

## ARTICLE 5

### PERMISSIBLE USES AND ZONING DISTRICT REGULATIONS

#### **Section 5 Table of Uses.**

The Table of Uses should be read in close conjunction with the definitions of terms set forth in Section 2.2 and the other interpretative provisions set forth in this article, and Article 4, General Provisions Regulations.

#### **A) Use of the Designations X, Xs, C, Cs, in Table of Uses.**

- 1) Uses are permitted in certain zoning districts in the Table of Uses depending on whether there is an “X”, “Xs”, “C” or “Cs”, shown in the Table, next to the use described in the first column:
  - a) “X” A use shall be permitted in a certain zoning district if it is accordingly designated in the Table of Uses with a “X”.
  - b) “Xs” A use permitted subject to certain pre-established specifications which would not be applicable to other uses is designated by a “Xs”. Supplementary regulations are found in the second column of the Table.
  - c) “C” A use that is subject to the issuance of a conditional use permit is indicated by a “C”.
  - d) “Cs” If additional supplemental requirements, pertain to a certain conditional use, this is indicated by a “Cs”. Supplementary regulations are found in the second column of the Table.

If a use does not have a “X”, “Xs”, “C”, “Cs” designation in a particular zoning district, that use shall not be allowed in that zoning district.

MINERAL SPRINGS TABLE OF USES

June 2013

USE	SUPPLEMENTAL REGULATION / FINDING SECTION NUMBER OR ARTICLE	PARKING REQUIREMENT FOUND IN SECTION 9.1.8	AR	RR	RA40	RA20	R20	B-2	B-4	LI	MUD
Accessory Uses			X	X	X	X	X	X	X	X	X
Accounting, Auditing, Bookkeeping Services								X	X		X
Administrative or Management Services								X	X		X
Adult Establishment, Video Store, Lingerie Modeling Studio	6.10.10								Cs	Cs	
Advertising Agency								X	X		X
Agribusiness Operations					C					X	
Agricultural Use			X	X	X	X	X			X	
Agricultural Use, Home			X	X	X	X	X			X	X
Air Conditioning Supply & Service (See Electric, Heating Supplies/Sales)											
Airport, City Owned/Operated										C	
Airport, Heliport, Helistop Public/Private										C	
Airstrip			C	C	C	C	C			C	
Ambulance Service (See Public Safety Station)											
Amphitheater			C	C	C	C	C	C	C	C	

X- Permitted By Right  
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 Apply (see Column 2)

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June 2013

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Animal Grooming Facility/Services (No outdoor runs)					C			X	X		X
Animal Hospital (Indoor)								C	C		
Animal Hospital (Outdoor)									C	C	
Animal Kennel, Animal Boarding Services					C				C	C	
Animal Obedience School (Principal use)					C			X	X		
Animal Shelter									C	C	
Animal Supply Store	6.10.12							X	X	X	Xs
Antique Store								X	X		X
Apparel Store (See Clothing, Footwear and Apparel Store)											
Appliances (Household) Store and/or Repairs	6.10.12								X		Xs
Architect Service (See Engineering, Architect, or Survey Services)											
Art Gallery/Center								X	X		X
Art Supply Store								X	X		X
Auction House (excluding animals, without outside storage)	6.10.12							C	C		Cs

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Auction House (excluding animals, with outside storage)									C	X	
Auditorium, Stadiums, Assembly Halls, Amphitheaters, Coliseums (under 1000 seats) etc.									C		
Auto, Truck, Boat, Motorcycle Sales, Service, Rental	6.10.11								C	Xs	
Automobile Body Shop									C	X	
Automobile Broker (wholesale, with no sales lots)								X	X		
Automobile Club								X	X		
Automobile Detailing Shop									C		
Automobile Parking Lot (Principal Use)								C	C		C
Automobile Parts and Repair Shop									C	X	
Automobile Parts and Supply Store									X		
Automobile Rental Company (See Auto, Truck...Rental)											
Automobile Salvage Yards (See Junkyard and Auto Salvage)											
Automobile Service Station and Gasoline	6.10.6							Cs	Cs		

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Automobile Towing & Wrecking Service									C	X	
Automobile Wash								C	C		
Automobile/Motorcycle Race Track											
Bakery (Retail)								X	X		X
Bakery (Wholesale)										X	
Banks, Savings and Loan, Credit Unions, Bank Teller Machines								X	X		X
Barber Shop								X	X		X
Barns (less than 2,500 square feet)	4.1.9		Xs	Xs	Xs	Xs	Xs				
Barns (2,500 square feet or more)	4.1.9		Cs	Cs	Cs	Cs	Cs				
Baseball Hitting Range									C		
Beauty Shop								X	X		X
Beauty Supply Store/Cosmetics Store								X	X		X
Bed and Breakfast Inn			C	C	C	C	C	X	X	C	C
Bicycle Sales/Service								X	X		X

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Billiard Parlor									C		
Bingo Parlor									X		
Blueprint and Drafting Service								X	X		X
Boat and Trailer/Sales (See Auto, Truck...Sales)											
Book Store (excluding establishments meeting the definition of "adult establishments")								X	X		X
Bottling Works										X	
Bowling Lanes									C		
Building Materials and Home Decorating Center								C	X	X	
Building Material and Lumber Storage and Sales									C	X	
Bus Charter Service Company									C	C	
Bus Terminal, Passenger									C		
Business Park (See Office Building)											
Cabinet and Woodwork Shops (all operations conducted within fully enclosed building)					C			C	C	X	C

