

## COMPARISON OF PERMITTED AND CONDITIONAL USES PROPOSED FOR MILTON'S DOWNTOWN BUSINESS DISTRICT

The following zoning changes are being proposed to promote development of an identifiable downtown in Milton with shops, service businesses, and restaurants that are oriented to pedestrians located on the ground level of multi-story buildings with office and residential space on the upper floors:

ADOPTED		PROPOSED		COMMENTS
Planned unit developments - mixed use	P	Upper floor residential	P	Mixed-use PUDs would be eliminated. Housing would be allowed on upper floors instead.
Elderly housing complex	P	Retirement housing	C	A variety of senior housing from independent living apartments to nursing facilities would be allowed.
		Assisted living	C	
		Skilled nursing service	C	
Bed & breakfasts	NO	Bed and breakfast	P	More types of lodging facilities would be allowed.
		Rooming and boarding house	C	
Motels	P	Hotel or motel	C	
Retail sales	NO	Retail sales	P	Auto-oriented retail uses like gas station and carwash would no longer be allowed. The goal is to encourage them to locate in the commercial districts outside downtown and to encourage more pedestrian-oriented retail in the DB1 district.
Precious metal dealer	C			
Retail sales of fuel, food, goods & merchandise	P	Fueling station	NO	
		Carwash	NO	
		Lawn, garden and farm supply sales	C	
		Open market	P	
		Food or beverage stores	C	
Neighborhood convenience stores	NO	Convenience store	C	
Financial establishments	P	Financial establishment	P	No change
General/medical office	P	Office, professional, business or administrative service	P	Expansion of the range of office type uses allowed.
Research and development laboratories	C	Research and development or laboratory	C	No change
Restaurants	P	Restaurant	P	Eliminate distinction between different types of restaurants and add bar as an allowed use. If a restaurant wanted to have drive-through or drive-in service, conditional use approval would be required.
Restaurants, fast-food	P			
Bakery/delicatessen	P	Bar	P	
Convention center	P	Event facility	NO	Use removed due to potential scale, traffic and parking demands.
Personal services	P	Personal service	P	Laundromats and drycleaning services would be considered a personal service business.
Laundromats	P			
Drycleaning facilities	C			

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ADOPTED		PROPOSED		COMMENTS
Enclosed light manufacturing and assembly	C	Light industry	C	The definitions of various light industrial uses would be consolidated. New uses added for food or beverage manufacturing (this would include breweries and bakeries, for example) and handcrafted or artisanal manufacturing, which are popular types of uses in Vermont downtowns.
Enclosed manufacturing and assembly	NO			
Manufacturing and associated retail sales	NO			
Drycleaning plant	NO			
		Food or beverage manufacturing	C	
		Handcrafted or artisanal manufacturing	C	
Enclosed wholesale	NO	Wholesale trade	C	Expands the range of uses allowed in DB1.
Public warehousing	C	Warehouse and storage service	NO	The definitions of various warehouse, storage and distribution uses would be consolidated. These uses would no longer be allowed downtown. Some would be encouraged to locate in the commercial districts outside downtown. Private warehousing (self-storage) would be encouraged to locate in certain areas where there is not water and sewer infrastructure (which is not needed by those storage businesses) so that the land with water and sewer will be available for the businesses that do need those services.
Enclosed public warehousing				
Distributing	C			
Distributing of non-hazardous materials				
Distributing of hazardous materials				
Private warehousing	C	Self-storage facility	NO	
Enclosed private warehousing				
Parking structures	NO	Parking	C	Minor change that would allow for development of a commercial or public parking lot or structure.
Transit stations and parking	P	Road or transit transportation	P	
		Media studio	P	New use that would be allowed downtown.
		Communication antenna	P	Communication antennas mounted on existing structures would be allowed in most districts.
		Information service or data processing	C	New use that would be allowed downtown.
Private/public facilities	P	Essential service	P	No change
Indoor theaters	P	Performance theater	P	Uses would be redefined but no change in what would be allowed
		Movie theater	P	
		Museum	P	New use that would be allowed downtown.
Indoor recreation	P	Indoor recreation	P	No change
Outdoor recreation	C	Outdoor recreation	NO	Commercial outdoor recreation (mini-golf course, for example) would no longer be allowed but public outdoor recreation (park or green) would be allowed.
		Public recreation	P	

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ADOPTED		PROPOSED		COMMENTS
Employee training facility	NO	Grade school	P	Expands the range of education uses that would be allowed downtown. Specialty schools include facilities that offer classes in dance, cooking, music, self-defense, fitness, etc.
		College or university	P	
		Trade or technical school	P	
		Specialty school	P	
Public facilities	NO	Government office or courthouse	P	Expands the range of civic or governmental uses allowed downtown.
State facilities	NO			
Clinic	NO	Medical clinic	P	Health and social service uses would be allowed downtown.
		Supervision and rehabilitation service	C	
		Social assistance and charitable service	C	
Child day care facility	P	Child day care	P	No change
Funeral establishments	P	Funeral and cremation service	P	No change
		Social and membership organization	C	New use (an Elks Lodge, for example)

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