



BUSINESS ZONE

Section V.A

Zone Purpose: This Zone is intended to allow for the creation of commercial development beyond that provided in the Village Center to meet the shopping and service needs of the community as part of an integrated plan.

PERMITTED USES

All uses in this section are only permitted subject to site plan approval by the Commission:

- a. Office, bank or studio.
 - b. Retail stores, and personal service establishments.
 - c. Restaurants.
 - d. Establishments selling or serving alcoholic beverages provided that the center of the public entrance for such use is located at least 200 feet from any lot used as a church, school, playground, hospital, public library or from any residential zone.
 - e. Manufacture of products sold on the premises.
 - f. Laundries, cleaning establishments, and printing shops, employing less than 10 persons.
 - g. Motels.
 - h. Drive Thru Establishment, Type B.
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SPECIAL PERMIT USES- Section V.A.4

All uses in this section are only permitted subject to granting of a Special Permit and site plan approval by the Commission:

- a. Automotive sales, new and used (excluding live auction sales of automobiles as a primary or accessory use). Service and repairs allowed as an accessory use in accordance with the regulations.
- b. Automotive service or repairs unrelated to automotive sales in accordance with the regulations.
- c. Drive Thru Establishment, Type A, in accordance with the Regulations:
- d. Child Day Care/Preschool Center.
- e. Any use permitted with site plan approval in the Residence Zones.
- f. Bazaars, festivals, auctions, carnivals, circuses and other similar, temporary activities in compliance with all state and local ordinances and regulations.
- g. Theaters, bowling alleys and similar recreation not including arcades.

h. Building footprint of 30,000 square feet or greater.

DIMENSIONAL REQUIREMENTS

Min. Lot Area: 15,000 square feet

Min. Front Yard: 50'

Max. Coverage: 60% (up to 80%)

Min. Side Yard: 15'

Lot Frontage: 100 Feet

Min. Rear Yard: 20'