

SECTION 7

COMMERCIAL ZONES - C1

- 7.1 The following uses are permitted by right:
- A. Bed and Breakfast limited to two (2) bedrooms and serving no meals except breakfast.
 - B. Agriculture, forestry, truck gardening, livestock and poultry raising and dairy farming.
 - C. Temporary roadside stands for the seasonal sale of farm produce and products, only when accessory to the premises on which they stand, provided they shall contain not more than 200 square feet in area. Such stand shall be not less than 20 feet from any street line, and not less than 50 feet from any street intersections, and not less than 10 feet from the side boundary.
 - D. Existing residential units and their expansion
 - E. Buildings, uses and structures accessory to permitted principal uses, buildings and structures.
- 7.2 The following uses are permitted subject to approval of a **Site Plan** in accordance with Section 14 of these regulations:
- A. Retail stores.
 - B. Bed and Breakfast Inns up to six guest rooms.
 - C. Restaurants, bars brew pubs, and taverns with indoor seating capacity less than 50 including carry out food establishments
 - D. Professional and business offices.
 - E. Barber shops, spas and hair salons.
 - F. Watch, appliance and shoe repair.
 - G. Funeral Homes
 - H. Financial institutions

- I. Churches and schools
- J. Bona fide clubs or community houses not operated for profit
- K. Public recreational uses, non-profit parks and playgrounds
- L. Nursery gardening and greenhouses
- M. Buildings used for the storing, processing and manufacture of agriculture and forestry products accessory to a farm.
- N. Personal Services, such as hair and nail salons, wellness services, and dry cleaning where dry cleaning is done off site.
- O. Mixed Use per Section 26 of these Regulations
- P. Museums and Libraries
- Q. Veterinary Clinics and Offices with no overnight stays or outdoor kennels.
- R. Buildings, uses, and structures accessory to principal uses, buildings, and structures, provided that they are included in the site plan approval or as modifications of such approval

7.3 The following uses are permitted subject to the issuance of a **Special Permit** by the Planning and Zoning commission per Section 15 of these Regulations:

- A. Automobile Gasoline stations
- B. Automobile sales and repair shops
- C. Automobile parking lots
- D. Change of Use for Non-Conforming Uses per Section 29 of these Regulations
- E. Dog Grooming establishments with no outdoor kennels
- F. Car washes
- G. Marinas, docking facilities for commercial fishing boats and commercial boat cruise line facilities and passenger terminals.
- H. Medical Marijuana Dispensaries (Licensed)

- I. Medical Marijuana Producers (Licensed) in all commercial districts, but properties located in the Gateway Conservation Zone will be subject to the special permit standards described in Section 15 and Section 10.6 d of these Regulations.
- J. Microbreweries, in all commercial districts, but properties located in the Gateway Conservation Zone will be subject to the special permit standards described in Section 15 and Section 10.6 d of these Regulations.
- K. Stores for the sale of alcoholic beverages.
- L. Restaurants with a drive-thru aisle or window
- M. Restaurants and taverns with outdoor seating
- N. Restaurants and taverns with seating for 51 or more patrons with or without outdoor seating.
- O. Pet Training Facility or Dog Day Care, provided dogs are housed indoors.
- P. Post offices.
- Q. Police stations, fire houses, ambulance headquarters or other municipal building and uses.
- R. Housing for elderly and/or physically handicapped persons. In addition to customary special permit requirements, the provisions of Section 13 shall be applied.
- S. One or more dwelling units in combination on a lot with other uses permitted in the commercial zone subject to the provisions of Section 26.
- T. Contracting or construction yards subject to the following:
 - 1. The Commission may require a planted buffer strip between 10 and 100 feet in width and where necessary, require landscaping as in Accordance with Section 7.4.
 - 2. All fences erected shall be no closer than 15 feet from the lot boundaries and at a height determined appropriate by the Commission.

- 3. All other aspects of the activity must be compatible with other surrounding uses as determined by the Commission.
- U. Communication towers subject to the provisions of Section 25.
- V. Self- Storage Facilities
- W. Veterinary Clinics and Hospitals with overnight stays
- X. Buildings, uses, and structures accessory to principal uses, buildings, and structures, provided that they are included in the site plan approval or as modifications of such approval.

7.4 Buffering Requirements

Where any lot or part thereof abuts a lot devoted to residential use without separation by a street, or where the lot is used for a contracting or construction yard, the Commission may require a buffer strip as deemed necessary. Where such a strip is required, the Commission may determine the size or width of the buffer and it shall be properly seeded with grass and/or planted with trees and shrubs to insure an adequate screening between commercial and residential uses. Plans showing the landscape work to be done, with a planting and maintenance schedule, shall be filed with and approved by the Planning and Zoning Commission before such lot or portions thereof may be used for commercial purposes. Where such a buffer strip is required by the Commission, the buffer strip shall be located on the lot devoted to the commercial use. Failure to maintain such a buffer in good condition shall constitute a violation of these regulations.