance with and as authorized by the Vermont Municipal and Regional Planning and Development Act, 24 V.S.A. Chapter 117, §4442, Adoption of bylaws and related regulatory tools; amendment or repeal.

Section 1601 Purpose

The purpose of these Bylaws is to implement the *Waterbury Municipal Plan* and the *Vermont Municipal and Regional Planning and Development Act* by regulating the use and development of land within the Town of Waterbury. These Bylaws are intended to:

1. Provide for orderly and coordinated development;
2. Ensure that land use and development will not adversely impact public health, safety and welfare;
3. Guide land use and development in a manner that is consistent with smart growth principles as defined in 24 V.S.A. § 4302;
4. Promote land use and development that maintains or enhances quality of life and community character;
5. Protect natural, cultural and historic resources;
6. Allow for residential land uses and development as necessary to meet the housing needs of residents; and
7. Allow for a diverse mix of uses, including combined uses on the same parcel and in the same building, and a diversity of higher density housing in the downtown.

Section 1602 Applicability

These Bylaws supersede the Town and Village of Waterbury Zoning Regulations as Amended Through May 16, 2016 (the “2016 Zoning Regulations”) only in the Downtown, Mixed Use, Neighborhood, Campus, Commercial-Industrial, Residential 1, and Conservation Floodplain Zoning Districts depicted on the Zoning District Map, attached at Section 1612, revised March 12th, 2024. The Zoning Districts in Phase 1 (“UDB-P1”) are bound to the south of I-89, north of the Winooski River and the east/west by the town boundaries of Bolton and Middlesex.

All other requirements of the 2016 Zoning Regulations with respect to application processing, review procedures, including but not limited to zoning permit issuance and design, conditional use, site plan and subdivision review, continue to apply in the UDB-P1 Zoning Districts. Any development, including that requiring Site Plan Review and Approval under Section 301 of the 2016 Waterbury Zoning Regulations, shall meet in addition to Section 301, the Standards and Requirements of these Bylaws. These Bylaws supersede the Interim Bylaws for the Downtown Zoning District adopted April 26, 2021.

In the event of a conflict between the 2016 Zoning Regulations and the UDB-P1 Bylaws, the provisions of these Bylaws shall apply. The provisions of Section 1608 Design Review Overlay

District replace and supersede Article XI of the 2016 Waterbury Zoning Regulations, except Sections 1105, 1106, and 1107 of the Zoning Regulations.

Section 1603 Effective Date

These Bylaws will be in effect 21 days from the date of adoption by the Select Board that is July 22nd, 2024, pursuant to 24 V.S.A. § 4442.

Section 1604 Zoning Districts: General Provisions

A. Zoning Districts

These Bylaws establish the following Zoning Districts as shown on the Zoning District Map for UDB-P1 located in Section 1612 and in the Waterbury Zoning and Planning Department and the Town of Waterbury website:

1. Downtown (DWN);
2. Mixed Use (MU);
3. Neighborhood (NH);
4. Residential 1 (R-1);
5. Campus (CAM);
6. Commercial-Industrial (CI); and
7. Conservation Floodplain (CFP).

B. Establishment of Zoning Districts

1. The Zoning Map delineating the boundaries of the various Zoning Districts established in this chapter are incorporated by reference and adopted as part of these Bylaws, and they constitute Waterbury's Official Zoning District Map for UDB-P1.
2. The Zoning District Map is on file in the Waterbury Zoning and Planning Department office. The Zoning District Map shall be used for all measurements and interpretations of the Zoning District and Overlay District boundaries.

C. Interpretation of Zoning District Boundaries

If a specific distance or measurement is not shown on the Zoning District Map, the Zoning Administrator shall interpret the map boundaries in accordance with the following:

1. Boundaries indicated as approximately following roads, railroad lines, power lines or rights-of-way shall be assumed to follow the centerlines of such roads, railroad lines, power lines or rights-of-way;
2. Boundaries indicated as approximately following lot lines or municipal boundaries shall be assumed to follow those lines or boundaries;
3. Boundaries indicated as approximately following rivers, streams, or water bodies shall be assumed to follow the centerlines of such rivers, streams, or water bodies;
4. Zoning Districts shall include any land under rivers, streams, or water bodies lying within them; and
5. The Zoning Administrator shall interpret any of the features depicted to be located where they exist on the ground or as shown on a survey at the time of the interpretation if they vary from their depiction on the Zoning District Map except that a lot merger, boundary line adjustment, or subdivision that changes the location of a lot line shall not change the location of any Zoning District boundary indicated as following that lot line.

D. Types of Uses

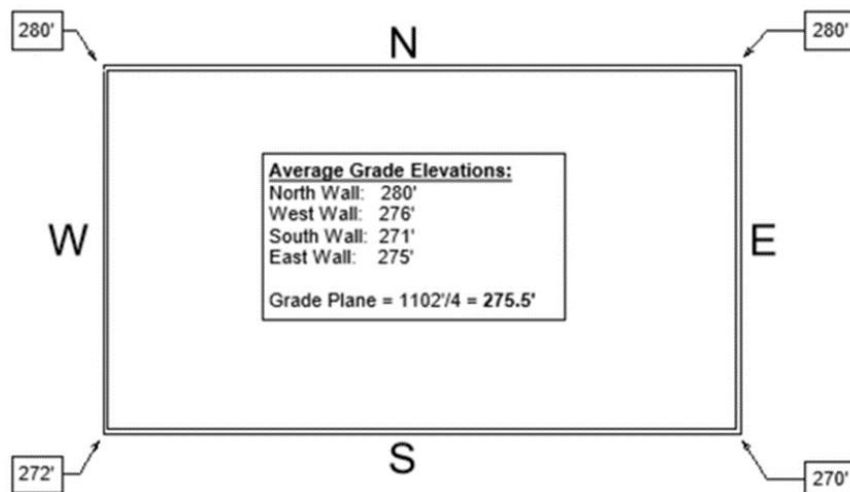
1. **Allowed Uses.** A list of permitted and conditional uses allowed within each Zoning District.
2. **Prohibited Uses.** A use not specifically listed as permitted or conditional in a Zoning District is prohibited in that Zoning District.
3. **Nonconforming Lots and Uses.** A use of land that does not conform to these Bylaws or the 2016 Zoning Regulations, but did conform to all applicable laws, ordinances, and bylaws prior to the enactment of the present bylaws, including a use improperly authorized as a result of error by the administrative officer.
4. **Multiple and Mixed Uses.** A structure used for one or any combination of uses allowed in the applicable Zoning District upon obtaining all necessary permits or approvals under these Bylaws for each use.
5. **Accessory Use.** An Accessory Use shall be a permitted or conditional use in the applicable Zoning District, and shall require all applicable permits.

E. Dimensional Requirements

See Dimensional Standards (Section 1605), Dimensional Table (Section 1611), and Dimensional Definitions (1609.c).

1. **Applicability.** Development shall conform to the dimensional standards for the applicable Zoning District provided that any permanent right-of-way or easement shall not be included when determining the area of a given lot.
2. **Buildings and Accessory Structures.** Landowners may locate more than one building on a lot in accordance with the standards below and upon obtaining all necessary permits or approvals under these Bylaws:
 - a. Each building shall meet the applicable dimensional standards of the Zoning District in accordance with these Bylaws;
 - b. Approval of multiple buildings on a lot will not constitute a right to separately convey those structures unless the subject lot is lawfully subdivided in accordance with the provisions of the 2016 Zoning Regulations; and
 - c. An accessory structure may be located on a lot in accordance with the provisions of these Bylaws and meets the dimensional standards in the applicable Zoning along with the requirements set forth in Sec. 1. 24 V.S.A. § 4412.
3. **Lot Frontage.** All lots shall have the minimum frontage on a public or private road required for the applicable Zoning District in accordance with the following:
 - a. **Pre-Existing Lots.** An existing lot without the minimum required frontage on a maintained public or private road shall have access to such a road over a permanent easement or right-of-way not less than 30 feet wide for single-family and two-family residential lots and 50 feet wide for all other lots;
 - b. **Corner Lots.** Lots that front on the intersection of at least two roads forming a corner lot, will only be required to meet minimum frontage requirements on the road from which the lot will be accessed;
 - c. **New Lots.** All new lots created under these Bylaws shall have the minimum frontage on a maintained public or private road unless the Development Review Board:
 - i) Approves a lot with less frontage as part of a planned unit development;

- ii) Approves a waiver to reduce the frontage requirement to not less than 30 feet for irregularly shaped lots or lots accessed by a shared driveway; or
 - iii) Approves a waiver to reduce or eliminate the frontage requirement for lots restricted to agriculture, forestry, or open spaces uses through a legally enforceable and permanent means such as a conservation easement.
4. **Setbacks.** Development shall meet applicable setback requirements as follows:
- a. All buildings and structures subject to these Bylaws shall be setback from roads and property lines as required for the applicable Zoning District;
 - b. Lots with frontage on more than one road shall meet front setback requirements on each road and shall meet side setback requirements on the remaining sides;
 - c. Setback requirements shall apply to lots in common ownership to the same extent as if the lots were not in common ownership; and
 - d. Front setbacks shall be measured from the edge of the right-of-way except if the right-of-way is less than 50 feet or if the location of the right-of-way is uncertain, the front setback shall be measured from a line 25 feet from and parallel with the centerline of the road.
5. **Height.**
- a. No building or structure shall exceed the height limit applicable to the Zoning District where it is located. This limit shall not apply to farm buildings, flagpoles, radio or television antenna, or similar features such as spires, cupolas, chimneys, ventilators, mechanical equipment, tanks, or similar parts of a building provided that they occupy not more than ten (10) percent of the floor area of such a building and are not used for any human occupancy.
 - b. Building or structure height shall be measured from the average pre-construction elevations at each corner measured to the highest point of the building or structure. See example below.



6. **Lot Coverage.**
- a. Total amount of impervious surface as a percentage of total lot area; and
 - b. "Impervious surface" means those man-made surfaces, including paved and unpaved roads, parking areas, roofs, driveways, and walkways, from which precipitation runs off rather than infiltrates. Section 10 V.S.A § 1264

Section 1605 Zoning Districts

A. Downtown Zoning District (DWN)

1. Zoning District Purpose

The Downtown Zoning District provides concentrated retail, service, office, housing, and other compatible mixed uses in Waterbury's downtown. It is the intent of this district to maintain or enhance the traditional pattern, scale, massing, pedestrian orientation and quality of the built environment in downtown Waterbury.

2. Permitted Uses

The following are permitted uses in the Downtown Zoning District

RESIDENTIAL

- Accessory Dwelling Unit
- Assisted or Supported Living
- Family Childcare Home
- Home Business
- Home Office
- Multi-Family Dwelling (5+ Units)
- Residential Care and Group Home
- Three- or Four-Family Dwelling
- Two-Family Dwelling

LODGING

- Bed and Breakfast
- Inn
- Short-Term Rental

COMMERCIAL

- Auto or Equipment Repair Service, up to 4,000 sf
- Catering or Commercial Kitchen
- Office, Professional, Business or Administrative Service, up to 4,000 sf
- Open Market or Auction House, up to 4,000 sf
- Personal Services, up to 4,000 sf
- Restaurant or Bar, up to 4,000 sf
- Retail Sales, up to 4,000 sf

ARTS, ENTERTAINMENT, AND RECREATION

- Artist Gallery or Studio, up to 4,000 sf
- Museum, up to 10,000 sf
- Performance or Movie Theater, up to 4,000 sf
- Recreation, Indoor, up to 4,000 sf

CIVIC AND COMMUNITY

- Child Daycare
- Clinic or Outpatient Care Services, up to 4,000 sf
- Educational institution
- Farmers' Market
- Funeral and Cremation Services, up to 10,000 sf
- Government Facility
- Recreation or Park, Public Outdoor
- Religious Institution
- Social Assistance and Charitable Services

INDUSTRIAL

- Food or Beverage Manufacturing, up to 10,000 sf.
- Light Industry, up to 10,000 sf.

