

### 3.12 COMMERCIAL NEIGHBORHOOD (CN)

#### LOT STANDARDS

Minimum lot area – 23,000 SF  
Minimum lot width measured at build line – 100 ft.  
Minimum front yard setback from R/W – 20 ft.  
Maximum lot coverage – 75 %

Maximum lot area – 100,000 SF  
Minimum rear yard setback – 20 ft.  
Minimum side yard setback – 10 ft.  
Maximum height – 45 ft.

#### PERMITTED USES

1. farmer's market
2. secondary dwelling (on upper floors)
3. two-family dwelling
4. library
5. police, fire, and rescue station
6. nature preserve/center
7. park &/or playgrounds
8. administrative/professional office
9. antique shop
- 10 apparel/footwear store
- 11 art or photo gallery
- 12 bakery (retail)
- 13 bank/financial institution
- 14 barber/beauty shop
- 15 business/financial services office
- 16 child care center
- 17 convenience store (without gas station)
- 18 craft/fabric store
- 19 dance or martial arts studio
- 20 deli
- 21 dry cleaners (retail)
- 22 employment service
- 23 flower shop
- 24 gift shop
- 25 grocery store
- 26 health spa
- 27 ice cream shop
- 28 investment firm
- 29 jewelry store
- 30 meat market
- 31 news dealer/bookstore
- 32 office supply store
- 33 pharmacy
- 34 photographic studio
- 35 print shop/copy center
- 36 record/CD/musical
- 37 repair services (small appliance, jewelry, alterations etc)
- 38 restaurant
- 39 self-service laundry
- 40 shoe repair/tailor shop
- 41 stationery shop
- 42 tanning salon
- 43 theater
- 44 veterinary office/animal clinic (without outdoor kennel)
- 45 video/music store
- 46 residential facility for developmentally disabled type 1
- 47 pet grooming establishment

#### SPECIAL EXCEPTION

1. nursery
2. winery
3. boarding house
4. bed and breakfast facility
5. child care home
6. multi-family dwelling (more than 2 units)
7. nursing/assisted living facility
8. residential facility for developmentally disabled type 2
9. residential facility for mentally ill
- 10 retirement facility
- 11 sewage treatment facility
- 12 telecommunications facility/tower
- 13 water tower
- 14 community center
- 15 church or other places of worship
- 16 funeral home
- 17 government facility &/or office
- 18 lodge or private club
- 19 medical clinic
- 20 museum or gallery
- 21 parking lot or structure (as primary use)
- 22 post office
- 23 school (P-12)
- 24 trade or business school
- 25 public bus/train terminal
- 26 banquet or assembly hall
- 27 bar
- 28 billiard room or arcade
- 29 bowling alley
- 30 building finishes shop (Paint, carpet, wallpaper etc.)
- 31 fitness center
- 32 garden shop
- 33 gas station
- 34 gymnastics center
- 35 hardware store
- 36 home electronics/appliance store
- 37 home occupations
- 38 hotel/motel
- 39 liquor store
- 40 medical/dental office
- 41 microbrewery/brew-pub
- 42 miniature golf course
- 43 oil change shop
- 44 pet store
- 45 radio/TV station
- 46 retreat center
- 47 sporting goods shop
- 48 supermarket
- 49 variety store
- 50 home occupations
- 51 equipment sales & rental
- 52 tattooing /body piercing establishment
- 53 contractors warehouse