

## CHAPTER 6

# GENERAL BUSINESS, AND HIGHWAY BUSINESS DISTRICTS

### SECTION 601

#### GENERAL BUSINESS DISTRICT

**601.1 General Business District (GB).** The general business district is intended to provide a focal area for the community's business, government services and cultural activities. It is intended to describe attached, multi-story level structures with up to total lot coverage. Businesses in this area depend primarily on on-street parking and pedestrian circulation.

Permitted uses include:

- ~~All uses allowed in the High Density Residential District; Amended by Ordinance # 2, 2014~~
- Retail businesses with inside storage only;
- Recreational facilities;
- Public utility offices;
- Government facilities;
- Day care centers;
- Light commercial and commercial retail;
- Personal service facilities (barber shops, beauty shops, etc.);
- Clinics, hospitals and related health care facilities;
- Restaurants, bars, liquor stores;
- Hotels and motels;
- Financial institutions;
- Gasoline service stations (incidental repair only);
- Uses customarily accessory to those listed.

#### 601.2 Permitted Conditional Uses.

- Mini-warehouse for storage provided all storage shall be in an enclosed building;
- Veterinary hospitals, clinics or kennels provided there are no outside holding pen facilities, any such veterinary hospital, clinic or kennel shall be adequately soundproofed and buildings where animals are kept shall be properly ventilated to prevent noxious odors from contaminating surrounding air;
- Light manufacturing or industrial uses incidental to retail sales or wholesaling from the premises, including artisan craft production (such as consumer ceramics, custom woodworking or other production activities directly associated with retail sales), provided that not more than twenty-five (25) percent of the floor area occupied by such business is used for manufacturing, processing, assembling, treatment, installation and repair of products, and provided

further that no operations are carried on which will be detrimental to the health, safety and welfare of the surrounding area (dust, noise, fumes, etc.), as determined by the town;

- Any other similar use which conforms to the general purpose and intent of the general business district and which will be no more injurious, economically or otherwise, to property or improvements in the surrounding area than would any use generally permitted in the district.

### SECTION 602

#### HIGHWAY BUSINESS DISTRICT

**602.1 Highway Business District (HB).** The highway business district is intended to provide for businesses and services designed to serve a mobile public and require access by vehicular traffic.

Uses permitted in the highway business district include:

- Any use allowed in the general business district;
- Car washes;
- Light manufacturing or industrial uses incidental to retail sales or wholesaling from the premises, including artisan craft production (such as consumer ceramics, custom woodworking or other production activities directly associated with retail or wholesale sales),
- Convenience and neighborhood commercial centers,
- Automotive sales and repair;
- Heavy commercial;
- Religious, cultural and fraternal institutions;
- Self-storage warehouses;
- Major automotive repair, regional commercial centers (including wholesale and retail sales);
- Storage yards, and provided further that no operations are carried on which will be detrimental to the health, safety and welfare of the surrounding area (dust, noise, fumes, etc.), as determined by the town.

#### 602.2 Permitted Conditional Uses.

- Light manufacturing or processing; provided, no operations are carried on which will be detrimental to the health, safety and welfare of the surrounding area (dust, noise, fumes, etc.);
- Travel trailer parks;

- Any other similar use which conforms to the general purpose and intent of the highway business district and which will be no more injurious, economically or otherwise, to property or improvements in the surrounding area than would any use generally permitted in the district.

### SECTION 603 BULK REGULATIONS

**603.1 General.** The minimum area, setbacks, density and maximum height shall be as prescribed in Table 632.1.

**TABLE 603.1 GENERAL BUSINESS (GB) AND HIGHWAY BUSINESS (HB) BULK REGULATIONS (in feet, unless noted otherwise)**

DISTRICT	MINIMUM LOT AREA (square feet)	MAXIMUM DENSITY (units/acre)	LOT DIMENSIONS		SETBACK REQUIREMENTS			MAXIMUM BUILDING HEIGHT
			Minimum lot width	Minimum lot depth	Minimum front and street side yard	Minimum Lot side yard	Minimum rear yard	
General Business	Not Applicable	Not Applicable	None	None	None	None	None	50
Highway Business	6,000	NA	30	70	10	5	30	50

Accessory towers, satellite disks and similar structures shall be permitted to exceed the listed heights when approved by the town council