

**§ 380-12. C-1 Village Center Zone.**

- A. The following uses shall be allowed in the C-1 Zone and shall require a site plan review by the Planning Board prior to the issuance of a zoning permit by the Code Enforcement Officer:
- (1) Small retail sales and services.
  - (2) Public and semipublic facilities.
  - (3) Multifamily dwellings.
  - (4) Essential facilities.
- B. All uses shall meet the following requirements in the C-1 Zone:
- (1) Building height maximum: three stories.
  - (2) Accessory building height maximum: three stories.
- C. Uses in the C-1 Zone shall meet the following additional requirements:
- (1) All principal buildings shall meet the front building line.
  - (2) Parking and storage areas shall be to the side or rear of buildings.
  - (3) Parking areas in side yards shall be fenced or screened along the front building line.
  - (4) All front, street-level space shall be restricted to commercial use only. No residential use of any nature shall be permitted. **[Added 8-9-2004 by L.L. No. 1-2004]**
  - (5) Signs shall be in compliance with the provisions of § 380-27 of this chapter. **[Added 8-9-2004 by L.L. No. 1-2004]**

**§ 380-13. C-2 Neighborhood Commercial Zone.**

- A. The following uses shall be allowed in the C-2 Zone and shall require a site plan review by the Planning Board prior to the issuance of a zoning permit by the Code Enforcement Officer:
- (1) Small retail sales and services, other than high traffic generators.
  - (2) Public and semipublic facilities.
  - (3) Multifamily dwellings.
  - (4) Essential facilities.

- B. All uses shall meet the following requirements in the C-2 Zone:
- (1) Lot width minimum: 50 feet.
  - (2) Lot depth minimum: 150 feet.
  - (3) Front yard depth maximum: 10 feet.
  - (4) Side yard each minimum: five feet.
  - (5) Side yard total minimum: 15 feet.
  - (6) Rear yard minimum: 10 feet.
  - (7) Building coverage maximum: 30%.
  - (8) Impervious surface maximum: 60%.
  - (9) Building height maximum: 2.5 stories.
  - (10) Accessory building height maximum: 2.5 stories.
- C. Uses in the C-2 Zone shall meet the following additional requirements:
- (1) All nonresidential uses shall be appropriately buffered and screened from adjacent residential uses and residential zones in compliance with the provisions of § 380-48 of this chapter.
  - (2) Parking and storage areas shall be to the side or rear of buildings.
  - (3) All nonresidential uses shall be provided with sidewalks, street trees and planted areas in compliance with the provisions of § 380-47 of this chapter.
  - (4) Lighting shall be in compliance with the provisions of § 380-45 of this chapter.
  - (5) Signs shall be in compliance with the provisions of § 380-27 of this chapter. **[Added 8-9-2004 by L.L. No. 1-2004]**

**§ 380-14. C-3 Highway Commercial Zone.**

- A. The following uses shall be allowed in the C-3 Zone and shall require a site plan review by the Planning Board prior to the issuance of a zoning permit by the Code Enforcement Officer:
- (1) Small retail sales and services.
  - (2) Large retail sales and services.

- (3) Outdoor retail sales and services.
- (4) Public and semipublic facilities.
- (5) Essential facilities.

B. All uses shall meet the following requirements in the C-3 Zone:

- (1) Lot width minimum: 200 feet.
- (2) Front yard depth minimum with side or rear parking: 20 feet.
- (3) Front yard depth minimum with front parking: 50 feet.
- (4) Side yard each minimum: 10 feet.
- (5) Rear yard minimum: 10 feet.
- (6) Building coverage maximum: 30%.
- (7) Impervious surface maximum: 50%.
- (8) Building height maximum: 2.5 stories.
- (9) Accessory building height maximum: 2.5 stories.

