

ARTICLE XI. COMMERCIAL ZONING DISTRICTS**PART I. C-1 RESTRICTED COMMERCIAL DISTRICT****Section 152: Purpose**

This district is designed to accommodate commercial uses which act as a transition between residential districts and more intensive commercial districts. Commercial uses in this district will be located in new buildings or buildings which were formerly residential but which may be more desirable for commercial activities because of higher traffic volumes or other market factors. The town intends that existing residential buildings be converted to commercial use rather than have new buildings constructed, whenever possible.

Section 153: Permitted Uses

The following uses and structures are permitted in the C-1 district:

- A. Bed and breakfast
- B. Dwellings, provided that if a lot is used for dwelling purposes exclusively, such dwelling shall be of a type permitted and in accordance with the regulations in the residential district adjoining the C-1 district in which such lot is located, or if there is more than one adjoining residential district of a type permitted in the least restrictive district.
- C. Dwellings in business buildings or over stores or offices (dwelling in combination)
- D. Libraries and Museums (Amended 11/13/14)
- E. Municipal building
- F. Municipal parking lot
- G. Place of worship
- H. Professional offices (Amended 10/9/03; Amended 7/27/23)
- I. Public park
- J. Retail stores and shops such as bookstores, antique shops, gift shops, jewelry stores, florist shops and clothing stores.
- K. Rooming and boarding house
- L. Social, fraternal clubs and lodges

Section 154: Special Exception Uses

The following uses and structures are permitted in the C-1 district subject to securing a special use permit in accordance with Article V:

- A. Neighborhood utility facility
- B. Nursery school and child care center
- C. Personal service businesses (Amended 7/13/06)

Section 155: Lot Requirements

- A. Minimum Lot Size: 6,000 square feet. In addition, a minimum lot area of 3,000 square feet must be provided for each dwelling unit more than one on any lot.
- B. Minimum Lot Width: 60 feet at the front property line
- C. Yard Depth Requirements
 - 1. Front: 0 feet minimum and 30 feet maximum, except the front yard shall not be less than the smaller of the front yards of the two immediately adjacent buildings nor more than 30 feet.
 - 2. Side: 0 feet, except adjacent to residential district where the side yard shall equal the minimum side yard of the adjacent residential district, or 7.5 feet, whichever is less.
 - 3. Rear: 0 feet, except adjacent to residential district where the rear yard shall equal the minimum rear yard of the adjacent residential district, or 30 feet, whichever is less.
- D. Maximum Building Lot Coverage: 35 percent (Amended 10/9/03)

Section 156: Maximum Building Height

- A. Principal building: 25 feet, or additions to existing buildings may exceed 25 feet (with a maximum of 35 feet) with a special use permit. (Amended 10/9/03, 03/11/04)
- B. Accessory structures: 15 feet

Section 157: Off-Street Parking

Off-street parking shall be provided as required in Article XVI.

PART II. C-2 TOWN COMMERCIAL DISTRICT**Section 158: Purpose**

This district is designed to accommodate a wide variety of commercial activities (particularly those that are pedestrian oriented) that will result in the most efficient and attractive use of the town's central business district.

Section 159: Permitted Uses

The following uses and structures are permitted in the C-2 district:

- A. Bed and breakfast
- B. Dwellings, provided that if a lot is used for dwelling purposes exclusively, such dwelling shall be of a type permitted and in accordance with the regulations in the residential district adjoining the C-2 district in which such lot is located, or if there is more than one adjoining residential district of a type permitted in the least restrictive district.
- C. Dwellings in business buildings or over stores or offices (dwelling in combination)
- D. Financial institutions without drive-thru windows
- E. Low traffic generating restaurants, dine in or carry out, which have no drive- thru service. Service or consumption outside a fully enclosed structure is allowed. (Amended 10/9/03)
- F. Municipal building
- G. Municipal parking lot
- H. Personal service businesses
- I. Place of Worship
- J. Public park
- K. Professional offices, not located on street level or first floor (see special exception) (Amended 10/9/03; Amended 7/27/23)
- L. Repealed. (7/27/23)
- M. Retail stores and shops
- N. Rooming and boarding house
- O. Social, fraternal clubs and lodges
- P. Fitness Studios (Added 2/14/13)

Section 160: Special Exception Uses

The following uses and structures are permitted in the C-2 district subject to securing a special use permit in accordance with Article V:

- A. Financial institution with drive-thru window
- B. Fitness center
- C. Funeral home

