

§ 262-18. CNS Commercial Neighborhood Service.

A. This district is to complement the more restrictive character of surrounding rural or residential zone districts by allowing small-scale commercial and nonresidential development in very limited portions of the Town. The potential locations will generally be at intersections of significant roads and may be partially or fully served with public water and sewer facilities. Environmental protection is achieved by minimizing the extent of the area for the district and with strong Town review requirements of individual site developments. **[Amended 10-7-2013 by L.L. No. 2-2013 ; 2-1-2021 by L.L. No. 3-2021]**

Procedure	Dimensional Group	Land Use	
Use by Right	Agriculture	Agricultural district	
	Residential	Dwelling, one-family	
Site Plan Review	Commercial	Bank	
		Funeral home	
		Garage, storage	
		Gasoline station/ convenience store	
		Motel containing no more than 30 units, no taller than two stories	
		Motor vehicle sales and service	
		Office	
		Personal service use	
		Restaurant/bar	
		Retail use	
		Nonresidential	Cemetery
			Community center
			Day-care center
			Emergency vehicle station
			Indoor recreation, participant
Library			
Marina			
Medical care facility			

Procedure	Dimensional Group	Land Use	
Special Permit	Residential	Outdoor recreation, participant	
		Private club	
		Religious institution	
		School	
		Utility substation	
		Veterinarian	
		Parking area	
		Apartment	
		Bed-and-breakfast residence	
		Dwelling, converted to commercial	
		Dwelling, multifamily	
		Dwelling, over commercial	
		Dwelling, two-family	
		Home occupation	
		Supervisor/staff residence and multiuse residential/commercial	
		Nonresidential	Campground

B. CNS Zone District lot and structure dimensional requirements.

Lot	Dimensional Groups		
	Residential and Nonresidential Without Water or Sewer	Residential and Nonresidential With Water or Sewer	Commercial
Area, minimum (square feet)	40,000	20,000	20,000
Width, minimum (feet)	125	100	100

	Dimensional Groups		
	Residential and Nonresidential Without Water or Sewer	Residential and Nonresidential With Water or Sewer	Commercial
Coverage, maximum	30%	50%	30%
Principal structure; detached and attached accessory structures			
Front yard, minimum (feet)	50	40	40
Side yard, minimum			
One side (feet)	25	15	15
Total both sides (feet)	50	30	30
Rear yard, minimum (feet)	30	30	30
Maximum height (feet)	35	35	35
Maximum residential density (apartment, mixed use) [square feet per unit]	6,000	6,000	
Maximum size, main floor (square feet)	4,000	4,000	
Accessory structures: detached, less than 144 square feet			
Front yard, minimum	Existing principal structure front line		
Side yard setback (feet)		5	
Rear yard setback (feet)		5	
Maximum height (feet)		15	
Required information	Must comply with § 262-35, Common review procedures and submission requirements.		

§ 262-20. PC Planned Commercial.

A. This district is intended to promote a variety of medium- to large-scale commercial uses developed in planned and well-designed arrangements of lots, buildings and site

improvements. Enhanced safety and use of public facilities is to be accomplished through site design emphasizing shared use of site components such as vehicular access and parking, signs and public facilities. This district is intended to be applied to selected areas of the Town that afford excellent vehicular access to major highways and a full range of public infrastructure services. Site development and environmental protections shall be designed to enhance the appropriate use and any planned improvements of public services such as public water, sewer, and/or drainage facilities and highways. **[Amended 2-1-2021 by L.L. No. 3-2021]**

Procedure	Dimensional Group	Land Use
Use by Right	Agriculture	Agricultural district
Special Permit	Commercial	Bank
		Funeral home
Hotel		
Motel		
Office		
Personal service use		
Restaurant/bar		
Retail use		
Nonresidential		Campground
		Community center
		Day-care center
		Hospital
		Indoor recreation (participant)
	Indoor recreation (spectator)	
	Library	
	Medical care facility	
	Parking area	
	Religious institution	
Special permit	Commercial	Veterinarian
		Car wash
		Drive-in service
		Gasoline station/ convenience store

Procedure	Dimensional Group	Land Use
		Motor vehicle sales and service
		Shopping center
		Outdoor sales, service and storage
	Nonresidential	Emergency vehicle station
		Outdoor recreation (spectator)
		Utility substation
		Airstrips, private
	Residential	Dwelling, converted to commercial
		Dwelling, over commercial
		Multiuse, residential/commercial

B. PC Zone District lot and structure dimensional requirements.

	Dimensional Groups All Allowed Uses
Lot	
Area, minimum (acres)	1.5
Width, minimum (feet)	150
Depth, minimum	
Coverage, maximum	30%
Principal structure and attached accessory structures	
Front yard, minimum (feet)	75
Side yard, minimum	
One side (feet)	25
Total both sides (feet)	50
Rear yard, minimum (feet)	30
Maximum height (feet)	35

**Dimensional
Groups
All Allowed
Uses**

Accessory structures, detached, greater than 64 square feet

Front yard, minimum

Existing principal structure front line

Side yard setback (feet)

5

Rear yard setback (feet)

5

Maximum height (feet)

10