

**500 PURPOSE – BUSINESS & INDUSTRIAL DISTRICTS**

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**500.1 BUSINESS 1 ZONE (B-1)**

This zone is intended to establish areas of light commercial activities including neighborhood retail, services and professional offices. The character of the zone is intended to be small scale commercial activities that service the surrounding areas and integrate well with the neighboring residential development.

**500.2 BUSINESS 2 ZONE (B-2)**

This zone is intended to provide areas of commercial activity including community retail, business, service, professional offices, and other automotive dependent uses. The character of this zone is intended to be small to large scale commercial developments primarily serviced by automobiles.

**500.3 TRANSITION ZONE 5 (TZ5)**

The purpose of this zone is to allow existing residential areas to transition in an orderly means to a commercial area. The development of this zone should provide minimal impacts on existing residential development within the area.

**500.4 MANUFACTURING ZONE 1 (M-1)**

This zone is intended to provide areas for manufacturing, warehousing, wholesale, and other forms of commercial and industrial activities. The character of the zone is intended to be commercial in nature while still maintaining the small town community character.

**500.5 HIGHWAY INTERCHANGE ZONE (HIZ)**

The intent of the HIZ is to establish a legal framework for land use alternatives that will provide the applicant with a wide variety of development opportunities; to encourage the economic development and fiscal improvement of the community by providing flexible development opportunities and responsiveness to market trends for land having high visibility and access to the major intersections of Route 5 with I-91 at Exit 44, and with Route 140 as depicted in the HIZ Map; to empower the Town with a measure of control over the type and quality of development while encouraging mixed, Commercial, Business and Residential uses; and to insure that such development is accomplished in an orderly manner with minimal negative impact to neighboring areas and critical natural resources. Improvement of the underlying parcels shall retain as of right development per standard zoning requirements. For parcels seeking development in the HIZ Overlay area, and granted the HIZ designation through the Special Permit process, the bulk, area and use requirements of the underlying zone shall not apply. *(amended/effective 1-29-18. (See HIZ Map (page #43) for qualifying locations).*

**500.6 BUSINESS 3 ZONE (B-3) – ROUTE 140 BUSINESS CORRIDOR**

This zone is intended to provide for business development in order to increase the tax base, provide services and amenities to residents of the town and larger region, and provide jobs. The character of the zone is intended to provide a variety of uses and building types while managing environmental, traffic, and aesthetic/community character impacts. Planned developments with a village character and multiple uses on a parcel are desirable in this district.

**501 BULK & AREA REQUIREMENTS – BUSINESS & INDUSTRIAL DISTRICTS**

In business and industrial zones no building hereafter erected, reconstructed, remodeled or altered shall exceed the height, be located on a lot of less width and area, have smaller yards, or ground floor area than the minimum requirements listed below. (For uses permitted in any zone with a SUP see chapter 304)

<b>ZONE</b>	<b>B-1</b>	<b>B-2</b>	<b>M-1</b>	<b>HIZ</b>	<b>B-3</b>	<b>TZ5</b>
<b>Minimum Lot Requirements</b>						
Frontage	100'	80'	200'	(2)	200'	100'
Width	100'	80'	200'	(2)	200'	100'
Depth	110'	110'	120'	(2)	110'	150'
Area – Sq. Ft.	15,000	12,000	60,000	43,560	40,000	20,000
Acreage	0.344	0.275	1.337	1.0	0.92	0.459
<b>Minimum Yard Requirements</b>						
Front Yard Setback (3)	50'	50'	60'	(2)	75'	50'
Side Yard Setback (5)	15'	15'	20'	(2)	15'	20'
Rear Yard Setback	30'	30'	30'	(2)	30'	20'
<b>Maximum Lot Coverage</b>						
Building(s)	20%	30%	35%	(2)	35%	25%
Impervious Surfaces	65%	65%	75%	(2)	65%	60%
<b>Maximum Height Requirements</b>						
Stories	4	2.5	4	(2)		2
Feet	50'(1)	30'	60'(1)	(2)		35'
Within 200' from Rte. 140 (4)						2 stories/25' ht.
201 – 400' from Rte. 140 (4)						3 stories/37.5 ht.
>400' from Rte. 140 (4)						4 stories/50' ht.

**Notes to Business and Industrial Bulk and Area Requirements**

This table provides the general requirements for each zone; additional requirements may exist in other portions of the regulations. Where residential properties exist in business and industrial zones, the bulk and area requirements for the R-2 Zone shall apply.

- (1) In addition to the above requirements, where a building exceeds 35' in height, such building shall be set back from front, side and rear lot lines 2 additional feet for each additional foot of height.
- (2) Sites may be developed as permitted through Zoning Regulations based on underlying zoning, while bulk and area requirements for HIZ shall be determined through the General Development Plan/Special Permit process. *(added/effective 1/29/18)*.
- (3) Canopies for automotive filling or re-energizing stations may be a minimum of 35 feet from the front property line. *(added/effective 7/28/14)*.
- (4) As measured from the Route 140 right of way line closest to the property in the B3 Zone.
- (5) In business and industrial zones, the side yard requirements for non-conforming lots with less than the required frontage is 10 percent of the frontage or 10 feet, whichever is greater. *(amended/effective 7/28/14)*
- (6) Changes of use in existing buildings requires a zoning permit. *(added/effective 7/28/14)*

**502 PERMITTED USES IN BUSINESS & INDUSTRIAL DISTRICTS**

The following table identifies those uses permitted by zoning district. All business and industrial uses, developments, and new construction, except for minor changes in use, require site plan approval by the Commission. Any use not expressly permitted by the Commission shall be prohibited unless the Commission determines that a use fits into the established use groups. In addition, the Commission has the right to determine if any use meets the intent of the regulations.

