

Section 3.B

BUSINESS DISTRICTS & USES

MAIN STREET (MS)

3.B. MAIN STREET (MS)

3.B.1 PURPOSE

The Main Street district is intended to provide for general business activities on a town wide scale and for business activities, which are compatible with central business area functions. Development of an integrated group of stores and/or establishments planned and built as a unit is to be encouraged. Strip development of any kind is incompatible with the intent of this district.



3.B.2 PRINCIPAL USES AND STRUCTURES

3.B.2.1. RETAIL / FOOD / SERVICE-TYPE USES	MS
1. Retail store <i>(Note that sale of alcoholic beverages through a grocery store permit, liquor store permit, or package store permit requires a separate Special Permit in accordance with Section 5.O.2)</i>	Special Permit (PZC)
2. Restaurants with specific reference to Section 5.A Design Review as well as traffic circulation, access management, and similar considerations. <i>(Note that sale of alcoholic beverages requires a separate Special Permit in accordance with Section 5.O.1)</i>	Special Permit (PZC)
3. Business Services	Special Permit (PZC)
4. Personal Services	Special Permit (PZC)
5. Dry cleaners, provided that such use complies with the Federal Clean Air Act, as amended, and Best Management Practices issued by the Connecticut Department of Energy and Environmental Protection.	Special Permit (PZC)
6. Motor vehicle service station in accordance with Section 3.G.2	Special Permit (PZC)
7. Motor vehicle wash in accordance with Section 3.G.2	Special Permit (PZC)
8. Motor vehicle repair in accordance with Section 3.G.2	Special Permit (PZC)
9. Day care center, child or adult, in accordance with Section 2.G.4.	Special Permit (PZC)
10. Facilities for instruction including health and fitness, dance, gymnastics, martial arts, musical and theatrical. (Subject to provisions of Section 5.C.3.4.6)	Special Permit (PZC)

3.B.2.2. OFFICE-TYPE USES	MS
1. Business and/or professional services	Special Permit (PZC)
2. Offices -- General and Professional	Special Permit (PZC)

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3.B.2.3. INSTITUTIONAL-TYPE USES	MS
1. (reserved)	Special Permit (PZC)

3.B.2.4. RESIDENTIAL-TYPE USES	MS
1. Development in accordance with the Mixed Use Overlay District as provided in Section 4.C.	Special Permit (PZC)

3.B.2.5. OTHER USES	MS
1. Governmental services	Special Permit (PZC)
2. Motel	Special Permit (PZC)
3. Commercial laundry or laundromat provided such use is served by public water and public sewer.	Special Permit (PZC)
4. Amusement arcade	Special Permit (PZC)
5. Parks -- public and private	Special Permit (PZC)
6. Any use, not specifically mentioned in Section 3.B.2 but, which, in the judgment of the Commission, is determined to be similar to or compatible with the category of uses mentioned above, may be permitted by the Commission under the Special Permit procedures, provided however, any such use: <ul style="list-style-type: none"> a. meets the Performance Standards of Sections 5.M.; and b. where the architectural appearance of the building(s) housing such use is entirely compatible with the architecture of the buildings in the immediate vicinity. 	Special Permit (PZC)
7. Excavation and/or filling of earth products as a principal use (not associated with a valid zoning approval) in accordance with Section 5.M.	Special Permit (PZC)

3.B.3 ACCESSORY USES AND STRUCTURES

1. Uses and structures which are customary, subordinate, and incidental to a permitted principal business use are permitted provided they are shown on the Site Plan approved by the Commission or are considered by the Director of Planning to be minor in nature.
2. A drive-through facility may, by Special Permit, be authorized an accessory use provided the drive-through facility is in accordance with the design guidelines incorporated in Section 5.A of these Regulations and will either be located or screened to the satisfaction of the Commission so as to be not visible from the street.
3. Outdoor dining accessory to a restaurant may be permitted by Special Permit.
4. Uses and structures which are customary, subordinate, and incidental to a principal residential use are permitted as provided in Section 2.D .
5. Alcoholic Beverages are permitted as an accessory use in accordance with Section 5.O.
6. Outside storage and/or display of goods and merchandise in accordance with Section 5.K.

3.B.4 DIMENSIONAL STANDARDS

See Section 6.A for possible dimensional exceptions.

Lot-Related Requirements	MS
Minimum Lot Area	21,780 SF
Minimum Lot Frontage	75 Feet

Setback-Related Requirements	
Minimum Front Yard Setback	30 Feet
Maximum Front Yard Setback	30 Feet except as may be modified by the Commission by Special Permit for cafes, outdoor dining, pedestrian amenities, plazas, logical building expansion, etc.
Minimum Side Yard Setback	15 Feet
Minimum Rear Yard Setback	25 Feet

Building-Related Limitations	
Maximum Building Height	3 Stories or 30 Feet, whichever is more restrictive
Maximum Building Coverage	30%

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3.B.5 ADDITIONAL STANDARDS

1. Operation of water supply and waste disposal systems shall conform to the requirements of State Health, State DEEP and Hebron Health Department. On site testing must be coordinated with Hebron Health Department.
2. All applications for uses which have an anticipated water use to exceed 1,000 gallons per day (such as full service restaurants, motor vehicle washes, etc.) shall be accompanied by:
 - a. a report from a professional engineer addressing the estimated water needs of the proposed facility; and
 - b. a report from the water company addressing the adequacy of the water supply to serve the proposed facility.
3. No new parking spaces in the Main Street (MS) District shall be located between the front facade of the principal building and the abutting streets unless approved by the Commission by Special Permit due to special or unique circumstances.