C. Uses in the C-3 Zone shall meet the following additional requirements:

- (1) Storage areas shall be to the side or rear of buildings.
- (2) Highway access shall comply with the provisions of § 380-43 of this chapter.
- (3) All nonresidential uses shall be appropriately buffered and screened from adjacent residential uses and residential zones in compliance with the provisions of § 380-48 of this chapter.
- (4) Signs shall be in compliance with the provisions of § 380-27 of this chapter. **[Added 8-9-2004 by L.L. No. 1-2004]**

**§ 380-15. P Public/Semi-Public Zone.**

A. The following uses shall be allowed in the P Zone and shall require a site plan review by the Planning Board prior to the issuance of a zoning permit by the Code Enforcement Officer:

- (1) Public and semipublic facilities.
- (2) Essential facilities.

B. All uses shall meet the following requirements in the P Zone:

- (1) Building coverage maximum: 25%.
  - (2) Building height maximum: 2.5 stories.
  - (3) Accessory building height maximum: 2.5 stories.
- C. Uses in the P Zone shall meet the following additional requirements:
- (1) All nonresidential uses shall be appropriately buffered and screened from adjacent residential uses and residential zones in compliance with the provisions of § 380-48 of this chapter.
  - (2) Signs shall be in compliance with the provisions of § 380-27 of this chapter. **[Added 8-9-2004 by L.L. No. 1-2004]**

**§ 380-16. I Industrial Zone.**

- A. The following uses shall be allowed in the I Zone and shall require a site plan review by the Planning Board prior to the issuance of a zoning permit by the Code Enforcement Officer:
- (1) Manufacturing and processing facilities.
  - (2) Essential facilities.
- B. All uses shall meet the following requirements in the I Zone:
- (1) Building setback from residential zones: 25 feet.
  - (2) Building coverage maximum: 65%.
  - (3) Building height maximum: three stories.
  - (4) Accessory building height maximum: three stories.
- C. Uses in the I Zone shall meet the following additional requirements:
- (1) All nonresidential uses shall be appropriately buffered and screened from adjacent residential uses and residential zones in compliance with the provisions of § 380-48 of this chapter.
  - (2) Signs shall be in compliance with the provisions of § 380-27 of this chapter. **[Added 8-9-2004 by L.L. No. 1-2004]**

**§ 380-17. R-1 Residential Zone.**

- A. The following uses shall be allowed in the R-1 Zone and shall require a zoning permit issued by the Code Enforcement Officer:

- (1) Single-family dwellings.
  - (2) Two-family dwellings.
  - (3) Accessory apartments.
- B. The following uses shall be allowed in the R-1 Zone and shall require a site plan review by the Planning Board prior to the issuance of a zoning permit by the Code Enforcement Officer:
- (1) Multifamily dwellings.
  - (2) Essential facilities.
- C. The following uses shall be allowed in the R-1 Zone and shall require a special use permit by the Planning Board prior to the issuance of a zoning permit by the Code Enforcement Officer:
- (1) Public and semipublic facilities.
  - (2) Home businesses.
- D. All uses shall meet the following requirements in the R-1 Zone:
- (1) Front yard depth: same as majority of buildings on street.
  - (2) Side yard each minimum: two feet.
  - (3) Side yard total minimum: 16 feet.
  - (4) Lot coverage maximum: 25%.
  - (5) Building height maximum: 2.5 stories.
  - (6) Accessory building height maximum: 2.5 stories.
- E. Uses in the R-1 Zone shall meet the following additional requirements:
- (1) Accessory buildings located in side or rear yards are exempt from the accessory building setbacks as established in § 380-24 of this chapter.
  - (2) All nonresidential uses shall be appropriately buffered and screened from adjacent residential uses in compliance with the provisions of § 380-48 of this chapter.
  - (3) Multifamily dwellings and nonresidential uses shall comply with the following:

- (a) All uses shall be provided with sidewalks, street trees and planted areas in compliance with the provisions of § 380-47 of this chapter,
  - (b) Parking and storage areas shall be to the side or rear of buildings,
  - (c) Parking areas shall comply with the provisions of § 380-25 of this chapter, and
  - (d) Lighting shall comply with § 380-45 of this chapter.
- (4) Signs shall be in compliance with the provisions of § 380-27 of this chapter. **[Added 8-9-2004 by L.L. No. 1-2004]**

