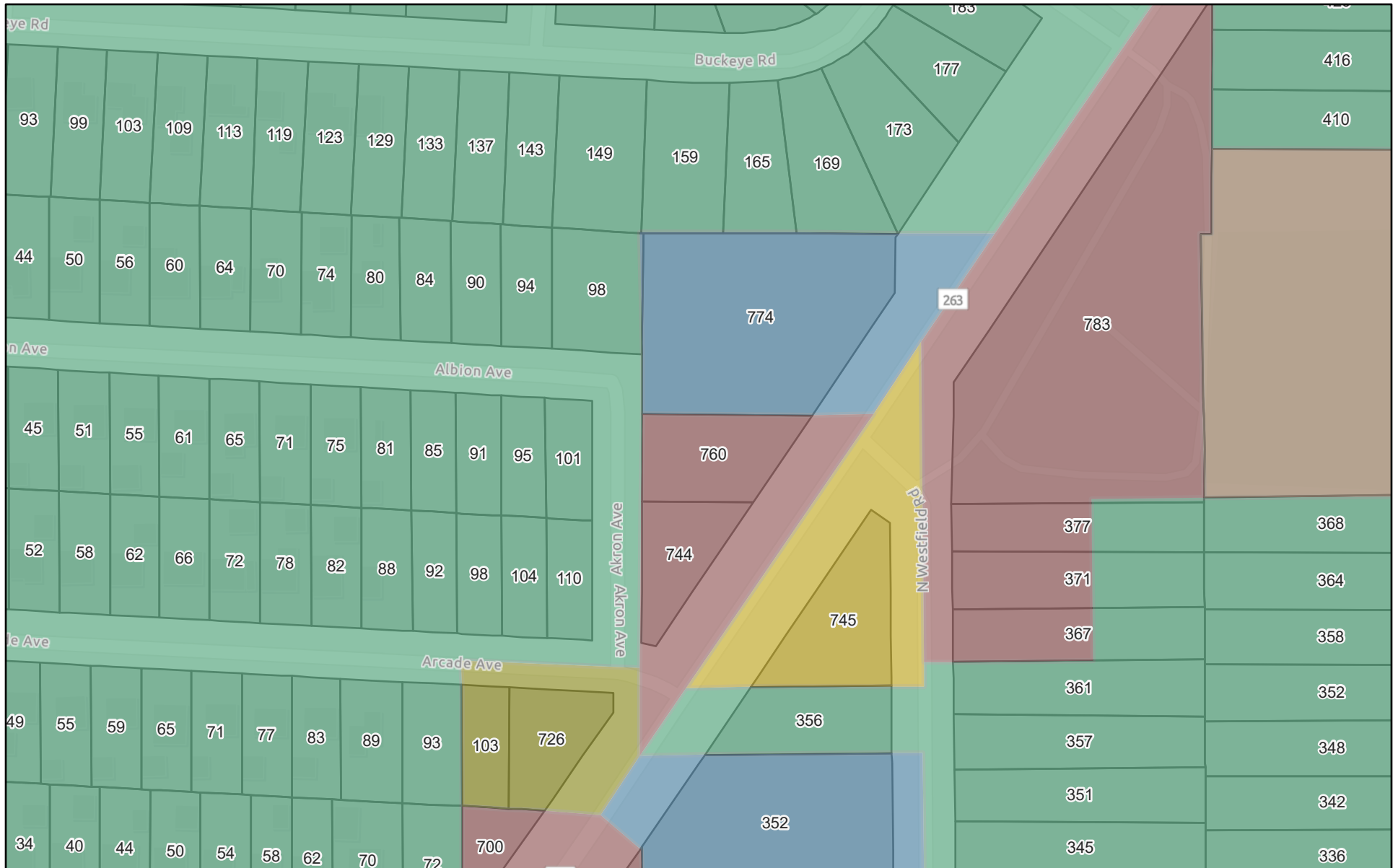










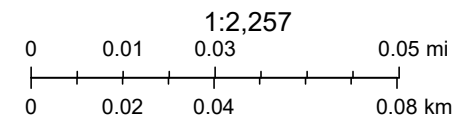
ArcGIS Web Map



10/17/2025, 10:22:54 AM

Zoning

 R-3	 RC	 Town Boundary
 MFR-5	 R-4	 NB
 GB	 Parcels	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web AppBuilder

Esri Community Maps Contributors, Province of Ontario, © OpenStreetMap, Microsoft, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NRCAN, Parks Canada | Federal