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Camera and Photography Supply Store								X	X		X
Candy and Nut Store								X	X		X
Car Wash (See Automobile Wash)											
Card Shop (See Gift, Novelty and Souvenir Store)											
Carnivals, Circus, Festivals, Fairs			C	C	C	C	C	C	C	C	C
Carpet Store (See Floor Covering Store)											
Catalogue Sales Store	6.10.12							X	X		Xs
CD, Tape, Record Store								X	X		X
Cemetery/Columbarium (Accessory Use)			X	X	X	X	X	X	X	X	
Cemetery/Columbarium (Principal Use)			C	C	C	C	C				
Child Care Home			C	C	C	C	C	C	C		
Child Care Institution									C		
China and Tableware Shop								X	X		X
Churches, Places of Worship/Synagogues/Temples	6.10.5		Xs	Xs	Xs	Xs	Xs	Xs	Xs	Xs	Xs

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Civil Defense Operation (See Public Safety Station)											
Cleaning and Maintenance Service, Building (no outside storage)								X	X		X
Clock and Watch Sales and Repair Shop								X	X		X
Clothing, Footwear, and Apparel Store								X	X		X
Coin and Stamp Shop								X	X		X
Commercial Vehicle Storage and Operations Center										X	
Community Centers					C	C		X	X		X
Computer and Data Processing Service								X	X		X
Computer Store (See Office Equipment and Computer Store)											
Condominium (See Dwelling, Multi-Family)											
Conservation, Subdivision	4.2		Xs	Xs							
Consignment Shop (See Second Hand and Consignment Shops)											
Continuing Care Facilities			C	C	C	C	C	C	C		C
Contractors Offices and Storage Yard									C	X	

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Convalescent Homes (See Rest Homes)											
Convenience Stores (with Retail Fuel Sales), Express Fuel	6.10.6							Cs	Cs		
Copying Service (See Photocopying Service)											
Cosmetic Store (See Beauty Supply and Cosmetic Store)											
Costume Rental Store (See Formal Wear and Costume Rental Store)											
Country Club	6.10.2		Cs	Cs	Cs	Cs		Cs	Cs		
Craft Store (See Hobby, Toy, and Craft Shop)											
Craft Studio					C			X	X	X	X
Crematorium										C	
Dairy Bars, Ice Cream Stores and Ice Cream Manufacturing for on-premise retail sales only								X	X	X	X
Dance School (See School for the Arts)											
Day Care Center/Nursery School	6.10.1		Cs	Cs	Cs	Cs	Cs	Xs	Xs	Cs	Cs
Day Care Center Assoc. with Church or School			C	C	C	C	C	C	C		C

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Detective Agency								X	X		X
Diet Facility/House								X	X		
Distribution Center, Product										X	
Doctors', Dentist's Office (Excluding Animal Hospital)								X	X		X
Domestic Shop (See Drapery and Linen Shop)											
Drapery and Linen Shop					C			X	X		X
Dry Cleaning and/or Laundry Plant, Service Outlets (Principal Use)	6.10.12 / 6.10.13							X	X		Xs
Dwelling, Duplex	2.2					Cs	Cs				X
Dwelling, Manufactured (See Manufactured Home)											
Dwelling, Modular Home (one unit per lot)			X	X	X	X	X				X
Dwelling, Multi-Family						C	C				C
Dwelling, Patio Homes						C	C				C
Dwelling, Single-Family Detached (one unit per lot)			X	X	X	X	X				X
Dwelling, Single-Family Detached (more than one unit per lot)			C	C	C	C	C				

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Dwelling, Temporary Dependent Care			C	C	C	C	C				
Dwelling, Temporary Emergency, Construction, Repair	4.7		X	X	X	X	X	X	X		X
Dwelling, Primary Residence and one Accessory Apartment			C	C	C	C	C				C
Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies and Equipment Sales (no outside storage)									C	X	X
Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies and Equipment Sales (with outside storage)									C	X	
Employment Agency								X	X		X
Engineering, Architect or Surveying Service								X	X		X
Equipment Repair, Other, within an enclosed building (not Auto, Truck, Boat, Motorcycle, Appliance, Lawnmower, Power Saw Equipment)								C	C	X	
Equipment Repair, Other, with outside storage or repair (not Auto, Truck, Boat, Motorcycle, Appliance, Lawnmower, Power Saw Equipment)									C	X	
Exterminators Office								X	X		X
Fabric and/or Notions Store								X	X		X

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Family Care Homes											X
Farm Equipment Sales and Service									C	C	
Farm Supply Store (no outside storage)					C	C		X	X	X	
Farm Supply Store (with outside storage)					C	C		C	C	X	
Farmers' Market					C	C		C	C	X	C
Finance Companies								X	X		X
Fire Stations (See Public Safety Station)											
Fish Hatchery			X	X	X	X	C			X	
Fitness Center (See Health Club)											
Flea Market (Indoor)						C		C	C		
Flea Market, Craft Market (Outdoor)						C		C	C		
Flex Space Facility									C	X	
Floor Covering Store	6.10.12							X	X		Xs
Floral and Christmas Items Store	6.10.12							X	X		Xs

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Florist, Retail or Wholesale	6.10.12				C			X	X		X
Flour and Feed Mills (See Manufactured Goods Class 2)											
Food Catering Facility	6.10.12							X	X		Cs
Formal Wear and Rental Store								X	X		X
Fraternal and Service Organization Meeting Facilities (e.g., Union Hall, Boy Scout Hut, VFW, Elks, Lodge, American Legion Hut, Masonic Lodge) Non-Profit and Not-for-Profit	6.10.1				Cs	Cs		Xs	Xs		Cs
Funeral Homes and Mortuaries									X		
Furniture Repair Shop (no outside stripping)	6.10.12				C			X	X	X	Cs
Furniture Repair Shop (with outside stripping)										X	
Furniture Store (Retail)								C	C		
Furniture Store (Retail) (less than 2,500 square foot)	6.10.12							X	X		Xs
Furriers								X	X		
Game Room/ Video Arcade									C		

