

ARTICLE VIB  
**Highway Transition District HT**  
**[Added May 1990 STM by Art. 2, approved 8-29-1990]**

**§ 120-22.5. Purpose.**

The purpose of the Highway Transition District is to:

- A. Provide for a mixed residential, business and commercial development along major arterials in the Town.
- B. Allow for redevelopment of former residential areas to limited business and commercial uses.
- C. Control off-site impacts of new development or redevelopment through the site plan review and special permit process.
- D. Preserve the scale and character of the existing streetscape by encouraging the reuse of existing residential structures and appropriate site design criteria.

**§ 120-22.6. Permitted uses. [Amended May 1993 ATM by Arts. 55 and 56, approved 7-9-1993; May 1997 ATM by Art. 43, approved 8-11-1997]**

See Article XXVA, § 120-123E, for site plan review applicability for any of the permitted uses listed in this section. Any of the following uses, or uses customarily accessory thereto, are permitted:

- A. Any use permitted in Resident District R-1.
- B. Two-family dwelling.
- C. Conversion of an existing residential structure for use as a clinic or office of a business, professional, medical/veterinarian or financial organization; barbershop; beauty salon; gift shop; antique shop; printer; caterer; or photography studio.
- D. Conversion of an existing residential structure for use as retail sales or services with less than 2,000 square feet of gross floor area.

**§ 120-22.7. Special permit uses by Board of Zoning Appeals.**

Any of the following uses, or uses customarily accessory thereto, on approval of the Board of Zoning Appeals, subject to the conditions and requirements of Article XXV:

- A. Private club or lodge.
- B. Conversion of an existing dwelling for up to four dwelling units.

**§ 120-22.8. Special permit uses by Planning Board.**

Any of the following uses, or uses customarily accessory thereto, on approval of the Planning Board, subject to the conditions and requirements of Article XXV:

- A. Retail sales or service, except auto-related sales or services that:
  - (1) Are in a new structure and contain up to a maximum of 5,000 square feet of gross floor area.
  - (2) Are in an existing converted dwelling with a gross floor area between 2,000 square feet and 5,000 square feet.
- B. Any permitted use having drive-through service or windows.
- C. New structure containing a clinic or office of business, professional, medical/veterinarian or financial organization; barbershop; beauty salon; antique or gift shop; or photography studio.
- D. Trade, professional or other for-profit school.
- E. Restaurant, except that no drive-through window is allowed unless the restaurant has less than 20 seats and the minimum lot size land area shall be 43,560 square feet. **[Amended 3-2-2015 by Ord. No. 14-107]**

**§ 120-22.8.1. Prohibited uses. [Added 4-2-2018 by Ord. No. 17-127]**

- A. Self-storage facilities.
- B. Outdoor sale of automobiles where the inventory of used cars exceeds 10% of the total inventory.