

*Subject of "informal"  
public hearing @  
Town Hall on 6/16/77*

I. New Zone: P.O. (Professional Office)

A. Purpose: One of the major difficulties in zoning land abutting an arterial highway is the realistic control of land uses in transitional areas which are no longer viable in their current use. For example, increasing traffic and its attendant safety and ecological problems of noise and air pollution have direct negative impact upon residential uses, especially if the land is already developed in single family lots in the former conventional manner permitting direct frontage and access onto the arterial highway. Yet it is seldom, if ever, feasible to rezone such residential land commercial because, quite frequently, development of this type is on shallow lots with additional residential development abutting the rear, leaving no room for alternate remedial site design.

It has to be recognized that residential uses in such cases are tenuous at best and if some means of providing a use other than single family residential is not permitted, deterioration is inevitable. The problem is to create a zone which will allow reasonable non-residential use of such single family residential development to enable it to remain economically viable without seriously affecting adjacent properties detrimentally and thus preserve the character of the neighborhood. The P.O. (Professional Office) Zone is one solution to this problem. It offers a means of preserving the residential character of the frontal strip and protecting the amenity of the residential land to the rear.

B. Permitted Uses:

1. Residential: By Right: Single Family, Two family

By Special Use Permit and Site Plan Approval by Planning Board: Multifamily, Boarding House, Residential/Professional Office (See Supplementary Regulations)  
(Minimum Floor area in d/u 550 sq. ft)

- 2. General: As in existing R-10 Zone
- 3. Accessory: As in existing R-10 Zone
- 4. Business: By right: None

By Special Use permit and site plan approval by Planning Board: Professional Office (See Supplementary Regulations)

C. Area and Bulk Schedule

Zone	Minimum Lot Size	Width at Building Line	Minimum Yard Dimensions			Maximum Lot Coverage	Maximum Building Height	
			Front	Rear	Side		Stories	Feet
P.O.	4800	40	35	35	*	30%	2½	35

\* Feet total

D. Supplementary Regulations

1. Residential/Professional Office Use

Combined residential and professional office uses shall be permitted in the same building provided that there is sufficient floor area available for the two uses to be undertaken in a satisfactory manner independent of one another and that the professional office use does not encroach upon the residential amenities of the lot by reason of intensity or duration of activity. The ratio of office space to living space is not fixed and shall be determined upon presentation of proposals by the owner/lessee to the Town Zoning Board of Appeals.

2. Professional Office District

Professional Offices permitted by special use permit in the Professional Office District shall be restricted to those which provide architectural, engineering, legal, medical, real estate, social or other similar or related professional services. Occupancy shall be restricted to three employees at any one time, no more than two of whom shall be principals.

3. Parking in P.O. (Professional Office District)

a. Residential Use: One space for each residential dwelling unit.

b. Professional Use: One space for each employee including all principals, except where it can be shown that permanent off-site parking is provided within 400 feet of the site. Two spaces on-site for clients shall also be provided. Additional spaces for clients shall be provided, as required, off-site within 400 ft. of the site. No street parking shall be included in meeting the parking requirements.

4. Buffering: Buffering by means of fencing and for landscaping shall be required along property lines abutting land in residential zones, the extent of which shall be determined by the Zoning Board of Appeals during the application for the Special Use Permit.

II. New Zone: Neighborhood Business (B-1)

A. Purpose: In areas which are essentially commercial in use, especially by reason of non-conforming use, but where the individual

lot sizes are too small to permit rezoning to the existing Local Business Zone, or where adjacent residential development is too close by to permit Local Business uses without having a detrimental effect upon the adjacent residential uses, a new commercial zone is suggested. This Zone, called Neighborhood Business, is a combination of the P.O. (Professional Office) Zone and commercial uses which create a low activity profile. These include business such as personal services and mail order sales.

**B. Permitted Uses**

1. Residential: By right: Single Family, Two family  
By Special permit and site plan approval by the Planning Board: Multifamily, Boarding House, Residential/Professional Office, Residential/ Neighborhood Business.

(See Supplementary Regulations)

2. General: As In R-10 Zone
3. Accessory: As in R-10 Zone

4. Business: By right: None

By Special Use Permit and site plan approval by Planning Board: Professional Office, Personal Services, Mail Order Sales (See Supplementary Regulations)

**C. Area and Bulk Schedule**

Zone	Minimum Lot Size	Width at Bldg Line	Minimum Yard Dimensions			Maximum Lot Coverage	Maximum Bldg Height	
			Front	Rear	Side		Stories	Feet
B-1	7,500	50	35	35	*	30%	2½	35

\*Feet total

D. Supplementary Regulations

1. Residential/Professional Office Use

See I.D. 1

2. Residential/Neighborhood Business Use

Combined residential and neighborhood business uses shall be permitted in the same building provided that there is sufficient floor area available for the two uses to be undertaken in a satisfactory manner independent of one another and that the business use does not encroach upon the residential amenities of the lot by reason of intensity or duration of activity. The ratio of business space to living space is not fixed and shall be determined upon presentation of proposals by the owner/lessee to the Town Zoning Board of Appeals.

