

§ 165-14. C-I Commercial District.

The following use regulations shall apply in any C-I Commercial District, subject to the site plan review and approval requirement provisions of Article VI.

A. Permitted uses:

- (1) Retail store, including food, drug, hardware, apparel, appliance, furniture, antique sales, nurseries and garden supply stores and similar retail uses.
- (2) Service uses, including beautician, laundromat, home appliance, barbershop, light equipment rental and similar service uses.
- (3) Offices: business, professional, governmental, financial, banks.
- (4) Motels, hotels, inns and restaurants, including fast-food restaurants.
- (5) Churches and other places of worship, Sunday school buildings.
- (6) Public buildings, including post office, Town hall, fire station, library.
- (7) Lodges and fraternal organizations.
- (8) Electrical distribution substation and other public utility structures.
- (9) Funeral home.
- (10) Business signs as regulated by Article X of this chapter.
- (11) Accessory buildings and uses incidental to a permitted principal use.
- (12) Residential dwellings when incidental to any principal use.
- (13) Sales of motor vehicles, farm implements, boat or trailer sales, or rental thereof, including accessory service.
[Amended 8-4-2009]
- (14) Automobile repair, painting and collision service when conducted entirely within a completely enclosed building.
- (15) Building material sales yard, lumberyard including millwork and cabinetmaking.

- (16) Bowling alley, theaters, skating rink, amusement parks and other places of public amusement.
 - (17) Gasoline service station.¹
 - (18) Bed-and-breakfast inn.
 - (19) Self-service storage facility.
 - (20) Farm equipment sales, agricultural products, processing plants or feed storage.
 - (21) Farms, equestrian facilities and customary uses incidental thereto as well as commercial woodlot or reforestation areas.
 - (22) Sales of rental vehicles so long as they are vehicles originally purchased for rental by the on-site business. Sales of rental vehicles which were rented and/or maintained at another location shall be prohibited.
 - (23) Schools. **[Added 2-3-2009]**
 - (24) Modification or expansion of preexisting residential uses in nonresidential zones. **[Added 5-3-2017 by L.L. No. 1-2017]**
- B. Uses permitted upon issuance of a special permit by the Planning Board, subject to site plan review and approval provisions of Article VI:
- (1) Newspaper and job printing.
 - (2) Laboratory research, experimental or testing, provided that no operation shall be conducted which may cause hazardous, noxious or offensive conditions.
 - (3) Subdivision of preexisting residential uses in nonresidential zones. **[Added 2-1-2005 by L.L. No. 2-2005; amended 5-3-2017 by L.L. No. 1-2017]**
 - (4) No portion of any site shall be used for temporary and/or permanent storage or display of any product or material or for parking of any vehicles and/or storage containers or for the conduct of any other business operations, unless specifically designated for such use on an approved site development plan. **[Added 2-1-2005 by L.L. No. 2-2005]**

1. Editor's Note: Former Subsection 18, regarding drive-in or drive-through establishments, which followed this subsection, was repealed 2-1-2005 by L.L. No. 2-2005.

- (5) Drive-in or drive-through establishments. **[Added 2-1-2005 by L.L. No. 2-2005]**

C. General requirements:

- (1) A minimum of twenty-percent green space must be incorporated into development plans. A minimum of 50% of the above-referenced green space shall be set aside for snow storage (i.e., no shrubbery or plantings).
- (2) No front yard storage is allowed. All storage areas must be to the rear and side of the building and properly screened.
- (3) All loading should occur to the rear and side of the building if practicable. Loading and docking areas must be screened from adjacent properties.
- (4) Illumination of buildings, landscaping and parking areas: **[Added 2-1-2005 by L.L. No. 2-2005]**
 - (a) Average levels of illumination for all building, landscaping and parking shall not significantly exceed minimum levels necessary for safety and security lighting, shall not needlessly encroach on adjacent properties and shall be so arranged as to prevent direct glare onto any adjacent property or highway. Wall pack lighting units and directional floodlights are prohibited.
 - (b) Pedestrian-scale lighting shall be on fixtures not exceeding 15 feet in height. These can be freestanding fixtures located along sidewalks. Luminaires without cutoffs are acceptable for pedestrian-level lights. Luminaires should fit the design palette of the project while complementing other nearby architectural styles.
 - (c) Parking and circulation lighting fixtures shall not exceed 25 feet in height and are required to have 90° cutoff-type luminaires to prevent light above the fixture.