**§ 380-18. R-2 Residential Zone.**

- A. The following uses shall be allowed in the R-2 Zone and shall require a zoning permit issued by the Code Enforcement Officer:
- (1) Single-family dwellings.
  - (2) Two-family dwellings.
  - (3) Accessory apartments.
- B. The following uses shall be allowed in the R-2 Zone and shall require a site plan review by the Planning Board prior to the issuance of a zoning permit by the Code Enforcement Officer:
- (1) Multifamily dwellings.
  - (2) Essential facilities.
- C. The following uses shall be allowed in the R-2 Zone and shall require a special use permit by the Planning Board prior to the issuance of a zoning permit by the Code Enforcement Officer:
- (1) Public and semipublic facilities.
  - (2) Home businesses.
- D. All uses shall meet the following requirements in the R-2 Zone:
- (1) Lot frontage maximum: 150 feet.
  - (2) Front yard depth minimum: 35 feet.
  - (3) Front yard depth maximum: 50 feet.
  - (4) Side yard each minimum: 10 feet.

- (5) Side yard total minimum: 35% of building width.
- (6) Lot coverage maximum: 25%.
- (7) Building height maximum: 2.5 stories.
- (8) Accessory building height maximum: one story.

E. Uses in the R-2 Zone shall meet the following additional requirements:

- (1) Accessory buildings located in side or rear yards are exempt from the accessory building setbacks as established in § 380-24 of this chapter. Maintenance easements shall be required for all development directly adjacent to lot lines.
- (2) All nonresidential uses shall be appropriately buffered and screened from adjacent residential uses in compliance with the provisions of § 380-48 of this chapter.
- (3) Multifamily dwellings and nonresidential uses shall comply with the following:
  - (a) All uses shall be provided with sidewalks, street trees and planted areas in compliance with the provisions of § 380-47 of this chapter;
  - (b) Parking and storage areas shall be to the rear of buildings;
  - (c) Parking areas shall comply with the provisions of § 380-25 of this chapter;
  - (d) Lighting shall comply with § 380-45 of this chapter; and
  - (e) All buildings shall have a street orientation.
- (4) Signs shall be in compliance with the provisions of § 380-27 of this chapter. **[Added 8-9-2004 by L.L. No. 1-2004]**

### **§ 380-19. R-3 Residential Zone.**

A. The following uses shall be allowed in the R-3 Zone and shall require a zoning permit issued by the Code Enforcement Officer:

- (1) Single-family dwellings.
- (2) Two-family dwellings.
- (3) Accessory apartments.

- B. The following uses shall be allowed in the R-3 Zone and shall require a site plan review by the Planning Board prior to the issuance of a zoning permit by the Code Enforcement Officer:
- (1) Multifamily dwellings.
  - (2) Essential facilities.
- C. The following uses shall be allowed in the R-3 Zone and shall require a special use permit by the Planning Board prior to the issuance of a zoning permit by the Code Enforcement Officer:
- (1) Public and semipublic facilities.
  - (2) Home businesses.
- D. All uses shall meet the following requirements in the R-3 Zone:
- (1) Lot size minimum: 8,000 square feet.
  - (2) Lot width minimum: 50 feet.
  - (3) Lot depth minimum: 120 feet.
  - (4) Front yard depth minimum: 35 feet.
  - (5) Side yard each minimum: 10 feet.
  - (6) Side yard total minimum: 35% building width.
  - (7) Lot coverage maximum: 20%.
  - (8) Building height maximum: 2.5 stories.
  - (9) Accessory building height maximum: two stories or height of main building.
- E. Uses in the R-3 Zone shall meet the following additional requirements:
- (1) All nonresidential uses shall be appropriately buffered and screened from adjacent residential uses in compliance with the provisions of § 380-48 of this chapter.
  - (2) Multifamily dwellings and nonresidential uses shall comply with the following:
    - (a) All uses shall be provided with street trees and planted areas in compliance with the provisions of § 380-47 of this chapter;



- (b) Parking and storage areas shall be to the side or rear of buildings;
  - (c) Parking areas shall comply with the provisions of § 380-25 of this chapter; and
  - (d) Lighting shall comply with § 380-45 of this chapter.
- (3) Signs shall be in compliance with the provisions of § 380-27 of this chapter. **[Added 8-9-2004 by L.L. No. 1-2004]**