3. Professional Office Use

See I.D. 2

4. Neighborhood Business District

In addition to the Professional Offices uses permitted under Section I.D.2, the following personal service business shall be permitted by special use permit: barber shop, beauty salon, shoe repair shop, mail order sales, excluding on-site wholesale or retail sales, are also permitted. Warehousing of materials in connection with such business is not permitted.

5. Parking in B-2 (Neighborhood Business) District

(a) Residential Use: One space for each residential dwelling unit.

(b) Professional Use: See I.D. 3.b.

(c) Personal Service: One space for each worker, including

principals, except where it can be shown that permanent off-site parking is provided within 400 feet of the site. No more than three on-site parking spaces shall be provided for clientele, any balance necessary to meet the parking requirements set forth in Section shall be provided within 400 feet off-site.

6. Buffering: Buffering by means of fencing and/or landscaping shall be required along property lines abutting land in residential zones, the extent of which shall be determined by the Zoning Board of Appeals during the application for the Special Use Permit.

### III. New Zone Local Business (B-2)

A. Purpose: From experience it has been found that the current Local Business Zone has a number of faults. The first is the wide range of diverse activities which almost equals the General Business range. The second is the minimum lot size of 10,000 sq. ft. which does not provide adequate space to meet parking, traffic circulation and buffering standards. The new B-2 Zone will replace the current B-1 Zone. It will contain the uses permitted in the current B-1 Zone which create the lower levels of activity such as traffic, noise, glare and hours of operation. In order to obtain adequate traffic circulation and on-site parking, the minimum lot size is being increased from 10,000 sq. feet to 20,000 sq. feet and the minimum frontage increased from 100 ft to 125 ft in the case of an individually developed lot. The minimum side yard requirements in this instance shall be  $12\frac{1}{2}$  ft on each side.

Where two or more contiguous lots are being developed simultaneously with abutting party walls, the minimum lot frontage in the case of each building subsequent to the first, shall be 100 ft

and the side yard requirement shall be eliminated between contiguous buildings.

**B. Permitted Uses**

- 1. Residential: By right: None  
By Special Use Permit and site plan approval  
by Planning Board: None.
- 2. General: As in current B-1
- 3. Accessory: As in current B-1
- 4. Business: See attached Schedule

**C. Area and Bulk Schedule**

<u>Zone</u>	<u>Minimum Lot Size</u>	<u>Width at Building Line</u>	<u>Minimum Yard Dimensions</u>			<u>Maximum Lot Coverage</u>	<u>Maximum Building Height</u>	
			<u>Front</u>	<u>Rear</u>	<u>Side</u>		<u>Stories</u>	<u>Feet</u>
B-2	20,000	125*	35	35	12½	35%	2½	30

\* 100

**IV. New Zone B-3 (General Business)**

This Zone is the existing B-2 Zone. No change is contemplated except in name to allow for the creation of other commercial zones.

PERMITTED USES IN NEW B-2 and B-3 ZONES

	<u>B-2</u> (formerly B-1)	<u>B-3</u> (formerly B-2)
Auctions:	X*	X*
Automobile Sales and Service:		X*
Banks, general and professional offices:	X*	X*
Bar or nightclub:	-	X*
Bowling Alley	-	X*
Car washing station:	-	X*
Commercial parking lot:	X*	X*
Dance hall, skating rink, billiard hall:	-	X*
Designed local shopping center:	X*	X*
Designed neighborhood or regional shopping center:		X*
Drive-in-movie theater:		
Equipment rental, sale:		+X*
Funeral Home:	X*	X*
Gasoline filling station		X*
Greenhouse nursery:	X	X
Hotel and conference center:		
Motel:	X*	X*
Newspaper office, printing shop:	X*	X*
Office building - highrise:		X*
Personal service (barber, beauty salon, shoe repair):	X*	X*
Public garage:		X*
Radio, television and other electrical transmission stations and towers:	X	X
Restaurant, cafe:	-	X*
Retail stores, shops:	X*	X*
Retail business or service, not specifically mentioned herein:	X*	X*
Riding academy stables:		
School conducted for profit:	X*	X*
Self-service laundry:	X*	X*
Theater (excl. drive-in), concert hall, public assembly -		X*
Veterinarian office, animal hospital:	X*	X*
Kennel:		
Wholesale business or service not specifically mentioned herein:		X*

X\* : Special Use Permit and Site Plan Approval by Planning Board  
 - : Use formerly allowed, now prohibited  
 + : Use now allowed, formerly prohibited



7/31/77

From the desk of  
JOHN K. ESLER

To: Alice Torda  
1259 Western Ave.

Alice:

These are for your  
files and information.

Hope you're having  
a good Summer!

John K.