

* Nothing herein shall prevent the construction, alteration or use of a building or premises upon a legally established lot shown on a map or described in any instrument of conveyance filed in the office of the Town Clerk and located in a BR Zone prior to December 23, 1988 which does not conform to the minimum lot size or minimum frontage requirements listed above.

3. Off Street Parking. Off street parking shall be provided in conformance with Article IV. Section 8.

- D. LIGHTING. Exterior lighting shall be of such intensity, or located or directed in such a way, so as not to produce glare on public streets or neighboring property. The Commission may require a reduction in lighting after 10:00 P.M. or when otherwise found to be warranted in order to protect nearby residential properties.

- E. HOURS OF OPERATION FOR SPECIAL PERMIT USES. At the time of the public hearing the Commission may require the submission of projected hours of operation. The Commission shall review the impact of such schedule of hours on the immediate neighborhood as well as current and projected traffic circulation patterns. As part of the special permit, reasonable limitations on hours of operation may be imposed.

- F. LOT COVERAGE. No more than 40 percent of the lot may be covered with impervious surfaces. However, the Commission may by a five-sixths vote permit up to 50 percent lot coverage. In making such a decision, the Commission shall be guided by Article IV, Section 12.

- G. EXPIRATION OF PERMIT. The approval of an application for special permit shall be void and of no effect unless construction of the project commences within one year from the date the approval is granted by the Commission. For purposes of this regulation the term construction shall be defined as the installation of a permanent building foundation. The Commission may grant up to two six-month extensions of this period upon written request by the applicant. The Commission shall withhold approval of any or all extensions unless the development plan is brought into conformance with any relevant zoning regulations which have been amended subsequent to the original approval and if the applicant fails to provide adequate evidence that construction is able to begin within the extended time period sought. This evidence shall include, but not be limited to, the acquisition of any or all required government approvals and project financing. Any appeals of such special permit, site plan, inland wetlands or subdivision approval shall extend the aforementioned one-year period the length of such appeal.

Section 12. BUSINESS B1 ZONE (B1) **

- A. PERMITTED USES. The following uses requiring only a Zoning Permit as specified in Article V.
 1. Signs. Signs shall be permitted as specified in Article IV. Section 7.
 2. Accessory Uses in conjunction with an approved special permitted use in Section B.

- B. USES ALLOWED ONLY BY SPECIAL PERMIT. In addition to specific requirements listed here, the standards provided in Article IV. Section 12. shall also apply to applications submitted under this section.

Article IV. Section 12. shall also apply to application procedures, hearing and notice

requirements and site plan information.

1. All uses allowed by special permit in the R80, R40, R30, R20, R12 and R9 Zones, except Guest House and Two, Three and Four Family Dwelling.
2. Retail Store, Personal Service Shop.
3. Business Offices.
4. Medical Offices.
5. Bank.
6. Convenience Store
7. Fast Food Restaurant, Dairy Bar, Grill, Coffe Shop, except mobile type of eating and drinking place, place offering curb service and drive through windows. Where alcoholic beverages are sold, the limitations of Article IV. Section 5. shall apply.
8. Restaurant (low turnover). Where alcoholic beverages are sold, the limitations of Article IV. Section 5. shall apply.
9. Shop for making articles to be sold primarily at retail on the premises.
10. Studio and Sample Room.
11. Hotel, Motel and Inn.
12. Theater, except open-air drive-in theater.
13. Laundry employing not more than four persons.
14. Newspaper and Job Printing.
15. Radio and Television Broadcasting Studio.
16. Funeral Home.
17. Health Club and Sports Facility.
18. Club and Fraternal Organization.
19. Banquet Hall or Catering Facility.
20. Day Care Center.
21. Private or Public Parking Facility.
22. Sale, Service, Storage and Repair of Motor Vehicles, including gasoline filling stations, subject to the following conditions:
 - a. Repairs, except for emergency repairs, shall be made within the building and only between the hours of 8:00 A.M. and 6: P.M.;
 - b. Vehicles which do not carry a license or which are so damaged as to be unfit for reconditioning for use on the streets shall be stored at least 100 feet from any street line and screened from view of the street;
 - c. The storage of commercial trucks, trailers, buses and contractors' vehicles outside of a building is not permitted except in a parking lot which is at least 100 feet distant from any street line and is screened from view of said street or streets; and
 - d. Accessory retail sales in conjunction with an automotive service station are permitted providing the area on the site and within the building is clearly incidental to the use of the site for automotive service purposes.
23. Billiard Parlor provided the following conditions are met:
 - a. No alcoholic beverages shall be sold or consumed within the establishment;
 - b. Notwithstanding Paragraph A. Subparagraph 2. above, any accessory use for a billiard parlor must be approved by the Commission as part of the special permit.
24. Auction House.
25. Animal Hospital provided the following conditions can be met:
 - a. No animal hospital may be open for business, except in the event of any emergency, prior to 8:00 a.m. or after 8:00 p.m.;
 - b. No outside kennels or runs for animals shall be allowed;
 - c. Overnight boarding shall be allowed only in enclosed buildings. No animal hospital

