

Sec. 74-82. - Schedule of district regulations.

The schedule of zoning district regulations is as follows:

District	Purpose	Permitted Uses	Accessory Structures and Accessory Uses*
RE, estate residential	This district provides areas of single-family residential development located where lower-density single-family uses are desirable. Lots and dwellings are larger-sized to provide for the desired density of use.	Single-family dwellings	Private garages and carports Tennis courts Gazebos Boat docks Storage buildings, fences and fence walls Guest cottages Servants' quarters Public parks, playgrounds and recreation areas ¹ Utility service structures ¹ Private nurseries and greenhouses Private swimming pools, hot tubs and cabanas
R-1, single-family residential	This district provides areas of single-family residential development located where medium-density single-family uses are desirable. Lots and dwellings are medium-sized to provide for the desired density of use.	Single-family dwellings	Private garages and carports Private nurseries and greenhouses Private swimming pools, hot tubs and cabanas Tennis courts Gazebos Boat docks Storage buildings, fences and fence walls Public parks, playgrounds and recreation areas ¹

			Utility service structures ¹
R-2, single-family residential	This district is composed of single-family dwellings with maximum density of land use by single-family residences. This district contains small lots and dwellings for those areas where this type of development is practical.	Single-family dwellings	Private garages and carports Private nurseries and greenhouses Private swimming pools, hot tubs, and cabanas Boat docks Gazebos Storage buildings, fences and fence walls Public parks, playgrounds and recreation areas Utility service structures
RM-10, multifamily residential	This district is composed of low medium-density (10 units per acre) multiple-family residential dwelling areas where it is likely and desirable to provide for such type of development.	Single-family dwellings Duplex dwellings Multifamily residential (See subsection 74-83(a))	Private garages and carports Private swimming pools, hot tubs, and cabanas Gazebos Storage buildings, fences and fence walls Public parks, playgrounds and recreation areas Utility service structures
RM-15, multifamily residential	This district is composed of medium-density multiple-family residential areas with additional open areas where it is likely and desirable to extend such type of development.	Single-family dwellings Duplex dwellings Multifamily residential (See subsection 74-83(b))	Private garages and carports Private swimming pools, hot tubs, and cabanas Gazebos Storage buildings, fences and fence walls Public parks,

			<p>playgrounds and recreation areas</p> <p>Utility service structures</p>
RPD, residential planned development	This district allows variable-density areas with supporting service facilities	<p>Planned unit development</p> <p>Single-family dwellings</p> <p>Multiple-family dwellings</p> <p>(See subsection 74-83(c))</p>	<p>Private garages and carports</p> <p>Private swimming pools, hot tubs and cabanas</p> <p>Fences and fence walls</p> <p>Parks</p> <p>Utility service structures</p> <p>Golf courses, provided that the clubhouse is located over 300 feet from any dwelling</p> <p>Recreational facilities and structures</p> <p>Marinas</p>
H, hotel	This district is intended to provide transient residential accommodations compatible with medium-density multifamily residential development.	<p>Hotel/inns and uses permitted in the RE district</p> <p>(See subsection 74-83(d))</p>	<p>Guest cottages</p> <p>Private swimming pools, hot tubs and cabanas</p> <p>Servant's quarters</p> <p>Spas</p> <p>Tennis courts</p> <p>Fences and fence walls</p> <p>Playgrounds, public parks and recreation areas</p> <p>Public rooms for eating and drinking within the primary hotel structure</p> <p>Shops and offices authorized in the C-1 district and within the primary hotel structure</p> <p>Utility service structures</p>