- D. Inn
- E. Libraries and Museums (Added 11/13/14)
- F. Neighborhood utility facility
- G. Nursery school and child care center
- H. Service station
- I. Professional Offices located on street level or first floor (Added 10/9/03; Amended 7/27/23)
- J. Indoor theatre (Amended 10/9/03)

Section 161: Lot Requirements

- A. Minimum Lot Size: None
- B. Minimum Lot Width: None
- C. Yard Depth Requirements
 - 1. Front: 0 feet minimum and 30 feet maximum, except the front yard shall not be less than the smaller of the front yards of the two immediately adjacent buildings nor more than 30 feet or such greater maximum front yard as may be approved with a special use permit. (Amended 9/13/07)
 - 2. Side: 0 feet, except adjacent to residential district where the side yard shall equal the minimum side yard of the adjacent residential district or 7.5 feet, whichever is less.
 - 3. Rear: 0 feet, except adjacent to residential district where the rear yard shall equal the minimum rear yard of the adjacent residential district or 30 feet, whichever is less.
- D. Maximum Building Lot Coverage: 85 percent, maximum building lot coverage may exceed 85 percent (up to 100 percent) with a special exception (Added 10/9/03)

Section 162: Building Height

- A. Principal building: 30 feet, building height for new construction and/or additions may exceed 30 feet (up to 35 feet) with a special exception. (Amended 10/9/03)
- B. Accessory structures: 15 feet

Section 163: Off-Street Parking

Off-street parking shall be provided as required in Article XVI.

PART III. C-3 GENERAL COMMERCIAL DISTRICT**Section 164: Purpose**

This district is designed to accommodate more intense commercial and light industrial activities, and wholesale and other businesses which do not lend themselves to being concentrated within the central business district.

Section 165: Permitted Uses

The following uses and structures are permitted in the C-3 district:

- A. Building supply
- B. Commercial greenhouse operations without on-site sales
- C. Low traffic generating restaurants, dine in or carry out, which have no drive- thru service. Service or consumption outside a fully-enclosed structure is allowed. (Amended 10/9/03)
- D. Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment with no storage or display of goods outside fully-enclosed building and lot size equal to or less than 22,000 square feet.
- E. Motor vehicle-related sales with installation of parts or accessories (e.g., tires or mufflers).
- F. Municipal parking lot
- G. Personal service businesses (Amended 6/8/17)
- H. Professional offices (Amended 10/9/03; Amended 7/27/23)
- I. Sales and rental of goods, merchandise and equipment with no storage or display of goods outside a fully enclosed building and lot size equal to or less than 22,000 square feet.
- J. Fitness Studios (Added 2/14/13)

Section 166: Special Exception Uses

The following uses and structures are permitted in the C-3 district subject to securing a special use permit in accordance with Article V:

- A. Auto repair garage
- B. Animal Hospital (Amended 10/9/03)
- C. Community utility facility
- D. Commercial greenhouse operation with on-site sales
- E. Dwellings, provided that if a lot is used for dwelling purposes exclusively, such dwelling shall be of a type permitted and in accordance with the regulations in the residential district adjoining the C-3 district in which such lot is located, or if there is more than one adjoining residential district of a type permitted in the least restrictive district.
- F. Fitness center
- G. Inn

- H. Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment with lot size greater than 22,000 square feet and/or storage and display of goods outside a fully-enclosed building.
- I. Motor vehicle sales
- J. Neighborhood utility facility
- K. Open air market (farm and craft markets, produce markets, and horticultural sales with outdoor display) (Amended 10/9/03)
- L. Parking lot facility (Added 2/10/05)
- M. Sales and rental of goods, merchandise and equipment with lot size greater than 22,000 square feet and/or storage and display of goods outside a fully-enclosed building.
- N. Social, fraternal clubs and lodges
- O. Warehouse
- P. Car wash, Recycling (Added 2/11/99)
- Q. Self-Storage Facility (Added 10/12/00)

Section 167: Lot Requirements

- A. Minimum Lot Size: 6,000 square feet
- B. Minimum Lot Width: 50 feet at the front property line
- C. Yard Depth Requirements
 - 1. Front: 0 feet minimum and 30 feet maximum, except the front yard shall not be less than the smaller of the front yards of the two immediately adjacent buildings nor more than 30 feet.
 - 2. Side: 0 feet, except adjacent to residential district where the side yard shall equal the minimum side yard of the adjacent residential district or 7.5 feet, whichever is less.
 - 3. Rear: 0 feet, except adjacent to residential district where the rear yard shall equal the minimum rear yard of the adjacent residential district or 30 feet, whichever is less.
- D. Maximum Building Lot Coverage: 50 percent

Section 168: Maximum Building Height

- A. Principal building: 30 feet (Amended 10/9/03)
- B. Accessory structures: 15 feet

Section 169: Off-Street Parking

Off-street parking shall be provided as required in Article XVI.

