

ARTICLE 7

B-1 Business – Town Business District

7.1 Purpose

This district is designed to accommodate commercial uses in the central part of town in existing commercial structures and in structures that were formerly residential but may now be desirable for low impact business use. Because of proximity to residential uses, the town intends and desires that the businesses in this district be low impact uses that are compatible with their existing residential buildings. The town intends and desires that existing residential buildings be converted to commercial use rather than have new buildings constructed, whenever possible.

7.2 Permitted Uses

The following uses and structures are permitted in the B-1 District:

- a. Single-family dwellings in compliance with the R-2 zoning district regulations.
- b. Mixed single-family residential and business use provided that the residential use is restricted to the second story and above. Residential use is permitted on the first story provided that the business owner is resident.
- c. Antique Shop
- d. Art Gallery
- e. Art Shop
- f. Bakery
- g. Barber or Salon/Beauty Shop/Spa
- h. Bookstore
- i. Catering/Food Service
- j. Clothing Shop
- k. Cybercafe or Internet Cafe
- l. Delicatessen
- m. Financial institutions without drive-thru windows
- n. Florist
- o. Framing Shop
- p. General office
- q. General Store
- r. Gift Shop
- s. Gourmet Food or Vintner Shop
- t. Home décor
- u. Home Occupation
- v. Ice Cream or Confectionary Shop
- w. Jewelry Shop
- x. Kitchen Shop
- y. Museum
- z. Optical Shop
- aa. Photography Supply Shop

- bb. Plant Shop, provided that the operations excluding parking do not exceed a 5,000 square foot footprint.
- cc. Professional office
- dd. Restaurants and coffee shops with indoor seating and no drive-thru service. Outside service and consumption is permitted.
- ee. Shoe Repair
- ff. Sporting Goods Shop
- gg. Studio for artists, craftspersons, writers
- hh. Tailor
- ii. Toy Shop

7.3 Special Exception Uses

The following uses and structures are permitted in the B-1 District subject to securing a conditional use permit:

- a. Public facilities, including fire station, police station, library, post office, government office, parks
- b. Farmers Market
- c. Automobile service stations and gas stations with no general store.
- d. Bed and Breakfast
- e. Other retail uses consistent with the Comprehensive Plan but not otherwise permitted in 7.2.
- f. Accessory structures that relate to the permitted uses; provided however that the total footprint coverage for all accessory buildings on a lot does not exceed 6% of the total lot area and in any case, may not exceed 1800 sq. ft. Where there are multiple accessory buildings, there is a minimum requirement of 10 ft. between all other accessory building coverages. A single accessory building footprint can not cover more than 4% of the total lot area and the maximum size of a single accessory building footprint regardless of lot size is 1200 sq. ft. Any lot may be permitted to have a single accessory building with a footprint of up to 600 ft.

7.4 Lot Area

The minimum lot area shall be 20,000 square feet, except for lots with existing buildings which must be able to accommodate off-street parking as provided in Article 12.

7.5 Minimum Lot Width

The minimum lot width at the front property line shall be 50 feet and at the required front yard 80 feet, except for lots with existing buildings which must be able to accommodate off-street parking as provided in Article 12.

7.6 Building Height

The maximum building height shall be 35 feet.

7.7 Yard Requirements

The following minimum yard requirements shall apply to new buildings in the B-1 District:

- a. Front Yard: 25 feet, except in developed areas where the front yard may equal the lesser of the front yards of the immediately adjacent properties.
- b. Side Yard: 10 feet, except as set forth in Article 14.
- c. Rear Yard: 30 feet.
- d. Accessory Structures: Setback of an accessory structure up to 16 feet in height must be 5 feet from any and all parts of the accessory structure footprint to the closest property line and can not have a protrusion of more than one foot into the setback. Structures greater than 16 feet in height must have a setback of 5 feet plus one foot for each additional foot of building height over 16 feet and can not have a protrusion of more than one foot into the setback. The setback is measured from any part of the accessory structure footprint to the closest property line. All accessory structures must be 5 feet back from the front line of the principal building and must be outside of the front yard setback, except that structures with no side enclosure are permitted in the front yard.

7.8 Use Limitations

Operations or products shall not adversely affect any contiguous uses through the dissemination of intrusive lighting, odor, dust, smoke, fumes, noise, vibrations, creation of trash, garbage or litter or other similar causes to an extent greater than normally found in businesses of the approved use.

7.9 Outdoor Display and Storage

- a. The outdoor display of products and services shall be permitted adjacent to the primary structure, or on patios, porches or attached decks. No outdoor display shall be permitted within parking areas, sidewalks, or side and rear yard buffer zones. Vending machines shall only be permitted adjacent to the primary structure.
- b. Outdoor storage shall be located within approved accessory buildings.
- c. All outdoor refuse shall be in closed containers/dumpsters and shall be screened from view on all four sides.

7.10 Site Plan Requirement

All changes in use or improvements that are subject to the Zoning Ordinance or Subdivision and Land Development Ordinance shall require a zoning permit. A site plan that conforms to the Subdivision and Land Development Ordinance shall be required. The site plan or some of its components may be waived by the Zoning Administrator based upon the scope of the improvements.

ARTICLE 2

Definitions

AUTOMOBILE SERVICE STATION – Any place of business having its purpose the servicing, at retail, of motor vehicles, but not including a paint or body shop, or machine shop.

AUTOMOBILE GAS STATION – Any place of business with pumps and underground tanks, having as its purpose dispensing fuel to motor vehicles.

GENERAL STORE – A single store, the gross leasable floor area of which is a maximum of 3,000 square feet and which offers a wide variety of everyday merchandise for sale.

PROFESSIONAL OFFICES – A structure designed for use by a person or persons in offering a service which requires specialized knowledge such as medicine, law, engineering, dentistry and other like endeavors.