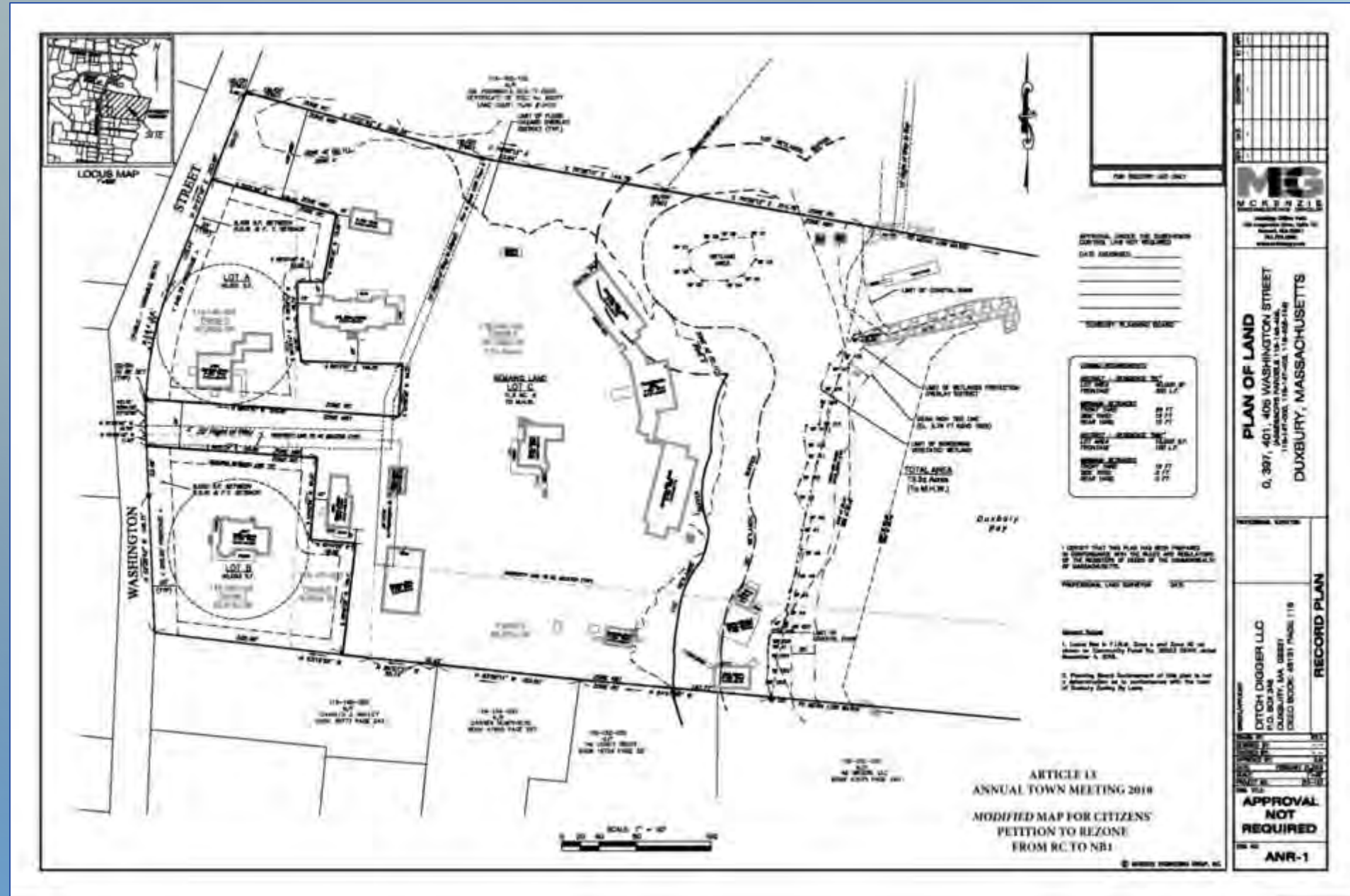


ARTICLE 13 ANNUAL TOWN MEETING

ISLAND CREEK
OYSTER SITE

REVISED MAP
**ONLY THE
YELLOW**



NEIGHBORHOOD BUSINESS 1

421 NEIGHBORHOOD BUSINESS DISTRICT 1: USE AND REGULATIONS

GENERAL: IN NEIGHBORHOOD BUSINESS DISTRICT 1, NO STRUCTURE SHALL BE ERECTED OR ALTERED AND NO BUILDING, STRUCTURE, PREMISES OR LAND SHALL BE USED FOR ANY PURPOSE OR IN ANY MANNER OTHER THAN AS PERMITTED AS FOLLOWS.

421.1 PERMITTED USES AND STRUCTURES

USES AND STRUCTURES AS PERMITTED BY SECTION 410.1 AND 410.3 IN ACCORDANCE WITH ALL INTENSITY, DIMENSIONAL, AND COVERAGE REGULATIONS OF SECTION 410.4.

SIGNS IN ACCORDANCE WITH SECTION 601.

THE KEEPING OF ANY REGISTERED COMMERCIAL MOTOR VEHICLE.

421.2 PROHIBITED USES AND STRUCTURES

ANY USE WHICH WILL PRODUCE A NUISANCE OR HAZARD FROM FIRE OR EXPLOSION, TOXIC OR CORROSIVE FUMES, GAS, SMOKE, ODORS, OBNOXIOUS DUST OR VAPOR, HARMFUL RADIOACTIVITY, OFFENSIVE NOISE OR VIBRATION, FLASHES, OBJECTIONABLE EFFLUENT OR ELECTRICAL INTERFERENCE WHICH MAY AFFECT OR IMPAIR THE NORMAL USE AND PEACEFUL ENJOYMENT OF ANY PROPERTY, STRUCTURE OR DWELLING IN TOWN. PARKS FOR TRAILERS, TRAVEL TRAILERS, TENT TRAILERS, TRAILER COACHES AND MOTOR HOMES, AUTO DISMANTLING, JUNKYARDS, PRIVATELY DEVELOPED AND OPERATED SEPTAGE WASTE DISPOSAL/TREATMENT FACILITIES ARE EXPRESSLY PROHIBITED.

ALL NEIGHBORHOOD BUSINESS DISTRICT 2 STRUCTURES AND USES.

Allows single family residences as stand-alone uses at the RC zoning requirements

NEIGHBORHOOD BUSINESS 1

421.3 Special Permit Uses if > 800 SF

- Food items, baked goods, dry goods, clothing hardware, household items, printed matter, drugs, stationary and photographic supplies.
- Professional office, real estate, insurance and general business office, banks, shop of an electrician, painter; public transportation passenger station
- Dwelling in a business structure above the ground floor.
- Greenhouse that is accessory

421.4 Special Permit Uses

- Video tape rental and sales, and rental and sales of related equipment.
- Restaurant and other places for serving of food or beverages inside or outside the building at tables or counters, including public or private clubs.
- Take-out food establishment or delicatessen where food is prepared but not consumed on the premises and sold retail; catering services.
- Service establishment: barber and beauty shop, laundry agency, shoe and hat repair, bicycle and household appliance repair, dressmaking, dry cleaning and pressing or tailor shop where no work is done on the premises for retail outlets elsewhere.
- Mortuary and funeral parlor.
- Wireless Telecommunications Services Facility in accordance with Section 610.



Special Permit:

- Requires a Supermajority of Zoning Board of Appeals, public hearing
- Not detrimental to the surrounding neighborhood/uses;
- Traffic, utilities, stormwater, design and landscaping, suitability of the site are all considered;
- Conditions may be imposed applicable to the proposed use.