

## **SECTION 8 LAND USES DEFINED**

### **1. Central Business District**

Purpose: The intent of this district is to provide suitable locations for a variety of businesses.

Uses Permitted By Right:

Banks and other financial institutions  
Commercial retail facilities  
Funeral Homes & Mortuaries  
Personal Service Businesses  
Professional and Administrative offices and services  
Radio and TV Stations  
Restaurants, including drive-ins

Any other similar business uses as determined by the Zoning Administrator but excluding those specifically permitted in other business or industrial districts and not specifically permitted by this district.

Uses permitted by special use permit

Service Stations

Accessory uses and buildings

All uses normally considered accessory to permitted uses in the district.

### **2. Local Commercial**

Purpose: It is the intent and purpose of this district to provide essential service needs to the highway traveler and to accommodate businesses serving a regional market.

Uses permitted by right

Auto Repair Shop  
Automobile Parts, Tires and Accessory Dealers  
Banks and other financial institutions  
Hotels and Motels  
Medical Marijuana Dispensary  
Personal Service Businesses  
Restaurants or Taverns including drive-in facilities  
Recreational Vehicles, Trailers, and Motorcycles, Renting or Leasing of Vehicles  
Shopping Centers or Shopping Plazas Containing Retail Commercial Businesses permitted in the Central Business District.  
Vehicle Sales and Service of New and Used Automobiles, Mobile Homes, Boats, Campers,

Any other similar business uses as determined by the Zoning Administrator but excluding those specifically permitted in other business or industrial districts and not specifically permitted by this district.

Uses Permitted by Special Use Permit

Gas Stations

Medical Marijuana Dispensary

Accessory Uses and Buildings

All uses normally considered accessory to permitted uses in this district.

**3. High Density Residential**

Purpose: The intent of this district is to provide suitable locations for a variety of multi-family housing types, including apartments, townhouses, garden apartments, and condominiums.

Uses permitted by right

Adult Foster Care Family Home

Adult Foster Care Small Group Home

Condominiums

Duplex

Family Day Care Home

Mobile Home Parks

Specialized housing for the elderly including Independent or assisted Living Units, Interim Care Units and Nursing Care

Townhouses in groups of not more than four attached dwellings

Uses Permitted by special use permit

Apartments

Home Occupations - when carried on by the occupant within the residence or an accessory building meeting the setback requirements of principal structures.

Townhouses in groups of over four attached dwellings

Accessory Uses and Buildings

Accessory Buildings

Auto Repair Shops

Commercial Greenhouses

Farm Buildings

Open Air Structures

Private Garages

**4. Medium Density Residential**

Purpose: This district is intended for single family residential uses while providing an area where limited existing agricultural activities will be permitted to continue. Its purpose is to provide a buffer between the agricultural activities that exist around the village and the more urban uses inside the village.

Uses permitted by right

Adult Foster Care Family Home

Adult Foster Care Small Group Home

Churches, Schools & Colleges (at least 1 acre, 50' off set from all sides), Public Libraries, Museums and Art Galleries  
Convalescent or Rest homes  
Crop production including Orchards, Truck Farms, and Nurseries  
Family Day Care Home  
Funeral Homes and Mortuaries  
Golf Courses, Country Clubs, Tennis Courts and similar non-commercial recreational use  
Group Day Care Home  
Hospitals (minimum of 5 acre and 50' set backs on all sides  
One single family dwelling per lot

Uses permitted by special use permit

Bed and Breakfast with not more than four guest rooms  
Duplex  
Group Day Care Home  
Home Occupations  
Townhouses in groups of not more than four attached dwellings

Accessory Uses and buildings

Farm Buildings  
Private Garages

**5. INDUSTRIAL**

Purpose: This district is intended for light industrial uses with few nuisance characteristics, but also permits non retail commercial and service establishments. It is designed to permit manufacturing, production, processing, assembling, packaging and treatment of products from previously prepared material. The purpose of this district is to promote industrial areas which are protected from incompatible uses.

Uses permitted by right

Assembly, processing, treatment or packaging of goods  
Auto Repair Shop  
Commercial Greenhouses  
Light manufacturing  
Warehousing, Storage and Distribution facility

Any other similar industrial uses determined by the Zoning Board of Appeals but excluding those specifically permitted in other business or industrial districts and not specifically permitted in this section.

Uses Permitted by Special use Permit

Junk Yards

Accessory Uses and Buildings

All uses normally considered accessory to permitted uses in this district.