Section 2107. Hamlet (HAM) District

2107.A Purpose. The Hamlet District is intended to recognize and reinforce the historic rural hamlet of Riverton by:

1. Maintaining a mix of uses within a well-defined, compact area.
2. Preserving and extending the traditional settlement pattern characterized by small lots and shallow setbacks.
3. Protecting and enhancing historic buildings and rural character.

2107.B Permitted Uses. The Zoning Administrator may issue a zoning permit for the following uses:

1. Single-family dwelling
2. Two-family dwelling
3. Accessory dwelling
4. Home occupation
5. Home business
6. Family childcare home
7. Bed and breakfast or inn
8. Shop or store
9. Lawn, garden or farm supply
10. Office or personal/business service
11. Restaurant
12. Tavern
13. Media broadcast facility or studio
14. Data center or information services
15. Indoor recreation
16. Outdoor recreation
17. Religious facility
18. Healthcare facility
19. Education facility
20. Government facility
21. Cultural facility
22. Cemetery
23. Funeral home or cremation facility
24. Daycare facility
25. Essential services
26. Communication antenna
27. Agriculture or forestry

28. The applicant must receive site plan approval from the Development Review Board before the Zoning Administrator may issue a zoning permit for any of the uses not underlined.

29. The applicant must obtain conditional use approval from the Development Review Board before the Zoning Administrator may issue a permit for construction of more than 3,000 square feet of commercial or industrial space.

30. Uses with drive-through or drive-in service are prohibited.
2107.C **Conditional Uses.** The applicant must obtain conditional use approval from the Development Review Board before Zoning Administrator may issue a zoning permit for the following:

1. Multi-family dwelling
2. Congregate living
3. Assisted living
4. Rooming or boarding house
5. Open market
6. Lumber or building materials sales
7. Fueling station
8. Repair and service
9. Light industry
10. Warehouse or storage
11. Laboratory or research facility
12. Wholesale trade
13. Supervision or rehabilitative services
14. Stable or equine facility
15. Extracting, quarrying or stone cutting
16. Rural enterprise

2107.D **Dimensional Standards.** Land development within this district must conform to the following:

1. Lot size
   - 16,000 sf min for residential uses
   - 40,000 sf min for mixed and nonresidential uses
2. Lot frontage
   - 90 ft min
3. Lot coverage
   - 80% max
4. Front setback
   - 30 ft min as measured from the edge of the external travel lane
5. Side setback
   - 10 ft min
6. Rear setback
   - 20 ft min
7. Riparian setback
   - 20 ft min
8. Residential density
   - 1 dwelling unit per 8,000 sf of lot area max
9. Floor area ratio
   - 1.0 max
10. Building footprint
    - 6,000 sf max
11. Building height
    - 35 ft max

2107.E **Access Management Standards.** Applicants must design any land development within this district that requires major site plan approval to eliminate any pre-existing areas with uncontrolled or undefined access from the road in accordance with the access management standards of Section 3203.
Section 2105. Industrial (ND) District

2105.A Purpose. The intent of the Industrial District is to attract and retain industrial and service businesses by:

(1) Providing suitable sites for heavier, more intensive or more land consumptive businesses in proximity to major transportation and utility infrastructure.

(2) Guiding uses that would be incompatible with industrial uses to other areas of town.

(3) Protecting surrounding rural and residential districts from any adverse impacts associated with industrial uses.

2105.B Permitted Uses. The Zoning Administrator may issue a zoning permit for the following uses:

(1) Accessory dwelling
(2) Home occupation
(3) Home business
(4) Family childcare home
(5) Contractor's yard
(6) Light industry
(7) Heavy industry
(8) Warehouse or storage
(9) Laboratory or research facility
(10) Media broadcast facility or studio
(11) Data center or information services
(12) Wholesale trade
(13) Indoor recreation
(14) Outdoor recreation
(15) Salvage yard or recycling facility
(16) Composting facility
(17) Funeral home or cremation facility
(18) Parking
(19) Transit facility
(20) Rail transportation facility
(21) Truck transportation facility
(22) Essential services
(23) Communication antenna
(24) Communication tower
(25) Agriculture or forestry
(26) Extracting, quarrying or stone cutting
(27) Rural enterprise
(28) The applicant must receive site plan approval from the Development Review Board before the Zoning Administrator may issue a zoning permit for any of the uses not underlined.

29 Accessory dwellings, home occupations or businesses and family childcare homes are allowed only as an accessory use to a pre-existing dwelling.

