

5. Minimum lot width adjacent to existing or future public or private street right-of-way line:
 - a. 40 feet on street.
 - b. 35 feet on cul-de-sac.
7. Minimum front setback: 45 feet
8. Minimum side setback: 20 feet
9. Minimum rear setback: 20 feet unless the lot adjoins an R-40 or RC zoning district in which instance the minimum rear setback shall be 40 feet.
10. Maximum building height: 35 feet.
11. Parking: See [Article 9](#).
12. Signs: See [Article 10](#).
13. Screening: When property in an R-1 zoning district adjoins a single-family detached residential zoning district (RD, R-40, RC), a suitable planting screen and/or a fence or wall at least six feet in height shall be installed to properly screen the parking, service and activity areas from the adjoining property.

5.6 General Commercial District (GC).

A. Intent of district: It is intended that the GC zoning district be established and reserved for general business purposes. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, economically healthy and compatible environment for businesses to serve town and regional commercial needs. These regulations are also intended to accommodate businesses which benefit from being located in close proximity to each other, and to discourage any encroachment by other uses capable of adversely affecting the basic commercial character of the district. It is further intended that these regulations will reduce traffic congestion, provide for adequate off-street parking, and limit the development of "strip" type business areas.

B. Permitted uses: The following uses shall be permitted in any GC zoning district:

1. As specified in [Table 5.8: Permitted Uses](#).
2. Publicly owned building, facility or land.
3. Building, facility or land for the distribution of utility services.
4. Building, facility or land for non-commercial park, recreation, thoroughfare, or open space purposes.
5. Accessory use: See [section 7.4](#).

C. Special uses: Unless otherwise specified in this Ordinance, the following uses shall be permitted in any GC zoning district as a special use upon the issuance of a special use permit by the Town:

1. Retail business involving the sale of merchandise on an individual zoning lot where an individual tenant, owner, occupant, or business occupies more than 10,000 square feet subject to the following conditions:
 - a. In addition to the conditions set forth in this subsection 5.5.C.1, the maximum aggregate size of any commercial development shall be 150,000 square feet of floor area.
 - b. No single commercial tenant, owner, occupant, or business shall occupy more than 32,000 square feet of floor area.
 - c. No three commercial tenants, owners, occupants, or businesses shall occupy a combined floor area of more than 80,000 square feet.

7. No automobile parking or service areas will be permitted within the required front setback or within 20 feet of the property line of any adjoining residential zoning lot.
8. All parking and service areas must be separated from adjoining residential zoning lots by a suitable planting screen, fence or wall at least six feet in height above finished grade. The above required screen, fence or wall must provide for a reasonable visual separation between the properties.
9. All lights or lighting arrangements used for purposes of advertising, security or night operations must be directed away from adjoining or nearby residential zoning lots.
10. No use permitted in this zoning district shall be allowed to cover more than 75 percent of the zoning lot on which it is located with impervious surfaces.
11. No open burning will be permitted on any zoning lot.
12. All industries must be approved by state and federal regulatory agencies relative to meeting standards for environmental quality.
13. Parking: Refer to [Article 9](#).
14. Signs: Refer to [Article 10](#).

5.8 Table of Permitted Uses. No principal building, structure or land use shall be permitted except in the zoning districts indicated and for the purposes permitted in sections 5.1 through 5.8 and/or Table 5.8: Permitted Uses. Each use is mutually exclusive and does not include other uses listed in the table.

A principal use denoted by the letter “S” is permitted only if a special use permit is granted by the Council (see [section 15.16](#)) and the conditions specified in sections 5.1 through 5.8 are met.

For uses not included in this list where the building inspector is unable to determine clear placement, application shall be made to the Council for interpretation.

TABLE 5.8: PERMITTED USES

PERMITTED USES	ZONING DISTRICTS					
	RD	R40	RC	R-1	GC	GI
ACCESSORY USES - subject to requirements in Article 7	X	X	X	X	X	X
Adult Day Care, Center or Group					X	
Adult Day Care, Home	S	S				
Advertising Display, Sales and Manufacturing					X	
Agriculture Equipment Sales, Supply and Storage					X	X
Ambulance Services					X	X
Antique Shop					X	
Apparel and Accessory Store					X	
Appliance Sales and Repair					X	
Art Gallery					X	
Athletic / Health Club & Facilities / Training Facility					X	

	RD	R40	RC	R-1	GC	GI
Assembly Hall, Civic Center					X	X
Automobile and Truck Sales, Service and Repair					X	
Automobile Repair and Body Shop					X	X
Bait Shop					X	
Bakery/Pastry Shop					X	
Bank or Financial Institution - Full Service or Auto Teller					X	
Barber Shop					X	
Baseball Batting Cages					X	X
Beauty Shop					X	
Bed and Breakfast	S	S			S	
Boat Storage, Sales, Service & Repair					X	X
Books, Cards and Stationery Stores					X	
Bottling Plant						X
Bowling Alley					X	
Builder Supplies and Storage					X	
Building Materials Sales, Supplies and Storage					X	
Bus Station					X	
Car Wash Manual or Automatic					X	X
Carpet Cleaning Store					X	X
Carpet and Rug Sales, Floor Covering and Storage					X	
Cemetery, Private	S	S				
Cemetery, Public	S	S			S	
Cemetery, Religious Institution	S	S			S	S
Child Care, Center or Group					X	
Child Care, Home	S	S				
Churches	S	S	S		S	S
Cinema, Movie Theater					X	
Clinic, Public or Private					X	
Club and Lodges					X	X
College, University or Junior College					S	

