

TABLE Q - COMMERCIAL DISTRICT USE AND DIMENSIONAL STANDARDS

DIMENSIONAL STANDARD	C-1 TOWN CENTER DISTRICT	C-2 HIGHWAY COMMERCIAL DISTRICT	C-3 INDUSTRIAL DISTRICT	*CDOC - CORRIDOR DEVELOPMENT OVERLAY DISTRICT	*MSOD - MEDICAL SERVICES OVERLAY DISTRICT
Lot Area Lot Frontage	No Minimum 20 feet	Minimum 40,000 sq. ft. Minimum 200 feet	Minimum 2 Acres 200 feet	Minimum 2 Acres 200 feet	Minimum 10,000 sq. ft. 100 feet
Min. Building Size Max. Building Height	No Minimum 35 feet	No Minimum 35 feet	No Minimum 35 feet	No Minimum 35 feet	700 sq. ft. 35 feet
Street Setback Rear Setback Side Setback Max. Lot Coverage	No Minimum No Minimum No Minimum No Maximum	30 feet 20 feet 20 feet 65%	50 feet 25 feet 25 feet 60%	30 feet 50 feet 50 feet 20%	30 feet 20 feet 20 feet 30%
Principal Uses	Retail stores, professional offices, banks, restaurants, government offices, consumer services, essential services (6), indoor recreational facilities, residential units on the second floor of commercial buildings, Charitable/Benevolent Associations, Day Care Centers, uses similar to the above and consistent with the Comprehensive Plan.	Travel and vehicle-oriented sales and services and retail uses that are too land-intensive for the Town Center district such as vehicle sales, shopping centers, gasoline service stations, motels, sales of machinery and equipment, wholesaling and warehousing, commercial greenhouses, essential services (6), Charitable/Benevolent Associations, Call Centers, Day Care Centers, Mixed use complexes, uses similar to the above and consistent with the Comprehensive Plan.	Manufacturing and transportation related activities, wholesaling, office space associated with a manufacturing concern or independently developed, high-tech employers, call centers, Home Occupations in existing non-conforming residential structures, essential services (6), Charitable/Benevolent Associations, Day Care Centers, Mixed use complexes, uses similar to the above and consistent with the Comprehensive Plan.	Land intensive commercial enterprises which do not require public water and sewer such as large equipment dealerships and lumberyards, junkyards, traffic intensive recreational activities such as amusement parks, race tracks and outdoor flea markets	Doctors and dentists offices, health related laboratories, rehabilitation centers, nursing or boarding homes, clinics, veterinary clinics and other medical facilities, Day Care Centers
Conditional Use	Communications Towers and Meteorological Towers	Medical Marijuana Dispensary, Wind Energy Facility, Communications Towers and Meteorological Towers	Medical Marijuana Dispensary, Wind Energy Facility, Communications Towers and Meteorological Towers	Wind Energy Facility, Communications Towers and Meteorological Towers	Medical Marijuana Dispensary, Methadone Clinic, Communications Towers and Meteorological Towers
<p>(1) Measurement is taken from the edge of the road right of way. N/A Not applicable in this district. *Mobile Home Parks shall not be allowed in the District. Existing Mobile Home Parks shall not be expanded. (6) Electric power transmission lines and their related towers, wire runs and equipment are required to meet the property line setback standards of the district in which located. Where such transmission lines are located in an easement, the setback shall be measured from the edge of the easement.</p>					

TABLE R - SPECIAL DISTRICT USE AND DIMENSIONAL STANDARDS

DIMENSIONAL STANDARD	RF - RIVERFRONT DISTRICT	APD - AGRICULTURAL PROTECTION DISTRICT	SOD - SCENIC OVERLAY DISTRICT	AOD - AIRPORT OVERLAY DISTRICT
Lot Area Lot Frontage	Proposed use meets all the standards of the strictest use district which it abuts	No Minimum No Minimum	Same as underlying District(s)	Same as underlying District(s)
Maximum Planned Development Density	Proposed use meets the maximum density standards of strictest use district which it abuts except as outlined in the conditional use standards	N/A	Same as underlying District(s)	N/A
Building Area Building Height Building Width Lot Coverage	Proposed use meets all the standards of the strictest use district which it abuts	Same as underlying District(s)	Same as underlying District(s)	Same as underlying District(s)
Principal Uses	none	Agriculture and Open Space	Same as underlying District(s) except that water standpipes, outdoor movie screens, communication towers and other antennae shall not be permitted	Same as underlying district(s) except that housing not directly related to airport activities shall not be permitted and all tree harvesting must be consistent with airport use as specified by the Town Airport Committee. The following uses shall be permitted: Hangars with accessory apts., restaurants, parking, airport maintenance and fueling facilities, and all other airport related activities
Conditional Uses	Residential Industrial Commercial Essential Services (6)	Wind Energy Facility, Communications Towers and Meteorological Towers	Same as underlying District(s), Wind Energy Facility, Communications Towers and Meteorological Towers	Wind Energy Facility, Communications Towers and Meteorological Towers
(6) Electric power transmission lines and their related towers, wire runs and equipment are required to meet the property line setback standards of the district in which located. Where such transmission lines are located in an easement, the setback shall be measured from the edge of the easement.				