<b>Retail &amp; Service Uses</b>	<b>B-1</b>	<b>B-2</b>	<b>M-1</b>	<b>HIZ</b>	<b>TZ5</b>	<b>B3*</b>
Retail Establishments (up to 30,000 square feet B3)	P	P		SUP	SUP	SUP
Service Establishments, Personal/Professional	P	P	SUP	SUP	SUP	SUP
Retail/Service Establishments – Over 30,000 square feet		SUP		SUP		
Day Care Centers; Nursery Schools	SUP	SUP	SUP		SUP	SUP
Dry Cleaning Establishments		P	P			SUP
Catering Establishments		P	P	SUP		SUP
Restaurants (4)	P	P		SUP	SUP	SUP(9)
Hotel	SUP	SUP	SUP	SUP	SUP	
Short Term Rental	SUP	SUP			SUP	SUP
Funeral Home, Mortuaries, Morgues	P	P			SUP	
Parking Lots		P				
Financial Institutions & Banks	P	P	P	SUP	SUP	SUP
Fitness Center, Max 10,000 sq. ft.						SUP

	<b>B-1</b>	<b>B-2</b>	<b>M-1</b>	<b>HIZ</b>	<b>TZ5</b>	<b>B3*</b>
Office – General & Professional	P	P	P	SUP	SUP	SUP
Business & Professional Office Buildings	P	P	P	SUP	SUP	SUP
Contractor’s Office and Storage Yard (8)		P/SUP	P/SUP			
Medical & Dental Laboratories	P		P	SUP	SUP	SUP
Nursing/Elder Care/Convalescent Homes	SUP	SUP		SUP	SUP	SUP

<b>General Industrial Uses</b>	<b>B-1</b>	<b>B-2</b>	<b>M-1</b>	<b>HIZ</b>	<b>TZ5</b>	<b>B3*</b>
Wholesale Establishments			P			
Warehousing & Distribution – Non-hazardous materials			P			
Warehousing & Distribution – hazardous materials			SUP			
Research & Experimental Laboratories			P			SUP
Manufacturing – Light			P			SUP
Manufacturing – Heavy			SUP			
Volume Reduction Facility			SUP			
Composting, Mulching & Wood Chipping Facility (added/effective 7/28/14)			SUP			

<b>Automotive Uses</b>	<b>B-1</b>	<b>B-2</b>	<b>M-1</b>	<b>HIZ</b>	<b>TZ5</b>	<b>B3*</b>
Automotive – Auto Body Repair Shop		SUP	SUP			
Automotive – Repair Establishment		P	P		SUP	
Automotive – New & Used Car Dealer		P	P		SUP	
Inventory Holding Areas (7) (Amended – effective 1/8/09)		P	P		SUP	
Automotive – Car Wash		P	P			
Automotive – Filling or Re-Energizing Station		SUP		SUP <sup>(12)</sup>		SUP <sup>(10)</sup>
Automotive – Retail		P			SUP	
Truck, Equipment, & Recreational Vehicle Sales		P	P			

<b>Other Uses</b>	<b>B-1</b>	<b>B-2</b>	<b>M-1</b>	<b>HIZ</b>	<b>TZ5</b>	<b>B3*</b>
Commercial Recreation	SUP	SUP	SUP	SUP	SUP	SUP <sup>(11)</sup>
*Commercial and Trade Schools, and classrooms	P	P	P <sup>(1)</sup>		SUP	SUP
Alcohol Sales (2)	SUP	SUP	SUP	SUP		SUP
Adult Oriented Establishments			SUP			
Drive Thru	SUP	SUP		SUP <sup>(14)</sup>		SUP
Drive Thru for non-residential uses						SUP
Dog /Pet Daycare/Training//DOG Hotel/Kennel/Boarding	SUP	SUP	SUP		SUP	SUP
Dog/Pet Grooming/Pet shop/Retail, Veterinarian (3)	P	P	P <sup>(5)</sup>		SUP	SUP
Residential (6)	SUP	SUP		SUP <sup>(13)</sup>		SUP
Farms (See Chapter 305) (Amended Effective 8/1/2011)	P	P	P	P	P	
Museum						SUP
Live Theater				SUP		SUP
Art Gallery or Artist Studio				SUP		SUP
Multiple principal uses on one parcel				SUP		SUP
Self-service Storage Facility	SUP <sup>(16)</sup>		P			

P = Permitted Use and SUP = Special Use Permit; B3\* - Amended Effective 4/25/2012

**Notes to Permitted Uses in Business & Industrial Districts**

- (1) For Profit educational facilities permitted in M-1 zone
- (2) See Chapter VIII (Amended 5/15/2020; Effective 5/30/2020)
- (3) Animal retail or service establishment tenant space must be separated by at least one other tenant space from any existing restaurant or food service establishment.
- (4) Restaurant or food service establishment must be separated by at least one other tenant space from any existing animal retail or service establishment.
- (5) Pet shop not permitted in M-1 zone