

Worcester County Zoning and Subdivision Control Article

V-1 Village District

§ ZS 1-204

<https://ecode360.com/14019422>

Purpose and intent. This district is intended to protect and preserve the unique mixed use character and historical charm of the existing crossroads villages of the County. New development within this district should be of an appropriate scale and use so as to be compatible with the existing pattern of development. In addition, new development is intended to be channeled into effective service areas to permit the efficient provision of public services.

Permitted Principal Uses and Structures:

1. Single-family clustered housing.
2. Single-family dwellings.
3. Two-family dwelling units.
4. Manufactured homes subject to the design standards in § ZS 1-314(b).
5. Major and minor subdivisions.
6. Churches, temples and mosques.
7. Bed-and-breakfast establishments.
8. Public and quasi-public buildings and structures of a recreational, conservation, cultural and public-service type, including firehouses.
9. Public and private conservation areas, including wildlife reservations, arboretums and demonstration forests.
10. The addition to existing structures of telecommunications facilities that do not increase the overall height of the existing structure.
11. Small wind energy conversion systems up to a maximum of seventy-five feet in height.

Special Exceptions:

1. General stores for the sale of groceries, dry goods and hardware, provided that the total gross floor area shall not exceed 5,000 square feet.
2. Curio shops, craft shops and similar uses consistent with the character of the village shall be limited to a gross floor area of 1,000 square feet.
3. Fuel sales in connection with a store permitted under this section, provided that all fuel storage must be underground.
4. Professional offices not meeting the requirements for home occupations but limited to no more than four employees.
5. Restaurants for on-premises food consumption, provided that the total gross floor area shall not exceed 3,500 square feet.
6. Special bake shops with a commercial kitchen, provided that the total gross floor area of the bake shop, kitchen and associated uses shall not exceed 5,000 square feet.
7. Personal service establishments, provided that the total gross floor area shall not exceed 2,500 square feet.

8. Roadside stands offering for sale fresh agricultural products, fresh seafood and processed dairy products from locally raised livestock, operated by the property owner or tenant of the premises upon which such stand is located.
9. Day-care centers.
10. Assisted living facilities, provided they are residence-based and serve no more than five clients.
11. Group homes.
12. Public utility structures and properties other than essential services, including cross-County lines and mains of all kinds.
13. Wastewater and water treatment facilities, with the exception of sewage sludge disposal areas.
14. Spray irrigation fields and storage lagoons for Class II effluent.
15. Dredge spoil disposal sites.
16. The addition to existing structures of telecommunications facilities that have the effect of increasing the overall height of the existing structure.
17. Large solar energy systems.
18. Large day-care homes.
19. Cemeteries, including family burial grounds, chapels and mausoleums.
20. Any use or structure which is determined by the Board of Zoning Appeals to be of the same general character as an above-permitted use, not specifically mentioned in another district and compatible with the general character and intent of the V-1 District.

Note: This document shall only be used a reference; please refer to the Worcester County Zoning and Subdivision Control Article for verification of all uses, lot requirements, accessory uses and any additional provisions that may apply.