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Garden Supply, Nursery, Seed Store (with or without outside storage, sales)	6.10.12				C	C		X	X	X	Cs
Gas Station (See Automobile Service Station)											
Gift, Novelty, Souvenir Store								X	X		X
Glass and Mirror Shop	6.10.12							X	X		Xs
Glass Contractor	6.10.12							X	X	X	Xs
Golf Course ( Except Miniature and Driving Range)(Public or Private)	6.10.5				Cs	Cs	Cs				
Golf Course (Driving Range, Par 3)	6.10.5				Cs						
Golf Course (Miniature)	6.10.5								Cs		
Governmental Uses, Mineral Springs Owned & Operated			X	X	X	X	X	X	X	X	X
Greenhouses as Accessory Residential Use			X	X	X	X	X				X
Greenhouse, Nursery, Commercial (no on-premise sales)					C	C		C	C	X	
Greenhouse, Nursery, Commercial (sales of products grown on premises)					C	C		C	C	X	
Grocery Store, Food Store	6.10.12							X	X		Xs
Gun and Ammunition Sales Shop, Gunsmith	6.10.12				C				X		Xs

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Half-Way House									C		
Family Care Homes			X	X	X	X	X	X	X		X
Handicapped, Aged, Infirm Institutions, Group Homes			C	C	C	C	C	C	C		
Hardware Store (See Building & Home Materials Center)											
Health Club, Spa, and Gymnasiums (Principal Use)(Indoors)									X	C	X
Heating and Air Conditioning Supplies and Sales (See Electric, Heating, Air Conditioning, Ventilating")											
Hobby, Toy, and Craft Shop	6.10.12							X	X		X
Home Electronics, Radio and Television, VCR Sales								C	X		Xs
Home for the Aged/Infirm (See Handicapped, Aged, Infirm Home/Institution)											
Home Occupation, Customary			X	X	X	X	X	X	X	X	X
Ice and Cold Storage Plants and Freezer Lockers (no outside storage)										X	
Ice and Cold Storage Plants and Freezer Lockers (with outside storage)										C	
Independent Living Center (See Continuing Care Facility)											

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Industrial Equipment Sales, Supplies, Repair										X	
Insurance Agency								X	X		X
Interior Decorating Service								X	X		X
Intermediate Care Home			C	C	C	C	C	C	C		C
Intermediate Care Institution			C	C	C	C	C	C	C		C
Jewelry and Jewelry Repair Store								X	X		X
Junkyard and Auto Salvage	Not allowed in any zoning district										
Key Shop								X	X		X
Laboratories - Dental, Medical, Optical, and Research									C	X	
Large Lot Subdivision			X	X	X	X	X				
Laundromat									X		
Lawn and Garden Care and/or Landscaping Service					C				X	X	
Lawnmower, Power Saw Sales and Service								C	X	X	
Library, Private								X	X		X

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Limousine/Chauffer Service									C	C	
Locksmith								C	X		X
Lounge/Bar/Night Club (Principal Use)								C	C	C	C
Luggage and Leather Goods Shop								X	X		X
Lumber and Saw Mills										X	
Machine Shop (in enclosed building)										X	
Machine Shop (with outside storage or facilities)										X	
Magazine, Newspaper Store								X	X		X
Maintenance Service (See Cleaning and Maintenance Service)											
Manufactured Goods, Class 1 (no outside storage)	6.10.9								Xs	Xs	
Manufactured Goods, Class 1 (with outside storage)	6.10.9									Cs	
Manufactured Goods, Class 2 (no outside storage)	Not allowed in any zoning district										
Manufactured Goods, Class 2 (with outside storage)	Not allowed in any zoning district										
Manufactured Home and Recreational Vehicle Sales										X	

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Manufactured Home, Class A, one unit per lot	2.2		Xs	Xs	Xs	Xs	Cs				
Manufactured Home, Class B, one unit per lot	2.2		Cs	Cs	Cs	Cs					
Manufactured Home, Class C, one unit per lot	7.4.1, 4.7.1 or 4.7.5										
Manufactured Home Park	Not allowed in any zoning district										
Medical Center/Clinic									X		X
Medical Supply Shop									C	X	X
Mental Health Care Clinic								X	X		X
Message and Errand Service								X	X		X
Military Reserve Center										C	C
Mini-Warehouse, Class 1										C	
Mini-Warehouse, Class 2										C	
Mining/Quarry Operations, Dirt Farming	Not allowed in any zoning district										
Monument Sales									C	X	
Motion Picture Production (no outside facilities on lot)									C	X	X

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Moving and Storage Facilities (no outside storage except for trucks used in the business)										X	
Museum								X	X		X
Music Store Sales and Service								X	X		X
Newspaper Offices								X	X		X
Newsstand (Principal Use)								X	X		X
Office Building(s)								X	X	X	X
Office Equipment and Computer Store								X	X		X
Optician and Optical Supply Store								X	X		X
Orphanage			C	C	C						
Pet Shop	6.10.12								X		Xs
Pharmacy								X	X		X
Philanthropic and Eleemosynary Institutions								X	X		X
Photocopying Service								X	X		X

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Photofinish Laboratory										C	
Photographic Studio								X	X		X
Picture Frame Shop								X	X		X
Planned Industrial Development										C	
Post Office (Excluding Contract Stations)								X	X		X
Postal Store and Contract Station								X	X		X
Postal, Parcel Processing, and Bulk Mail Facility										X	
Printing, Publishing, and Reproducing Establishments									C	X	X
Private Club (See Lounge)											
Produce Stand			X	X	X	X	X	X	X	X	X
Public Safety Station (Police, Fire, Rescue)			C	C	C	C	C	X	X	X	C
Railroad Depot									C		
Real Estate Agency								X	X		X

