

201.7 Height regulations.

Buildings may be erected up to 35 feet in height from grade except that:

The height limit for dwellings may be increased up to 45 feet and up to three stories provided there are two side yards for each permitted use each of which is at least 15 feet plus one foot or more for each side yard for each additional foot of building height over 35 feet.

Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, and flag poles, television antennae and radio aerials, are exempt from height regulations. Parapet walls may be up to four feet above the height of the building on which the walls rest. Satellite dishes shall be placed in the rear yard.

No accessory structure which is within 20 feet of any adjoining owner lot line shall be more than one story high. All accessory structures shall be of less height than that of the main buildings on the lot.

Off-street parking and loading standards and space requirements for particular uses are herein contained.

TRAVEL BUSINESS DISTRICT C-1

301.0 Statement of intent.

Travel Business District C-1 is intended to encompass the traveler and automobile services area adjacent to Route 58.

301.1 Use regulations.

In Travel Business District C-1, structures to be erected or land to be used shall be used for uses such as the following:

- (1) Accessory storage buildings (there shall be no permanent open air storage/display outside of the principal structure unless the display is under the cover of a canopy).
- (2) Automobile service stations: All appliances for dispensing gasoline installed outside of enclosed buildings shall be located not less than twenty-five feet from the street line, and all such appliances shall be installed and maintained in such location as to prevent any part of vehicles being serviced from standing on the street, alley or sidewalk area.
- (3) Automobile and truck sales (with services and repairs under cover).
- (4) Retail and convenience stores.

- (5) Fast food restaurants.
- (6) Fences.
- (7) Hotels, motels.
- (8) Laundries, Laundromats and dry cleaners.
- (9) Machinery sales and services (with services and repairs under cover).
- (10) Magazine and newsstands.
- (11) Office buildings.
- (12) Off-street parking.
- (13) Professional and public offices
- (14) Public garages.
- (15) Public utilities; including poles underground lines, distribution transformers, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewerage systems, electrical systems, telephone, cable television, and street lights to serve inhabitants of the town.
- (16) Radio or television broadcasting stations, studios or offices.
- (17) Recreation centers.
- (18) Restaurants.
- (19) Shoe repair shops.
- (20) Signs.
- (21) Theaters, assembly halls.
- (22) Variety stores.
- (23) Video stores.
- (24) Wearing apparel stores.
- (25) The following uses are permitted by special use permits only:
 - (a) Shopping centers.

301.2 Area regulations.

None.

301.3 Setback regulations.

None, except that any residential use in this district shall be located twenty feet from any street or highway right-of-way; however, no residential use shall be required to set back more than the average of the two buildings on either side of such use.

301.4 Frontage and yard regulations.

No requirement, except that should a side or rear yard be adjacent to a residential district, the minimum side or rear yard shall be twenty feet.

301.5 Height regulations.

- (a) Buildings may be erected up to thirty-five feet in height from grade.
- (b) Cupolas, monuments, cooling towers, municipal water towers, chimneys, flues, flagpoles, private unlicensed residential television antennae and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

301.6 Coverage regulations.

Buildings or groups of buildings with their accessory structures may cover up to, but not more than, thirty-five percent of the area of the lot.

301.7 Requirements for permitted uses.

- (a) Before a zoning permit shall be issued or construction begun on any permitted use in this district, detailed site plans indicating compliance with the provisions of this chapter and in sufficient detail to show the operations and processes shall be submitted to the zoning administrator for study.
- (b) Permitted uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by structures such as, but not limited to, a solid masonry wall, a uniformly painted solid board fence, or an adequate evergreen hedge. Public utilities and signs requiring natural air circulation, unobstructed view, or other technical consideration necessary for proper operation may be exempt from this provision. This exception does not include storing of any materials.
- (c) Landscaping shall be required within any yard area when adjacent to a residential district. The plans and execution must take into consideration traffic hazards.

Landscaping shall be permitted up to a height of three feet within twenty feet from the corner of any intersecting streets.

301.8 Architectural treatment.

If the parcel of land is less than one acre, all main buildings erected on the parcel shall be designed so as to have the main entrance face a publicly dedicated street, provided the parcel borders a publicly dedicated street. Corner lots may face any of the public streets which border the property.

COMMUNITY BUSINESS DISTRICT C-2

401.0 Statement of Intent.

The Community Business District C-2 is intended to provide small business areas to serve the surrounding residential neighborhoods while preserving the essential residential and historical character of this area. Such uses and business activities permitted in this district shall insure that there is compatibility with surrounding residential neighborhoods, and shall have a minimum visual impact by preserving the historic and residential characteristics of the town. Uses permitted shall consist primarily of retailing, personal service, and office uses carried on inside, primarily during daytime hours, and not frequented by trucks other than deliveries. Outside displays and storage, congregation of people, outside business activities, extensive visible parking facilities, and offensive lighting, noise and odors are discouraged.

401.1 Use regulations.

In Community Business District C-2, structures to be erected or land to be used shall be used for uses that are appropriate to the existing historic structures and landscape such as the following:

- (1) Bakeries, where products are sold at retail on the premises.
- (2) Banks.
- (3) Barber and beauty shops.
- (4) Family game and billiard parlors.
- (5) Book stores.
- (6) Cab stands and bus stops for the pickup and discharge of passengers.
- (7) Churches.
- (8) Church bulletin boards and identification signs.