
CHAPTER 100. VILLAGE DISTRICT (V)

Section 101. Purpose

- (A) This district encompasses the historic settlement of Cabot Village and adjoining land that is served by public infrastructure. The district encourages compact and pedestrian-friendly residential, small-scale commercial, and mixed uses. It recognizes the value of protecting historic buildings and character.
- (B) For parcels that have access to the town water and wastewater system.

Section 102. Uses

Permitted Uses - Requiring a Zoning Permit

- 1. One, Two Family Dwelling
- 2. Accessory Dwelling
- 3. Accessory Use – Residential
- 4. Public Services Structures or Building
- 5. Commercial Additions For Required ADA and Code Improvements
- 6. Home Occupation
- 7. Signage
- 8. Community Center *
- 9. Change of Use*

Permitted Uses – Requiring DRB Review And A Zoning Permit

- 1. Agricultural Use Large Scale
- 2. Utility Service, Structure
- 3. Multi-Unit Dwelling
- 4. Hotel, Motel, or Dormitory
- 5. Retail Business
- 6. Office Building
- 7. Industrial Use
- 8. Mixed Use Commercial and or Residential
- 9. Planned Unit Development
- 10. Business Selling Age Restricted Merchandise And Services.

*1 - Zoning administrator on review may refer the project to the DRB for a hearing based on use and scale of development.

Section 104 Exterior Lighting and Signage:

- (a). Lighting – all exterior lighting shall be shielded and directed downward.
 - a. Building signs can be down lit or up lit with a directed shielded light. Signage lights shall be off when the business is not open.
- (b). Signage
 - a. Hanging Building and ground mounted signage shall not exceed 16 sf.
 - b. Flush wall mounted building signs, signs on windows and facades cannot exceed 50% of front building surface,
 - c. Internally illuminated signs are not permitted.
 - d. Temporary signs for private special events like auctions yard sales reunions or parties that are not more than 4 sf in area are permitted, signs may be set up no more than three days before the event and must be removed within 48 hours of the event.

Section 105 Definitions

Accessory Dwelling An accessory dwelling unit means an efficiency or one-bedroom apartment or structure that is clearly subordinate to a single-family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation, provided there is compliance with all the following:

1. The property has sufficient wastewater capacity.
2. The unit does not exceed 30 percent of the total habitable floor area of the single-family dwelling.
3. Applicable setback, coverage, and parking requirements specified in the bylaws are met.

Accessory Use Residential – a use or building incidental and subordinate to the principle building or use located on the same lot such as a shed garage or storage building.

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Agricultural Use

Businesses selling age restricted merchandise and services

Dwelling Unit - means a building or part of a building intended for human habitation that contains living, sleeping, cooking and sanitation facilities.

One Family Dwelling Detached building used as living quarters by one family

Two family Dwelling Detached building used as living quarters by two families

Multi Unit Dwelling means a structure used as living quarters for three or more families.

Community Center includes public or private meeting hall, place of assembly, museum, art gallery, library, place of further education and church not operated for profit.

Home Occupation means an occupation profession activity or use that is carried on for gain within a home by a resident that does not alter the homes exterior or affect the residential character of the property.

Hotel, Motel or Dormitory Building consisting of rooms which are rented as sleeping units each unit consisting of a bedroom and bath and may contain or share kitchen facilities.

Industrial use any facility for the assembly manufacture compounding processing packing treatment research or testing of goods and services

Public Service means any site structure facility or infrastructure owned and operated by the Town, State or other unit of government.

Retail Business includes an enclosed structure for the sale of retail goods or services such as restaurant, automobile service station, bank

Signage means an object device fixture display or structure used for visual communication.

Utility Service means any site structure facility or infrastructure privately or publicly owned and operated.

Office Building A structure used primarily for the conduct of business relating to administration, clerical services, consulting, and other client services not related to retail sales. Office buildings can hold single or multiple firms.

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