

3-4.8.5 Building Regulations

Use	Maximum Height*
Office Buildings, banks and service establishments	45 feet except limited to two stories and 35 feet for any part of structure within 70 feet of a residential district
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.

3-4.9 PSP Public-Semi-Public Institutional District

3-4.9.1 Legislative Intent

This district is intended to provide for major public, semi-public, and institutional uses, to facilitate future growth of such uses within the district in accordance with the objectives, policies, and proposals of the Comprehensive Plan, including the encouragement of convenient and safe nearby residential neighborhoods, and to provide evidence on the Zoning map of the nature of land use planned for this district.

3-4.9.2 Permitted Uses (by-right)

- Accessory buildings and uses, including dwellings accessory to a permitted use
- Cemeteries
- Child care center, day care center, or nursery school
- Churches
- Community buildings
- Fairgrounds, showgrounds, or exhibition center
- Family care homes, foster homes, or group homes
- Hospitals (expansions to existing facilities under 10,000 square feet)
- Institutional uses
- Mobile Food Vendors in public parks subject to Article 9-24
- Nursing homes and clinics
- Offices for business or professional use
- Off-street parking for permitted uses subject to Article 7
- Open space subject to Article 9
- Parks and playgrounds

- Public or governmental buildings
- Rescue squad or volunteer fire company
- Schools (expansions to existing facilities under 10,000 square feet)
- Senior citizen center
- Signs subject to Article 6
- 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 service, but not those facilities listed as requiring a special use permit
- Yard sale or other special sale or event conducted on the premises of and for the benefit of a permitted use in the district

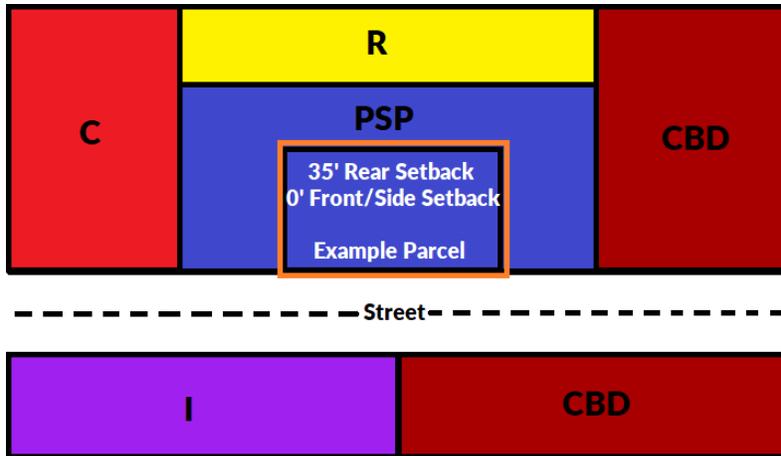
3-4.9.3 Permissible Uses (by special use permit upon approval of the Town Council)

- Emergency housing
- Gift Shops
- Health and Fitness Facilities
- Hospitals (new hospitals and expansions to existing facilities equal to/over 10,000 square feet)
- Museums
- Schools (new schools and expansions to school facilities equal to/over 10,000 square feet)
- 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	No Minimum	50 ft.	85%	None when adjacent and across from C, CBD or I Districts; 25' when adjacent or across from R Districts*	None when adjacent to C, CBD or I Districts; 15' when adjacent to R Districts*	None when adjacent to C, CBD or I Districts; 35' when adjacent to R Districts*

*When adjacent to the PSP Zoning District, setbacks shall be determined by the nearest non-PSP District along each side of the parcel. See example figure below:



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.