- shall board more than 100 animals;
- d. Animal hospital structures shall be located not closer than 250 feet to any existing residential structures not used for commercial purposes, and shall be designed as to keep noises from emanating from the buildings, except that in times of emergency, such as electrical failure, natural ventilation may be used; and
- e. Any animal hospital located within a Flood Perimeter Overlay Zone shall file with the Police Department, subject to it's approval, an emergency evacuation plan for evacuation of all animals in the event of flood warnings issued by the National Weather Service or other appropriate authority.

26. Animal Day Care Center.

The boarding of animals in conjunction with such animal day care use shall only be permitted by special permit, shall be ancillary to the animal day care use and shall conform to the following standards:

- a. The maximum number of animals boarded on the premises shall not exceed 50
- b. All animals must be boarded within an enclosed building
- c. Such building shall be noise proofed
- d. No animal day care center which contains the boarding of animals shall be located within a 400-foot radius of any residential zoning boundary as measured from the property line of the animal day care center
- e. The hours of operation for the pickup and drop off of animals boarded shall be limited to between 6 a.m. and 10 p.m.

As a condition of the special permit the Commission may further limit the number of animals boarded and the hours of operation.

C. HEIGHT AND AREA REQUIREMENTS.

- 1. Maximum height of buildings: 36 feet
- 2. Yards: Front yard: 20 feet
Rear yard: 15 feet
Side yards: 15 feet each
- 3. Minimum lot size - 20,000 square feet *
- 4. Minimum frontage - 100 feet *
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- 5. Lot Coverage: No more than 40 percent of the lot may be covered with impervious surfaces. However, the Commission may by a five-sixths vote permit up to 50 percent lot coverage. In making such a decision the Commission shall be guided by Article IV. Section 12.

D. OFF STREET PARKING. Off street parking shall be provided in conformance with Article IV. Section 8.

E. LIGHTING. Exterior lighting shall be of such intensity, or located or directed in such a way,

so as not to produce glare on public streets or neighboring property.

The Commission may require a reduction in lighting after 10:00 P.M. or when otherwise found to be warranted in order to protect nearby residential properties.

- F. HOURS OF OPERATION FOR SPECIAL PERMIT USES. At the time of the public hearing the Commission may require the submission of projected hours of operation. The Commission shall review the impact of such schedule of hours on the immediate neighborhood as well as current and projected traffic circulation patterns. As part of the special permit, reasonable limitations on hours of operation may be imposed.
- G. EXPIRATION OF PERMIT. The approval of an application for special permit shall be void and of no effect unless construction of the project commences within one year from the date the Commission grants the approval. For purposes of this regulation the term construction shall be defined as the installation of a permanent building foundation. The Commission may grant up to two six-month extensions of this period upon written request by the applicant. The Commission shall withhold approval of any or all extensions unless the development plan is brought into conformance with any relevant zoning regulations, which have been amended subsequent to the original approval and if the applicant fails to provide adequate evidence that construction is able to begin within the extended time period sought. This evidence shall include, but not be limited to, the acquisition of any or all required government approvals and project financing. Any appeals of such special permit, site plan, inland wetlands or subdivision approval shall extend the aforementioned one-year period the length of such appeal.

** Revisions of 1987 incorporated into the B1 Zone all requirements of the B2 Zone. The B2 Zone as a separate section within the Zoning Regulations and separate district on the Zoning Map were thus discontinued at that time.

Section 13. INDUSTRIAL CR ZONE (CR)

- A. The regulations pertaining to the CR Zone are identical to those pertaining to the C1 Zone (Section 14.) with the following exceptions:
1. The maximum height of buildings is 36 feet rather than 40 feet. However, the Commission may by a five-sixths vote permit a maximum building height of 40 feet. In making such a decision, the Commission shall be guided by Article IV, Section 12.
 2. A buffer area 100 feet in width shall be provided along all side or rear lot lines, which border any residential zone. The Commission may require the front yard or side yard along a street to be between 40 and 80 feet when across from or adjacent to a residential zone.

Section 14. INDUSTRIAL C1 ZONE (C1)

- A. PERMITTED USES. The following uses requiring only a Zoning Permit as specified in Article V.
1. Signs. Signs shall be permitted as specified in Article IV. Section 7.
 2. Accessory Uses in conjunction with an approved special permitted use in Section B.
- B. USES ALLOWED ONLY BY SPECIAL PERMIT. In addition to specific requirements listed here, the standards provided in Article IV. Section 12. shall also apply to applications submitted under this section. Article IV. Section 12. shall also apply to application procedures,