3. Conditional Uses

The following are conditional uses in the Downtown Zoning District:

RESIDENTIAL

- Skilled Nursing Facility

LODGING

- Hotel or Motel

COMMERCIAL

- Auto or Equipment Repair Service, 4,000 sf or more.
- Event facility
- Office, Professional, Business or Administrative Service, 4,000 sf or more.
- Open Market or Auction House, 4,000 sf or more.
- Personal Services, 4,000 sf or more.
- Restaurant or Bar, 4,000 sf or more.
- Retail Sales, 4,000 sf or more

INDUSTRIAL

- Information Services
- Passenger Transportation Facility

ARTS, ENTERTAINMENT, AND RECREATION

- Artist Gallery or Studio, 4,000 sf or more.
- Museum, 10,000 sf or more.
- Performance or Movie Theater, 4,000 sf or more.
- Recreation, Indoor, 4,000 sf or more.

CIVIC AND COMMUNITY

- Clinic or Outpatient Care Services, 4,000 sf or more.
- Funeral and Cremation Services, 10,000 sf or more.

4. Dimensional Standards

The following standards apply in the Downtown Zoning District:

DIMENSIONAL STANDARDS	DWN
LOTS	
Minimum Lot Size	4,000 sf
Minimum Lot Frontage	30 ft
Maximum Lot Coverage	100%
SETBACKS	
Minimum Front Setback	0 ft
Maximum Front Setback	10 ft
Minimum Side Setback	0 ft
Minimum Rear Setback	0 ft
BUILDINGS	
Minimum Lot Frontage Coverage	60%
Maximum Building Footprint	10,000 sf
Minimum Building or Structure Height	24 ft
Maximum Building or Structure Height	60 ft

B. Mixed Use Zoning District (MU)

1. Zoning District Purpose.

The Mixed-Use Zoning District is a focal point for development in the community that accommodates a variety of housing opportunities with a mix of small-scale commercial, service and other compatible uses. It is the intent of this district to maintain or enhance a traditional village character, pattern, scale, massing and pedestrian-friendly setting.

2. Permitted Uses.

The following are permitted uses in the Mixed-Use Zoning District:

RESIDENTIAL

- Accessory Dwelling Unit
- Family Childcare Home
- Home Business
- Home Office
- Multi-Family Dwelling (5+ Units)
- Residential Care and Group home
- Three- or Four-Family Dwelling
- Two-Family Dwelling

LODGING

- Bed and Breakfast
- Inn
- Short-Term Rental

COMMERCIAL

- Personal Services, up to 1,500 sf
- Restaurant or Bar, up to 1,500 sf
- Retail Sales, up to 1,500 sf

ARTS, ENTERTAINMENT, AND RECREATION

- Recreation, indoor, up to 1,500 sf
- Artist gallery or studio, up to 1,500 sf
- Museum, up to 1,500 sf.

CIVIC AND COMMUNITY

- Child Daycare
- Clinic or Outpatient Care Services, up to 1,500 sf
- Educational institution
- Farmers' Market
- Government Facility
- Recreation or Park, Public Outdoor
- Religious Institution
- Social Assistance and Charitable Services
- Funeral and cremation services, up to 1,500 sf.

3. Conditional Uses.

The following are conditional uses in the Mixed-Use Zoning District:

RESIDENTIAL

- Assisted or Supported Living
- Single-Family Dwellings
- Skilled Nursing Facility

LODGING

- Hotel or Motel

COMMERCIAL

- Catering or Commercial Kitchen, up to 2,500 sf
- Office, Professional, Business or Administrative Service
- Restaurant or Bar, 1,501-4,000 sf
- Auto or Equipment Repair Service, up to 4,000 sf.
- Personal Services, 1,501-4,000 sf.
- Retail sales, 1,501-4,000 sf.

INDUSTRIAL

- Food or Beverage Manufacturing, up to 1,400 sf
- Information Services
- Light Industry, up to 2,500 sf
- Passenger Transportation Facility

ARTS, ENTERTAINMENT, AND RECREATION

- Artist Gallery or Studio, greater than 1,501-4,000 sf
- Museum, greater than 1,501-4,000 sf
- Performance or Movie Theater, up to 4,000 sf
- Recreation, Indoor, 1,501-4,000 sf

CIVIC AND COMMUNITY

- Clinic or Outpatient Care Services, greater than 1,501-4,000 sf
- Funeral and Cremation Services, up to 1,501-4,000 sf

4. Dimensional Standards.

The following standards apply in the Mixed-Use Zoning District:

DIMENSIONAL STANDARDS	MU
LOTS	
Minimum Lot Size	4,000 sf
Minimum Lot Frontage	30 ft
Maximum Lot Coverage	80%
SETBACKS	
Minimum Front Setback	0 ft
Maximum Front Setback	n/a
Minimum Side Setback	4 ft
Minimum Rear Setback	8 ft
BUILDINGS	
Minimum Lot Frontage Coverage	60%
Maximum Building Footprint	8,000 sf
Minimum Building or Structure Height	24 ft
Maximum Building or Structure Height	48 ft

C. Neighborhood (NH)

1. Zoning District Purpose.

The Neighborhood Zoning District provides for residential uses in areas near public services and infrastructure. It is the intent of this Zoning District to promote higher density housing and the option for future neighborhood - compatible commercial uses in proximity to the locally designated growth centers and the state Designated Downtown

2. Permitted Uses.

The following are permitted uses in the Neighborhood Zoning District:

RESIDENTIAL

- Accessory Dwelling Unit
- Family Childcare Home
- Home Office
- Multi-Family Dwelling (5+ Units)
- Residential Care and Group home
- Single-Family Dwelling
- Three- or Four-Family Dwelling
- Two-Family Dwelling

COMMERCIAL

- Personal Services, up to 1,500 sf
- Retail Sales, up to 1,500 sf

LODGING

- Bed and Breakfast
- Short-Term Rental

CIVIC AND COMMUNITY

- Farmers' Market
- Recreation or Park, Public Outdoor
- Clinic or outpatient services, up to 1,500 sf

ARTS, ENTERTAINMENT, AND RECREATION

- Museum, up to 1,500 sf
- Artist Gallery, up to 1,500 sf

3. Conditional Uses.

The following are conditional uses in the Neighborhood Zoning District:

RESIDENTIAL

- Assisted or Supported Living
- Home Business
- Skilled Nursing Facility

COMMERCIAL

- Personal Services, 1,501-4,000 sf
- Restaurant or Bar, up to 1,500 sf
- Artist Gallery
- Retail sales, up to 1,501-4,000 sf

LODGING

- Inn

CIVIC AND COMMUNITY

- Child Daycare
- Clinic or Outpatient Services, 1,501-4,000 sf
- Educational institution
- Government Facility
- Religious Institution
- Social Assistance and Charitable Services

ART, ENTERTAINMENT, AND RECREATION

- Artist gallery or studio, 1,501-4,000 sf
- Museum, 1,501 sf-4,000 sf

4. Dimensional Standards.

The following standards apply in the Neighborhood Zoning District:

DIMENSIONAL STANDARDS	NH
LOTS	
Minimum Lot Size	4,000 sf
Minimum Lot Frontage	45 ft
Maximum Lot Coverage	80%
SETBACKS	
Minimum Front Setback	12 ft
Maximum Front Setback	n/a
Minimum Side Setback	8 ft
Minimum Rear Setback	12 ft
BUILDINGS	
Minimum Lot Frontage Coverage	n/a
Maximum Building Footprint	6,000 sf
Minimum Building or Structure Height	n/a
Maximum Building or Structure Height	48 ft

D. Campus (CAM)

1. Zoning District Purpose.

The Campus Zoning District is established to protect and enhance architectural and historic resources, the character of the area as described in the Municipal Plan; encourage a consistently high standard of design in new construction and renovations; to support a pedestrian-oriented area; and strengthen the community's economic vitality and the Zoning District's historic function as a center for commerce, government, and housing.

2. Permitted Uses.

The following are permitted uses in the Campus Zoning District:

RESIDENTIAL

- Home Office
- Skilled Nursing Facility

COMMERCIAL

- Event facility
- Office, Professional, Business or Administrative Services

ARTS, ENTERTAINMENT, AND RECREATION

- Museum

CIVIC AND COMMUNITY

- Child Daycare
- Clinic or Outpatient Care Services
- Educational institution
- Farmers' Market
- Government Facility
- Recreation or Park, Public Outdoor
- Religious Institution
- Social Assistance and Charitable Services

3. Conditional Uses.

The following are conditional uses in the Campus Zoning District:

RESIDENTIAL

- Assisted or Supported Living
- Multi-Family Dwelling (5+ Units)

COMMERCIAL

- Personal Services
- Retail Sales

CIVIC AND COMMUNITY

- Hospital or Inpatient Care Services

4. Dimensional Standards.

The following standards apply in the Campus Zoning District:

DIMENSIONAL STANDARDS	CAM
LOTS	
Minimum Lot Size	n/a
Minimum Lot Frontage	n/a
Maximum Lot Coverage	60% for CAM as a whole
SETBACKS	
Minimum Front Setback	0 ft interior lot lines min, 20 ft exterior lot lines min,
Maximum Front Setback	n/a
Minimum Side Setback	0 ft interior lot lines min, 20 ft exterior lot lines min,
Minimum Rear Setback	0 ft interior lot lines min, 20 ft exterior lot lines min,
BUILDINGS	
Minimum Lot Frontage Coverage	n/a
Maximum Building Footprint	n/a
Minimum Building or Structure Height	24 ft
Maximum Building or Structure Height	60 ft

E. Commercial-Industrial (CI)

1. Zoning District Purpose.

The Commercial-Industrial Zoning District promotes the growth and diversification of Waterbury's economy by offering suitable locations for new or expanded businesses in areas served by existing or planned infrastructure, including manufacturing and multi-family housing.

2. Permitted Uses.

The following are permitted uses in the Commercial-Industrial Zoning District:

RESIDENTIAL

- Home Office

COMMERCIAL

- Catering or Commercial Kitchen
- Lawn, Garden, Farm and Building Supply Store
- Office, Professional, Business or Administrative Service
- Open Market or Auction House
- Outdoor Sales, Rental or Leasing
- Veterinary, Pet or Animal Service

INDUSTRIAL

- Food or Beverage Manufacturing, up to 10,000 sf
- Information Services
- Light Industry, up to 10,000 sf
- Metal Fabrication Shop
- Passenger Transportation Facility
- Self-Storage Services
- Wholesale Trade / Storage and Distribution Services (enclosed)

ARTS, ENTERTAINMENT, AND RECREATION

- Artist Gallery or Studio
- Recreation, Indoor

CIVIC AND COMMUNITY

- Clinic or Outpatient Care Services
- Farmers' Market
- Government Facility
- Recreation or Park, Public Outdoor

3. Conditional Uses.

The following are conditional uses in the Commercial-Industrial Zoning District:

RESIDENTIAL

- Home Business
- Multi-Family Dwelling (5+ Units)

COMMERCIAL

- Auto or Equipment Repair Service
- Fueling Station and Carwash
- Personal Services
- Restaurant or Bar
- Retail Sales

INDUSTRIAL

- Composting Services
- Food or Beverage Manufacturing, 10,000 sf or more.
- Freight Transportation Services
- Light Industry, 10,000 sf or more.
- Lumber, Landscaping or Construction Yard
- Recycling Services

ARTS, ENTERTAINMENT, AND RECREATION

- Performance or Movie Theater
- Recreation, Outdoor

CIVIC AND COMMUNITY

- Educational institution
- Funeral and Cremation Services
- Hospital or Inpatient Care Services
- Religious Institution
- Social Assistance and Charitable Services

4. Dimensional Standards.

The following standards apply in the Commercial-Industrial Zoning District:

DIMENSIONAL STANDARDS	CI
LOTS	
Minimum Lot Size	10,000 sf
Minimum Lot Frontage	60 ft
Maximum Lot Coverage	80%
SETBACKS	
Minimum Front Setback	16 ft
Maximum Front Setback	n/a
Minimum Side Setback	12 ft or 20 ft if abutting a residential lot or district
Minimum Rear Setback	12 ft or 20 ft if abutting a residential lot or district
BUILDINGS	
Minimum Lot Frontage Coverage	n/a
Maximum Building Footprint	n/a
Minimum Building or Structure Height	24 ft
Maximum Building Height	48 ft

F. Residential 1 (R-1)

1. Zoning District Purpose.

The Residential 1 Zoning District provides for residential uses in a rural setting. It is the intent of this Zoning District to accommodate housing that will meet the needs of current and future residents while minimizing adverse impacts on environmental quality.

