



THE FARM
ISLAND CREEK OYSTERS
DUXBURY, MA



Vision Presentation
February 28, 2018

SITE PLAN:
EXISTING CONDITIONS

Use Comparison Current NB-1 vs. Proposed NB-Lite

421.3 Uses and Structures That May Be Permitted Subject to Special Permit and Site Plan Requirement

The following uses shall only be permitted by a special permit from the Board of Appeals when the off-street parking requirement is more than three (3) vehicles and/or off-street loading space is required. If the off-street parking requirement is less than three (3) vehicles and no off-street loading space is required, the Zoning Enforcement Officer may approve the following uses, provided that the provisions of Section 424#2 are complied with:

1. Retail sale of food items, including confectionery, dairy products, fruits, vegetables, groceries and meats.
2. Sale of baked goods and the manufacture of same for sale.
3. Sale of dry goods, variety merchandise and handicraft work.
4. Sale of clothing and clothing accessories.
5. Sale of hardware, household items including appliances, furniture, furnishings and supplies.
6. Sale of printed matter, drugs, stationery and photographic supplies.
7. Professional office for dental, architectural, engineering, renewable and alternative energy research and development, legal, medical, and other similar recognized professions; medical and dental clinics, including retail uses accessory thereto providing no more than twenty-five percent (25%) of the rentable floor space in a principal building exclusive of all storage areas is used therefor.
8. Real estate, insurance and general business office, banks, telephone office.
9. Shop of an electrician, painter, paper-hanger, plumber, upholsterer, carpenter or cabinet-maker and similar trades.
10. Public transportation passenger station and right-of-way passenger bus terminal.
11. Dwelling in a business structure above the ground floor.
12. Greenhouse that is accessory to a business.

421.4 Special Permit Uses

1. Video tape rental and sales, and rental and sales of related equipment.
2. Restaurant and other places for serving of food or beverages inside or outside the building at tables or counters, including public or private clubs.
3. Take-out food establishment or delicatessen where food is prepared but not consumed on the premises and sold retail; catering services.
4. 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.
5. Mortuary and funeral parlor.
6. Wireless Telecommunications Services Facility in accordance with Section 610.

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421A.2 Prohibited Uses and Structures

3. In NB Light, no drive-through establishment, drive-through business or drive-through restaurant use shall be allowed.

Comparison of Lot Area, Frontage, Depth, Dimensions, Coverage

Current NB-1

Proposed NB-Lite

- 3. Minimum lot size for NB-1 and NB-2 is 15,000 square feet.
- 4. Lot Dimension for NB-1 and NB-2:

- 1. Minimum lot size for NB-L is 30,000 square feet.
- 2. Lot Dimension for NB-L:

Frontage	100 linear feet
Depth	100 linear feet
Front setback	10 linear feet
Side setback	0 linear feet
Rear setback	0 linear feet

Frontage	200 linear feet
Depth	100 linear feet
Front setback	25
Side setback	25 to residential use; 0 to NB-1 or NB-2
Rear setback	15 to residential use; 0 to NB-1 or NB-2

Other Pertinent Language

202 LOCATION OF DISTRICTS

12. Neighborhood Business Light District may only be located where the district is adjoining an existing NB-1 or NB-2 District through a common district boundary line.



Restoration & Remodel of 397 Washington St.





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