PART 4.
NONRESIDENTIAL DISTRICTS

§ 4-1. General**4-1-1. Key to Use Tables.**

- A. **Permitted.** A ✓ in the Permitted column of a district use table indicates that a use is allowed by right in the respective district, subject to the use regulations in Part 6. Such uses are subject to all other applicable regulations of this Ordinance.
- B. **Special Use.** A ✓ in the Special Use column of a district use table indicates that a use is allowed only if reviewed and approved as a special use permit in accordance with § 8-6. Special uses are subject to all other applicable regulations of this Ordinance including the additional standards contained in Part 6, except where expressly modified by the Zoning Board of Appeals as part of the special exception approval process.
- C. **Uses Not Allowed.** Any unlisted use indicates that the use is not allowed in the particular district.
- D. **Uses Not Listed.** The Zoning Enforcement Officer shall determine whether or not an unlisted use is similar to an existing use or is substantially similar to an already defined specific use, using the criteria in § 8-12-4, Determination of Similar Uses. **[Amended 3-4-2019 by L.L. No. 6-2019]**
- E. **Standards.** The "Standards" column on the use table is a cross-reference to any limited or special use regulation listed in Part 6.
- F. **Developments with Multiple Principal Uses.** A development comprised of uses regulated by separate rows on the Use Table shall be reviewed using the most restrictive regulations from among the proposed uses.

§ 4-2. Office Building District (OB)

4-2-1. Purpose. To provide areas within the Town devoted exclusively to offices by regulating the land area, bulk and spacing of uses, particularly at common boundaries and promoting the most desirable land use and traffic patterns in accordance with the objectives of the comprehensive plan.

4-2-2. Permitted and Special Uses.

- A. **Permitted Uses and Structures.**

§ 4-4. General Business District (GB)

4-4-1. **Purpose.** To provide community centers within existing and proposed commercial nodes and mixed use activity centers for the location of commercial uses which serve a larger market area than a neighborhood center, as articulated in the comprehensive plan, and provide for community-wide needs for general goods and services and comparison shopping. Such uses require larger land areas, generate large volumes of traffic and may generate large amounts of evening activity.

4-4-2. Principal and Special Uses.

A. Permitted Uses and Structures.

GB	Permitted	Special Use	Standards
OPEN USES			
No open uses allowed			
RESIDENTIAL USES			
Upper-story dwelling unit	✓		§ 6-2-6
PUBLIC AND CIVIC USES			

GB			
	Permitted	Special Use	Standards
Ambulance service	✓		
Daycare center, nursery or other private school	✓		
Minor utilities	✓		
Place of worship	✓		§ 6-3-3
Public utility service structure or facility		✓	§ 6-3-4
Public works construction yard [Added 12-7-2009 by L.L. No. 19-2009]	✓		§ 6-3-5
Telecommunication facility		✓	§ 6-7
COMMERCIAL			
Advertising agency	✓		
Animal grooming, cat boarding facility, hospital or veterinarian. [Amended 2-4-2008 by L.L. No. 1-2008]	✓		§ 6-4-1
Antiques and second-hand merchandise store	✓		
Apparel and accessories store	✓		

GB	Permitted	Special Use	Standards
Apparel repair and alterations and shoe repair shop	✓		
Archival center	✓		
Bakery or confectionary shop (retail)	✓		
Bank	✓		§ 4-8-4
Beauty or barber shop	✓		
Book and stationery store	✓		§ 6-4-7 [Amended 12-19-2011 by L.L. No. 34-2011]
Commercial recreation activities, indoor	✓		
Commercial recreation activities, outdoor ⁵		✓	
Department store	✓		
Dog day care facility [Added 10-17-2011 by L.L. No. 25-2011]	✓		§ 6-4-13 [Amended 11-5-2012 by L.L. No. 17-2012]
Drug store	✓		§ 4-8-4
Employment agency	✓		

5. Editor's Note: The entry for "contracting or construction services," which immediately followed this entry, was repealed 10-17-2022 by L.L. No. 19-2022.

GB			
	Permitted	Special Use	Standards
Farm and garden supply store	✓		
Farm equipment sales or service	✓		
Food store	✓		
Funeral home	✓		
Gymnasium or health club [Added 2-4-2008 by L.L. No. 1-2008]	✓		
Hardware store	✓		
Home furnishing store	✓		
Home garden store	✓		
House and camping trailer sales, camping equipment and accessories and related repair and service	✓		
Household fixture and appliance sales or service	✓		
Jewelry store	✓		
Job printing or photography store	✓		

GB			
	Permitted	Special Use	Standards
Ice store	✓		
Laundromat, cleaning and dyeing outlets and pickup	✓		
Liquor store	✓		
Motel or hotel	✓		
Motion picture theater or live theater [Added 9-21-2009 by L.L. No. 14-2009]	✓		
Nurseries for sale of plants, shrubs, and trees	✓		
Office	✓		
Passenger terminal	✓		
Personal training facility [Added 2-4-2008 by L.L. No. 1-2008]	✓		
Photographic store	✓		
Photography studio [Added 2-4-2008 by L.L. No. 1-2008]	✓		
Printing and photocopying store	✓		