2. Permitted Uses.

The following are permitted uses in the Residential 1 Zoning District:

RESIDENTIAL

- Accessory Dwelling Unit
- Assisted or Supported Living
- Family Childcare Home
- Home Business
- Home Office
- Residential Care and Group home
- Single-Family Dwelling
- Three- or Four-Family Dwelling
- Two-Family Dwelling

LODGING

- Bed and Breakfast
- Short-Term Rental

CIVIC AND COMMUNITY

- Farmers' Market
- Recreation or Park, Public Outdoor

3. Conditional Uses.

The following are conditional uses in the Residential 1 Zoning District:

RESIDENTIAL

- Home Industry
- Multi-Family Dwelling (5+ Units)
- Skilled Nursing Facility

CIVIC AND COMMUNITY

- Child Daycare
- Religious Institution

LODGING

- Inn

ARTS, ENTERTAINMENT, AND RECREATION

- Campground

COMMERCIAL

- Catering or commercial kitchen
- Open market or auction house

4. Dimensional Standards.

The following standards apply in the Residential 1 Zoning District:

DIMENSIONAL STANDARDS	R-1
LOTS	
Minimum Lot Size	1 acre
Minimum Lot Frontage	120 ft
Maximum Lot Coverage	80 %
SETBACKS	
Minimum Front Setback	20 ft
Maximum Front Setback	n/a
Minimum Side Setback	8 ft
Minimum Rear Setback	12 ft
BUILDINGS	
Minimum Lot Frontage Coverage	n/a
Maximum Building Footprint	8,000 sf
Minimum Building or Structure Height	n/a
Maximum Building or Structure Height	48 ft

G. Conservation Floodplain (CFP)

1. Zoning District Purpose.

The Conservation Floodplain Zoning District protects Waterbury's environmental quality and rural character. This district provides for and conserves land that is maintained in a primarily unimproved natural state.

2. Permitted Uses.

The following are permitted uses in the Conservation Floodplain Zoning District:

- None

3. Conditional Uses.

The following are conditional uses in the Conservation Floodplain Zoning District:

ARTS, ENTERTAINMENT, AND RECREATION

- Recreation or Park, Public Outdoor

4. Dimensional Standards.

No structures are allowed in the Conservation Floodplain Zoning District.

Section 1606 Specific Use Standards

A. Accessory Dwelling Unit (ADU)

1. An ADU shall:
 - a. Be located within or appurtenant to a Single-Family Dwelling or Two-Family dwelling, on an owner-occupied lot;
 - b. Be subordinate and incidental to the primary structure;
 - c. It may be located in a structure that is separate from the primary structure;
 - d. Have provisions for independent living, including sleeping, food preparation and sanitation; and
 - e. Have sufficient wastewater capacity in compliance with state bylaws.
2. An ADU shall not exceed 1,400 square feet or 30% of the habitable floor area of the primary dwelling (prior to the creation of the ADU) up to a maximum of 1,400 square feet, whichever is greater; and meet the applicable dimensional standards of the Zoning District.
3. No more than one ADU can be associated with and appurtenant to either a Single-Family Dwelling or Two-Family Dwelling.
4. An ADU will be considered an Accessory Use of a residential property.
5. The landowner shall reside on the property, but may occupy the main dwelling or the ADU.

B. Auto or Equipment Repair Service

1. An Auto or Equipment Repair Service shall:
 - a. Carry out all repair or service activities within an enclosed building;
 - c. Carry out any body work, painting or other activities that will produce dust, fumes or odors within an enclosed building with a properly functioning ventilation system that meets state and federal requirements; and
 - d. Locate any washing, lubrication, hydraulic or similar equipment within a building with a properly functioning system for collecting and preventing release of oils or other hazardous materials that meets state and federal requirements;
2. Vehicles or other goods, including those awaiting repair or pick-up, shall not be parked or stored within minimum required setbacks for the applicable Zoning District; and
3. All outdoor storage associated with the Auto or Equipment Repair Service shall meet all Development Standards in these Bylaws.

C. Bed and Breakfast

1. A Bed and Breakfast shall:
 - a. Be located within a Single-Family Dwelling or an accessory structure to a Single-Family Dwelling;
 - b. Be operated by a resident of the dwelling;
 - c. Be licensed by the State;
 - d. Not have more than 5 bedrooms that are used to house guests;
 - e. Not house any guest for a continuous period of more than 30 days; and
 - f. Not offer meals to the general public.

2. A Bed and Breakfast shall provide guest parking in accordance with Section 414 of the 2016 Zoning Regulations, including meeting the minimum parking requirements for lodging uses. Guest parking shall not be located within the driveway or between the front lot line and the dwelling; and
3. A Bed and Breakfast may have a sign that shall have no more than two (2) faces and shall not exceed four (4) square feet.

D. Event Facility

1. An Event Facility shall require Site Plan Review and Approval.
2. An Event Facility shall:
 - a. Be licensed by the State;
 - b. Not have outdoor seating or other outdoor areas for patron or guest use except as specifically shown on an approved Site Plan;
 - c. Not have an amplified sound system playing from outside an enclosed building or from within an open-air structure unless otherwise approved by the Development Review Board.
 - d. Provide sound-proofing for any wall, ceiling or floor that is shared with a residential use if within a mixed-use building.

E. Fueling Station and Carwash

1. The provisions of this section apply to new fueling stations and existing fueling stations being modified or expanded.
2. Fueling stations shall:
 - a. Be located at least 500 feet from any other fueling station as measured between the property lines at their closest point;
 - b. Locate all fuel pumps and islands at least 35 feet from side and rear lot lines;
 - c. Not locate accessory equipment such as self-service vacuums or air pumps within minimum required setbacks for the applicable Zoning District and within 20 feet of the property line with a residential lot; and
 - d. Meet all Development Standards of these Bylaws.
3. New or replacement fuel station canopies shall:
 - a. Not extend over minimum required setbacks for the applicable Zoning District or public rights-of-way;
 - b. Not exceed 18 feet in height if the roof will be flat or 24 feet in height if the roof will be pitched;
 - c. Not incorporate franchise designs or corporate identification elements; and
 - d. Be architecturally integrated with the principal building through the use of the same or compatible materials, colors, roof pitch and design features.
4. An electric vehicle charging station located within a parking lot or structure will not be considered a fueling station and shall not be subject to the provisions of this section.
5. A Carwash shall:
 - a. Carry out all washing and mechanized drying activities within an enclosed building except that self-service bays may be open on two sides;
 - b. Not operate between the hours of 9 p.m. and 7 a.m.;

- c. Not locate accessory equipment such as self-service vacuums or air pumps within minimum required setbacks for the applicable Zoning District or within 20 feet of the property line with a residential use;
 - d. Meet all Development Standards in these Bylaws; and
 - e. Have a properly functioning wastewater capture and recycling system.
6. The provisions of this section apply to any Carwash established as a permanent use. They do not apply to any temporary car-washing events or the washing of vehicles on the vehicle owner's property.

F. Home Occupations

These standards apply to the following three uses: Home Office, Home Business and Home Industry. These Bylaws do not infringe on the right of any resident to use a minor portion of a residential property for an occupation which is customary in a residential area and which does not have an undue adverse effect on the character of the area in which it is located. These standards also provide guidance for Home Business and Home Industry uses to allow modest uses of one's dwelling provided the neighborhood is protected from undue adverse effect.

1. **Home Office.** No zoning permit shall be required for a Home Office provided:
 - a. All activities occur inside of the dwelling unit;
 - b. The activity does not involve signs, public access, or any outdoor storage or display; and
 - c. The Home Office only employs residents of the dwelling.
2. **Home Business.**
 - a. A Home Business shall be considered an Accessory Use of residential property;
 - b. A Home Business must be subordinate to the residential use of the property;
 - c. No traffic shall be generated in volumes that would exceed what would be expected from a residential use in the neighborhood;
 - d. The Home Business shall not generate noise, smoke, vibrations, dust, glare, odor, electrical interference, or heat which is detectable at the property line, or which otherwise presents a hazard to public health and safety, or to neighboring properties;
 - e. A Home Business shall not be primarily retail in nature, except that the sales of goods online shall be allowed;
 - f. The size of the Home Business shall meet both of the following: occupy not more than a total of 1,400 square feet and be less than 50% of the habitable floor area of the dwelling;
 - g. Additional Conditions for a Home Business require the following:
 - iv) Be conducted by the residents of the residential property and up to two non-resident employees on-site at any time;
 - v) Not have commercial vehicles other than passenger vehicles (e.g. cars, vans, pick-up trucks) associated with the business parked on the premises; and
 - vi) Not allow outdoor storage or display.
 - h. A Home Business may have a sign that shall have no more than two (2) faces and shall not exceed two (2) square feet.
3. **Home Industry.**
 - a. A Home Industry shall require Site Plan Review and Approval with notices to abutting properties and all dwelling units on the lot;
 - b. The Home Industry shall not generate noise, smoke, vibrations, dust, glare, odor, electrical interference or heat which is detectable at the property line, or which otherwise presents a hazard to public health and safety, or to neighboring properties;

- c. A Home Industry shall meet the Development Standards;
- d. Hours of operation will be established by the Development Review Board as condition of approval, however shall not operate earlier than 7 a.m. or later than 7 p.m.;
- e. Not be primarily retail in nature, except for online sales of goods; and
- f. Additional Conditions for a Home Industry require the following:
 - i) It may not occupy more than 50% of the habitable floor area of the dwelling, but may occupy any amount of space in one or more accessory buildings;
 - ii) It shall be conducted on-site by residents of the dwelling, and no more than four non-resident employees on-site at any one time;
 - iii) A Home Industry may have one sign that shall have no more than two (2) faces and shall not exceed four (4) square feet;
 - iv) Any exterior storage of materials and equipment associated with the Home Industry shall be limited to a clearly designated area approved by the Development Review Board. The area shall meet all applicable setbacks and avoid adverse impacts to neighboring properties or the public right-of-way;
 - v) The Development Review Board may require greater setbacks or require screening as a condition of approval; and
 - vi) The applicant shall demonstrate that the volume of traffic generated by the commercial activity does not alter the essential character of the neighborhood or impair the use of other properties.
 - vii) A Home Industry shall not include any use prohibited in the Zoning District where it is located. A Home Industry may include businesses such as landscaping, property maintenance, and firewood processing.

G. Hotel or Motel

1. A Hotel or Motel shall require Site Plan Review and Approval and shall:
 - a. Be licensed by the State;
 - b. Be limited to a maximum number of guestrooms that does not exceed 1 per 400 square feet of gross floor area;
 - c. Not house any guest or tenant for a continuous period of more than 30 days except in an extended stay room that meets the standards below; and
 - d. Provide common open space that is:
 - i) Located in one or more areas conveniently accessible to guests or tenants with no area being less than 30 feet in any dimension;
 - ii) Be designed with seating areas and other passive recreation facilities to be available to all guests or tenants; and
 - iii) Be landscaped with trees, shrubs, groundcover or ornamental plants.
2. Extended stay rooms shall:
 - i) Provide guests or tenants with a private, secured space for their exclusive use; and
 - ii) Meet the minimum requirements for independent living, including sleeping, food preparation and sanitation.
3. A hotel may offer meals or other services (e.g., spa, fitness center, meeting rooms) to the guests. A hotel or motel may include uses such as restaurants, event facilities, or indoor recreation that are open to the general public; however, those uses shall be reviewed as separate uses.