<p>C-1, professional services and professional products district</p>	<p>This district provides office buildings and structures of high character and attractive surroundings, so controlled as to be compatible with single-family and multifamily dwellings.</p> <p>It is also intended to meet the needs of the community for the services and products rendered pursuant to the non professional uses permitted within this classification.</p>	<p>Medical and dental offices, other than the practice of veterinary service; Certified public accountants; Investment, marketing or management consultants; Architectural or engineering offices; Lawyer's offices; Insurance offices. Offices for businesses that are not necessarily professional but where a transfer of product is not consummated on the premises (drive-in facilities not permitted) Public kindergarten schools, day schools, nursery schools and elementary schools, and the equivalent private or parochial schools Designated off-street parking areas² Only when incidental to the permitted use: Drafting offices, Clerical offices, Copying or reproduction services.</p>	<p>Garages and carports used for the storage of and protection of motor vehicles Fences and fence walls Utility service structures</p>
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<p>C-2, commercial products district</p>	<p>This district provides for retail business or commercial use which does not involve the manufacture or processing of products, provided the use serves the immediate needs of the neighborhood, such as drug, sundry, hardware or similar type businesses engaged in selling consumer products across the counter, but this section shall not permit the retail sale and display of automobiles or mobile homes and the display of model houses.</p>	<p>Permitted uses in the C-1 district Drug, sundry, clothing, tailoring, jewelry, hardware, home furnishing stores, Shoe, watch and clock repair and locksmith services, Barbershops, Beauty shops, Interior decorators and Designated off-street parking areas²</p>	<p>Fences and fence walls Utility service structures</p>
<p>C-3, commercial services district</p>	<p>This district will provide areas for general services, wholesale distribution, storage and light fabrication, which areas are conveniently located to principal thoroughfares and railroads. This district is intended as a distribution center for products sold, serviced, stored or warehoused for retail or wholesale sales to a consumer, jobber, sales outlet or wholesaler. Such districts shall be so located in the community as to minimize the flow of trucking routes through residential areas.</p>	<p>Permitted uses in C-1, and C-2 districts Storage and warehousing of commodities Laundry and dry cleaning services Automobile repair Grocery Construction services Storage, enclosed Open storage, screened from view from public streets and abutting residences</p>	<p>Fences and fence walls Utility service structures</p>
<p>GC, golf course district</p>	<p>This district provides areas for public and private golf courses and country clubs for the playing of golf and tennis with supporting services necessary thereto (100 acres minimum exclusively for playing golf).</p>	<p>Golf courses, which may have: Clubhouse facilities Buildings and other facilities for storage, repair and parking of golf carts Buildings and other</p>	<p>Swimming pools and hot tubs Tennis courts Fences and fence walls Weather shelters, snack bars and toilet facilities</p>

		<p>facilities for the installation of machines, tools and equipment used in the maintenance of the golf course and golf course facilities</p> <p>Putting greens</p> <p>Golf practice areas</p> <p>Such uses as are necessary and proper for the efficient and economically feasible operation of a golf course and its accessory uses</p>	<p>Parking areas</p> <p>Utility service structures</p>
P, public district	<p>This district provides areas for public buildings, public facilities and public supporting services necessary to the safety, health and general welfare of the residents of the town.</p>	<p>Town Hall</p> <p>Other governmental and administrative buildings</p> <p>Parks and recreation facilities</p> <p>Maintenance facilities</p> <p>Sewerage facilities</p> <p>Water utility facilities</p> <p>Garden club</p> <p>3</p>	<p>Such necessary buildings and accessory structures as are necessary for the proper operation of the town and are compatible with the permitted uses set forth in this section for this district</p> <p>Fences and fence walls</p> <p>Utility service structures</p> <p>3</p>
PMU, planned mixed use	<p>This district provides for temporary lodging and multifamily residential use with the objective of facilitating the redevelopment of the property inclusive of a historic recognition component.</p>	<p>Temporary Lodging use, including hotel/inn, and multifamily residential, when done in conjunction with temporary lodging use (See section 74-85)</p>	<p>Uses accessory to residential use enumerated for the other residential categories; and uses accessory to temporary lodging uses, including dining, meeting, recreation, sundry and</p>

			like facilities common to a hotel/inn
SPM, semi-public medical district	This district provides areas for hospital-related clinics and accessory uses.	Medical clinics, medical rehabilitation facilities, and parking associated with a hospital	Off-street parking, circulation drives and drainage retention Open space buffers

*See article IV of this chapter.

sz;8q le;2q 1 sz;8q le;2q Public/semi-public, ancillary nonresidential use: shall not exceed a maximum area of three acres. Any such use, alone or when added to existing contiguous like uses, which exceeds this threshold shall require a plan amendment with shall include such use and all contiguous like uses.

sz;8q le;2q 2 sz;8q le;2q Public/semi-public, ancillary nonresidential use: shall not exceed a maximum area of five acres. Any such use, alone or when added to existing contiguous like uses, which exceeds this threshold shall require a plan amendment which shall include such use and all contiguous like uses.

sz;8q le;2q 3 sz;8q le;2q Where property designated with the public zoning district is also designated recreation/open space on the town's future land use map, uses are limited to those allowed in the R/OS future land use plan category as per the comprehensive plan, which include parks and recreation facilities and electrical substations.

(Ord. No. 300, § III(2.02.02), 11-7-90; Ord. No. 318, § 3, 6-2-92; Ord. No. 328, § B(2.02.02), 8-3-93; Ord. No. 399, § 1, 11-20-01; Ord. No. 469, § 1, 6-1-10; Ord. No. 491, § 1, 4-15-14; Ord. No. 497, § 2, 6-17-14)