

PROPOSED CODE CHANGES DECEMBER 2018

§ 247-13 CO2 District: Medium Commercial.

[Added 8-24-1994]

- A. No new single- or two-family/duplex residential construction shall be allowed in any commercial district. [Amended 6-8-2015]
- B. New construction and any modification, alteration or addition to an existing structure shall be subject to site plan review by the Planning Board before any building permit is issued.
- C. Uses permitted by right:
 - (1) All uses listed in the CO1 District.
 - (2) Agricultural implement sales and service.
 - (3) Automobile sales and related sales or service facilities.
 - (4) Building materials and retail sales.
 - (5) Department and variety stores.
 - (6) Feed and seed stores.
 - (7) Food stores and food lockers.
 - (8) Furniture and appliance sales and service, but not including assembly or manufacture.
 - (9) Hotels and motels.
 - (10) Indoor and outdoor recreation, including bowling alleys, pool halls, dance halls, amusement centers, amusement parks, miniature golf and driving ranges.
 - (11) Mobile home and trailer sales and service.
 - (12) Monument sales.
 - (13) Plumbing, heating and roofing supply retail sales.
 - (14) Public uses, excluding the storage of road materials, road equipment and garages, incinerators and landfills of any type.
 - (15) Theaters.
 - (16) Veterinary centers. [Added 4-5-2005]
 - (17) Storage Facilities
 - (18) Essential services.
 - (19) Accessory uses.
- D. Minimum lot area: 50,000 square feet.
- E. Minimum lot width: 200 feet.

- F. Maximum lot coverage by building: 45%.
- G. Minimum front yard setback:
 - (1) Thirty feet if no parking lot is in front of the building.
 - (2) Fifty feet if a parking lot in front of the building.
- H. Minimum side yard setback:
 - (1) Twenty feet adjacent to nonresidential zones.
 - (2) One hundred feet adjacent to any residential zone or use.
- I. Minimum rear yard setback: 50 feet.
- J. Maximum building height: 35 feet.
- K. Also see Article **VI**, General Regulations, and Article **VII**, Supplemental Regulations.