H. Inn

1. An Inn shall require Site Plan Review and Approval and shall:
 - a. Be licensed by the State;
 - b. Not have more than 14 bedrooms that are used to house guests; and
 - c. Not house any guest for a continuous period of more than 30 days.
2. An Inn may offer meals or other services (e.g., spa, fitness center, meeting rooms) to the guests. If these services are offered to the general public they shall be reviewed as separate uses under the applicable review;
3. An Inn shall provide guest parking in accordance with Section 414 of the 2016 Zoning Regulations, including meeting the minimum parking requirements for lodging uses. Guest parking shall not be located within the driveway or between the front lot line and the dwelling; and
4. An Inn may have a sign that shall have no more than two (2) faces and shall not exceed twenty-five (25) square feet.

I. Lawn, Garden, Farm, and Building Supply Store

A Lawn, Garden, Farm, and Building Supply Store shall:

1. Only display or store merchandise outside an enclosed structure in designated display or storage areas as shown on the approved site plan;
2. Not locate outdoor display or storage areas within minimum setbacks for the applicable Zoning District;
3. Not display or store merchandise within travel ways (driveways, parking aisles, sidewalks, etc.), fire lanes, loading areas, service areas, or required customer or employee parking spaces;
4. Meet all Development Standards in these Bylaws; and
5. Any area used for the display or storage of merchandise will be considered an impervious surface and included in the calculation of lot coverage. The Development Review Board may waive this requirement upon the applicant demonstrating that a display or storage area has been specifically designed and will be maintained to function as a pervious surface in accordance with green stormwater practices as outlined in the current Vermont Stormwater Management Manual Rule and Design Guidance.

J. Lumber, Landscaping, or Construction Yard

1. A Lumber, Landscaping or Construction Yard shall locate storage areas within minimum setbacks for the applicable Zoning District;
2. Install screening along the front lot line if the outdoor storage would otherwise be visible from the road;
3. Install screening along the side and/or rear property lines if outdoor storage would otherwise be visible from abutting properties with a fence in accordance with Landscaping Standards in these Bylaws;
4. Control erosion and sediment transport from any materials stored outdoors in accordance with the current Vermont Stormwater Management Manual Rule and Design Guidance;

5. Not store hazardous materials, hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage or waste oil; and
6. Not allow equipment or vehicle maintenance or repair activities to occur outside an enclosed building and will be limited to the business owner's vehicles and equipment.

K. Mixed-Use Buildings

Multi-unit, mixed-use buildings shall be designed so that the:

1. Walls and or floors that separate residential and non-residential portions of the building shall be sound-proofed;
2. Entrance(s) to the dwelling units shall be separated from the public and service entrance(s) to the non-residential portions of the building; and
3. Common open space shall be separated and screened from areas of the property accessible to the general public and from service areas.

L. Multi-Family Dwelling (5+ Units)

1. **Applicability.** The provision of this section apply to:
 - a. New buildings that will contain five (5) or more dwelling units;
 - b. Multi-building developments that will contain five (5) or more dwelling units; and
 - c. Existing buildings undergoing a renovation that will increase the number of dwelling units and result in five (5) or more units in the building.
2. Multi-unit residential buildings shall provide residents with usable outdoor space unless the applicant can demonstrate that the building is located within ½ mile walk of a public recreation area that will be accessible to residents via sidewalks or multi-use paths. If not, common open space shall:
 - a. Be located in one or more areas accessible to building residents;
 - d. Be configured so that the space is not less than 30 feet in any dimension;
 - e. Be landscaped with trees, shrubs, groundcover and/or ornamental plants; and
 - f. At least 30% of the units shall include a private or semi-private outdoor living space (ex. patio, courtyard, porch, balcony) to be accessed from the dwelling unit for the exclusive use of unit residents that is at least 50 square feet in area.
3. **Storage.** Each dwelling unit shall include a secured, enclosed bulk storage area at least 20 square feet in area for the exclusive use of unit residents as follows:
 - a. The storage area may be attached to or separate from the dwelling unit;
 - b. The storage area may be located within the building or within an accessory building(s); and
 - c. If the storage area will be located within a private garage, it shall be in addition to the area necessary to accommodate any required parking.
4. **Pedestrian Access.** Multi-unit residential buildings shall be designed with pedestrian access from:
 - a. The public sidewalk or street to any street-facing ground-level residential entrances;
 - b. Parking areas to residential entrances; and
 - c. Residential entrances to service areas (ex. trash or recycling areas) and common open space areas.

M. Open Market or Auction House

1. An Open Market or Auction House shall require Site Plan Review and Approval.
2. The provisions of this section do not apply to temporary sales or auctions of goods on any property that occur for not more than four contiguous days and a total of 28 days in any calendar year, in accordance with all other applicable provisions of these Bylaws.
3. An Open Market or Auction House shall:
 - a. Indicate all structures (permanent and temporary) and open areas intended to be used for the display or storage of goods being offered for sale on the approved site plan;
 - b. Not store goods being offered for sale outside an enclosed structure when the business is closed to patrons;
 - c. Not use an amplified sound system that will be audible beyond the property line; and
 - d. Be limited to operating between the hours of 8 a.m. and 9 p.m.
4. An Open Market or Auction House operating on a seasonal basis shall remove all goods stored outside an enclosed building, temporary structures, and signs (message component only, support structure may remain in place) during the off-season.

N. Outdoor Sales, Rental, or Leasing

1. Outdoor Sales, Rental or Leasing uses shall require Site Plan Review and Approval.
2. The provisions of this section apply to:
 - a. New Outdoor Sales, Rental or Leasing site;
 - b. Existing Outdoor Sales, Rental or Leasing sites that will be expanded, resulting in 4,000 square feet or more of additional impervious surface; and
 - c. Existing Outdoor Sales, Rental or Leasing sites that will be modified, resulting in the redesign or relocation of the display area.
3. An Outdoor Sales, Rental or Leasing site shall:
 - a. Only display or store merchandise in designated display or storage areas as shown on the approved site plan;
 - b. Not locate display or storage areas within minimum setbacks for the applicable Zoning District;
 - c. Not display or store merchandise within travel ways (driveways, parking aisles, sidewalks, etc.), fire lanes, loading areas, service areas, or required customer or employee parking spaces;
 - d. Meet all Development Standards within these Bylaws;
 - e. Display all merchandise in a static position at ground level (no raised, moving, revolving platforms, pedestals, ramps, mounds);
 - f. Any area used for the display or storage of merchandise will be considered an impervious surface and included in the calculation of lot coverage; and
 - g. Any area used for the display or storage of vehicles being offered for sale will not be considered a parking lot.

O. Restaurant or Bar

1. A restaurant or bar shall require Site Plan Review and Approval.
2. A Restaurant or Bar shall:

- a. Be licensed by the State;
- b. Not have outdoor seating or other outdoor areas for patron use except as specifically shown on an approved Site Plan;
- c. Not have amplified music playing from outside an enclosed structure or from within an open-air structure unless otherwise approved by the Development Review Board. Any live music occurring on the site of the restaurant or bar, inside or outside of the building, requires the issuance of a separate permit under the Town Entertainment Ordinance; and
- d. Provide sound-proofing for any wall, ceiling or floor that is shared with a residential use if located within a mixed-use building.

P. Self-Storage Services

Self-Storage Services shall:

1. Not have outdoor or unenclosed storage unless specifically approved by the Development Review Board in accordance with the Development Standards in these Bylaws;
2. Not store hazardous materials, hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage or waste oil;
3. Not have any stored goods displayed for sale;
4. Not allow a storage unit renter to engage in retail sales, vehicle maintenance or repair, use of tools or equipment, or any activity other than storage of property on the premises;
5. Temporary sales or auctions of goods stored on the premises will be allowed as an accessory use for not more than 4 contiguous days and a total of 28 days in any calendar year;
6. Install screening along the front lot line if the outdoor storage would otherwise be visible from the road; and
7. Install screening along the side and rear property lines if outdoor storage would otherwise be visible from abutting properties with a fence in accordance with Landscaping Standards in these Bylaws.

Section 1607 Development Standards

A. Purpose

The provisions of this section are intended to protect the character of the area and quality of life by preventing proposed development from creating or contributing to adverse off-site impacts.

B. Noise

1. Noise emanating off-site shall be muffled, shall not be distinct from the background sound level beyond the property line, and shall not interfere with the reasonable use and enjoyment of nearby property. The Development Review Board may place specific limits on noise levels and hours of operation as deemed necessary to protect the character of the area.
2. No person or persons shall make, cause to be made, assist in making or continue any excessive, unnecessary, unreasonably loud noise or disturbance, which disturbs, destroys, or endangers the comfort, health, peace, or safety of others within the immediate vicinity of the noise or disturbance, or other noise source is plainly audible from the receiving property boundary line.
3. The following noise levels shall be applicable:

Time Period	Receiving Property	One Hour Average dBA	Instantaneous Maximum dBA
7:00 am to 9:00 pm	CI	75	90
7:00 am to 9:00 pm	DWN, MU, NH, R-1, CAM, CFP	55 to 65	80
9:00 pm to 7:00 am	CI	60	70
9:00 pm to 7:00 am	DWN, MU, NH, R-1, CAM, CFP	45	60

C. Outdoor Lighting and Glare

1. The provisions of this section are intended to:
 - a. Ensure that outdoor lighting is designed to maintain safety and security;
 - b. Minimize the obtrusive and disruptive aspects of outdoor lighting using the minimum light level needed for the task;
 - c. Reduce energy use by directing appropriate amounts of light where and when it is needed, and using energy-efficient light sources; and
 - d. Consider the color of the light and limit the use of lighting that provides unnatural color.
2. All outdoor lighting shall be installed in accordance with the provisions of this section except for public street lights located within rights-of-way.
3. Outdoor lighting shall conform to the following:
 - a. *Lighting Plan.* Applicants for Site Plan Review and Approval shall submit a lighting plan if outdoor lighting will be altered or installed. Whenever building elevations are submitted, show exterior fixtures and the provisions of the walls and adjacent areas to be illuminated.
 - b. *Shielding.* All outdoor light fixtures shall be downcast and shielded. All fixtures are required to be fully shielded and maintained as installed.
 - c. *Sensors.* Lighting installations shall include timers, dimmers, and/or sensors to reduce the overall energy consumption and eliminate unneeded lighting.

- d. *Spot Light Aiming.* Light fixtures containing spot or flood lamps shall be downcast and shielded. High-intensity lighting is prohibited.
 - e. *Freestanding and Mounted Lights.* Freestanding and mounted light fixtures may be located within setbacks and shall not be more than 15 feet in height.
 - f. *Light Trespass.* Outdoor light fixtures shall be oriented and shielded as necessary to prevent light trespass over adjacent property or rights-of-way. Lighting shall not shine onto adjacent properties or above the horizontal plane, at the elevation of the light fixture. Lighting design shall prevent light trespass and glare by requiring light fixtures to be shielded and properly aimed.
 - g. *Height.* The mounting height of a lighting fixture shall be defined as the vertical distance from the grade elevation directly below the fixture to the bottom of the lighting fixture.
 - h. *Underground.* Electrical service to exterior lighting fixtures shall be underground unless the fixtures are mounted directly on existing utility poles.
 - i. *Arc welding.* Arc welding, acetylene torch cutting or similar processes shall be performed so as not to be visible from any point beyond the property line.
 - j. *Time Limits.* The Development Review Board may limit when outdoor lighting may be used as deemed necessary to achieve the general standards of this section and the general standards of the Zoning District.
 - k. *Glare.* Lighting shall not be used in such a manner that it produces excessive brightness on streets or nearby property.
 - l. Building facades and roofs shall not be illuminated.
4. **Parking Lot and Security Lighting.**
- a. *Parking Lots.* Parking lot lighting shall be downcast and shielded, designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas, and to not cause glare or direct illumination on adjacent properties or roads or highways.
 - b. *Security Lighting.* The purpose of and need for security lighting, i.e., lighting for safety of persons and property, is allowed when part of an overall lighting plan. Security lighting shall be downcast and shielded.
5. Illuminated signs shall meet the requirements set forth in the signs section of the 2016 Zoning Regulations.
6. **Lighting of Gasoline Station Aprons and Canopies.** Lighting levels on gasoline station aprons and under canopies shall be adequate to facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to the businesses. Lights shall not be mounted on the top or sides of the canopy, and the sides (fasciae) of the canopy shall not be illuminated.
7. Lighting shall comply with the provisions in following Table:

Lighting	NH, R-1	DWN, MU	CI, CAM
Maximum Height	20'	20'	25'
Minimum Illumination Level	No less than 0.2 foot candles (fc)	No less than 0.2 foot candles (fc)	No less than 0.2 foot candles (fc)
Uniformity Ratio*	4 to 1	4 to 1	4 to 1
Avg. Illumination Level of Vertical Surface	No more than 0.3 fc	No more than 0.5 fc	No more than 0.3 fc
Minimum CRI**	70	70	60
*Uniformity Ratio is the average illumination to minimum illumination **CRI = Color Rendering Index			

D. Landscaping

1. **Purpose.** The provisions of this section are intended to:
 - a. Provide shade, and reduce heat and glare on adjacent properties;
 - b. Ensure landscaping materials meet seasonal, soil, and topographical conditions, control soil erosion and manage stormwater runoff;
 - c. Screen potentially incompatible land uses, utilitarian site features and service areas;
 - d. Calm traffic and improve pedestrian safety and comfort; and
 - e. Preserve native and functional existing vegetation and prevent non-native invasive species.
2. **Applicability.** Proposed development subject to Site Plan Review and Approval shall provide landscaping in accordance with the provisions of this section.
3. **General Standards.**
 - a. *Preservation of Landscape.* Finished site contours shall depart only minimally from the natural site and the surrounding properties. Areas disturbed through construction shall be revegetated by the applicant. Where vegetation does not exist or has been removed, new plantings may be required.
 - b. *Screening and Buffering Requirements.* Screen potentially incompatible land uses, utilitarian site features and service areas. All parking areas for five (5) or more cars, and all non-residential and non-lodging uses shall be screened from any adjacent residential or lodging use. Screening shall include a mixture of vegetation that creates a visual buffer. The introduction of fencing, integrated with the vegetation, can be used to define the buffer.
 - c. *Streetscape and Shade Vegetation.* Proposed development requiring Site Plan Review and Approval shall provide landscaping within the minimum front yard setback. Waterbury strongly encourages front yard landscaping to function as shade vegetation and as well as follow green stormwater best management practices (BMPs). The Development Review Board may modify the standards of this section to accommodate green stormwater BMPs. The applicant may refer to the Vermont Green Streets Guide, published by the Vermont Urban and Community Forestry Program.
 - d. *Parking Lot Landscaping.* All off-street parking lots containing twenty (20) or more spaces shall be landscaped internally with trees, shrubs, and other plants. At least one deciduous tree per ten (10) spaces shall be planted in a bed of not less than forty (40) square feet. The Development Review Board may approve uncurbed planting areas in order to provide for stormwater run-off into vegetated areas for treatment.
 - e. *Protection of Natural Resources.* In addition to other landscaping requirements above, the applicant shall demonstrate that the project does not adversely affect wildlife habitat, wetlands, stream banks or river corridors.
 - f. *Planting Specifications.* Plants shall be hardy for the climatic and other conditions in which they will be used (salt, air pollution, etc.). The applicant should refer to “Recommended Trees for Vermont Communities: A Guide to Selecting and Purchasing Street, Park, and Landscape Trees,” published by the Vermont Urban and Community Forestry program.

E. Odors

Emission of odors that are readily detectable without special instruments at any point beyond the property line and that interfere with the health, safety, and or the reasonable use and enjoyment of nearby property is prohibited. Odors and other air pollutants, especially those associated with manufacturing and industrial uses, shall meet state emission standards for air and water quality.

F. Vibration

Vibration that is easily discernible without special instruments at any point beyond the property line is prohibited. This shall not apply to vibration caused by motor vehicle, train or aircraft traffic. The Development Review Board may require the applicant to provide evidence in the form of a report that shall provide level of vibration at all property lines.

G. Electrical or Radio Interference

No use or process shall create interference with electrical or radio apparatus beyond the property line. The Development Review Board may require the applicant to provide evidence in the form of a report that shall provide level of interference at all property lines.

H. Waste and Discarded Material

Accumulation of waste to the degree that it attracts insects or rodents, or otherwise creates a health hazard is prohibited. Food scraps, yard debris and other organic matter will be stored in enclosed containers. Applicants shall show the location of waste receptacles (including, but not limited to dumpsters) on a site plan.

I. Particulate Matter and Airborne Solids

Generation of dust, dirt, fly ash or other airborne solids that accumulate at any point beyond the property line is prohibited except when related to approved temporary construction or extraction activities. Generation of smoke or particulate matter beyond the property line that interferes with the reasonable use and enjoyment of nearby property is prohibited.

J. Flammable, Toxic, or Hazardous Substances and Wastes

Flammable, combustible or explosive materials shall be stored and handled in conformance with state and federal laws. Such materials shall be securely stored within an enclosed building or tank. Toxic or hazardous substances or wastes shall not be released into the environment so as to cause contamination of any potable water supply, sanitary sewer or septic system, watercourse or water body, soil or air except as specifically permitted by the Vermont Agency of Natural Resources.

Section 1608 Design Review Overlay District

A. Purpose

The Design Review Overlay District (DROD) establishes specific building form, design standards, and a higher level of review for proposed development for those areas of Waterbury recognized as having particular historical, architectural or cultural value in order to:

1. Protect and enhance architectural and historic resources;
2. Encourage a consistently high standard of design in new construction and renovations;
3. Support and sustain a pedestrian-oriented downtown;
4. Strengthen the community's vitality and the Downtown, Mixed-Use and Campus Districts' historic function as a center for commerce, industry, government, and housing; and
5. Encourage new construction that will reinforce the qualities of the existing physical character while allowing freedom of expression compatible with the architectural vernacular of the community.

B. Applicability

The boundaries of the DROD are depicted on the UDB-P1 Zoning District Map in Section 1612. The following will be subject to design review under this section unless exempted below:

1. Construction of a new structure;
2. Additions to or demolition (in whole or part) of existing structures;
3. Relocation of existing structures; and
4. Any other external modification to an existing site or structure.

C. Exemptions

The following will not be subject to design review under this section:

1. A change in use or occupancy that does not involve any permanent alteration to the exterior of a site or structure;
2. Emergency repair and stabilization of a structure damaged by any cause to the extent necessary to protect public health and safety, and to protect the structure from the elements;
3. Demolition or relocation of an accessory structure provided that it is not a historic structure;
4. Construction of an accessory structure such as a ramp or fire escape required to meet state or federal code provided that the building is not a historic structure;
5. Routine maintenance of existing structures including repairs and changes to paint color, siding or roofing, provided that there is no change in design, dimension or location.
6. Replacement or reconstruction of a porch, entryway, ramp or landing, provided that there is no change in design, dimension or location.
7. Replacement or reconstruction of sidewalks and walkways within the same footprint as the original.

8. Replacement or reconstruction of an existing fence or wall provided there is no change in materials, height or location.

D. Review Procedure

Applications for development within the Design Review Overlay District shall be reviewed concurrently with applications for site plan review in accordance with Section 301 of the 2016 Zoning Regulations. In the event the proposed development does not require site plan approval, the Development Review Board shall approve or disapprove an application of a project within forty-five (45) days from the close of the hearing.

E. Application Requirements

In addition to the information required under Section 301(b) of the 2016 Zoning Regulations, applications for design review approval shall include the following:

1. Proposed architectural elevations (for each exterior wall) showing door and window types and placement, and other exterior details;
2. A description of all materials to be used on the exterior of any building and, upon Development Review Board request, samples of materials;
3. Photographs of the existing building(s) on the site and of buildings on adjacent and facing parcels;
4. A brief narrative describing the project;
5. Other information as required by the Development Review Board.
6. For minor changes to the exterior of the structure, the Development Review Board may waive one or more of the application requirements set forth above.

F. Allowed Uses and Dimensional Standards

The DROD contains special regulations to be added to those of the underlying district and does not affect the zoning regulations governing the use of the properties within such district. If the regulations of the DROD and of the underlying district conflict, the more restrictive provision(s) shall apply.

G. Site Design Standards

The standards below apply to site design in the DROD:

1. **Neighborhood Compatibility.** Site designs shall be integrated and compatible with the surrounding neighborhood including connecting to and extending vehicular and pedestrian networks and greenways.
2. **Accessory Structures.** Accessory structures shall be sited and designed to be compatible in terms of architectural character, materials, colors with the associated street-facing structure.
3. **Off-Street Parking.** Off-street parking shall be located to the side, rear or under the street-facing structure on the lot. Lots devoted entirely to surface parking, and to the maximum extent

feasible any pre-existing parking between the building and the street, must be screened with landscaping and/or decorative fencing.

4. **Utilities and Mechanical Equipment.** Utilities shall be buried unless the applicant demonstrates that it is not feasible to do so because of limitations on the site. Mechanical equipment, electrical meter and service components, and similar devices, shall be located to the side or rear of the street-facing structure. Access to utilities and mechanical equipment shall not require access from abutting properties. See Development Standards for guidelines regarding screening. Energy efficient devices or renewable energy generation are exempt.
5. **Rain, Snow, Ice.** Applicants shall demonstrate how rain, snow, and ice that may affect neighboring properties or public improvements will be addressed.

H. General Building Design Standards

The standards below apply to the design and construction of principal buildings, including additions to and renovations of existing buildings, and accessory structures with a footprint greater than 500 square feet in the DROD:

1. **Building Placement.** Buildings shall be placed and designed to reinforce traditional, pedestrian-oriented streetscape patterns and in a manner that is integrated and compatible with neighboring buildings and properties. Buildings must be oriented to and relate both functionally and visually to the street and/or common greens, parks, or plazas.
2. **Building Design.** New buildings or renovations shall incorporate building forms, lines, roof shapes, features, and materials compatible with those of buildings in the vicinity, but are not required to conform to a particular architectural style.
3. **Building Additions.** New additions shall be designed to complement and be compatible with, rather than detract from or obscure, the original structure.
4. **Roof Types.** Buildings, or portions thereof, having eaves heights of twenty (20) feet or less above ground level shall incorporate moderately to steeply pitched roofs, unless the Development Review Board determines that another roof type is appropriate.
5. **Materials.** Materials shall be selected to enhance streetscape and pedestrian view. Materials that are durable and attractive over time should be encouraged.
6. **Architectural Features.** Architectural features including but not limited to cornices, railings, windows, shutters, fanlights, and entablature prevailing in the immediate area should be considered- in the construction or alteration of a building. It is not intended that the details of old buildings be duplicated precisely, but they should be regarded as suggestive of the extent, nature and scale of details that would be appropriate on new buildings or alterations. The preservation of distinctive materials, features, and construction techniques or examples of craftsmanship that characterize a property is encouraged.

I. Demolition of Historic Buildings

1. Development Review Board (DRB) approval is required for the demolition of any historic structure (including residential) in the Historic Overlay District that is listed on the State or National Register of Historic Places or is a contributing structure within the expanded Waterbury Village Historic District. For applications involving the demolition of a structure listed on the National Register of Historic Places, a report that includes a structural assessment of the building, including estimated costs for stabilization and renovation, and

which documents that the applicant and/or landowner has explored available alternatives to the proposed demolition and found such alternatives to be infeasible.

