

Zoning



The subject property is located in the C-1 Neighborhood Shopping Center District. According to the zoning ordinance:

The purpose of the C-1 District is to recognize areas of existing retail characteristics and provide the opportunity for new areas near existing and proposed population centers for the location of commercial services, limited entertainment facilities and employment opportunities. Their geographic distribution is intended for convenient access by the residents of the immediate area and to discourage unnecessary traffic from major streets.

C-1 Zone Permitted Principal uses.

1. Retail sales of goods and personal service establishments.
2. Offices, fiduciary institutions, medical centers and veterinary hospitals.
3. Restaurants, which may contain drive-through facilities with buffer requirements.
4. Theaters, bowling alleys, gymnasiums, tennis courts and pools.
5. Libraries and museums.
6. Childcare and adult daycare centers, subject to site plan approval.
7. Commercial instructional activities.
8. Health club/fitness centers.

Permitted Accessory uses.

1. Parking areas.
2. Trash and garbage collection areas.
3. Loading areas.

Conditional uses.

Gasoline service stations.

Zoning

Area and Bulk Requirements:

Minimum lot area:	Two (2) acres
Minimum lot width:	200'
Minimum lot depth:	250' from proposed right-of-way
Minimum front yard:	90' from proposed right-of-way
Minimum side yards:	50' each
Minimum rear yard:	50'
Maximum building coverage:	20%
Maximum other impervious coverage:	45%
Maximum height:	35'

Parking Requirements:

Retail Store:	1 space/150SF
Industrial:	1 space/800SF
Offices:	1 space/300SF

The subject has approximately 39 parking spaces within the lot along the Rt. 206 frontage with room for several more cars or box trucks in the lower level. Based on the current ordinance, the property would need about 43 spaces for the retail space and another 14 or so for the ground level warehouse. The current parking is approved - pre-existing parking. An alternate user may require variances.

Other than parking, the subject is conforming for use and size.