PART IV. COMMERCIAL USE AND DESIGN STANDARDS

Section 170: In General

There are certain commercial uses, whether or not regulated by special use permit, that, by their very nature may have impacts that differ substantially from those uses permitted by right or may be incompatible with other permitted uses of land. The commercial use and design standards of this Part are intended to recognize and help to mitigate the major potential impacts commonly associated with certain commercial uses. Compliance with these standards is required as a prerequisite to receipt of an occupancy permit for any commercial use to which such standards apply. In the case of a special exception use, these standards are in addition to any conditions that may be imposed as part of the approval of a special use permit for such use.

Section 170.1: Use and Design Standards for Specific Commercial Uses

The following additional use and design standards shall be met by the listed uses in accordance with this Article:

- A. Car Wash, Recycling. Recycling car wash facilities shall be subject to the following use and design standards, in addition to all other applicable regulations: (Amended 2/11/99)
 - 1. Bay doors shall be oriented away from the public right-of-way, if possible.
 - 2. There shall be no outdoor storage associated with the use.
 - 3. Details of the water recycling system to be employed by the facility shall be submitted with the special exception application. This system shall include provisions for on-site water drainage, filtration and reclamation to capture and filter water used to wash vehicles. The system shall be designed to reclaim at least 75% of the water used to wash and rinse each vehicle. Information submitted must be sufficient to ensure that used water from the facility will not have a detrimental effect on the town's sewage treatment facilities, the existing storm drainage system, adjacent properties or streets, as determined by the Town Engineer.
- B. Self-Storage Facility. Self-storage facilities shall be subject to the following use and design standards, in addition to all other applicable regulations: (Amended 10/12/00)
 - 1. Only "dead storage" shall be permitted, which shall mean the keeping of goods not in use and not associated with any office, retail or other business activity conducted on premises. Conducting an office, retail or other business or service use from a storage unit shall be prohibited. One administrative office for the proprietor of the self-storage business shall be permitted within the facility in appropriately designed space.
 - 2. All storage shall be inside a building or fully enclosed structure.
 - 3. Vehicle parking shall be for tenants and employees only, while they are on the site. Motor vehicles shall not be parked overnight or otherwise stored outside on the site unless associated with another permitted principal use on the site.
 - 4. Storage of flammable or hazardous materials and explosives is prohibited, as well as storage of any materials that are offensive or noxious because of odors, dust, or fumes.

5. The height of any individual storage unit, from floor to ceiling, shall not exceed ten feet. Individual storage units shall not be stacked vertically, except within a fully enclosed building.
 6. Landscaping and screening acceptable to the Town Council shall be provided in all yards facing public roadways or properties in residential use.
 7. Site lighting, if any, shall utilize fully shielded cut-off fixtures and be designed and located so as to prohibit glare onto adjacent properties.
- C. Parking Lot Facility. Parking Lot facilities shall be subject to the following use and design standards, in addition to all other applicable regulations: (Added 2/10/05)
1. Lot coverage by impervious surfaces shall be determined based upon minimum buffering and landscaping requirements except the buffer reduction permitted by Section 211(a). However, lot coverage and spaces provided may be limited through the special use permit.
 2. The parking facility will:
 - a. utilize fully shielded cut-off light fixtures approved by the Historic District Review Committee and designed and located so as to prohibit glare onto adjacent properties.
 - b. be arranged to be compatible with the surrounding use and design, particularly with regard to traffic circulation, parking, and appearance.
 - c. be limited to specific hours of operation through special use permit (if required by the Town Council).
 - d. have any permanent or temporary structure or equipment used to control or monitor entry to the facility from the public right of way reviewed by the Historic District Review Committee.
 - e. not be associated with the demolition of any structure unless otherwise approved by the Historic District Review Committee and Town Council.
- D. Fitness studios shall be subject to the following use and design standard, in addition to all other applicable regulations: (Added 2/14/13)
- No noise or music shall be permitted in conjunction with a fitness studio that exceed 45 decibels, as measured from any point outside the studio.

Sections 170.2 through 170.10: Reserved