

§ 210-12. Commercial Districts.

- A. Districts established. The following commercial use districts are established: Neighborhood Commercial (NC), General Commercial (GC) and Regional Commercial (RC)
- B. Site plan required. All uses allowed in Commercial Districts are subject to site plan approval as set forth in this Code.
- C. Uses permitted in all Commercial Districts. The following uses are allowed in all commercial use districts:
 - (1) Retail sales and services with or without attached dwelling.
 - (2) Offices.
 - (3) Community centers.
 - (4) Religious institutions.
 - (5) Public utility substations.
 - (6) Uses accessory to the above, including parking.
 - (7) Other commercial uses if the Planning Board finds that the proposed use meets the statement of intent and is of the same general character, size, scale and intensity as those allowed.
- D. Neighborhood Commercial District.
 - (1) Statement of intent. The Neighborhood Commercial District is designed and intended to provide for relatively small, stand-alone commercial uses whose primary market is the immediate neighborhood of the enterprise. Such uses are located on Town highways or relatively nonintense county highways and are characterized by their small size (less than 5,000 square feet) and their low traffic generation.
 - (2) Allowable uses. Only those uses set forth in Subsection C above are allowed in the Neighborhood Commercial District.
 - (3) Bulk regulations. The bulk regulations for the district are as set forth in Article V below.
 - (4) Supplemental regulations. Supplemental Regulations, such as signage, parking, screening and the like, are set forth in Article VI below.
- E. General Commercial District.
 - (1) Statement of intent. The General Commercial District is designed to provide for those medium-sized commercial uses whose primary market is Town-wide. Such uses tend to be located on county or state highways of medium to high traffic volume. The size of such uses generally should not exceed 50,000 square feet.
 - (2) Allowable uses. In addition to those uses set forth in Subsection D above, the following uses are allowed:

- (a) Shopping centers.
 - (b) Hotels and motels.
 - (c) Gas/service stations and car-wash facilities.
 - (d) Restaurants and drive-in activities.
 - (e) Health-related facilities.
 - (f) Light assembly.
 - (g) Automobile sales and service, including recreational vehicles and boats.
 - (h) Veterinary clinic, provided that animal boarding is not allowed within 200 feet of the nearest residentially zoned parcel. [**Added 1-24-2005 by L.L. No. 3-2005**]¹
- (3) Bulk regulations. The bulk regulations for the district are as set forth in Article V below.
 - (4) Supplemental regulations. Supplemental Regulations, such as signage, parking, screening and the like, are set forth in Article VI below.

F. Regional Commercial District.

- (1) Statement of intent. The Regional Commercial District is designed to provide for those large-scale commercial enterprises which draw on a market at least county-wide. Such uses are only located on or near county, state or federal highways and are usually easily accessible from interstate highways. These uses are characterized by their high traffic generation characteristics and tend to be no smaller than 10,000 square feet.
- (2) Allowable uses. In addition to those uses set forth in Subsection E(2) above, the following uses are allowed:
 - (a) Parking lot.
- (3) Bulk regulations. The bulk regulations for the district are as set forth in Article V below.
- (4) Supplemental regulations. Supplemental regulations, such as signage, parking, screening and the like, are set forth in Article VI below.

G. General Commercial Plus District. [**Added 9-10-2007 by L.L. No. 8-2007**]

- (1) Statement of intent. The General Commercial Plus District is designed and intended to provide for a co-existence between commercial uses and light industrial uses.
- (2) Allowable uses. In addition to those uses set forth in Subsections C, D and E(2) above, the uses specified below are allowed.
 - (a) Parking garages.
 - (b) Parking lots.

1. Editor's Note: Former Subsection E(2)(i), regarding apartments in the General Commercial District, which was added 4-13-2016 by L.L. No. 4-2016 and immediately followed this subsection, was repealed 1-22-2020 by L.L. No. 1-2020.

- (c) Warehousing and distribution facilities.
 - (d) Automotive repair and/or garage facilities.
 - (e) Manufacturing/assembly.
 - (f) Other uses if the Planning Board finds that such proposed use meets the Statement of Intent and is of the same general character and intensity as those uses allowed. The Planning Board is authorized to construe this Subsection G(2)(f) liberally and broadly so as to allow for a co-existence between commercial uses and light industrial uses in a General Commercial Plus District.
- (3) Bulk regulations. The bulk regulations for the district are as set forth in Article V below.
 - (4) Supplemental regulations. Supplemental regulations, such as signage, parking, screening and the like, are set forth in Article VI below.
- H. Commercial Solar District. **[Added 2-8-2023 by L.L. No. 3-2023]**
- (1) Statement of intent. The Commercial Solar District is designed to provide for Tier 3 solar energy systems as defined in § 208-3 of Town Code.
 - (2) Allowable uses. The only permitted use in a Commercial Solar District is the installation, maintenance, and operation of Tier 3 solar energy systems.
 - (3) Bulk regulations. The bulk regulations for the district are set forth in Article V below.
 - (4) Supplemental regulations. Supplemental regulations, such as signage, parking, screening, and the like, are set forth in Article VI below.