

C. TC TOWN CENTER

TC districts are intended to reflect and promote a traditional mixed-use business district characteristic of New England town centers. In these districts, a mix of permitted uses and a walkable urban form is of primary importance to maintain existing development patterns and to promote desired development patterns. Certain uses are permitted, while others require a Special Permit. All other uses are prohibited. Additional density is promoted in the Town Center.

a. USES
i. Permitted Uses
<ul style="list-style-type: none"> - Accessory Residential Uses - Artisan Production - Bakery - Banks and Financial Institutions without Drive-Thru - Commissary - Country Inn - Cultural Institution - Drug Store, Small Format - Family Day Care Home - Home Farming - Home Occupation - Medical Office, Small Format - Office, Business Small Format - Office, Professional Small Format - Public Administrative Services and Courts - Restaurant - Retail, Grocery Small Format - Retail, Personal Service - Retail, Small Shop

Note
<p>The Zoning Enforcement Officer may approve a change in use between one Permitted Use and another Permitted Use in the TC Zone</p>

a. USES (continued)
ii. Special Permit Required
<ul style="list-style-type: none"> - Accessory Apartment - Affordable Housing - Automotive Sales & Repair - Bank and Financial Institutions with Drive-Thru - Banquet Facility - Bed and Breakfast - Brewpub - Brewery, Large - Brewery, Micro - Boarding House - Cemetery - Club - College - Congregate Residence - Continuing Care Retirement Community - Convalescent Home/Nursing Home - Distillery - Funeral, Undertaking and Internment Service - Group Day Care Home - Hospital - Hotel - Independent Living Retirement Facility - Industrial Heritage Re-Use - Manufacturing, Light - Medical Marijuana Dispensary Facility - Mixed-Use Building - Motor Vehicle Fuel Sales with Convenience Retail - Multi-Family Dwelling - Office, Business Large Format - Office, Professional Large Format - Outdoor Dining (Accessory Use) - Parking Lot - Public Recreation Facility - Public Safety Facility - Public Utility Facility - Recreation and Entertainment Facility, Indoor Private - Recreation and Entertainment Facility, Outdoor Private - School - Tap/Tasting Room - Taverns

b. BUILDINGS
i. Building Dimensions & Placement
<ul style="list-style-type: none"> - Accessory Structures: - Minimum Front Yard Setback = 25 feet - Other setbacks as per Principal Structures, below - Principal Structures: - Maximum Front Yard Setback = 5 feet - Maximum Side Yard Setback = 3 feet - Maximum Rear Yard Setback = 10 feet - Minimum Building Coverage = 75% - Maximum Height = 75 feet

c. PARKING & SIGNAGE
i. Off-Street Parking
<ul style="list-style-type: none"> - Not required
ii. Permitted Sign Types
<ul style="list-style-type: none"> - Maximum of two different sign types as listed on Type and Quantity Table at Article III(G) - For signs related to a Family Day Care Home – See Sign Types in Common Regulations