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Recreation Centers and Sports Centers, Indoor, Public, Private or Non-Profit (e.g., YMCA, Boys Club, Firing Range, etc.)									C	C	C
Recreation Equipment Sales, Display Lots										X	
Recreation Facilities, Outdoor, Privately Owned (Parks, Playgrounds, Swimming Pools, Swim Clubs, Lodges, Waterslides, Skateboard Parks, Paintball, etc., excluding firing ranges both indoor and outdoor)	6.10.8		Cs	Cs	Cs	Cs	Cs	Cs	Cs	Cs	Cs
Recreational Uses, Accessory (Residential)			X	X	X	X	X	X	X		X
Recreational Uses, Accessory (Commercial)			X	X	X	X	X	X	X		X
Recreational Vehicle, Temporary Residential Use	4.7.1 or 4.7.5		Xs	Xs	Xs	Xs	Xs				
Recycling Processing Facility (Indoors)										C	
Recycling Station (Principal Use)										C	
Refrigerator or Large Appliance Repair									C	X	
Rehabilitation or Counseling Services								X	X	X	X
Rental Center, Class 1									C	X	

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MINERAL SPRINGS TABLE OF USES

June 2013

USE	SUPPLEMENTAL REGULATION / FINDING SECTION NUMBER OR ARTICLE	PARKING REQUIREMENT FOUND IN SECTION 9.1.8	AR	RR	RA40	RA20	R20	B-2	B-4	LI	MUD	
Rental Center, Class 2										X		
Research, Development or Testing Services										C		
Restaurant (Principal Use), (No Drive-in's or Drive-thru's)	6.10.12							X	X		Xs	
Restaurant, Fast Food (No Drive-in's or drive-thru's)	6.10.12								C		Cs	
Retail Sales, Misc.	6.10.12							C	C		Xs	
Riding Stable/Academy			C	C	C	C	C				C	
Satellite Dish 1 meter or less in diameter (39.37 inches)	4.9.7(5)(6)(7)	Allowed without a permit in all zoning districts										
Satellite Dish 1.001-2 meters or less in diameter (78.74 inches)	4.9.7(5)(6)(7)	Allowed without a permit in all commercial & industrial zones including the MUD district										
Sawmill Operations, Portable					C					X		
School for the Arts								X	X		X	
School, Home (See Home Occupation)												
School, Vocational	6.10.2							Cs	Xs	Xs	Cs	
Schools, Elementary and Junior High (Public)	Appendix 17-2		Xs	Xs	Xs	Xs	Xs	Xs	Xs		Xs	
Schools, Elementary and Junior High (Private)			X	X	X	X	X	X	X		X	

X- Permitted By Right  
 C - Conditional Use Permit Required  
 s - Supplemental Regulations  
 Apply (see Column 2)

MINERAL SPRINGS TABLE OF USES

June 2013

USE	SUPPLEMENTAL REGULATION / FINDING SECTION NUMBER OR ARTICLE	PARKING REQUIREMENT FOUND IN SECTION 9.1.8	AR	RR	RA40	RA20	R20	B-2	B-4	LI	MUD
Schools, Senior High (Public]	Appendix 17-2		Xs	Xs	Xs	Xs	Xs	Xs	Xs		Xs
Schools, Senior High (Private)			X	X	X	X	X	X	X		X
Schools, Sports Instructional									X	X	X
Second-Hand, Swap and Consignment Stores								C	X		C
Shoe Store and Shoe Repair								X	X		X
Shopping Center - Class A (up to 75,000 sq. ft.)	6.10.3 / 6.10.12								Cs		Cs
Sign and Banner Shop	6.10.12							X	X		Xs
Silvicultural Operations (less than 10 acres)			X	X	X	X	X				
Solid Waste Vehicle Storage Facility										X	
Sporting Goods and Sporting Apparel Shop								C	X		X
Stationery Store								X	X		X
Stock or Security Brokerage Firm								X	X		X
Stockyards, Slaughterhouses, Rendering Plants										C	
Street Vendors								C	C		C

X- Permitted By Right  
 C - Conditional Use Permit Required  
 s - Supplemental Regulations  
 Apply (see Column 2)

MINERAL SPRINGS TABLE OF USES

June 2013

USE	SUPPLEMENTAL REGULATION / FINDING SECTION NUMBER OR ARTICLE	PARKING REQUIREMENT FOUND IN SECTION 9.1.8	AR	RR	RA40	RA20	R20	B-2	B-4	LI	MUD
Swimming Pool, Hot Tub Sales, Service and Supplies								C	C		
Swimming Pool, Hot Tub Sales, Service and Supplies (no outdoor storage)											X
Tailor and Alteration Store								X	X		X
Tanning and Nail Salon (Principal Use)								X	X		X
Tax Preparation Service								X	X		X
Taxi Cab Company										X	
Taxidermist					C	C		C	C	X	
Telecommunications Antennae and Equipment Buildings on Existing Towers			X	X	X	X	X	X	X	X	X
Telecommunications Towers and Facilities (new)			C	C	C	C	C	C	C	C	C
Temporary Structures	6.10.4 / 4.7		Xs	Xs	Xs	Xs	Xs	Xs	Xs	Xs	Xs
Textile Machinery Sales and Service								C	C	X	
Theater, Indoor Movie									X	X	X
Theater, Outdoor Movie									C	C	

X- Permitted By Right  
 C - Conditional Use Permit Required  
 s - Supplemental Regulations  
 Apply (see Column 2)

MINERAL SPRINGS TABLE OF USES

June 2013

USE	SUPPLEMENTAL REGULATION / FINDING SECTION NUMBER OR ARTICLE	PARKING REQUIREMENT FOUND IN SECTION 9.1.8	AR	RR	RA40	RA20	R20	B-2	B-4	LI	MUD
Tire Recap or Repair Facility									C	X	
Tobacco Shops								X	X		X
Tourist Information Office								X	X		X
Townhouse (See Dwelling, Multi-Family)											
Toy Shop (See Hobby, Toy, and Craft Shop)											
Travel Agency								X	X		X
Trophy and Plaque Shop								X	X		X
Truck Terminal or Tractor Trailer Truck Transfer Companies/Transfer Lots										X	
Truck and Utility Trailer Rental Facility										X	
Truck Driving School										X	
Upholstery Shop	6.10.12							C	X	X	Xs
Utility Facilities, Town owned and operated)			X	X	X	X	X	X	X	X	X
Utility Facilities, Community/Regional										C	
Utility Facilities, Electric Substations			X	X	X	X	X	X	X	X	X

