

Chapter 265. Zoning

Article III. District Regulations

§ 265-14. Business (B-1) District.

- A. Statement of intent. These districts are for those areas where it is appropriate and suitable to locate retail stores, and personal service establishments.
- B. Permitted buildings and uses. The following buildings and uses shall be permitted:
- (1) Indoor sales.
 - (2) Indoor commercial entertainment.
 - (3) Restaurants and taverns.
 - (4) Indoor institutional.
 - (5) Personal and professional services.
 - (6) Special use permit as provided in § 265-86l.
 - (7) Single-family dwelling after approval of the site plan thereof by the Planning Board pursuant to § **265-80** of this chapter. When considering the site plan for a single-family dwelling, the Planning Board shall satisfy itself that the following conditions exist:
[Added 9-27-2018 by L.L. No. 7-2018]
 - (a) The lot upon which the single-family dwelling is being proposed contain a minimum of one acre of land; and
 - (b) The total acreage of the particular B-1 District in which the single-family dwelling is proposed is not, at the time of the application for site plan approval, developed with commercial enterprises totaling more than 25% thereof.
 - (8) Multifamily dwelling after approval of the site plan thereof by the Planning Board pursuant to § **265-80** of this chapter. When considering the site plan for the multifamily dwelling, the Planning Board shall satisfy itself that the following conditions exist:
[Added 4-14-2022 by L.L. No. 1-2022; amended 5-26-2022 by L.L. No. 4-2022; 10-12-2023 by L.L. No. 5-2023]
 - (a) The lot upon which the multifamily dwelling is being proposed in more appropriate for a multifamily dwelling than a business based on the location, proximity to other residential homes, configuration of the lot, access for motor vehicles, and the general topography of the lot.
 - (9) Light industrial. Light industrial is intended primarily for high technology clean room production, processing, and assembly plants that are operated so that noise, odor, dust, and glare of such operations are completely confined within an enclosed building. These industries will, by their nature, generate some traffic; however, the size and volume of raw materials and finished

products should not produce the volume of traffic generated by industrial uses. Light industrial is also intended for the development of office/warehouse uses.

[Added 5-26-2022 by L.L. No. 4-2022]

C. Specific district regulations. Uses shall be subject to the following requirements:

- (1) Minimum lot size: there shall be no minimum lot area.
- (2) Lot coverage: shall be limited to 75% of the area of the lot.
- (3) Front yard: each lot shall have a front yard with a minimum depth of 75 feet, 25 feet of which shall not contain any structure other than an approved sign and no parking may be allowed therein.
- (4) Rear yard: each lot shall have a rear yard not less than 50 feet in depth.
- (5) Side yard: as required by Planning Board upon site plan approval.
- (6) Height: there shall be no limit on the height of buildings and structures.