

ZONING

Schedule I, Table of Use and Bulk Requirements **C-17B Highway Commercial District** **[Amended 10-22-2014 by L.L. No. 2-2014; 4-12-2017 by L.L. No. 2-2017; 11-14-2018 by L.L. No. 3-2018]**

KEY:

P – Permitted use
 SP – Special permit use
 DU – Dwelling units

District Intent	Uses	Use Type	Minimum			Required Setbacks (feet)				Maximum Building Coverage	Maximum Height (feet)	Notes	Accessory Uses
			Lot Area (acres)	Width (feet)	Depth (feet)	Front	Rear	Side, One	Side, Both				
This district is intended to create an area in the Town for larger, more-land-intensive commercial uses and also transition from the hamlet area to the Town of Thompson, which that community intends to promote for such uses. It is intended this area be of moderate density but also be a location for auto-related uses and similar activities demanding high levels of traffic and visibility and being vehicular rather than pedestrian-oriented. Design standards for this district are intended to create higher-quality development through landscaping and similar techniques but allow more signage and lot coverage than otherwise permitted outside the hamlet area. It is intended that design review apply to buildings, materials and scale, but particularly to site layout to control traffic access and minimize the strip-commercial character of the area. See § 345-18 for applicable design standards.	A. Residential Uses												Garages, parking and loading areas Home occupations, professions and trades Signs, not including billboards Other accessory uses customarily appurtenant to a permitted use
	One-family detached dwelling	P	1	100	150	25	25	25	50	25%	35		
	Two-family dwelling	P	2	150	200	50	50	25	50	25%	35		
	Multifamily dwelling	SP	4	300	300	75	50	50	100	25%	35	§ 345-27: maximum density 4 DU per acre	
	B. Community Facilities												
	Community buildings	P*	2	150	200	50	50	25	50	25%	35		
	Essential services	SP	2	150	200	50	50	25	50	25%	35		
	House of worship	SP	2	150	200	50	50	25	50	25%	35		
	Recreational facility, occasional or temporary commercial outdoor	P**	5	200	200	75	50	25	75		35	May also require noise permit	
	C. Agricultural Uses												
	Nurseries and greenhouses	P*	2	150	200	50	50	25	50	25%	35		

BETHEL CODE

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	D. Business Uses												
	Automotive related uses	SP	2	150	200	50	50	25	50	25%	35		
	Bed-and-breakfast	P*	2	150	200	50	50	25	50	25%	35		
	Campgrounds and RV parks, transient	P**	5	200	200	75	50	25	75		35	Pursuant to license	
	Day-care center	SP	1	100	150	25	25	25	50	25%	35		
	Eating and drinking places	SP	2	150	200	50	50	25	50	25%	35		
	Group home	SP	3	200	200	75	50	25	75	20%	35		
	Neighborhood stores less than 5,000 square feet	P*	2	150	200	50	50	25	50	25%	35		
	Professional and business office	P*	2	150	200	50	50	25	50	25%	35		
	Retail uses	SP	2	150	200	50	50	25	50	25%	35		
	Service uses	SP	2	150	200	50	50	25	50	25%	35		
												All nonresidential development in the C-17B Highway Commercial District is subject to Gateway Design Guidelines as described in § 345-18.	

NOTES:

* Subject to site plan approval by the Town Building Department. The Building Department has the right to forward any site plan application under its jurisdiction to the Town Planning Board for review.

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