X- Permitted By Right  
 C - Conditional Use Permit Required  
 s - Supplemental Regulations  
 Apply (see Column 2)

MINERAL SPRINGS TABLE OF USES

June 2013

USE	SUPPLEMENTAL REGULATION / FINDING SECTION NUMBER OR ARTICLE	PARKING REQUIREMENT FOUND IN SECTION 9.1.8	AR	RR	RA40	RA20	R20	B-2	B-4	LI	MUD
Utility Facilities, Neighborhood			X	X	X	X	X	X	X	X	X
Variety Store	6.10.12							C	C		Cs
Vending Companies										X	
Veterinarian Office (See Animal Hospital)											
Video Rental and Sales								X	X		X
Vocational Workshop Facility									X	X	
Warehouse (Excluding Wholesales Sales Operations and Mini-Warehouses and Excluding Storage of Dangerous and Offensive Items such as Uncured Hides and Explosives) Outside storage allowed										C	
Warehouse (Excluding Wholesales Sales Operations and Mini-Warehouses and Excluding Storage of Dangerous and Offensive Items such as Uncured Hides and Explosives) No outside storage allowed										C	
Water Supply Reservoirs			X	X	X	X	X	X	X	X	
Welding Shop									C	X	
Wholesale Sales Operation, Wholesale Sales and Distribution Facilities	6.10.9								Cs	Xs	

X- Permitted By Right  
 C - Conditional Use Permit Required  
 s - Supplemental Regulations  
 Apply (see Column 2)

USE	SUPPLEMENTAL REGULATION / FINDING SECTION NUMBER OR ARTICLE	PARKING REQUIREMENT FOUND IN SECTION 9.1.8	AR	RR	RA40	RA20	R20	B-2	B-4	LI	MUD
Yard Sales, Garage Sales			X	X	X	X	X	X	X	X	X

X- Permitted By Right  
 C - Conditional Use Permit Required  
 s - Supplemental Regulations  
 Apply (see Column 2)

**Section 5.1 Agricultural Residential (AR) Single-Family District**

**5.1.1 Permitted Subdivision Types**

- a) Conservation Subdivision
- b) Large Lot Subdivision
- c) Conventional Subdivision – only allowed for minor subdivisions.

**5.1.2** The maximum permitted density in the Agricultural Residential (AR) Zoning District shall be one dwelling unit per 80,000 square feet.

**5.1.3 Yard Regulations**

**a) Project Area**

- 1) Conservation Subdivision – minimum lot size 40,000 square feet.
- 2) Large Lot Subdivision – minimum lot size 3 acres – average lot size is 5 acres.
- 3) Conventional Subdivision – Minimum lot size 80,000 square feet.
- 4) Cemeteries – minimum 5 acres.
- 5) Churches - minimum 3 acres.
- 6) Public and Private Schools - minimum 10 acres.
- 7) Horse stables and riding academies - minimum 5 acres.
- 8) Day care facilities - minimum 3 acres.
- 9) Essential Services Class IV – minimum none.
- 10) Libraries – minimum 3 acres
- 11) Agricultural Uses, Home – minimum none.
- 12) Agricultural Uses – minimum 5 Acres
- 13) All other uses - 80,000 square feet.

**b) Minimum Front Yard Setback (except as provided in Article 7)**

- 1) All Essential Services Class II Uses - 300 feet.
- 2) Telephone repeater stations, transmitting facilities, and public utility substations - 200 feet.
- 3) Single Family Dwellings - 65 feet.
- 4) Single Family Dwellings in Conservation Subdivisions – 50

feet.

- 5) Essential Services Class IV - 10 feet.
- 6) Barns - Refer to Section 4.1.9.
- 7) All other uses - 75 feet.

**c) Minimum Lot Width**

- 1) Essential Services Class IV – None
- 2) Single Family lots in Conservation Subdivisions – 120’.
- 3) All other uses - 150 feet as measured at the front yard setback.

**d) Minimum Side Yard Setback - (Side yards shall be increased by forty feet on street side of all corner lots).**

- 1) Single-family dwellings, modular and manufactured homes - 25 feet (if a buffer is provided at the side of the lot pursuant to Section 405.4 of the Subdivision Ordinance, the side yard setback shall be measured from the edge of the buffer area).
- 2) Single-family dwellings in Conservation Subdivisions – 15 feet.
- 3) Churches, schools, governmental facilities, telephone repeater stations, libraries - 50 feet.
- 4) All Essential Services Class II - 100 feet.
- 5) Telephone repeater stations, transmitting facilities, and public utility substations - 75 feet.
- 6) Essential Services Class IV - 10 feet.
- 7) Barns - Refer to Section 4.1.9.
- 8) All other uses - 25 feet.

**e) Minimum Rear Yard Setback**

- 1) Single-family dwellings, modular and manufactured homes - 60 feet. (If a buffer is provided at the rear of the lot pursuant to Section 405.4 of the Subdivision Ordinance, the rear yard setback shall be measured from the nearest edge of the buffer area).
- 2) Single-family dwellings in Conservation Subdivisions – 40 feet.
- 3) All Essential Services, Class II uses - 100 feet.
- 4) (a) Telephone repeater stations, transmitting facilities and

public utility substations – 75 feet.

(b) Essential Services Class IV - 10 feet.

5) Barns – Refer to Section 4.1.9.

6) All other uses – 60 feet.

**f) Maximum Building Height (except as permitted in Section 4.8)**

1) All uses - 35 feet.

2) Essential Services Class IV - 10 feet.

**g) Special Requirements Along Thoroughfares**

Where the front yard of a lot abuts a major, minor, or local thoroughfare as designated in the Town of Mineral Springs Thoroughfare Plan. Minimum Lot Width for single-family dwellings, modular, and manufactured homes shall be increased by 25%.