GB	Permitted	Special Use	Standards
Plumbing store	✓		
Postal store or post office	✓		
Radio or television station [Added 4-12-2010 by L.L. No. 2-2010]	✓		
Recording studio [Added 4-12-2010 by L.L. No. 2-2010]	✓		
Restaurant with drive-through	✓		§ 4-8-4
Restaurant with outdoor dining	✓		§ 6-4-9 [Amended 12-19-2011 by L.L. No. 34-2011]
Restaurant without drive-through or outdoor dining	✓		
Retail services	✓		
Sexually oriented cabaret or theater, or sexually oriented motion picture theater [Added 7-7-2008 by L.L. No. 9-2008]	✓		§ 6-6
Sexually oriented media store, sex shop [Added 7-7-2008 by L.L. No. 9-2008]	✓		§ 6-6

GB	Permitted	Special Use	Standards
Shops for custom work for the making of articles to be sold only at retail on the premises	✓		
Sporting goods and bicycle store	✓		
Tattoo parlor / body art studio [Added 1-16-2007 by L.L. No. 2-2007]	✓		
Variety store	✓		
Vehicle parts sales	✓		§ 6-4-11 [Amended 12-19-2011 by L.L. No. 34-2011]
Vehicle sales (new), rental, leasing and related repair; used vehicle sales and vehicle rental in conjunction with new vehicle sales only	✓		§ 6-4-12 [Amended 12-19-2011 by L.L. No. 34-2011]
Wholesale store	✓		
INDUSTRIAL			
<i>No industrial uses allowed</i>			

B. Dimensional Standards.

For parcels 30 acres in size or more as of (effective date), the Planned Unit Development Process is required. See § 6-9. [Added 5-20-2013 by L.L. No. 8-2013; amended 9-21-2009 by L.L. No. 14-2009; 11-3-2014 by L.L. No. 39-2014]

GB Principal & Accessory Use/Structure Dimensional Standards		Vehicle Use Area
Min. lot area	None	
Min. lot width	None	
Min. front yard		
Height of structure for first 35 ft.	20 ft	10 ft*
Height of structure for any portion of building above 35 ft.	30 ft	10 ft*
Min. rear yard (abutting residential *** /nonresidential)		
Height of structure up to 30 ft	See § 2-5-4B(3)/ 15 ft	15 ft* / 5 ft*
Height of structure 30 ft or more	See § 2-5-4B(3)/ 25 ft	15 ft* / 5 ft*
Min. side yard (abutting residential*** /nonresidential)**		
Height of structure up to 30 ft	See § 2-5-4B(3)/ None or 10 ft if not on lot line	15 ft* / 5 ft*
Height of structure 30 ft or more	See § 2-5-4B(3) / 25 ft	15 ft* / 5 ft*
Max. height	65 ft	
Max. building coverage	None	
Min. interior building separation	None required	
*	The entire area must be landscaped.	
**	Accessory structures shall be setback a minimum of 10 feet	

***	R-R, S-A, R-1, R-2, R-3, CR-3A, TR-3, R-4, MFR-4A, MFR-5, MFR-6, MFR-7, PRD, PDD, NCD ⁶ [Amended 11-30-2020 by L.L. No. 17-2020]
-----	---

4-4-3. Accessory Uses and Structures.

- A. **Permitted Accessory Uses and Structures.** The following accessory uses and structures incidental to any permitted principal use are allowed subject to the requirements of § 6-8, Accessory Uses or Part 7, General Development Standards.

GB Permitted Accessory Uses and Structures	Standards
Landscaping	§ 7-2
Off-street parking, loading, and stacking	§ 7-1
Signs	§ 7-8
Solar energy systems [Added 12-11-2017 by L.L. No. 24-2017]	§ 6-10
Small wind energy system [Added 8-17-2009 by L.L. No. 12-2009]	§ 6-8-14
Other uses and structures customarily incidental to the principal use	

- B. **Dimensional Standards.** The dimensional standards for an accessory use or structure shall be the same as those for the principal use in § 4-4-2B.

4-4-4. General Development Standards.

- A. Interior side or rear yards separating parking, loading and stacking area from lot lines are not required for unified developments.
- B. Development in the GB district shall also comply with the requirements referenced in the table below.

GB General Development Standards	
Off-Street Parking, Loading and Stacking	§ 7-1
Landscaping, Buffers and Screening	§ 7-2
Site Lighting	§ 7-3
Outdoor Storage and Display	§ 7-4
Fences and Walls	§ 7-5

6. Editor's Note: The diagram which immediately followed this table was repealed 2-8-2016 by L.L. No. 2-2016.

GB General Development Standards	
Access and Circulation	§ 7-6
Provisions for Flood Hazard Reduction	§ 7-7
Sign Regulations	§ 7-8
Performance Standards	§ 7-9
Bulk Storage of Combustible or Flammable Liquids	§ 7-10