

**SECTION 9 -- NEIGHBORHOOD BUSINESS DISTRICTS**

9.100 ALLOWED USES

Within any Neighborhood Business District, as indicated on the Zoning Map, any of the following uses are allowed:

- 9.101 Any use allowed in Single Residence or General Residence Districts.
- 9.102 Retail food and variety store.
- 9.103 Pharmacy.
- 9.104 Commercial laundry or drycleaning.
- 9.105 Hardware or housewares store.
- 9.106 Nursery or garden supply store.
- 9.107 Package goods store.
- 9.108 Barber shop or beauty salon.
- 9.109 Restaurant, bakery or other facility for preparation of food for retail sale on premises.
- 9.110 Real Estate sales office.
- 9.111 Branch Bank.
- 9.112 Self-service laundry.
- 9.113 Municipal Use.
- 9.114 Exempt Institution.
- 9.115 Business Apartments.

A business apartment is defined as a residential unit available for use by one family, which is located in a building being used for business purposes such as, but not limited to, retail, office, recreational, restaurant or limited production uses.

The purpose of a business apartment is to encourage small businesses and to provide convenient and affordable housing for individuals connected to the business. If rented to others, the business apartment could help subsidize business space to make the business more affordable for starter businesses. Business apartments can also help reduce commuter traffic if used by employees of the business.

A business apartment is allowed if the following conditions are met:

- A. There is only one business apartment on a lot used for business purposes.

- B. There are no hazards or significant nuisances created by mixing a residential unit with the other use(s) within the building.
- C. The business apartment is provided with two on-site parking spaces for the exclusive use of the apartment residents which are in addition to any minimum parking spaces required for the business use(s). Signs shall identify the resident parking spaces, and said signs are allowed beyond any limitations under Section 9.308 of the Zoning By-Laws.
- D. The business apartment shall be served by Town water and Town sewer unless the Board of Health approves on-site water and septic systems.
- E. The business apartment does not count as one of four maximum uses under Section 9.309.

9.200 PERMITTED USES

The following uses are allowed only by Special Permit granted by the Board of Appeals:

- 9.201 Any use permitted in Single Residence or General Residence Districts.
- 9.202 Retail Sales Outlet, professional or business office, retail service or repair shop, other than those allowed, provided that, in the opinion of the Board of Appeals, the proposed use serves primarily the need of the surrounding neighborhood.
- 9.203 Gasoline station or automotive service station provided that no motor vehicle repair except emergency work be done out of doors, and further provided that the criteria for the permitting of a gasoline filling station in General Business Districts be considered, and written findings made relative to each criterion.
- 9.204 Day-care center, for pre-school aged children or private nursery school, provided that outdoor play areas shall be securely fenced and separated from vehicular ways and parking areas by a landscaped buffer at least 10' wide.

9.300 DEVELOPMENT STANDARDS

9.301 Parking

See Section 16 OFF-STREET PARKING PLAN REGULATIONS.

9.302 Paving

All parking areas, drives, access ways and loading areas shall be graded and surfaced to prevent shifting or rutting under reasonably anticipated weather conditions and to minimize dust raised by vehicles or wind. (See Section 16. OFF-STREET PARKING PLAN REGULATIONS for additional requirements.)

9.303 Drainage

All impervious ground surface shall be constructed to prevent standing water or discharge of storm water into adjacent property. (See Section 16. OFF-STREET PARKING PLAN REGULATIONS for additional requirements.)

9.304 Utilities

All water, sewer, gas, electric, and other utility services shall be buried below grade, except, that electric and telephone services may serve property above grade along lot lines.

9.305 Landscaping

All areas not under impervious cover shall be maintained in natural or cultivated living plant material except that up to 10 percent of gross landscaped area may be permeable non-organic cover. (See Section 16. OFF-STREET PARKING PLAN REGULATIONS for additional requirements.)

9.306 Lighting

Light standards shall not exceed 25 feet height. Interior and exterior lights, including lighted signs, shall not be directed towards public ways in such a manner as to create glare, distraction, or confusion with traffic signals or signs. (See Section 16. OFF-STREET PARKING PLAN REGULATIONS for additional requirements.)

9.307 Noise

Public address speakers, amplified music, or other unnecessary sources of noise are not permitted outside of buildings.

9.308 Signs

All signs shall be firmly affixed to a foundation or building. No flashing lights or moving parts are permitted. The following dimensional standards shall apply:

- A. Freestanding signs: one freestanding sign allowed for each lot. Where frontage exceeds 300 feet, one additional freestanding sign may be erected. Total display area of both sides of all freestanding signs on a lot shall not exceed one square foot for each two linear feet of frontage.
- B. Attached or suspended signs: total display area of all signs attached to, suspended from, or painted on buildings shall not exceed 10% of the gross profile area of the wall to which they are attached. No sign shall extend above the ridge of roof or beyond edge of wall, nor project more than 12 inches beyond the eave of any building.
- C. Directional signs: two directional signs not to exceed one square foot each may be placed at each entrance or egress to property.

9.309 Multiple Occupancy

A maximum of four stores or other uses may be housed in one building.

9.310 Outside Storage

Waste materials shall be stored in closed containers. Waste containers, compressors or other material which cannot be stored within a building shall be screened on all sides by an opaque fence or wall a minimum of six feet high. All outside storage, including storage and display of building materials, plant materials and equipment for sale shall be contained within the buildable area of a lot.

9.311 Fences and Walls

Maximum height of a fence or wall outside the buildable area of a lot shall be six feet. Uses with on-site litter disposal shall be fenced to prevent litter blowing from property.

9.312 Height

Maximum height of any building shall be 35 feet from the lowest point of grade at foundation.

9.313 Floor Area

Maximum gross floor area per use shall be 2,400 square feet.