

**ARTICLE VII
COMMERCIAL DISTRICT**

Those owners or their notarized agent of any proposed Commercial Use shall submit a Site Plan to the Planning Board. Any change in the current Use(s) of commercial property shall be permitted only after a Site Plan Review conducted by the Planning Board.

A Building may be erected, Altered, or used and a Lot may be used or occupied for the following purposes and in accordance with the following provisions.

A. Uses Permitted

1. Any Use permitted in the Residential District will be permitted in the Commercial District in the same manner it is permitted in the Residential District. If the Use is a Use permitted by right in the Residential District, then it is a Use permitted by right in the Commercial District. If the Use is a Use permitted by Special Exception in the Residential District, then it is a Use permitted by Special Exception in the Commercial District.
2. Lodging Houses, Apartment Houses, Multi-Family Dwelling(s), hotels, Inns, motels, including such retail business within these permitted Buildings as are conducted for the convenience of the residents or guests.
3. Shops, restaurants (except drive-in or drive-thru restaurants), retail sales and retail service Uses.
4. Greenhouses or florist shops.
5. Mortuary establishments.
6. Business or professional offices and banks.
7. Filling stations, Electric-Vehicle Charging Station Facilities, automobile repair garages, car washes, and Uses incidental thereto shall be allowed only by Special Exception by the Board of Adjustment. *(Amended 3/28/2023)*
8. Light industry and wholesale establishments shall be allowed only by Special Exception by the Board of Adjustment.
9. Theaters, halls, clubs, amusement centers, and drive-in or drive-thru restaurants shall be allowed only by Special Exception by the Board of Adjustment.
10. Essential Services.
11. Mixed Use.

B. Land Requirements

1. There shall be between the nearest Right-of-Way and the extreme front of any Building a yard having a minimum depth of 30 feet; but said minimum depth may be less than 30 feet if in conformity with the yards of adjoining Lots. No Building shall be located within 10 feet of the side or rear property line. The Frontage shall be not less than the width of the land required for the Structure thereof.