2105.C Conditional Uses. The applicant must obtain conditional use approval from the Development Review Board before Zoning Administrator may issue a zoning permit for the following:

(1) Lawn, garden or farm supply sales
(2) Lumber or building supply sales
(3) Repair and service
(4) Rental and leasing
(5) Office or personal/business service
(6) Government facility
(7) Education facility
(8) Daycare facility
2105.D **Dimensional Standards.** Land development within this district must conform to the following:

1. Lot size 80,000 sf min
2. Lot frontage 180 ft min
3. Lot coverage 60% max
4. Front setback 40 ft min as measured from the edge of the external travel lane
5. Side setback 25 ft min or 50 ft if abutting a rural or residential district
6. Rear setback 25 ft min or 100 ft if abutting a rural or residential district
7. Riparian setback 50 ft min
8. Floor area ratio 0.5 max
9. Building height 35 ft max

2105.E **Access Management Standards.** Applicants must design any land development within this district that requires major site plan approval to eliminate any pre-existing areas with uncontrolled or undefined access from the road in accordance with the access management standards of Section 3203.
Section 2109. Rural 218 (RL-218) District

2109.A Purpose. The Rural 218 District is intended to protect rural character, working landscape and environmental quality by:

1. Promoting the productive use of rural land for farming, forestry and traditional outdoor recreation uses.
2. Preventing strip development and rural sprawl along major road corridors.
3. Keeping the overall density of residential development low while encouraging clustering of new homes to minimize loss and fragmentation of farmland and forests.
4. Protecting fragile natural resources including steep slopes, high elevations, wetlands, surface waters, wildlife corridors and habitat, and large forest blocks.

2109.B Permitted Uses. The Zoning Administrator may issue a zoning permit for the following uses:

1. Single-family dwelling
2. Two-family dwelling
3. Accessory dwelling
4. Home occupation
5. Family childcare home
6. Bed and breakfast or inn
7. Outdoor recreation
8. Religious facility
9. Cemetery
10. Essential services
11. Communication antenna
12. Agriculture or forestry
13. Stable or equine facility
14. Game, fishing or wildlife reserve

(15) The applicant must receive site plan approval from the Development Review Board before the Zoning Administrator may issue a zoning permit for any of the uses not underlined.

2109.C Conditional Uses. The applicant must obtain conditional use approval from the Development Review Board before Zoning Administrator may issue a zoning permit for the following:

1. Multi-family dwelling
2. Home business
3. Rooming or boarding house
4. Contractor’s yard
5. Composting facility
6. Education facility
7. Government facility
8. Cultural facility
9. Daycare facility
10. Communication tower
11. Kennel
12. Rural enterprise

(13) Retail uses are only allowed on lots fronting on a Class 2 road or state highway.
2109.D **Dimensional Standards.** Land development within this district must conform to the following:

1. Lot size 5 acres min
2. Lot frontage 120 ft min
3. Lot coverage 20% max
4. Front setback 50 ft min from the edge of the external travel lane
5. Side setback 20 ft min
6. Rear setback 20 ft min
7. Riparian setback 50 ft min
8. Residential density 1 du per 5 ac max
9. Floor area ratio 0.1 max
10. Building height 35 ft max

2109.E **Rural Standards.** Applicants must design any land development within this district that requires major site plan or major subdivision approval to meet or exceed the following standards:

1. Fitting new development into the rural landscape in a manner that:
   a. Keeps development from dominating the view from the road;
   b. Maintains scenic views;
   c. Incorporates existing site elements such as open meadows, tree lines, landmark trees, or hedgerows; and
   d. Keeps the amount of impervious surface to the minimum necessary to accommodate the proposed use; and
   e. Minimizes disturbance of steep slopes and alteration of natural grades.

2. Locating and designing development to minimize the fragmentation of productive farmland and large forest blocks.

3. Preserving open space and natural vegetation to the maximum extent within and around the site.

4. Locating and designing outdoor use areas to:
   a. Avoid visual clutter;
   b. Maintain an attractive roadscape; and
   c. Screen utilitarian site elements and functions.

2109.F **Access Management Standards.** Applicants must design any land development within this district that requires major site plan approval to eliminate any pre-existing areas with uncontrolled or undefined access from the road in accordance with the access management standards of Section 3203.
Section 2108. Rural 40 (RL-40) District

2108.A Purpose. The Rural 40 District is intended to protect rural character, working landscape and environmental quality by:

(1) Promoting the productive use of rural land for farming, forestry and traditional outdoor recreation uses.

(2) Preventing strip development and rural sprawl along major road corridors.

(3) Keeping the overall density of residential development low while encouraging clustering of new homes to minimize loss and fragmentation of farmland and forests.

(4) Protecting fragile natural resources including steep slopes, high elevations, wetlands, surface waters, wildlife corridors and habitat, and large forest blocks.

2108.B Permitted Uses. The Zoning Administrator may issue a zoning permit for the following uses:

(1) Single-family dwelling  (8) Religious facility
(2) Two-family dwelling   (9) Cemetery
(3) Accessory dwelling    (10) Essential services
(4) Home occupation      (11) Communication antenna
(5) Family childcare home (12) Agriculture or forestry
(6) Bed and breakfast or inn (13) Stable or equine facility
(7) Outdoor recreation    (14) Game, fishing or wildlife reserve

(15) The applicant must receive site plan approval from the Development Review Board before the Zoning Administrator may issue a zoning permit for any of the uses not underlined.

