

## SECTION 502 - R-2 – TWO FAMILY RESIDENTIAL DISTRICT

### 502.1 PERMITTED USES

- Single-family Detached Dwellings
- Two-Family Dwellings
- Communication antennas mounted on an existing public utility transmission tower, building or other structure.
- Day Care Home
- Essential Public Utility Facilities as defined in Article 2 of this Ordinance (excluding storage yards)
- Forestry
- Home Office
- No-Impact Home Based Business
- Accessory Uses to the Above

### 502.2 USES PERMITTED BY SPECIAL EXCEPTION

- Emergency Services Facility
- Day Care Center
- Group Residence
- Home Occupations
- Place of Worship
- Public Recreational Facilities
- Public Uses, as defined in Article 2
- Outdoor Wood-Fired Boiler
- Small Wind Energy Conversion System
- Townhouses
- Conversion of a Nonresidential Building into Residences
- Accessory Uses to the Above

### 502.3 PROHIBITED USES

- Any use which utilizes and/or stores any hazardous substances as defined in Article 2 of this Ordinance.

### 502.4 CONDITIONAL USES

- Planned Residential Development
- Any nonresidential use permitted by right or by special exception in the R-2 District shall be deemed a conditional use if it involves either of the following:
  - (a) the initial or cumulative earth disturbance activity which equals or exceeds 40,000 square feet of surface area.
  - (c) the initial or cumulative construction, placement or installation of a

**SECTION 507- C-3 HEAVY COMMERCIAL DISTRICT**

**507.1 PERMITTED USES**

**A. RETAIL BUSINESSES AREA INCLUDING OR SIMILAR TO THE FOLLOWING:**

- Artist, Music and Hobby Supplies
- Automotive Dealers
- Automotive Supplies
- Clothing and Clothing Accessories
- Convenience Stores
- Convenience Stores with Gas Sales
- Drug Stores
- Equipment Sales and Repair
- Florist Shops
- Food/Grocery
- Forestry
- Greeting Cards, Books & Stationery
- Hardware
- Household Goods and Appliances
- Office Equipment and Supplies
- Paint & Painting Supplies
- Pet Stores
- Sporting Goods
- Variety Goods
- Accessory uses to the above

**B. SERVICE-ORIENTED BUSINESS INCLUDING OR SIMILAR TO:**

- Ambulance Service, Private
- Animal Hospital
- Automotive Services, including reconditioning, detailing, polishing, air conditioning, and similar services
- Banks
- Car Wash
- Medical Clinic
- Continuing Care Facilities
- Day Care Centers
- Electronic Equipment and Products (Sales, Service and Repair)
- Funeral Home
- Gas Station
- Gas Station, Limited-Service
- Heath Spa
- Laundromat, Self-Service
- Office, Professional
- Office, Service
- Night Club

- Personal Services
- Pet Day Care Services
- Photocopy Service
- Private Garage (storage of commercial vehicles)
- Restaurant:
- Restaurant, Carry-Out:
- Restaurant, Fast-Food:
- Taverns
- Tattoo Parlor/Body-Piercing Studio
- Accessory uses to the above

C. RECREATION AND ENTERTAINMENT RELATED BUSINESS INCLUDING OR SIMILAR TO:

- Club or Lodge (Private)
- Social Hall:
- Commercial Recreational Facilities
- Entertainment Facilities
- Private Recreational Facilities
- Public Recreational Facilities
- Accessory uses to the above

D. RESIDENTIAL USES

- Dwelling over and/or attached to Business
- Group Residence
- No-Impact Home Based Business
- Home Occupations
- Home Office
- Accessory uses to the above

E. MISCELLANEOUS

- Communication antennas mounted on an existing public utility transmission tower, building or other structure.
- Emergency Services Facility
- Essential Public Utility Facilities as defined in Article 2 of this Ordinance (excluding storage yards)
- Public Uses

507.2 USES PERMITTED BY SPECIAL EXCEPTION

- Hotels/Motels
- Institutional Use (as defined in Article 2)
- Shopping Center
- Multi-Family Dwellings, excluding townhouses and garden apartments
- Pet Day Care Services
- Rooming House

- Small Wind Energy Conversion System
- Outdoor Wood-Fired Boiler
- Accessory uses to the above

### 507.3 PROHIBITED USES

- Any use which utilizes and/or stores any hazardous substances as defined in Article 2 of this Ordinance.

### 507.4 CONDITIONAL USES

- Any nonresidential use permitted by right or by special exception in the C-3 District shall be deemed a conditional use if it involves either of the following:
  - (a) the initial or cumulative earth disturbance activity which equals or exceeds 40,000 square feet of surface area.
  - (b) the initial or cumulative construction, placement or installation which equals or exceeds thirty thousand (30,000) square feet of buildings, structures and/or other impervious surface area.
- Sexually Oriented Uses (as defined in Article 2 of this Ordinance)

### 507.5 DIMENSIONAL REGULATIONS

Each principal building, structure and/or use shall be governed by the following regulations, unless more restrictive standards are applicable, including but not limited to State and/or Federal regulations and supplementary regulations and/or standards contained in this Ordinance for a specific proposed use and/or activity.

- Minimum Lot Area A minimum lot size of not less than ten thousand 10,000 square feet shall be required.
- Minimum Lot Width: Seventy-five (75') feet as measured from a depth of the required front yard setback.
- Minimum Front Yard: Thirty (30') feet in depth as measured from the front lot line.
- Minimum Rear Yard: Twenty-five feet (25') in depth as measured from the rear lot line.
- Minimum Side Yard: The side yard shall be not less than fifteen (15') feet on each side.
- Maximum Lot Coverage: Not more than 60% of the lot area shall be covered with buildings or structures.
- Building Height: The maximum height of any building shall not exceed five stories or fifty (50') feet.