**Section 5.2 Rural Residential (RR) Single-Family District**

**5.2.1 Permitted Subdivision Types**

a) Conservation Subdivision

b) Large Lot Subdivision

c) Conventional Subdivision – only allowed for minor subdivisions.

**5.2.2** The maximum permitted density in the Rural Residential (RR) Zoning District shall be one dwelling unit per 60,000 square feet.

**5.2.3 Yard Regulations**

**a) Project Area**

1) Conservation Subdivision – minimum lot size 40,000 square feet.

2) Large Lot Subdivision – minimum lot size 3 acres – average lot size is 5 acres.

3) Conventional Subdivision – minimum lot size 60,000 square feet.

4) Cemeteries – minimum 5 acres.

5) Churches – minimum 3 acres.

6) Public and Private Schools – minimum 10 acres.

7) Horse stables and riding academies – minimum 5 acres.

- 8) Day care facilities - minimum 3 acres.
- 9) Essential Services Class IV – minimum none.
- 10) Libraries – minimum 3 acres
- 11) Agricultural Uses, Home – minimum none.
- 12) Agricultural Uses – minimum 5 Acres
- 13) All other uses - 60,000 square feet.

**b) Minimum Front Yard Setback (except as provided in Article 7)**

- 1) All Essential Services Class II – 300 feet.
- 2) Telephone repeater stations, transmitting facilities, and public utility stations – 200 feet.
- 3) Single-family dwellings and manufactured homes – 60 feet.
- 4) Single-family dwellings in Conservation Subdivisions – 50 feet.
- 5) Essential Services Class IV – 10 feet.
- 6) Barns – Refer to Section 4.1.9.
- 7) All other uses – 75 feet.

**c) Minimum Lot Width**

- 1) One hundred twenty-five feet as measured at the front yard setback.
- 2) Essential Services Class IV – none.

**d) Minimum Side Yard Setback - (Side yards shall be increased by thirty-five (35) feet on street side of all corner lots).**

- 1) Single-family dwellings, modular and manufactured homes – 25 feet. (If a buffer is provided at the side of the lot pursuant to Section 405.4 of the Subdivision Ordinance, the side yard setback shall be measured from the nearest edge of the buffer area.
- 2) Single-family dwellings in Conservation Subdivisions – 15 feet.
- 3) Churches, schools, governmental facilities, telephone repeater stations, libraries – 50 feet.
- 4) All Essential Services Class II – 100 feet.
- 5) Telephone repeater stations, transmitting facilities, and public utility substations – 75 feet.

- 6) Essential Services Class IV – 10 feet.
- 7) Barns - Refer to Section 4.1.9.
- 8) All other uses – 25 feet.

**e) Minimum Rear Yard Setback**

- 1) Single-family dwellings, modular and manufactured homes – 60 feet. (If a buffer is provided at the rear of the lot pursuant to Section 405.4 of the Subdivision Ordinance, the rear yard setback shall be measured from the nearest edge of the buffer area).
- 2) Single-family dwellings in Conservation Subdivisions – 40 feet.
- 3) All Essential Services Class II – 100 feet.
- 4) Telephone repeater stations, transmitting facilities, and public utility substations – 75 feet.
- 5) Essential Services Class IV – 10 feet.
- 6) Barns - Refer to Section 4.1.9.
- 7) All other uses – 60 feet.

**f) Maximum Building Height (except as permitted in Section 4.8)**

- 1) All uses – 35 feet.
- 2) Essential Services Class IV – 10 feet.

**g) Special Requirements Along Thoroughfares**

Where the front yard of a lot abuts a major, minor, or local thoroughfare as designated in the Town of Mineral Springs Thoroughfare Plan. Minimum Lot Width for single-family dwellings, modular, and manufactured homes shall be increased by 25%.

**Section 5.3 RA-40 Single-Family Districts**

**5.3.1 Reserved**

**5.3.2 Reserved**

**5.3.3 Yard Regulations.**

**a) Minimum Lot Area**

- 1) Single-family dwellings, modular, and Class A & B manufactured homes – 40,000 square feet.

- 2) Churches – 3 acres.
- 3) Public and private schools – 10 acres.
- 4) Cemeteries – 5 acres.
- 5) Horse Stables and Riding Academies – 5 acres
- 6) Day Care Facilities – 3 acres.
- 7) Essential Services Class IV – minimum none.
- 8) Libraries – 3 acres.
- 9) Agricultural Uses, Home – minimum none.
- 10) Agricultural Uses – 5 acres.
- 11) All other uses – 40,000 square feet.

**b) Minimum Front Yard Setback (except as provided in Article 7)**

- 1) All Essential Services, Class II – 300 feet.
- 2) Telephone repeater stations and transmitting facilities, public utility substations – 200 feet.
- 3) Single-family dwellings, modular, and Class A & B manufactured homes – 50 feet.
- 4) Essential Services Class IV – 10 feet.
- 5) Barns - Refer to Section 4.1.9.
- 6) All other uses – 75 feet.

**c) Minimum Lot Width**

- 1) Essential Services Class IV – none
- 2) All other uses – 120 feet as measured at the front yard setback.

**d) Minimum Side Yard Setback (side yards shall be increased by thirty-five (35) feet on street side of all corner lots)**

- 1) Single-family dwellings, modular and manufactured homes – 15 feet. (If a buffer is provided at the side of the lot pursuant to Section 405.4 of the Subdivision Ordinance, the side yard setback shall be measured to the nearest edge of the buffer area.
- 2) Churches, schools, governmental facilities, libraries – 50 feet.
- 3) All Essential Services Class II – 100 feet.

- 4) Telephone repeater stations, transmitting facilities, and public utility substation – 75 feet.
- 5) Essential Services Class IV – 10 feet.
- 6) Barns - Refer to Section 4.1.9.
- 7) All other uses – 15 feet.

