

SECTION 9

CB COMMERCIAL DISTRICTS

GENERAL DESCRIPTION AND PURPOSE- To represent the central business district of the Town, characterized by intensive commercial and related development. The purpose of this district is to concentrate the main commercial enterprises of the Town.

9.1 PERMITTED USES- The following uses of buildings and/or land and no others are permitted subject to site plan approval in accordance with Section 24.

9.1.0 Single family dwelling

9.1.1 Two-family dwelling

9.1.2 Retail sales stores less than 20,000 square feet gross area

9.1.3 Business or professional offices

9.1.4 Standard restaurant, bakery, confectionary store, cafeteria

9.1.5 Hotel

9.1.6 Personal service shops

9.1.7 Business service establishments

9.1.8 Inn, bed & breakfast

9.1.9 Wholesale commercial uses, cold storage lockers, in-building storage

9.1.10 Gasoline service station, public lot or garage, automobile sales agency

9.1.11 Private educational uses under 2,000 square feet in gross floor area

9.1.12 All related accessory uses customarily incidental to the above permitted uses.

9.1.13 Family Child Care Home

9.1.14 Group Child Care Home

(ALSO SEE SECTION 20-GENERAL REGULATIONS)

9.2 SPECIAL PERMIT USES- The following uses may be permitted when granted a Special Permit by the Zoning Commission subject to the Special Permit requirements of Sections 25 and 25.5

9.2.1 Private club

9.2.2 Commercial recreation, indoor theater

9.2.3 Mixed use existing development

9.2.4 Fast food restaurants

9.2.5 Small animal veterinary clinic

9.2.6 Parking lots

9.2.7 Additions to assisted living facilities existing as of the effective date of this provision, subject to the following:

A. No such addition shall increase gross floor area by more than 25% or extend to additional land not part of the facility as of the effective date of this provision.

B. The facility after any such addition shall comply with the standards outlined in Section 25.5.

9.2.8 Private educational uses 2,000 square feet and over in gross floor area

9.2.9 Retail 20,000 square feet and over gross, square footage

9.2.10 Taproom brewery

(ALSO SEE SECTION 20-GENERAL REGULATIONS)

9.3 DIMENSIONAL REQUIREMENTS

9.3.1 LOT SIZE- All lots used for commercial purposes and mixed use of existing buildings shall have a minimum of 10,000 square feet of area. Lots used for mixed use of new buildings or two-family dwellings shall have a minimum of 20,000 square feet. All lots used for residential purposes shall have a minimum of 10,000 square feet of area.

9.3.2 FRONTAGE- Each lot shall have frontage of not less than 80 feet.

9.3.3 SETBACK- No building or structure shall be placed not less than six (6) feet or more than 20 feet from the street line or less than 10 feet from other property lines

if not built on the property line in accordance with Section 20.18. The front setback area shall be used for landscape purposes.

An increase in the 20-foot front setback may be permitted when granted a special permit by the Zoning Commission if the following standards are met:

- A. The location of the building will not significantly impair views from, or the availability of light and air to, abutting properties.
- B. The location of the building shall not adversely affect surrounding properties.
- C. Onsite traffic patterns and parking design will not adversely affect other onsite issues.

9.3.4 COVERAGE- The total area covered by all buildings and structures on a lot shall not exceed 40 % of the lot area.

9.3.5 HEIGHT- No building or structure shall exceed thirty feet in height

9.3.6 OFF-STREET PARKING AND LOADING SPACE- Off-street parking and loading space shall be provided in accordance with the provision of Section 22 of these regulations.

**See Architectural Review Guidelines Appendix B