

Table 204.4: "HHD" Higgins Hill District

Objective: To ensure that Waterford properties abutting the Town of St. Johnsbury can work in concert with neighboring properties for the desired use put forth by the Town of Waterford Town Plan in preserving the rural nature while recognizing the opportunity for growth.

Permitted Uses:

- | | |
|---|----------------------------|
| 1. Accessory use/structure ⁽¹⁾ | 5. Dwelling, accessory |
| 2. Agriculture ⁽²⁾ | 6. Forestry ⁽²⁾ |
| 3. Dwelling, single family | 7. Home Occupation |
| 4. Dwelling, two family | |

Conditional Uses:

- | | |
|--|-----------------------|
| 1. Essential service | 7. Retail Sales |
| 2. Hotel | 8. School* |
| 3. Office | 9. Wholesale Sales |
| 4. Public assembly use | 10. Apartment House |
| 5. Public facility* | 11. Short Term Rental |
| 6. Residential Business/Cottage Industry | |

Minimum Lot Area & Dimensional Requirements

Lot area (acres) ⁽³⁾ :	1.0	Front yard setback (ft.): 65 from center of road
Area / dwelling unit (acres) ⁽³⁾ :	1.0	Side yard setback (ft.): 25
Lot frontage (ft.) ⁽⁴⁾ :	150	Rear yard setback (ft.): 25

Footnotes

- (1) Accessory uses and structures for conditional uses shall require conditional use approval.
(2) Agricultural and forestry uses are exempted from the permit process by 24 VSA, § 4413(d).
(3) An acre equals 43,560 square feet.
(4) Lots located on the turnaround of a cul-de-sac shall have at least 100 feet of frontage.
*See section 209 (a)(2)