

- Emergency housing
- Gift Shops
- Health and Fitness Facilities
- Museums
- Single Family Dwellings
- Visitor Centers
- Active and passive recreation and recreational facilities.
- Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings

3-4.9.4. Lot and Yard Regulations

| Use | Minimum | Minimum | Maximum | Minimum Setbacks | | |
|------------------------------------|-----------------------|------------------------------------|---------------------------------------|------------------|--------|--------|
| | Lot Size (sq. ft.) | Lot Frontage (at front setback) | Lot Coverage (impervious surfaces) | Front | Side | Rear |
| All Permitted and Permissible Uses | 6,000 | 60 ft. | 65% | 25 ft. | 15 ft. | 35 ft. |

3-4.9.5. Building Regulations

| Use | Maximum Height* |
|---------------------|---|
| All buildings | 35 feet |
| Accessory buildings | Within 20 feet of any lot line shall not exceed 15 feet in height. All accessory buildings shall be less than the main building in height. |

*A public or institutional building or church may be erected to a height of sixty (60) feet from grade provided that required front, side, and rear yards shall be increased one (1) foot for each foot in height over thirty-five (35) feet.

3-4.10 C Commercial District

3-4.10.1. Legislative Intent

The intent of this district shall be to encourage the logical and timely development of land for a range of commercial purposes in accordance with the objectives, policies, and proposals of the Comprehensive Plan; to prohibit any use which would create undue impacts on surrounding residential areas; and to assure suitable design to protect the residential environment of adjacent and nearby neighborhoods. It is further declared to

be the intent of this district to limit traffic congestion, overcrowding of land, noise, glare, and pollution, so as to lessen the danger to the public safety, and to ensure convenient and safe pedestrian access to and from commercial sites as well as between adjacent commercial sites. The protective standards contained in this Article are intended to minimize any adverse effect of the commercial district on nearby property values and to provide for safe and efficient use of the commercial district itself.

3-4.10.2. Permitted Uses (by-right)

Any of the following uses provided that no one-business establishment exceeds 50,000 square feet of gross floor area on the lot or on the tract.

- Accessory uses customarily incidental to these uses.
- Apartments located above ground floor retail or office uses
- Banks and other financial institutions.
- Broadcasting stations.
- Churches
- Cleaning and pressing shops
- Clinics (medical and dental)
- Community buildings.
- Convenience store
- Funeral Homes
- Health and Fitness Facilities
- Hotels and motels
- Household Pet Grooming
- Institutional uses.
- Laundromat.
- Lawn and garden equipment
- Lumber and building supply with no outdoor storage
- Medical Centers and Laboratories
- Non-fee parking lots and structures.
- Offices for business or professional use.
- Off-street parking subject to Article 7.
- Open space subject to Article 9.
- Personal and Business Services
- Plumbing and electrical supply (without outdoor storage)
- Rental service without outdoor storage
- Restaurant, carryout
- Restaurants without drive-through facilities
- Retail Sales, including stores and shops
- Service stations with no outside car vehicle storage and without vehicle repair
- Signs subject to Article 6.
- Shopping centers
- Studios and trade schools.
- Taxidermist
- Trade school, studio
- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits

for local electrical, gas, sewer, or water sewer service, but not those facilities listed as requiring a special use permit.

- Vending machines and Laundromats

3-4.10.3. Permissible Uses (by special use permit upon approval of the Town Council)

- Active and passive recreation and recreational facilities
- Animal kennels
- Any use listed as permitted by right in Section 3-4.10.2 that exceeds 50,000 square feet of gross floor area
- Automobile sales, truck sales and service repair garages, automobile body shops, and tire recapping and retreading. (All vehicles must be parked on paved surfaces)
- Carnivals, fairs, and other similar uses of a temporary nature
- Car Washes
- Car wash, Self-service
- Clubs, lodges, and assembly halls
- Commercial parking lots and garages
- Commercial recreational establishments
- Crematories
- Day care centers
- Drive-through service facility of any kind
- Farmers markets
- Farm equipment, motorcycle, boat, and sport trailer sales and service
- Frozen food lockers.
- Grain and feed supply stores
- Heliports
- Lumber and building supply with undercover storage
- Monument sales
- Plumbing and electrical supply with undercover storage
- Restaurant with drive-through facility
- Taxicabs stands
- Temporary fair and show grounds
- Theaters [indoor]
- Transitional housing
- Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings
- Veterinary hospitals
- Wholesale establishments but not warehouses generally

3-4.10.4. Lot and Yard Regulations

Minimum

Minimum

Maximum

| Use | Lot Size (sq. ft.) | Lot Frontage (at front setback) | Lot Coverage (impervious surfaces) |
|----------|--------------------|------------------------------------|---------------------------------------|
| All Uses | 6,000 | 50 ft. | 85% |

Front Setbacks

| From right-of-way of local street having right of way of 50 feet or less* | From right-of-way of major thoroughfare or collector street having right of way greater than 50 feet * | From right-of-way of a service drive* | From any interior private or public accessway | Accessory Buildings |
|---|--|---------------------------------------|---|--|
| 40 feet | 60 feet | 40 feet | 20 feet | Not permitted forward of the setback line. |

* Front setback may be reduced by 20 feet if no parking or loading areas are located between the structure and the front lot line.

| Side Yard Setbacks* | | Rear Yard Setbacks* | |
|---------------------------------|----------------------------|---------------------------------|----------------------------|
| Adjacent to any C or I District | Adjacent to any R District | Adjacent to any C or I District | Adjacent to any R District |
| 10 feet | 25 feet | 15 feet | 25 feet |

* Accessory buildings over fifteen (15) feet in height shall be at least ten (10) feet from any lot line.

3-4.10.5. Building Regulations

| Use | Maximum Height* |
|---------------------|---|
| Accessory buildings | shall be less than the main building in height. |
| Other Buildings | 45 feet |

**A public or institutional building or church may be erected to a height of sixty (60) feet from grade provided that required front, side, and rear yards shall be increased one (1) foot for each foot in height over forty-five (45) feet.

3-4.11 CBD Central Business District

3-4.11.1. Legislative Intent