**e) Minimum Rear Yard Setback**

- 1) Single-family dwellings, modular and manufactured homes – 40 feet. (If a buffer is provided at the rear of the lot pursuant to Section 405.4 of the Subdivision Ordinance the rear yard setback shall be measured from the nearest edge of the buffer area).
- 2) All Essential Services, Class III Uses – 100 feet.
- 3) Telephone repeater stations, transmitting facilities, and public utility substations – 75 feet.
- 4) Essential Services Class IV – 10 feet.
- 5) Barns – Refer to Section 4.1.9.
- 6) All other uses – 40 feet.

**f) Maximum Building Height (except as permitted in Section 4.8)**

- 1) All uses – 35 feet.
- 2) Essential Services Class IV – 10 feet.

**g) Special Requirements Along Thoroughfares**

Where the front yard of a lot abuts a major, minor, or local thoroughfare as designated in the Town of Mineral Springs Thoroughfare Plan. Minimum Lot Width for single-family dwellings, modular, and manufactured homes shall be increased by 25%.

**Section 5.4 R-20, RA-20 Single-Family Districts**

**5.4.1 Reserved**

**5.4.2 Manufactured Home Provisions**

Class A manufactured homes are permitted by right in the RA-20 district. Class B manufactured homes are permitted as a conditional use in the RA-20 district. Class A manufactured homes **only** are permitted as a conditional use in the R-20 district.

### 5.4.3 Yard Regulations

#### a) Minimum Lot Area

- 1) Single-family dwellings, modular, and Class A manufactured homes – 20,000 square feet.
- 2) Churches – 3 acres.
- 3) Public and Private schools – 10 acres
- 4) Cemeteries – 5 acres.
- 5) Day Care Facilities – 3 acres.
- 6) Essential Services Class IV – none
- 7) Libraries – 3 acres.
- 8) All other uses – 20,000 square feet.

#### b) Minimum Front Yard Setback (except as provided in Article 7)

- 1) All Essential Services, Class II – 300 feet.
- 2) Telephone repeater stations and transmitting facilities, public utility substations – 200 feet.
- 3) Single-family dwellings, modular, and manufactured homes – 40 feet.
- 4) Essential Services Class IV – 10 feet.
- 5) Barns - Refer to Section 4.1.9.
- 6) All other uses – 75 feet.

#### c) Minimum Lot Width

- 1) Essential Services Class IV – none.
- 2) All other uses – 100 feet as measured at the front yard setback.

#### d) Minimum Side Yard Setback (side yards shall be increased by 10 feet on street side of all corner lots)

- 1) Single-family dwellings, modular, and Class A manufactured homes – 15 feet. (If a buffer is provided at the side of the lot pursuant to Section 405.4 of the Subdivision Ordinance, the side yard setback shall be measured to the nearest edge of the buffer area.)

- 2) Churches, schools, governmental facilities, libraries – 50 feet.
- 3) All Essential Services Class II – 100 feet.
- 4) Telephone repeater stations, transmitting facilities and, public utility substation – 75 feet.
- 5) Essential Service Class IV – 10 feet.
- 6) Barns – Refer to Section 4.1.9.
- 7) All other uses – 15 feet.

**e) Minimum Rear Yard Setback**

- 1) Single-family dwellings, modular, and manufactured homes – 40 feet. (If a buffer is provided at the rear of the lot pursuant to Section 405.4 of the Subdivision Ordinance the rear yard setback shall be measured from the nearest edge of the buffer area).
- 2) All Essential Services, Class III Uses – 100 feet.
- 3) Telephone repeater stations, transmitting facilities, and public utility substations – 75 feet.
- 4) Essential Services Class IV – 10 feet.
- 5) Barns - Refer to Section 4.1.9.
- 6) All other uses – 40 feet

**f) Maximum Building Height (except as permitted in Section 4.8)**

- 1) All uses – 35 feet. See Section 2.2(12).
- 2) Essential Services Class IV – 10 feet.

**Section 5.5 Community Business District B-2**

**5.5.1 Reserved**

**5.5.2 Reserved**

**5.5.3 Yard Requirements**

Within any B-2 zoning district, the following dimensional requirements shall be complied with:

- a) Minimum lot area - none
- b) Maximum enclosed floor area per use (including all principal and accessory structures – 3000 square feet, unless otherwise approved

through the conditional use process.

- c) Minimum lot width – none.
- d) Minimum front yard setback.
  - 1) Essential Services Class IV - 10 feet from existing right-of-way.
  - 2) All other uses – 40 feet
- e) Minimum side yard setback.
  - 1) Essential Services Class IV - 10 feet.
  - 2) All other uses – 20 feet, except that 40 feet shall be required on the street side of a corner lot or when the side yard abuts an residential district.
- f) Minimum Rear Yard Setback.
  - 1) Essential Services Class IV – 10 feet.
  - 2) All other uses - none, except 40 feet shall be required when the rear yard abuts any residential district.
- g) Maximum Building Height.
  - 1) Essential Services Class IV – 10 feet.
  - 2) All other uses – 35 feet, except as permitted in Section 4.8.

**5.5.4 Screening**

Screening and landscaping shall be provided in accordance with Article 15.

**5.5.5 Off-Street Parking and Loading**

Off street parking and loading shall be provided in accordance with Article 9.

**5.5.6 Storm Water Management**

The requirements of Section 4.20 and 4.21 apply.

**Section 5.6 General Commercial District B-4**

**5.6.1 Reserved**

**5.6.2 Shopping Centers**

Shopping Centers are permitted as a conditional use in B-4.

### 5.6.2(1) Approval of Shopping Center Plan

The Town of Mineral Springs encourages smaller scale shopping centers, no greater than seventy-five thousand (75,000) square feet. A shopping center shall consist of any commercial development of two or more acres qualifying under the following provisions:

- 1) Petitioners for this classification shall present the following items to the Zoning Administrator for consideration by the Planning Board and the Town Council:

- a) Proof of Need

A valid market analysis indicating the economic feasibility of the proposed development by outlining the following:

- 1) The trade area of the proposed shopping center.
- 2) Estimation of the trade area population, present and future.
- 3) Estimation of the effective buying power of the trade area, both existing and proposed.
- 4) Estimation of the net potential customer buying power for stores in the proposed development.
- 5) An estimate of the amount of retail sales floor space in square feet currently lacking in the trade area.

