

### **31-602: C-Commercial**

#### **31-602.01 – Intent:**

The purpose of this zone is for commercial use. Various types of businesses are permitted as well as residential dwellings located on the second floor of the buildings. Off-street parking shall be provided on these lots to accommodate consumers visiting and/or living on the lots. Spacing of buildings, especially along Main Street, is a function of lighting and shall be considered by the Board on a case by case basis provided that there is never a continuous building face exceeding 200 linear feet. Generally, the maximum size of commercial vehicle anticipated for uses in this zone is a standard SU-40 box truck.

#### **31-602.02 – Permitted Uses:**

- a. Club.
- b. Residential dwelling units on second story or above.
- c. Rooming or boarding houses on second story or above, hotels.
- d. Retail stores.
- e. Barber shops, beauty parlor or similar personal service establishment.
- f. Restaurants.
- g. Banks.
- h. Business, professional or government offices, office buildings.
- i. Business schools or studios conducted for gain.
- j. Theater or motion picture theater, including such theaters and motion picture theaters that serve alcoholic beverages on premises, subject to all applicable local, state, and federal regulations including but not limited to those regulations concerning the consumption, sale, and provision of alcoholic beverages.
- k. Motor vehicle sales establishment entirely within a building.
- l. Bakeries, confectionery, or catering establishment, for sale at retail on the premises only.
- m. Drycleaning, dyeing or laundry establishments, employing not more than five persons.
- n. Cabinetmaking or upholstering.
- o. Printing offices, newspaper offices.
- p. Wholesale establishments.
- q. Police Station, fire house
- r. Municipal parking areas.
- s. Townhouses.

#### **31-602.03 – Area and Bulk Requirements**

(See Table)

#### **31-602.04 – Uses Permitted Upon Application to the Planning Board as Conditional Uses, Subject to Article 7**

- a. Public utilities.
- b. Service stations, public garages.
- c. Funeral homes.
- d. Bowling alleys.
- e. Indoor entertainment for profit.
- f. Bar, tavern, or other establishment for consumption of alcoholic beverages on the premises, except uses pursuant to subsection 31-602.02j shall be considered permitted uses pursuant to that subsection.
- g. Veterinarian's establishment or animal hospital.
- h. Apartments on the Second and Third floors if located on Main Street and parking provided R.S.I.S. parking requirements are fully accommodated.

#### **31-602.05 Other Requirements**

- a. Off-Street Parking. Off-street parking shall be provided; see Article 8. All off-street parking shall be in rear of premises, and subject to site plan review and approval.