

# HMC (Hamlet Mixed Use Center)

## Basic Lot Requirements

Minimum lot area: 10,000 square feet

Minimum lot width: 75 feet

Minimum lot depth: 80 feet

## Setback Requirements

Front yard: 0 feet

Side yards: 10 feet each (0 feet if attached to adjoining building)

Rear yard: 25 feet

Accessory buildings: Front: 10 feet, Side: 10 feet, Rear: 10 feet

## Building Standards

Maximum height: 3 stories, 35 feet

Maximum lot coverage: 65%

Planning Board discretion: May allow 3.5 stories up to 40 feet under specific conditions

## Special Residential Restrictions (Gleneida Avenue)

Ground-level residential: Prohibited within 50 feet of right-of-way

Residential above commercial: Allowed on upper floors

Parking: Must be rear/side access, no front yard parking

## Residential Unit Standards

Minimum unit sizes:

Multifamily: 650 sq ft

Minimum bedrooms: 1 per unit

Density requirements:

Multifamily: 3,000 sq ft per unit

## Parking Requirements (Residential)

1 bedroom: 1.5 spaces

2 bedrooms: 2 spaces

3+ bedrooms: 2.5 spaces

Guest parking: Additional spaces may be required

## Permitted Commercial Uses (HMC District)

### Principal Permitted Uses (By Right)

1. Retail uses
2. Professional and medical offices
3. Banks and other financial institutions
4. Restaurants
5. Bars and taverns
6. Winery, brewery and distillery
7. Municipal and other governmental uses
8. Fraternal, social, civic or other semipublic club buildings
9. Day spa
10. Museum
11. Farm market; health food store and market
12. Hardware store
13. Fitness facility
14. Nightclub
15. Personal service use
16. Funeral establishment
17. Movie theater
18. Place of worship
19. Antique shops
20. Art galleries

### Special Use Permit Required

1. Hotel (§ 156-36.17)
2. Boutique hotel (§ 156-36.17)
3. Marinas (§ 156-26)

4. Craft beverage establishment (§ 156-36.7)
5. Custom workshop or studio
6. Public utility installations (§ 156-36.22)
7. Parks, playgrounds and other recreation facilities (not Town-operated)