

Title 13 ► Chapter 10

Commercial District (B)

13-10-1	Permitted Uses
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The Commercial District is designed to promote the orderly development of commercial uses in accordance with the growth and development needs of the town. It is intended to provide for a variety of retail, service, office and other business uses. The district is further designed to protect neighboring residential areas by establishing certain minimum yards, yard areas, and parking and loading areas.

Sec. 13-10-1 Permitted Uses

1. Banks and similar services.
2. Business and professional offices or studios.
3. Clubs, lodges, public meeting halls, theaters, bowling alley, or similar places of assembly or recreation.
4. Dental and medical clinics.
5. Dwelling, single family, only as accessory to a principle use.
6. Hotel, motel, boarding or lodging houses.
7. Public and semi-public buildings and uses.
8. Retail stores and shops.
9. Restaurants.
10. Service type business, such as barbershop, beauty parlor, Laundromat, servicing or repair of home appliances and similar uses.
11. Signs meeting the following requirements:
 - (a) Advertising and announcement signs which advertise the products, goods or services offered by a specific business conducted on the premises where the sign is located, not exceeding 350 square feet in area (on double faced signs, only 1 side shall be counted in determining square footage); such sign shall be set back from the highway right of way line 1 foot for each additional 10 square feet in excess of 100 square feet, and shall provide a minimum of 6 feet of visual clearance above ground level; such signs if illuminated, shall not blink or be mechanically activated in whole or in part, and provided that setback requirements, except as in this paragraph set out, shall not apply to such signs.
 - (b) Directional signs indicating the location of a business offering goods or services. Such signs shall observe setback and side yard requirements, shall not be illuminated, and shall not exceed 250 square feet in area.
12. Any other uses similar in character to or customarily established in connection with the foregoing.

Sec. 13-10-2 Conditional Uses

1. Automobile service stations and public garages; new or used car sales areas; new or used farm equipment sales areas; but not including the storage of wrecked or non-licensed vehicles or wrecked farm equipment.
2. Boat liveries and marinas, public and private beaches, bathhouses, day camps, resorts or clubs, public and private parks, golf grounds, cabins, picnic areas, swimming pools, and other recreational uses of similar character or customarily established in connection with the foregoing.

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3. Taverns
4. Wholesaling establishments
5. Multiple Family Residences.
6. Outdoor storage of goods and materials.

Sec. 13-10-3 Regulations and Standards

1. **Height.** The height of buildings shall not exceed 60 feet.
2. **Side Yard.** Side yards shall meet the requirements of Section 4.3(7) of this ordinance (Residential District).
3. **Setback.** See Section 11-0 (Highway Setback).
4. **Rear Yard.** Rear yards shall meet the requirements of Section 4.3(8) of this ordinance (Residential District).
5. **Minimum Lot Size.**
 - (a) Areas not served by Public Sanitary Sewer: Shall meet the minimum lot area 66,000 Sq feet or 1 1/2 acre.
 - (b) Areas served by Public Sanitary Sewer. Minimum lot area for areas served by public sanitary sewer shall meet the requirements of 40,000 square feet.
 - (c) When an apartment or residence is a part of the business structure, there shall be additional square footage sufficient to qualify the same under the requirements for residence of the R District. This provision shall apply to multiple family residences, boarding houses and lodging houses. All other residences shall comply with the requirements of Section 4.3(5) (Residential District).
6. **Minimum Width.** Minimum lot width shall meet the requirements for single family dwellings under Section 4.3(5) of this ordinance (Residential).
7. **Off-Street Parking Requirements.** Off street parking spaces shall be provided as follows:
 - (a) Two off-street parking space per dwelling unit or lodging unit shall be provided on the same lot or tract of land of such dwelling unit or lodging unit served.
 - (b) One off-street parking space per person normally employed on the lot or tract of land.
 - (c) One off-street parking space for each 100 square feet of retail sales floor area of the establishment being served.