

ZONING REGULATIONS

“QII”

QUECHEE INTERSTATE INTERCHANGE ZONING DISTRICT

Objective

To provide for well-planned and coordinated development (commercial facilities/services and residential) that can be effectively integrated with the scenic character of the I-89/Route 4 gateway while maintaining safe and efficient traffic flow. This district will balance the needs of the community and those of the traveling public.

In order to enhance Vermont’s traditional settlement pattern (compact villages surrounded by open space) and ensure coordinated development, the following criteria are set forth:

- Protect natural resources, including scenic views and wildlife habitat corridors;
- Preserve existing vegetation wherever possible;
- Apply access management principals;
- Design buildings to fit the character of the site with attention given to mass and scale;

Permitted Uses*

Bakery
 Bed & Breakfast
 Dwelling Unit, Single
 Dwelling Unit, Two
 Dwelling, Multi-Unit
 Office ≤ 10,000 Sq. Ft.
 Retail < 2,500 Sq. Ft.

Permitted Upon Issuance of a Conditional Use Permit*

Banking, Financial Institution
 Bar
 Campground
 Cemetery
 Contractor’s Shop
 Daycare Facility
 Farmstand
 Food Assembly/Catering
 Funeral Home
 Garden Center
 Home Business
 Hospital/Medical Center
 Hotel, Motel, Inn
 Kennel
 Light Manufacturing/Industry
 Light Manufacturing/Retail Sales
 Medical Clinic
 Mixed Use Building
 Museum ≤ 10,000 Sq. Ft.
 Nursing Care Facility
 Office Building > 10,000 Sq. Ft.
 Open Air Market
 Parking Facility
 Passenger Terminal
 Place of Worship
 Public Assembly Facility (no size limit)
 Public Facility
 Public Information Facility
 Recreational Facility
 Research, Testing Laboratory
 Restaurant (no drive-thru)
 Retail 2,500–10,000 Sq. Ft.
 School
 Veterinary Clinic

Minimum Area and Dimensional Standards

Class	Area (square feet)		Lot Dimensions		Setbacks (feet)		
	Unit	Per Lot	Width	Depth	(from property lines)		
					Front	Side	Rear
1	4,500	8,000	50	80	20	10	20
2	20,000	10,000	100	100	20	10	20
3	40,000	20,000	125	100	20	10	20

Maximum Lot Coverage: 75%

Note * See § 260-16 and 260-45 regarding required reviews and approvals.