

## Chapter 249. Zoning

### Article VI. Regulations Pertaining to Commercial Districts

#### § 249-26.1. Town Center District

[Added 7-26-2007 by L.L. No. 15-2007]

- A. Purpose. The Town Center District is intended to provide areas suitable for large-scale shopping centers serving regional needs. Such centers are characterized by uses offering retail comparison shopper goods, locations accessible from regional highways, and an integrated and connected complex of structures with internal roadways.
- B. Permitted uses.
- (1) Financial institutions.
  - (2) Offices.
  - (3) Public uses.
  - (4) Places of worship.  
[Amended 8-26-2021 by L.L. No. 6-2021]
  - (5) Retail.
  - (6) Service and repair shops.
  - (7) Public building.  
[Added 12-9-2009 by L.L. No. 8-2009]
- C. Special permit uses.
- (1) Car washes.
  - (2) Clubs and lodges.
  - (3) Commercial recreation.
  - (4) Day care and nurseries.
  - (5) Eating and drinking establishments.
  - (6) Funeral parlors and mortuaries.
  - (7) Gasoline filling and service stations.
  - (8) Motor vehicle sales and rental establishments.
  - (9) Hotels/motels.
  - (10) Research facilities.

- (11) Schools, vocational.
- (12) Shopping centers.
- (13) Theaters/cinemas.
- (14) Congregate-care facilities, including assisted living.  
[Added 12-9-2009 by L.L. No. 8-2009]
- (15) Nursing homes.  
[Added 12-9-2009 by L.L. No. 8-2009]
- (16) Extended-stay/all-suite hotels.  
[Added 12-9-2009 by L.L. No. 8-2009]

- D. Accessory uses and structures. Accessory uses that are customarily incidental to an allowed principal use may be allowed in this district and must comply with the regulations and standards of this chapter. All accessory structures shall be subject to the same area and bulk requirements as are required for principal structures within such districts.
- E. Area and bulk requirements. The following table represents the baseline requirements, and in some cases, additional standards may apply (e.g., special permit uses or through overlay districts).

Lot Area (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Height (feet)	Maximum ImperVIOUS Cover-age
60,000	200	200	50	50	50 <sup>1</sup>	60	70%

**NOTES:**

<sup>1</sup> 50 feet or equal to the height of the building, whichever is greater.

- F. Mandatory buffer of preexisting residential structures.
  - (1) All nonresidential development shall provide buffering for adjacent, preexisting residential uses. In general, this buffering shall be developed to alleviate the impact of nonresidential development, including but not limited to:
    - (a) Light.
    - (b) Parking and loading areas;
    - (c) Noise and odor;
    - (d) Location of ancillary equipment such as dumpsters and HVAC; and
    - (e) Traffic flow and light glare from vehicles.
  - (2) Buffer area. The area of buffer shall be commensurate with the potential impact to neighboring properties.
  - (3) Review process. During site plan review, development applicants shall provide a buffering plan demonstrating how the project will alleviate any potential adverse impacts to adjacent, preexisting residential structures. The Planning Board shall review the buffer plan and reject for resubmittal, accept, or accept with modifications. In all cases, the Planning Board review shall include review by the Town's landscape architect.
- G. Fences.
  - (1) The Planning Board shall determine the need, placement, type and height of all fencing.

H. Site plan approval.

- (1) A site plan showing the location of buildings, signs and other improvements including off-street parking facilities, truck loading spaces, landscaping and access to all public rights-of-way shall be submitted to the Planning Board for approval prior to the issuance of a building permit. The procedures and requirements set forth in § **249-38** of this chapter shall be adhered to.