

ZONING

149 Attachment 9 Town of Moreau Schedule of Regulations General Commercial Districts (C-1)¹ [Amended 6-13-1989 by L.L. No. 2-1989; 3-22-2011 by L.L. No. 2-2011]

Permitted Principal Use	Permitted Accessory Use	Uses Permitted by the Board of Appeals	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Lot Coverage (percent of area)	Minimum Floor Area (square feet)	Maximum Structure Height (feet)	Minimum Setback (feet)		
									Front	Side	Rear
Business which primarily service highway traffic, such as restaurants, diners and bars			1	200	175	40	None	30	50	15	30
Places of public assembly			1	200	175	40	None	30	50	15	30
Professional office			1	200	175	40	None	30	50	15	30
Boat storage, repairs and sales			1	200	175	40	None	30	50	15	30
Farm and construction equipment sales and service			1	200	175	40	None	30	50	15	30
Commercial greenhouse and nursery			1	200	175	40	None	30	50	15	30
Mobile home sale			1	200	175	40	None	30	50	15	30
Social club, hall and fraternal organization			1	200	175	40	None	30	50	15	30
Motel, hotel and inn			1	200	175	40	None	30	50	15	30
Fire station			1	200	175	40	None	30	50	15	30
Municipal building			1	200	175	40	None	30	50	15	30
Office building			1	200	175	40	None	30	50	15	30
Post office: bank			1	200	175	40	None	30	50	15	30
Funeral home			1	200	175	40	None	30	50	15	30
Parking garage			1	200	175	40	None	40	50	15	30
		Same as R-3 plus: Automobile sales, service, repair and fueling	1	200	150	40	None	30	80	15	30
		Drive-in theater	5	600	400	40	None	30	80	15	30
		Laundromat	1	200	150	40	None	30	80	15	30
		Indoor recreation facilities	1	200	150	40	None	30	80	80	30
		Outdoor recreation	1	200	150	40	None	30	80	80	30
		Light manufacturing	1	200	150	40	None	30	80	80	30
		Nursing or convalescent home	1	200	150	40	None	30	80	80	30
		Warehouse for enclosed storage of goods and materials	100,000 square feet	200	400	60	None	30	See Note 3	80	30

NOTES:

¹ Site plan review by the Planning Board is required for all uses in the C-1 District.

² There is a fifty-foot setback requirement next to R Districts. Also, fencing and/or plantings shall be required next to R Districts.

³ The structure must be a minimum of 300 feet from Route 9.