- b) Where a planned shopping center is proposed for a location the procedure shall require the submission of a development plan as described in subsection (c) of this section, as well as the regular amendment procedure set forth in Article 12 of this Ordinance if a rezoning is otherwise required.

- c) Development Plan

The petitioner shall submit a development plan, at a scale of not less than one inch to one hundred feet, which shall clearly and completely show:

- 1) Dimensions of the property and adjacent lots and streets.
- 2) Location and proposed use of all buildings with dimensions and ground area thereof.
- 3) The parking spaces, channelization and ratios shown.

- 4) Service areas, off-street loading facilities, service drives and dimensions thereon.
  - 5) All pedestrian ways.
  - 6) Title, giving the names of the developers, the date, scale of the plan and the person or firm preparing the plan.
  - 7) Landscaping and proper buffers between other uses.
  - 8) Illumination of buildings and parking areas.
  - 9) Design of entrance(s).
  - 10) Signage
- d) The petitioner shall submit a statement indicating readiness to proceed with the proposed development by filing with the Town Council a statement signed by the owner or owners of the proposed development that:
- 1) The actual construction shall begin within one year from the date the conditional use is granted, and that it will be prosecuted to completion within eighteen (18) months from the final approval of a conditional use permit. In the event the Planning Board and the Town Council find that the intent of this section has not been met, or construction has not begun within eighteen (18) months, proceedings may be instituted for rezoning the area in accordance with Article 12 of this Ordinance. It is not the intent of this subsection to prohibit a reasonable extension of the eighteen (18) month limit by the Town Council providing, however, that the petitioner can demonstrate to the satisfaction of the Planning Board and the Council that circumstances beyond his reasonable control have precluded the start of construction.

### **5.6.3 Yard Requirements**

Within any B-4 zoning district, the following dimensional requirements shall be complied with:

- a) Minimum lot area – none.
- b) Minimum lot width – none.
- c) Minimum front yard setback.
  - 1) Essential Services Class IV – 10 feet.
  - 2) All other uses – 40 feet.
- d) Minimum side yard setback.

- 1) Essential Services Class IV – 10 feet.
  - 2) All other uses – 20 feet, except 40 feet shall be required on the street side of a corner lot or when the side yard abuts any residential district.
- e) Minimum rear yard setback.
- 1) Essential Services Class IV – 10 feet.
  - 2) All other uses - none, except that 20 feet shall be required when the rear yard abuts any residential district.
- f) Maximum building height.
- 1) Essential Services Class IV – 10 feet.
  - 2) All other uses – 35 feet, except as allowed in Section 4.8.

**5.6.4 Screening**

Screening and landscaping shall be provided in accordance with Article 15.

**5.6.5 Off-Street Parking and Loading**

Off-street parking and loading shall be provided for in accordance with Article 9.

**5.6.6 Compliance with CUP**

The granting of a Conditional Use Permit by Town Council for a shopping center shall require the developer to strictly comply with the development plan submitted in Section 5.6.2(1)1(c) above as amended by the Town Council in granting the conditional use permit. Any subsequent variation from said development plan without the additional and prior approval of Town Council shall constitute a violation of this Ordinance except as specifically provided for in Section 6.5.

**5.6.7 Storm Water Management**

The requirements of subsection 5.5.6 shall also apply.

**Section 5.7 Light Industrial District L-I**

**5.7.1 Reserved**

**5.7.2 Reserved**

### **5.7.3 Yard Requirements**

Within any L-I zoning district, the following dimensional requirements shall be complied with.

- a) Minimum lot area: None
- b) Minimum lot width: None
- c) Minimum front yard setback.
  - 1) Essential Services Class IV – 10 feet from the existing right-of-way
  - 2) All other uses – 80 feet from the existing right-of-way
- d) Minimum side yard setback.
  - 1) Essential Services Class IV – 10 feet
  - 2) All other uses – 80 feet
- e) Minimum rear yard setback.
  - 1) Essential Services Class IV – 10 feet
  - 2) All other uses – None, except that 80 feet shall be required when the rear yard abuts any residential district.
- f) Maximum building height.
  - 1) Essential Services Class IV – 10 feet
  - 2) All other uses – 35 feet except as allowed in Section 4.8

### **5.7.4 Screening**

Screening and landscaping shall be provided in accordance with Article 15.

### **5.7.5 Off-Street Parking and Loading**

- a) Off-street parking and loading shall be provided for in accordance with Article 9.
- b) Parking shall not be permitted in the required front, side, or rear yard setbacks.
- c) All parking shall be located behind the front line of the principal structure, except that six parking spaces or 10% of the required total number of parking spaces, whichever is greater, shall be permitted in front of the front line of the principal structure.

**5.7.6 Storm Water Management**

The requirements of subsection 5.5.6 shall also apply.

**5.7.7 Industrial Limitations**

The following limitations shall be considered by the Zoning Administrator before issuing a permit for any light industrial use.

- a) Light Industries permitted by right shall minimize the emission of smoke, dust, fumes, glare, noise and vibration, and shall comply with all local, state and federal regulations applicable to those by-products.
- b) The use will not overly impact the ability of a public agency to collect and/or treat any wastewater generated by the use or the ability of the public agency to treat and distribute any potable water needed by the use.
- c) The use will not overly impact (impact beyond capacity) the system of streets serving the use or that improvements will be made to such streets in consort with the development of said use, the result of which will be adequate for handling of the additional traffic generated in the opinion of the Zoning Administrator.
- d) Screening and landscaping shall be provided in accordance with Article 15.