

Chapter 185. Zoning

Article IV. District Regulations

§ 185-17. VC Village Commercial.

A. Purpose. The purpose of the VC (Village Commercial District) is to provide an opportunity for appropriate development in commercial zones along Route 47 in Dennisville and South Dennis, Route 83 in South Dennis and at the crossroads of County Route 628 and 608 in South Seaville. The zone is intended to allow commercial development that is compatible with the historic and architectural character within these areas.

B. Principal uses permitted on the land and in the buildings in the VC District shall be as follows:^[1]

| Principal Use | |
|---|-----------------|
| Recreation & Public Assembly | |
| Library, museum, art gallery | P |
| Municipal/quasi-public uses | P |
| Houses of worship | P |
| Public park, square or plaza | P |
| Residential | |
| Mixed-use building with residential units | CU |
| Utilities | |
| Public utility | CU |
| Key: | |
| P | Permitted Use |
| CU | Conditional Use |
| NP | Not Permitted |

| Principal Use | |
|-------------------------------------|----|
| Retail | |
| General retail, except: | P |
| > 5,000 sf single use | NP |
| with drive through-facilities | NP |
| Restaurants | P |
| with drive-through facilities | NP |
| Fast food establishments | NP |
| Farm markets | P |
| Automobile repair, service, gas sta | NP |
| Services | |
| Financial services | P |
| with drive-through facilities | CU |
| Offices | P |
| Bed & Breakfast | CU |
| Personal services | P |
| Inn | CU |

[1] Editor's Note: Automobile repair and service included gas station.

C. Accessory uses permitted in the VC District shall be as follows:

- (1) Off-street parking.
- (2) Off-street loading.
- (3) Garages for commercial vehicles, limited to one story in height.
- (4) Temporary construction trailer.
- (5) Fences and walls in accordance with the standards in Section 185-33.

Building Placement

Build-to-Line (Distance from Lot Line)

| | | |
|--------------------------|-------------------|----------|
| Front - Primary Street | 0' min. - 8' max. | A |
| Front - Secondary Street | 0' min. - 4' max. | B |
| Side | 20' min. | C |
| Rear | 55' min. | D |

Building Form

| | | |
|---------------------------------------|----------------|----------|
| Primary Street Façade built to BTL* | 50% at 0' | E |
| Secondary Street Façade built to BLT* | 30% at 0' | F |
| Lot Width | 100' min. | G |
| Lot Depth | 200' min. | H |
| Lot Area | 35,000 sf min. | |
| Building Length | 100' max. | I |
| Distance between Buildings** | 20' max. | J |

Notes

*While buildings are required to primarily abut the BTL, they are not permitted to obstruct sight triangles.

*Any building façade over 30' wide must be broken down to read as a series of buildings no wider than 30' each.

** Along primary street frontage, where multiple buildings are proposed on one lot.

Use

| | | |
|----------------|--|----------|
| Ground Floor | Services, Retail, Recreation & Public Assembly | K |
| Upper Floor(s) | Residential, Services & Public Assembly | L |

Height

| | | |
|----------------------------|-------------------|----------|
| Building Maximum | 2.5 stories / 30' | M |
| First Floor Ceiling Height | 10' min. clear | N |

Coverage

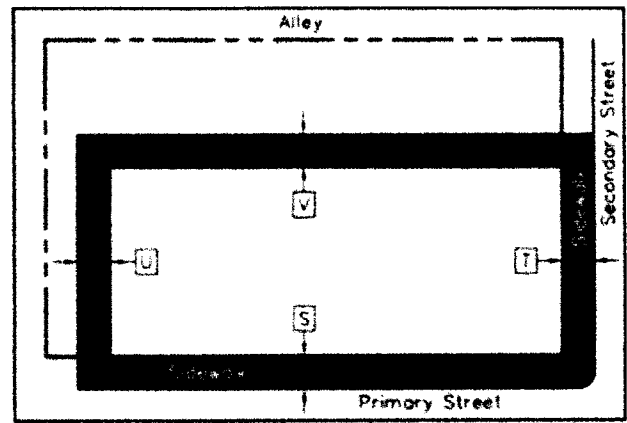
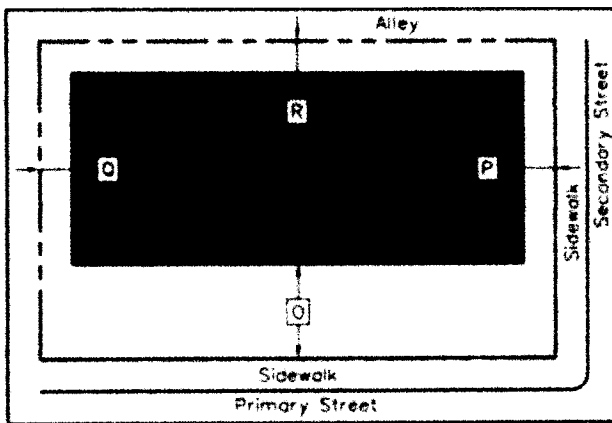
| | |
|------------|----------|
| Building | 35% max. |
| Impervious | 60% max. |

Notes

Loading docks and service entries are prohibited on facades that face a street.

All buildings must have a primary ground floor entrance that faces the primary street; all doors shall be set back a minimum of 4' from the build-to-line.

E. Parking and encroachment requirements as well as permitted frontage types within the VC District shall be as follows:



Red line = property line