

### **5.07.0 LIMITED COMMERCIAL-BUSINESS “LCB” DISTRICT**

**INTENT:** The intent of the Limited Commercial-Business District is to provide areas for those business activities which are compatible with surrounding residential neighborhoods.

#### **5.07.1 ACCEPTABLE USES**

- A. Offices
- B. Health service facilities (2011)
- C. Schools
- D. Bed and breakfast
- E. Churches or Houses of Worship (2011)
- F. Funeral homes
- G. Single-family dwellings and their accessory uses and structures, with their respective related conditions set forth in the Residence "A" District
- H. Two-family and multi-family dwellings and their accessory uses and structures, with their related conditions set forth in the Residence "B" District
- I. Home occupations in accordance with Section 10.02.3
- J. Telecommunication facilities (2000)
- K. Senior Housing Developments (2002)
- L. Farm roadside stands (2010)
- M. Day care facilities (2011)
- N. Hospice house (2011)
- O. Utilities, public or private (2011)
- P. Dwelling, Mixed-use (2012)

#### **5.07.2 ACCEPTABLE USES AND YARD REQUIREMENTS BY: (2009)**

##### **A. Special Exception**

- 1. Deleted (2011)
- 2. Family day care homes
- 3. Recreational facility, not-for-profit (1997)
- 4. Reduced front, side and rear setbacks
- 5. Building and structure height greater than allowed in 5.07.7:A and 5.07.7:B (2005)
- 6. Accessory Dwelling Units (2008)

##### **B. Conditional Use Permit (2009)**

- 1. Small Wind Energy Systems (2009)

#### **5.07.3 USES NOT SPECIFIED (2010)**

Any uses of land and/or structures not specifically included in the Limited Commercial-Business District as acceptable, acceptable by Special Exception or acceptable by Conditional Use Permit shall be considered as not permitted.

#### **5.07.4 LOT SIZES AND FRONTAGES (2009)**

- A. In those areas serviced by both municipal sewerage and water systems, the minimum lot size in Limited Commercial-Business District shall be twenty thousand (20,000) square feet, together with one hundred and fifty (150) feet of frontage on a Class V or better road.
- B. In those Limited Commercial-Business areas not serviced by municipal sewerage and water systems, the minimum lot size shall be sixty-thousand (60,000) square feet, together with two hundred twenty-five (225) feet of frontage on a Class V or better road.

#### **5.07.5 YARD REQUIREMENTS**

- A. Each structure shall be set back at least thirty (30) feet from the front lot line.
- B. Each structure shall be at least fifteen (15) feet from the side and rear property lines. In case of a corner lot, the side distance shall be increased to thirty (30) feet on the side bordering the street, lane or public way.

#### **5.07.6 OPEN SPACE**

Open space shall be provided for all uses, other than single-family and two-family dwellings, in an amount equal to not less than thirty (30) percent of the total lot area.

#### **5.07.7 HEIGHT REQUIREMENTS (2005)**

- A. The maximum height of a building or structure in the Limited Commercial-Business District shall be thirty-five (35) feet, except as noted in B. below.
- B. The maximum height of school and municipal buildings or structures in the Limited Commercial-Business District shall be forty-five (45) feet.
- C. A Special Exception shall be required for heights greater than allowed in either A or B above.