2. “Demolition” shall mean the act of deliberately destroying all or a portion of a structure. The DRB shall conduct a public hearing to review the application. The DRB shall approve the demolition if it finds that the demolition will satisfy the following:
 - a. The condition of the structure has deteriorated to such a degree that rehabilitation and use of the building is not feasible due to structural or building code issues. The structural or building code issues shall be significant enough to make rehabilitation not possible. It is the responsibility of the property owner to demonstrate to the DRB's satisfaction that rehabilitation is not feasible,
 - b. The retention of the structure would create or pose a risk to the health, safety, or welfare of the structure's occupant(s) or the general public. It shall be demonstrated that the condition of the structure has deteriorated to such a degree that it poses a threat to public safety as determined by the town or state officials and cannot be restored or repaired without causing undue financial hardship to the owner. The burden of proving this hardship is on the owner,
 - c. The structure is determined to be a deterrent to a major improvement that will be a clear and substantial benefit to the municipality. This determination of substantial benefit will be made by the DRB, and,
 - d. The retention of the structure would cause undue financial burden to the owner (the owner bearing the burden of proof). A determination of undue financial hardship may be granted only if the project complies with one of the following requirements:
 - e. For income-producing properties, the building or site cannot be used or rented at a reasonable rate of return in its present condition or if rehabilitated, and denial of the application would deprive the owner of all reasonable use of the property. The applicant shall present evidence to demonstrate economic hardship. This may include such items as:
 - iii) a report comparing the economic return with the current configuration, return with rehabilitation, and return with demolition of the structure, or
 - iv) a report prepared by an appraiser on the fair market value of the property with and without approval of the demolition.
 - v) For non-income -producing properties, the building or site has no beneficial use as a residential dwelling or as a non-commercial use in its present condition or if rehabilitated, and denial of the application would deprive the owner of all reasonable use of the property. The applicant shall present evidence to demonstrate economic hardship. This may include such items as:
 - vi) a report comparing the economic return with the current configuration, return with rehabilitation, and return with demolition of the structure, or
 - vii) a report prepared by an appraiser on the fair market value of the property with and without approval of the demolition.
 - f. In approving a proposed demolition, the Development Review Board may require that the applicant provide, prior to demolition, detailed documentation of the structure's historic and architectural features, such documentation to be part of the permanent zoning records. Such documentation should meet the requirements of the Vermont Division for Historic Preservation for documenting historic buildings.
 - i) Demolition Timing and Delay: Within six months after a permanent or temporary building or structure has been destroyed or demolished, all evidence of that structure shall be removed from the site, and excavation thus remaining shall be covered over or filled to the normal grade with suitable fill. An abandoned structure must be safely enclosed.

- ii) If the DRB finds that the proposed demolition does not meet any of the above criteria, it may deny the application or impose up to a six (6) month delay period. The DRB shall direct the applicant to participate in an investigation of alternatives to demolition during the six (6) month delay period. The Demolition Delay decision shall be publicly posted.
- iii) After the six (6) month delay period, one additional public hearing shall be held to review the proposed demolition. If the DRB is satisfied that the applicant for the demolition permit has made a bona fide, reasonable and unsuccessful effort to find or accept alternatives to preserve, rehabilitate, relocate or restore the building or structure, the DRB may approve the demolition of the structure. If the applicant has not demonstrated that a reasonable effort has been made, the DRB shall deny the demolition.

Section 1609 Definitions

J. Applicability

These definitions apply to the following Zoning Districts as described and mapped in this UDB-P1: Downtown, Mixed Use, Neighborhood, R-1, Campus, Commercial-Industrial and Conservation Floodplain. These definitions supersede any matching definition in the 2016 Zoning Regulations. If a term is not defined herein, then the definition in the 2016 Zoning Regulations applies or the common language definition applies.

K. Use Definitions

Accessory Dwelling Unit (ADU)

Accessory Use of single-family or two-family residential property for an additional dwelling unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation. See Specific Use Standard - Accessory Dwelling Unit.

Accessory On-Farm Business (AOFB)

An establishment that is an Accessory Use to a farm engaging in agri-tourism, agri-education, direct marketing of locally-produced farm or forest products, or that adds value to locally-produced farm or forest products.

Accessory Use

See Zoning Districts General Provisions: Types of Uses.

Artist Gallery or Studio

An establishment used to produce, display or sell works of art. This use includes craft production such as pottery, textiles, crafted wood products and jewelry making.

Assisted or Supported Living

Use of one or more structures to provide housing, board and care to residents who need assistance with daily activities such as dressing, grooming, bathing, and that operates under a State license.

Auto or Equipment Repair Service

See Specific Use Standard - Auto or Equipment Repair Service.

Bed and Breakfast

See Specific Use Standard - Bed and Breakfast.

Camp

A dwelling unit of 800 square feet or less, occupied or used on a temporary basis for no more than five months per year. Such structures, consistent with their short-term occupancy, shall not be connected to public utility services.

Campground

An area of land upon which two or more campsites are located, established, or maintained for occupancy by Camping Units of the general public as temporary living quarters for recreation, education, or vacation purposes.

Camping Unit

Any tent, trailer, recreational vehicle, cabin, lean-to or similar structure established or maintained and operated as temporary living quarters for recreation, education, or vacation purposes. Such units are not permitted as year-round dwellings.

Catering or Commercial Kitchen

A State-licensed establishment that prepares meals, snacks or beverages to be served at off-premise events. Also included is an establishment that prepares food or beverage products for wholesale or retail sale provided that the operator does not require a State Food Processing establishment license (such uses will be considered Food or Beverage Manufacturing under these Bylaws).

Cemetery

A site designed to inter or otherwise store the remains of deceased people.

Child Daycare

A State-licensed establishment that cares for infants and preschool-age children, as well as older children when school is not in session.

Clinic or Outpatient Care Services

An establishment from which one or more licensed practitioners provide healthcare services to people as outpatients.

Communications Antenna

A device used to transmit or receive radio, television or other wireless communications and related structures and equipment. This definition specifically excludes a Communication Tower.

Communications Tower

A guyed, monopole, or self-supporting tower, constructed as a freestanding structure or in association with a building, other permanent structure, or equipment, containing one or more antennas intended for transmitting or receiving television, AM/FM radio, digital, microwave, cellular, telephone, or similar forms of electronic communication.

Composting Services

A State-licensed establishment used to transform organic waste into a stable, soil-like product in a controlled environment under aerobic conditions. This definition specifically excludes composting activities that are limited to organic waste produced on the premises.

Educational Institution

A State-certified public or private establishment that provides educational services.

Event Facility

An establishment used to host conventions, trade shows, corporate meetings, weddings, receptions, reunions and similar special events that typically includes large open spaces such as auditoriums, banquet halls, exhibition halls and meeting rooms. This use also includes an establishment that operates as a place of entertainment with music, dancing, or similar live or recorded performances, and where food and drink are served for immediate consumption on the premises. See Specific Use Standard - Event Facility.

Family Childcare Home

A Family Childcare Home shall be an Accessory Use of a Single-Family Dwelling for a daycare business that operates under State license or registration.

Farmers' Market

A multi-vendor operation for the retail sale of agricultural and horticultural products, prepared food and beverages, or arts and crafts. Any tents or structures that are used for the sale of these items and in place for three or less consecutive days shall be exempt from requiring a zoning permit.

Food or Beverage Manufacturing

A State-licensed food processing establishment that produces food or beverage products that are sold to wholesalers or retailers. It may include a retail shop, restaurant or bar as an Accessory Use that sells products produced on the premises. This definition includes a microbrewery, distillery, or bakery or any operation that must procure a local water and sewer allocation permit.

Freight Transportation Services

An establishment that provides transportation of cargo using trucks, tractor trailers or rail; or that provides services such as storage, maintenance, repair or fuel primarily for its vehicles.

Fueling Station and Carwash

An establishment for selling gasoline or other vehicle fuels. Commonly combined with other retail uses such as a carwash or convenience store, or with an auto repair and service garage. See Specific Use Standard – Auto Repair or Equipment Repair Services.

Funeral and Cremation Services

An establishment that prepares deceased people for burial, cremation or natural organic reduction, or undertakes cremation or natural organic reduction of the remains of deceased people, or holds funeral services.

Government Facility

A Federal, State or municipal-owned and directly operated establishment that serves a public function and provides governmental services.

Home Occupations

Accessory Use of a residential property for a Home Office, Home Business, or Home Industry. See Specific Use Standard - Home Occupations.

Hospital or Inpatient Care Services

An establishment from which one or more licensed practitioners provide healthcare services to people as inpatients.

Hotel or Motel

See Specific Use Standard - Hotel or Motel.

Information Services

An establishment operating within an enclosed structure used to house computer systems and associated components such as telecommunications and storage systems that typically includes redundant or back-up power supplies and communications connections, environmental controls and security devices; or provide electronic data processing services or that supply information including, but not limited to, internet access or service providers; and electronic library or archive services.

Inn

See Specific Use Standard - Inn.

Lawn, Garden, Farm, and Building Supply Store

An establishment that sells lawn, garden, farm or building supplies. It may sell lawn, garden or farm equipment or machinery as an Accessory Use. It may also provide installation, repair or maintenance services as an Accessory Use. See Specific Use Standard - Lawn, Garden, Farm and Building Supply Store.

Light Industry

An establishment that produces products, materials or parts in a facility that does not rely on specialized power, water or waste disposal systems for operation. All light industrial operations shall occur within an enclosed building, which is similar to an office building in its size, appearance and impacts. It may include a retail shop as an Accessory Use that primarily sells products produced on the premises. This definition excludes any use specifically defined in this section.

Lumber, Landscaping, or Construction Yard

An establishment that provides storage for vehicles, machinery, equipment and materials used by a contractor in the construction-related trades, which may include a shop for maintaining or repairing the contractor's vehicles, machinery or equipment or the contractor's business office; landscape or tree/arborist service; or leases outdoor storage space for vehicles, boats or similar large goods to commercial customers or the general public. This definition specifically excludes junkyards. See also Specific Use Standard - Lumber, Landscaping or Construction Yard.

Metal Fabrication Shop

An establishment that produces, assembles or repairs metal products or parts from an enclosed structure. These establishments may include blacksmith, welding, plating, stripping, coating, sheet metal, machine or boiler shops.

Multi-Family Dwelling (5+ units)

Use of a structure for habitation by five or more households each in a unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation. See Specific Use Standard - Multi-Family Dwelling.

Museum

An establishment that preserves and exhibits objects, sites and natural wonders of historical, cultural or educational value.

Office, Professional, Business, or Administrative Service

An establishment that is used to conduct the affairs of a business, organization or profession; provides services that are reliant on the specialized training, expertise, skills or knowledge of practitioners; provides support services primarily to other businesses such as billing, collection, advertising, telemarketing, copying, mailing; or provides financial services such as a bank or credit union. This definition specifically excludes services provided by licensed medical or veterinary practitioners.

Open Market or Auction House

An establishment where goods are brought to be immediately sold to the general public for personal or household consumption often from outdoor areas or open-air structures. See Specific Use Standard - Open Market or Auction House.

Outdoor Sales, Rental, and Leasing

An establishment that sells, rents, or leases large items such as vehicles, boats, equipment, machinery, manufactured homes, or prefabricated buildings primarily from an open lot. It may also provide installation or, Auto Repair or Equipment Repair Services as an Accessory Use.

Passenger Transportation Facility

An establishment that provides transportation of people including, but not limited to, transit services, bus or rail stations, transportation centers, and taxi or limousine services.

Performance or Movie Theater

An establishment that presents live entertainment or an establishment that shows movies or other recorded entertainment. Performance or Movie Theater establishments may engage in Retail Sales if they are only conducted during performances or movies and consumed on-site.

Personal Services

An establishment that provides services on or closely related to the physical person including, but not limited to, laundry, tailoring, shoe repair, hair salon, nail salon, tanning salon, spa, massage, or tattoo parlor. It may include sales of related personal products as an Accessory Use. This definition specifically excludes services provided by licensed medical or veterinary practitioners.

Recreation, Indoor

An establishment that offers physical fitness, sports, games and other leisure-time activities primarily from within an enclosed structure. This use can include Retail Sales as an Accessory Use. This definition specifically excludes Equestrian Facilities.

Recreation, Outdoor

A commercial establishment that offers physical fitness, sports, games and other leisure-time activities primarily outside an enclosed structure. This use also includes establishments that may serve food or beverages or have retail sales of merchandise, have restrooms and shelter as Accessory Uses.

Recreation or Park, Public Outdoor

A non-commercial establishment that offers physical fitness, sports, games, and other leisure-time activities to the general public primarily outside an enclosed structure, or land that is maintained in a primarily unimproved natural state for passive recreation or conservation purposes. This use includes facilities such as restrooms and shelter for daily activities.