	RD	R40	RC	R-1	GC	GI
Concrete/Stone Cutting, Fabrication						X
Consumer Fireworks Retail Sales Facility					X	X
Contractor Equipment - Material Storage					X	X
Convenience Stores w/out Fuel Pump Service					X	X
Convenience Stores with Fuel Pump Service - provided that all fuel pumps shall be at least twenty-five (25) feet from the street right of way.					X	X
Curio and Souvenir Shops					X	
Drug Stores, Pharmacies					X	
Dwelling, Single-Family Attached House (Duplex)				X		
Dwelling, Single-Family Detached	X	X	X	X		
Equipment Rental, Industrial						X
Equipment Supplies (Business/Industrial)					X	X
Farming, Horticulture or Agriculture, including the Raising/Keeping of Livestock	S	S			S	
Flea Market					X	
Florist Shop					X	
Funeral Home, Mortuary					X	
Furniture, Home Furnishings and Equipment Store					X	
Garden/Landscaping, Service and Supplies					X	X
Gasoline Station w/Auto Service					X	X
Golf Courses and Club Houses	S	S			X	X
Golf Driving Range					X	X
Government Buildings					X	
Grocery/General Merchandise Store					X	
Hardware, Paint and Wallpaper Store					X	
Hobby, Toy and Game Store					X	
Home Occupation - Subject to Article 7 regulations.	X	X	X	S		
Hospital, Health and Medical Institution					X	
Hotel/Motel					X	
Jewelry Store					X	
Junk Yard, Salvage Yard						S

	RD	R40	RC	R-1	GC	GI
Kennel, Commercial	S	S			S	S
Laundry, Pick up, Dry Clean Services, & Coin Operated					X	
Library					X	
Machine Shop, Fabrication, Welding, Sales etc.						X
Machinery Sales, Service and Repair					X	
Manufacturing Facility involving the mechanical or chemical conversion of raw materials into semi-finished or finished products						S
Manufacturing Facility involving only the assembly of pre-manufactured component parts.						X
Mini-Warehouse (self-storage facility)					X	X
Museum					X	
Nursery and Greenhouse - provided that no structure shall be located closer than fifty (50) feet to any adjoining residential property.	S	S			X	X
Office, Business and Professional					X	
Office Supplies					X	
Parking Lot or Garage, Commercial					X	X
Parks and Recreation Facilities, Non-Commercial	X	X	X	X	X	X
Personal Care Home – Family, Group, or Congregate					X	
Pet Grooming Shop	S	S			X	
Print Shop					X	
Recreation Facilities, Commercial					S	
Recycling Center w/processing facilities					X	X
Recycling Collection Station					X	X
Repair Service, General Merchandise					X	
Repair Service (Heavy Equipment)					X	X
Restaurant					X	
Retail Stores offering common merchandise					X	
Riding Stable	S	S			S	S
Rooming and Boardinghouse					X	
School, Private					S	S
Sewerage Treatment Facilities, Public or Private					S	S
Shoe Repair					X	

	RD	R40	RC	R-1	GC	GI
Shopping Center					X	
Taxidermy					X	
Tire Sales and Service					X	X
Veterinary Clinic/Animal Hospital- provided animal hospital or clinic shall be located at least one hundred (100) feet from any property zoned for residential use.					X	X
Video Sales and Rental					X	
Water Treatment Facilities					X	X
Wreckage Services, Temporary (14 days) Storage of wrecked and inoperable vehicles.					S	S

5.10 Appearance Standards. In addition to standards listed elsewhere in this Article, the following appearance standards shall apply. Certificate of Occupancy shall be granted upon the finding that such development shall meet or exceed the Appearance Standards as follows:

A. Residential.

1. All single-family dwellings (RD, R-40, RC, and R-1 districts) excluding industrialized housing, manufactured homes and modular buildings:
 - a. Roof. The roof will have a minimum vertical rise of four feet (4') for each twelve feet (12') of horizontal run and shall have a surface of wood shakes, asphalt composition, wood shingles, concrete, fiberglass or metal tiles, slate, built up gravel materials or other materials approved by the building inspector.
 - b. Siding. The exterior siding materials shall consist of wood, masonry, concrete, stucco, masonite, metal or vinyl lap or other materials of like appearance.
 - c. Foundation. A permanent foundation is required and shall meet the requirements of standard building codes.
2. Industrialized Homes, Manufactured Homes or Modular Buildings, as defined herein may be permitted in any residential zoning district other than the RC district, provided such buildings or structures meet the following standards:
 - a. The structure has a minimum width in excess of sixteen feet (16').
 - b. The pitch of the structure's roof has a minimum vertical rise of four feet (4') for each twelve feet (12') of horizontal run, and the roof is finished with a type of shingle that is commonly used in conventional construction.
 - c. The exterior siding consists of wood, hardboard, vinyl, brick, masonry, or aluminum (vinyl-covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance, and durability to the exterior siding commonly used in conventional construction.
 - d. A curtain wall, unpierced except for required ventilation and access and constructed of masonry, is installed so that it encloses the area located under the home to the ground level. Such a wall must have a minimum thickness of four inches (4").
 - e. The tongue, axles, transporting lights, and towing apparatus are removed after placement on the lot and before occupancy.
 - f. Landings of the requisite composition and size as per Section 1113 of the