2108.C Conditional Uses. The applicant must obtain conditional use approval from the Development Review Board before Zoning Administrator may issue a zoning permit for the following:

(1) Multi-family dwelling (7) Government facility
(2) Home business        (8) Cultural facility
(3) Rooming or boarding house (9) Daycare facility
(4) Contractor’s yard    (10) Communication tower
(5) Composting facility  (11) Kennel
(6) Education facility   (12) Rural enterprise

(13) Retail uses are only allowed on lots fronting on a Class 2 road or state highway.
2108.D Dimensional Standards. Land development within this district must conform to the following:

(1) Lot size 40,000 sf min
(2) Lot frontage 120 ft min
(3) Lot coverage 20% max
(4) Front setback 50 ft min from the edge of the external travel lane
(5) Side setback 20 ft min
(6) Rear setback 20 ft min
(7) Riparian setback 50 ft min
(8) Residential density
   1 du per 40,000 sf accessed from a Class 2 or 3 town road or state highway
   1 du per 5 ac not accessed from a Class 2 or 3 town road or state highway
(9) Floor area ratio
   0.5 max for lots <40,000 sf
   0.2 max for lots 40,000 sf to <5 acres
   0.1 max for lots 5 acres or more
(10) Building height 35 ft max

2108.E Rural Standards. Applicants must design any land development within this district that requires major site plan or major subdivision approval to meet or exceed the following standards:

(1) Fitting new development into the rural landscape in a manner that:
   (a) Keeps development from dominating the view from the road;
   (b) Maintains scenic views;
   (c) Incorporates existing site elements such as open meadows, tree lines, landmark trees, or hedgerows; and
   (d) Keeps the amount of impervious surface to the minimum necessary to accommodate the proposed use; and
   (e) Minimizes disturbance of steep slopes and alteration of natural grades.
(2) Locating and designing development to minimize the fragmentation of productive farmland and large forest blocks.
(3) Preserving open space and natural vegetation to the maximum extent within and around the site.
(4) Locating and designing outdoor use areas to:
   (a) Avoid visual clutter;
   (b) Maintain an attractive roadscape; and
   (c) Screen utilitarian site elements and functions.

2108.F Access Management Standards. Applicants must design any land development within this district that requires major site plan approval to eliminate any pre-existing areas with uncontrolled or undefined access from the road in accordance with the access management standards of Section 3203.
Section 2110. Upland Conservation (UC) District

2110.A Purpose. The Upland Conservation District is intended to protect environmental quality, rural character, and the working landscape by:

1. Conserving fragile natural resources including steep slopes, high elevations, wetlands, surface waters, wildlife corridors and habitat, and large forest blocks.
2. Keeping the overall density of residential development in the remote areas of town very low and minimizing loss and fragmentation of forest blocks and farmland.
3. Promoting the productive use of rural land for farming, forestry and traditional outdoor recreation uses.

2110.B Permitted Uses. The Zoning Administrator may issue a zoning permit for the following uses:

1. Single-family dwelling
2. Two-family dwelling
3. Accessory dwelling
4. Home occupation
5. Family childcare home
6. Essential services
7. Agriculture or forestry
8. The applicant must obtain conditional use approval from the Development Review Board before the Zoning Administrator may issue a permit for any land development proposed to be located above an elevation of 1,500 feet.

2110.C Conditional Uses. The applicant must obtain conditional use approval from the Development Review Board before Zoning Administrator may issue a zoning permit for the following:

1. Bed and breakfast or inn
2. Home business
3. Outdoor recreation
4. Education facility
5. Government facility
6. Daycare
7. Communication antenna
8. Communication tower
9. Stable or equine facility
10. Game, fishing or wildlife reserve
11. Extracting, quarrying or stone cutting
12. Rural enterprise

2110.D Dimensional Standards. Land development within this district must conform to the following:

1. Lot size 10 acre min
2. Lot frontage 180 ft min
3. Lot coverage 15% max
4. Front setback 50 ft min from the edge of the exterior travel lane
5. Side setback 25 ft min
6. Rear setback 25 ft min
7. Riparian setback 50 ft min
8. Residential density 1 du per 10 acres
9. Floor area ratio 0.1 max
10. Building height 35 ft max
2110.E Rural Standards. Applicants must design any land development within this district that requires major site plan or major subdivision approval to meet or exceed the following standards:

1. Locating and designing development to minimize the fragmentation of forest blocks and productive farmland.

2. Preserving open space and existing natural vegetation to the maximum extent within and around the site.

3. Fitting new development into the rural landscape in a manner that:
   a. Keeps development from dominating the view from the road;
   b. Maintains scenic views and ridgelines;
   c. Incorporates existing site elements such as open meadows, tree lines, landmark trees, or hedgerows;
   d. Keeps the amount of impervious surface to the minimum necessary to accommodate the proposed use; and
   e. Minimizes disturbance of steep slopes and alteration of natural grades.