Recycling Services

An establishment used to collect, separate or recover recyclable materials. It may include the preparation of materials for shipment by means such as baling, compacting, flattening, grinding, crushing, mechanical sorting or cleaning. It may include Retail Sales of recovered materials as an Accessory Use.

Religious Institution

An establishment that serves as a place of worship or congregation for a religious purpose. It may offer educational services, charitable services, or other uses associated with religious exercise as an Accessory Use.

Residential Care and Group Home

A State-licensed establishment operating from a residential property that provides housing to people with a handicap or disability.

Restaurant or Bar

An establishment that prepares and serves meals, snacks, and beverages (including alcoholic) for immediate consumption with seating on premises. This definition includes retail food and beverage sales for off-site consumption. This use specifically excludes mobile food and Catering or Commercial Kitchen. This use shall also exclude any service directly to customers in automobiles, such as drive-up or drive-through service. The following will be considered Accessory Uses: live

entertainment or a brewing and distilling operation that requires a local water and sewer allocation permit. See Specific Use Standard - Restaurant or Bar.

Retail Sales

An establishment that sells goods to the general public for personal or household consumption primarily from within an enclosed structure, excluding any use specifically defined in this section. It may also provide installation, repair or maintenance services as Accessory Use. It can be an establishment that sells food or beverage items primarily not for immediate consumption to the general public. It may offer prepared foods or drinks for immediate consumption either on-site or for take-out as an Accessory Use.

Self-Storage Services

An establishment that provides individual storage spaces for lease to either commercial or wholesale customers for storage of business goods, or to the general public for storage of household goods. See also Specific Use Standards - Self-Storage Services.

Short-Term Rental

Accessory Use of residential property to provide short term guest accommodations per V.S.A. § 4301(a)(14) definition.

Single-Family Dwelling

Use of a structure for habitation by one household that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation.

Skilled Nursing Facility

A State-licensed establishment that provides housing and 24-hour skilled nursing care to residents and that operates under a State license. This includes nursing or convalescent homes, and hospice or respite care facilities.

Social Assistance and Charitable Services

An establishment that provides social assistance services directly to individuals, and that does not offer residential services. May include services to groups of individuals and gatherings of individuals.

Three- or Four-Family Dwelling

Use of a structure for habitation by three or four households each in a unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, and with each unit having a separate entrance from the outside or through a common vestibule.

Two-Family Dwelling

Use of a structure for habitation by two households each in a unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, and with each unit having a separate entrance from the outside or through a common vestibule.

Veterinary, Pet, or Animal Service

An establishment where licensed practitioners of veterinary medicine, dentistry or surgery treat animals; that may provide animal and pet care services such as boarding, grooming, sitting and training; or that breeds, sells or manages adoption of pets. It may include sales of pet food, medicines or supplies as an Accessory Use.

Wholesale Trade or Storage and Distribution Services

An establishment that sells or arranges the purchase of goods primarily to other businesses from an enclosed structure that is set up as a warehouse or office with little to no display of merchandise and where customers do not have direct access to the primary merchandise being sold. This use includes an establishment that stores, but does not sell goods, and may provide a range of services related to the distribution of goods.

L. Dimensional Definitions

LOTS

Minimum Lot Size

Inclusive of all land within the property boundaries, but excluding any land within a road right-of-way.

Minimum Lot Frontage

Measured on a maintained public or private street, excluding any frontage on limited access highways or unimproved rights-of-way.

Maximum Lot Coverage

Total amount of Impervious Surface as a percentage of total lot area.

SETBACKS

Minimum Front Setback

Measured from the edge of the road right-of-way, or if no right-of-way from the front lot line.

Maximum Front Setback

Measured from the edge of the road right-of-way, or if no right-of-way from the front lot line.

Minimum Side Setback

Measured from the side lot lines.

Minimum Rear Setback

Measured from the rear lot line.

BUILDINGS

Minimum Lot Frontage Coverage

Percentage of the lot frontage that shall be covered by the front of a building.

Maximum Building Footprint

Area of ground covered by all buildings as measured around the exterior building walls and eaves.

Minimum Building or Structure Height

Building or structure height shall be measured from the average pre-construction elevations at each corner measured to the highest point of the building or structure.

Maximum Building or Structure Height

Building or structure height shall be measured from the average pre-construction elevations at each corner measured to the highest point of the building or structure.

Appendix: Section 1610 Use Table

P= Permitted Use C = Conditional Use X = Prohibited Use

DISTRICT	DWN	MU	NH	R-1	CAM	CI	CFP
RESIDENTIAL							
Accessory Dwelling Unit	P	P	P	P	X	X	X
Assisted or Supported Living	P	C	C	P	C	X	X
Family Childcare Home	P	P	P	P	X	X	X
Home Business	P	P	C	P	X	C	X
Home Industry	X	X	X	C	X	X	X
Home Office	P	P	P	P	P	P	X
Multi-Family Dwelling (5+ Units)	P	P	P	C	C	C	X
Residential Care and Group home	P	P	P	P	X	X	X
Single-Family Dwelling	X	C	P	P	X	X	X
Skilled Nursing Facility	C	C	C	C	P	X	X
Three- or Four-Family Dwelling	P	P	P	P	X	X	X
Two-Family Dwelling	P	P	P	P	X	X	X
LODGING							
Bed and Breakfast	P	P	P	P	X	X	X
Hotel or Motel	C	C	X	X	X	X	X
Inn	P	P	C	C	X	X	X
Short-Term Rental	P	P	P	P	X	X	X
COMMERCIAL							
Accessory On-farm Business	X	X	X	X	X	X	X
Auto or Equipment Repair Service	< 4,000 sf >=4,000 sf P C	< 4,000 sf >=4,000 sf C X	X	X	X	C	X
Catering or Commercial Kitchen	P	< 2,500 sf C	X	C	X	P	X
Event facility	C	X	X	X	P	X	X
Fueling Station and Carwash	X	X	X	X	X	C	X
Lawn, Garden, Farm and Building Supply Store	X	X	X	X	X	P	X
Office, Professional, Business or Administrative Service	< 4,000 sf >=4,000 sf P C	C	X	X	P	P	X

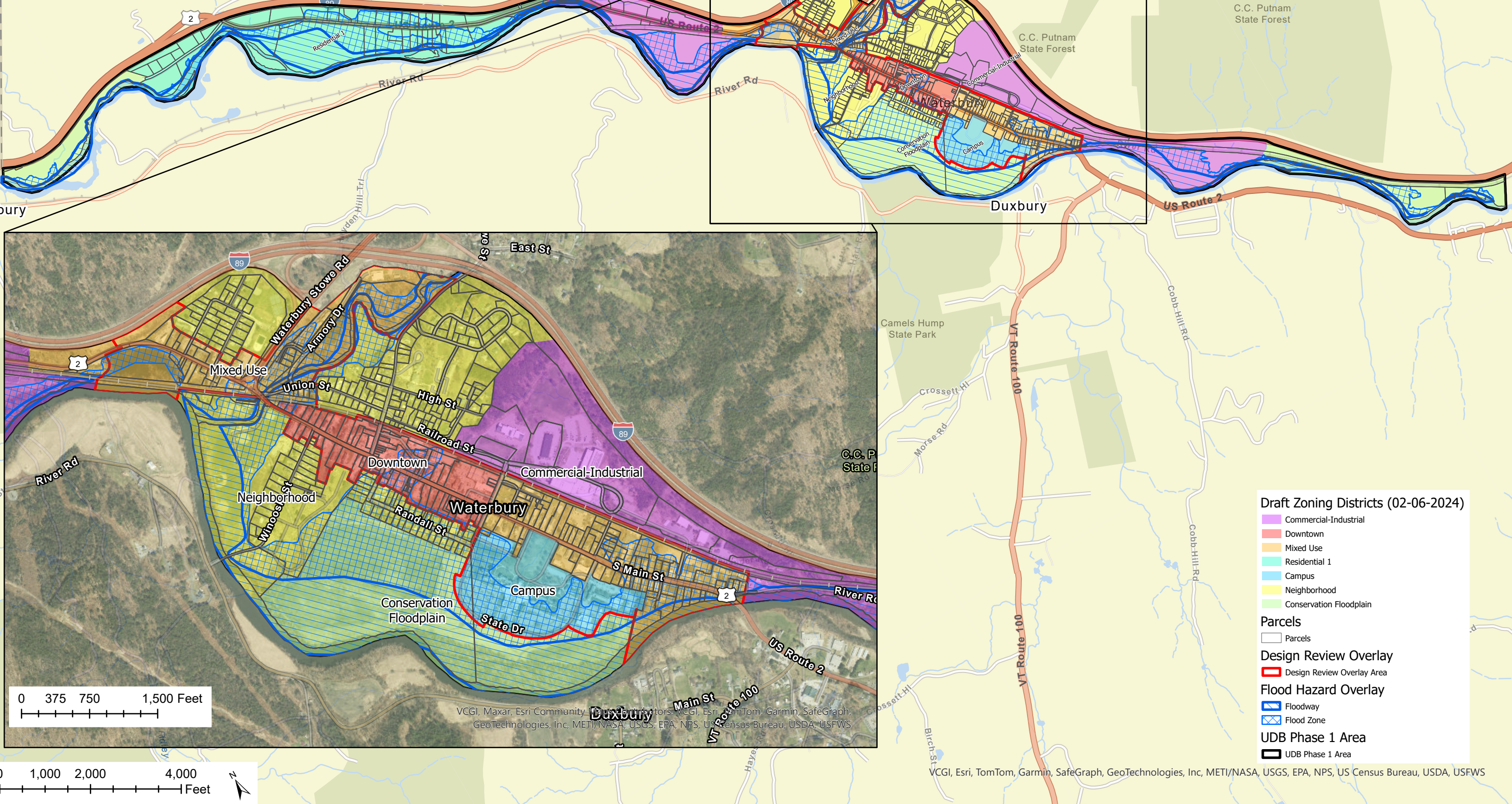
DISTRICT	DWN	MU	NH	R-1	CAM	CI	CFP
Open Market or Auction House	< 4,000 sf >=4,000 sf P C	X	X	C	X	P	X
Outdoor Sales, Rental or Leasing	X	X	X	X	X	P	X
Personal Services	< 4,000 sf >=4,000 sf P C	< 1,500 sf 1,501 sf – 4,000 sf P C	< 1,500 sf 1,501 sf – 4,000 sf P C	X	C	C	X
Restaurant or Bar	< 4,000 sf >=4,000 sf P C	< 1,500 sf 1,501 sf – 4,000 sf P C	< 1,500 sf C	X	X	C	X
Retail Sales	< 4,000 sf >=4,000 sf P C	< 1,500 sf 1,501 sf – 4,000 sf P C	< 1,500 sf 1,501 sf – 4,000 sf P C	X	C	C	X
Veterinary, Pet or Animal Service	X	X	X	X	X	P	X
INDUSTRIAL							
Communications Tower	X	X	X	X	X	X	X
Composting Services	X	X	X	X	X	C	X
Food or Beverage Manufacturing	< 10,000 sf >=10,000 sf C X	< 1,400 sf >=1,400 sf C X	X	X	X	< 10,000 sf >=10,000 sf P C	X
Freight Transportation Services	X	X	X	X	X	C	X
Information Services	C	C	X	X	X	P	X
Light Industry	< 10,000 sf C X	< 2,500 sf >=2,501 sf C X	X	X	X	< 10,000 sf >=10,000 sf P C	X
Lumber, Landscaping or Construction Yard	X	X	X	X	X	C	X
Metal Fabrication Shop	X	X	X	X	X	P	X
Passenger Transportation Facility	C	C	X	X	X	P	X
Recycling Services	X	X	X	X	X	C	X
Self-Storage Services	X	X	X	X	X	P	X
Wholesale Trade / Storage and Distribution Services (enclosed)	X	X	X	X	X	P	X

