



ZONING REGULATIONS

Town of Hartford

171 Bridge Street, White River Junction, VT 05001

802-295-3075

I-C

INDUSTRIAL-COMMERCIAL ZONING DISTRICT

Objective

To reserve locations for commercial and light industrial operations which require larger lots than are available in other commercial districts. The I-C Districts offer large, relatively level tracts of land with good highway access and sufficient distance to buffer existing residential neighborhoods.

Permitted Uses*

Adult-oriented business
Agriculture
Bakery
Banking, financial institution
Bar
Farmstand
Food assembly/catering
Funeral home
Garden center
Hospital/Medical center
Hotel, motel, inn
Light manufacturing/industry
Light manufacturing/retail sales
Medical clinic (no size limit)
Motor vehicle fueling facility
Motor vehicle sales
Museum (no size limit)
Nursing care facility
Office (no size limit)
Parking facility
Place of worship
Printing, publishing
Public assembly facility (no size limit)
Public information facility
Recreational facility
Research, testing laboratory
Restaurant
Retail < 10,000 square feet
Veterinary clinic

Permitted Upon Issuance of a Conditional Use Permit*

Bed-and-breakfast
Contractor's yard
Contractor's shop
Crematory
Day-care facility
Home business
Junkyard
Kennel
Manufacturing/Industry
Motor vehicle car wash
Motor vehicle repair
Open-air market
Passenger terminal
Public facility
Retail > 10,000 square feet
School
Storage, mini-/self-
Transportation terminal
Warehouse

Minimum Area and Dimensional Standards

Class	Area (square feet)		Lot Dimensions (feet)		Setbacks (feet from property lines)		
	Per Dwelling Unit	Per Lot	Width	Depth	Front	Side	Rear
1	10,000	10,000	70	80	10	10	20
2	20,000	40,000	125	100	30	15	25
3	40,000	40,000	125	100	30	15	25

Maximum Lot Coverage: 90%

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