



BUSINESS 3 ZONE (B-3)

SECTION 500.6 - ROUTE 140 BUSINESS CORRIDOR

Zone purpose: This zone is intended to provide for business development in order to increase the tax base, provide services and amenities to residents of the town and larger region, and provide jobs. The character of the zone is intended to provide a variety of uses and building types while managing environmental, traffic, and aesthetic/community character impacts. Planned developments with a village character and multiple uses on a parcel are desirable in this district.

PERMITTED USES

- Farms: Raising livestock on commercial farms is allowed by right provided that the farm has at least 3 acres. Raising of livestock for non-commercial farms is subject to a minimum of 1 contiguous acre of useable pasture for one animal unit.
- The growing of crops, forestry, nursery and other similar agricultural uses are permitted in any zone with any acreage provided best management practices are utilized.

SPECIAL PERMITS

SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT FROM THE PLANNING & ZONING COMMISSION

- Retail Establishments (up to 30,000 SF)
- Service Establishments (Personal/Professional)
- Day Care Centers; Nursery Schools
- Dry Cleaning Establishments
- Catering Establishments
- Restaurants (Restaurant or food service establishment must be separated by at least one tenant space from any existing animal retail or service establishment)
- Financial Institutions, Banks
- Fitness Centers (max 1,000 SF)
- Offices – General & Professional
- Business & Professional Office Buildings
- Medical, Dental Laboratories
- Nursing/Elder Care/Convalescent Homes
- Research & Experimental Laboratories
- Manufacturing – Light
- Commercial Recreation (Indoor recreation only)
- Commercial & Trade Schools & Classrooms
- Alcohol Sales (Liquor as an associated use with hotel, recreational use, and catering permitted with SUP and may be limited to beer and wine)
- Drive Thru
- Drive Thru for non-residential uses
- Dog/Pet Daycares/Training/Dog Hotel/Kennel, Boarding
- Residential (Residential Units may be permitted above the first story in commercial buildings. Those units below the first story must be limited to studio apartments not to exceed 900 SF in area. All residential units in commercial buildings require a SPU and must meet specific conditions.)
- Museums
- Live Theaters
- Art Gallery/Artist Studios
- Multiple Principal Uses on One Parcel

DIMENSIONAL REQUIREMENTS

Minimum lot area: .92 acres/40,000

Lot frontage: 200'

Front yard setback: 75'

Side yard setback: 15'

Rear yard setback: 30'