DISTRICT	DWN	MU	NH	R-1	CAM	CI	CFP
ART, ENTERTAINMENT, AND RECREATION							
Artist Gallery or Studio	< 4,000 sf >=4,000 sf P C	< 1,500 sf 1,501 sf – 4,000 sf P C	< 1,500 sf 1,501 sf – 4,000 sf P C	X	X	P	X
Campground	X	X	X	C	X	X	X
Museum	< 10,000 sf >=10,000 sf P C	< 1,500 sf 1,501 sf – 4,000 sf P C	< 1,500 sf 1,501 sf – 4,000 sf P C	X	P	X	X
Performance or Movie Theater	< 4,000 sf >=4,000 sf P C	< 4,000 sf >=4,000 sf C X	X	X	X	C	X
Recreation, Indoor	< 4,000 sf >=4,000 sf P C	< 1,500 sf 1,501 sf – 4,000 sf P C	X	X	X	P	X
Recreation, Outdoor	X	X	X	X	X	C	X
CIVIC AND COMMUNITY							
Cemetery	X	X	X	X	X	X	X
Child Daycare	P	P	C	C	P	X	X
Clinic or Outpatient Care Services	< 4,000 sf >=4,000 sf P C	< 1,500 sf 1,501 sf – 4,000 sf P C	< 1,500 sf 1,501 sf – 4,000 sf P C	X	P	P	X
Educational Institution	P	P	C	X	P	C	X
Farmers' Market	P	P	P	P	P	P	X
Funeral and Cremation Services	< 10,000 sf >=10,000 sf P C	< 1,500 sf 1,501 sf – 4,000 sf P C	X	X	X	C	X
Government Facility	P	P	C	X	P	P	X
Hospital or Inpatient Care Services	X	X	X	X	C	C	X
Recreation or Park, Public Outdoor	P	P	P	P	P	P	C
Religious Institution	P	P	C	C	P	C	X
Social Assistance and Charitable Services	P	P	C	X	P	C	X

Appendix: Section 1611 Dimensional Table

DISTRICT	DWN	MU	NH	R-1	CAM	CI	CFP
LOTS							
Minimum Lot Size Inclusive of all land within the property boundaries but excluding any land within a road right-of-way.	4,000 sf	4,000 sf	4,000 sf	1 acre	n/a	10,000 sf	n/a
Minimum Lot Frontage Measured on a maintained public or private street, excluding any frontage on limited access highways or unimproved rights-of-way.	30 ft	30 ft	45 ft	120 ft	n/a	60 ft	n/a
Maximum Lot Coverage Total amount of Impervious Surface as a percentage of the total lot area.	100%	80%	80%	80 %	60% for CAM as a whole	80%	n/a
SETBACKS							
Minimum Front Setback Measured from the edge of the road right-of-way, or if no right-of-way from the front lot line.	0 ft	0 ft	12 ft	20 ft	0 ft interior lot lines min 20 ft exterior lot lines min	16 ft	n/a
Maximum Front Setback Measured from the edge of the road right-of-way, or if no right-of-way from the front lot line.	10 ft	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Setback Measured from the side lot lines.	0 ft	4 ft	8 ft	8 ft	0 ft interior lot lines min; 20 ft exterior lot lines min	12 or 20 ft if abutting a residential lot or district	n/a
Minimum Rear Setback Measured from the rear lot line.	0 ft	8 ft	12 ft	12 ft	0 ft interior lot lines min; 20 ft exterior	12 or 20 ft if abutting a residential lot or district	n/a

DISTRICT	DWN	MU	NH	R-1	CAM	CI	CFP
					lot lines min		
BUILDINGS							
Minimum Lot Frontage Coverage Percentage of the lot frontage that shall be covered by the front of a building.	60%	60%	n/a	n/a	n/a	n/a	n/a
Maximum Building Footprint Area of ground covered by all buildings and structures as measured around the exterior building walls and eaves	10,000 sf	8,000 sf	6,000 sf	8,000 sf	n/a	n/a	n/a
Minimum Building or Structure Height Building or structure height shall be measured from the average pre-construction elevations at each corner measured to the highest point of the building or structure.	24 ft	24 ft	n/a	n/a	24 ft	24 ft	n/a
Maximum Building or Structure Height Building or structure height shall be measured from the average pre-construction elevations at each corner measured to the highest point of the building or structure.	60 ft	48 ft	48 ft	48 ft	60 ft	48 ft	n/a



This map is for planning purposes only.
Data is only as accurate as the original sources.
This map may contain errors or omissions.

EDWARD FARRAR UTILITY DISTRICT APPLICATION FOR WATER & SEWER ALLOCATION & CONNECTION

The undersigned hereby requests an allocation of water and/or sewer from the Edward Farrar Utility District and also requests permission to tap into the water and/or sewer system of the District. If necessary a zoning permit cannot be issued until this application has been received and processed by the Edward Farrar Utility District Commissioners. The permit is void in the event of misrepresentation or failure to complete construction within two years of the date of approval.

PROPERTY ADDRESS (Service Location): _____
(Street Name and Number or Subdivision Address and Lot #)

ACCOUNT NUMBER OR TAX PARCEL ID: _____ CONTACT INFORMATION

PROPERTY OWNER(S) NAME: _____ PHONE: _____
EMAIL: _____

MAILING ADDRESS: _____
Street/PO BOX City State Zip

DESCRIPTION OF PROJECT: _____

() Residential

____ Number of Units
(Apartments/Separate Living
Spaces)
____ Total # of Bedrooms

() Church or Non-Profit Social Clubs

Kitchen (Y / N)
____ Total # of dining seats
**More information may be needed.
Please contact the billing department.*

() Commercial

____ Office
____ Retail Stores/ ____ # of daily employees
____ Barber Shop/Beauty Salon/ ____ # of daily employees
____ Dental Office/ ____ # of chairs ____ # of employees
____ Doctor's Office/ ____ # of exam rooms ____ # of employees
____ Restaurant/ ____ # of seats ____ # of employees
____ Gym or Fitness Facility/ ____ # of daily participants
____ Other (describe, including daily # of employees and
participants): _____

SIGNATURE OF PROPERTY OWNER: _____ DATE: _____

SIGNATURE OF APPLICANT: _____ DATE: _____

EDWARD FARRAR UTILITY DISTRICT APPLICATION FOR WATER & SEWER ALLOCATION & CONNECTION

FOR OFFICE USE ONLY:

Based on the information provided by the applicant listed above:

Allocation of water: _____ (gpd) Water Allocation Fee: \$ _____
Allocation of sewer: _____ (gpd) Sewer Allocation Fee: \$ _____
Meter Fee: \$ _____

FOR BILLING PURPOSES:

Total Residential Base Units (Water): _____ Total Due: \$ _____
Total Commercial Base Units (Water): _____ Fees Paid: _____ / _____ / _____
Bond Rate Applies (Y / N) Check # _____ CASH (Y / N)

Total Residential Base Units (Sewer): _____
Total Commercial Base Units (Sewer): _____

AUTHORIZED REPRESENTATIVE: _____ **DATE:** _____

NOTE: No Allocation is granted until an application is completed and all fees are paid. Allocation is effective on the date that the permit is signed by the authorized representative of the Edward Farrar Utility District. By submitting this allocation application and accepting an allocation the applicant agrees to be bound by and comply with the provisions, terms and conditions of the EFUD Water and Sewer Ordinances, as amended from time to time.

FEES AND COSTS:

Water Allocation Fee, per gallon: \$3.99*

Sewer Allocation Fee, per gallon: \$6.23

Meter Fee: EFUD cost plus 25%

**Previous "Village of Waterbury" residents may be offered a discounted price of \$3.60/gal if the property has been connected to the Municipal system for seven or more years.*

FAQ'S

Q: How is my total allocation calculated?

A: The Village follows the State of VT Water Supply Rule and Wastewater System and Potable Water Supply Rules, which can be found at <http://drinkingwater.vt.gov/dwrules/pdf/vtwsr2010.pdf>.

Q: What does my per-gallon allocation represent?

A: Purchased allocations guarantee that your property will have the necessary water and wastewater capacity it needs to function properly. The allocation is based on a maximum capacity to guarantee that the system can provide your property with adequate water and sewer service on a maximum use day.

Q: What happens if I give up my allocation?

A: BY "giving up" the allocated capacity to your property, you are no longer responsible for paying base charges on that property. However, once allocation capacity is revoked, your connection to the system will be suspended and you will need to re-purchase the allocation at full cost to restart service.

Edward Farrar Utility District

Quarterly Water Rates & Charges



Effective May 1, 2025

"VILLAGE" USER FEES PER 100 CUBIC FEET (cf) BASED ON QUARTERLY METER READINGS

Non-Metered Service	\$38.22
First 1,499 cubic feet	\$2.23 per 100 cf
1,500 to 4,999 cubic feet	\$2.88 per 100 cf
5,000 to 24,999 cubic feet	\$3.38 per 100 cf
25,000 to 174,999 cubic feet	\$3.69 per 100 cf
175,000 cubic feet and above	\$7.65 per 100 cf

NON "VILLAGE" USER FEES PER 100 CUBIC FEET (cf) BASED ON QUARTERLY METER READINGS

Non-Metered Service	\$38.22
First 1,499 cubic feet	\$2.88 per 100 cf
1,500 to 4,999 cubic feet	\$3.51 per 100 cf
5,000 to 24,999 cubic feet	\$4.21 per 100 cf
25,000 to 174,999 cubic feet	\$4.85 per 100 cf
175,000 cubic feet and above	\$9.56 per 100 cf

WATER BASE CHARGES

Residential – Each customer shall pay a base charge of \$50.97 per billing period for each residential unit assigned to that water account, in addition to the charge for metered water use or non-metered charge.

Non-residential – Each customer shall pay a base charge of \$50.97 per billing period for each 200 gallons per day of water capacity allocated to that water account, in addition to the charge for metered water use or non-metered charge.

Commercial – Each customer shall pay a base charge of \$50.97 per billing period for each 200 gallons per day of water capacity allocated to that water account, in addition to the charge for metered water use or non-metered charge.

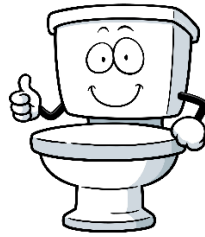
OTHER CHARGES

Luce Bond Rate - Each customer on the former Waterbury Center Water Works (Luce System) will have the same charges as non-village user fees and will also have a flat charge per connection of \$29.89 per billing period.

Mobile Home Rate – Instead of metered service, each mobile home will be issued a non-metered mobile home rate of \$38.22 per billing period.

Edward Farrar Utility District

Quarterly Sewer Rates & Charges



Effective May 1, 2025

USER FEES PER 100 CUBIC FEET (CF) BASED ON QUARTERLY METER READINGS

Non-Metered Service	\$ 46.82
First 1,499 Cubic Feet	\$ 3.91 per 100 cf
1,500 to 4,999 cubic feet	\$ 4.37 per 100 cf
5,000 to 24,999 cubic feet	\$ 5.07 per 100 cf
25,000 to 112,499 cubic feet	\$ 5.85 per 100 cf
112,500 cubic feet and above	\$11.72 per 100 cf

SEWER BASE CHARGES

Residential – Each customer shall pay a base charge of \$62.44 per billing period for each residential unit assigned to that sewer account, in addition to the charge for metered sewer use or non-metered charge.

Non-Residential - Each customer shall pay a base charge of \$62.44 per billing period for each 200 gallons per day of sewer capacity allocated to that sewer account, in addition to the charge for metered sewer use or non-metered charge.

Commercials – Each customer shall pay a base charge of \$62.44 per billing period for each 200 gallons per day of sewer capacity allocated to that sewer account, in addition to the charge for metered sewer use or non-metered charge.

QUARTERLY WATER & SEWER BILLING PERIODS

Readings:	Last Week of January	Last Week of April	Last Week of July	Last Week of October
Covers:	Nov 1 – Jan 31	Feb 1 – Apr 30	May 1 – Jul 31	Aug 1 – Oct 31
Bills Mailed:	by February 20 th	by May 20 th	by August 20 th	by November 20 th
Due Dates:	March 20 th	June 20 th	September 20 th	December 20 th