

5.3 B - Business District

A. Permitted Uses:

1. Any use permitted in an RA-Rural Agricultural Residence District subject to same restrictions if special permit is required.
2. Office, bank, studio.
3. Retail and wholesale business including greenhouses.
4. Personal service business.
5. Restaurants, motels and hotels.
6. Funeral Home.
7. Radio and television studios.

8. Repair service or sales: appliances, radio, television, and bicycles.
9. Theaters.
10. Printing, including newspaper and job printing.
11. Auto, truck and boat sales, repair, service and garage.
12. Laundry and dry cleaning establishment, agency.
13. Feed and grain sales and storage.
14. ♣(Deleted and moved to form Sec. 5.3.B.1.m.)

B. Business Uses Requiring Special Permit:

1. The Commission may issue a Special Permit to allow any of the following business uses upon receipt of an application, Site Development Plan (Section 8.7) and filing fee. The Commission shall hold a public hearing in accordance with Section 8-3 of the General Statutes.

In considering the proposed use the Commission shall be guided by the factors outlined in Paragraph Section 5.2.B.

- a. Storage yard for building materials.
- b. Small animal hospital, commercial kennel.
- c. Commercial radio and television stations and antennas.
- d. Sale of propane gas and petroleum products including fuel oil and storage above ground.
- e. Warehousing distribution and storage.
- f. Public utility garage, pile yard and similar facilities.
- g. Truck terminal.
- h. Package store.
- i. Bowling alley; similar commercial recreation establishment.
- j. Outdoor theater.
- k. Accessory uses customary to permitted use.
- l. Any business which may involve small-scale assembly, processing or fabrication, provided such activity shall take place only for immediate sale or direct service to

customers from the premises; and further, that no noise, odor, dust, vibration or disorder is experienced beyond the lot lines of said business.

- m. Fuel and petroleum products sales and storage underground in conformity with General Statutes Chapter 250 (Sect. 14-321).
- n. # Hospitals, sanitarium, rest, convalescent and nursing homes.

C. Special Regulations:

1. Any use permitted in a RA-Rural Agricultural Residence District by approval of the Commission shall require similar approval in a B-Business District.