

Sec. 204 District Regulations

204.6 Highway Commercial District (HC)

The purpose of the HC District is to allow a wide range of business and professional uses that provide town-wide service, as well as roadside service for through traffic on major arterials. Site plan review and approval by the Planning Board is required, with the exception of single-family dwellings, bed & breakfast inns with three or fewer guest bedrooms, and day care homes. [Amended, effective 12/13/89, Amended, effective 1/25/99, amended, effective 10/22/07]

204.6.1 The following uses are permitted in the HC District:

- .1 Business and professional offices;
- .2 Restaurants;
- .3 Personal Services;
- .4 Private Clubs;
- .5 Lodging Houses;
- .6 Private Schools;
- .7 Landscaping Services;
- .8 Retail Store;
- .9 Gasoline Station;
- .10 Motor Vehicle Sales;
- .11 Timber harvesting;
- .12 Hotels; motels;
- .13 Buildings accessory to single family dwellings;
- .14 Telecommunication Facilities, subject to Site Plan Review and the provisions of Sec. 433;
- .15 Municipal uses and buildings;
- .16 Agriculture;
- .17 Animal Husbandry;
- .18 Private heliport, personal use, subject to Site Plan Review and to the provisions of Section 418;
- .19 Sewer pumping stations, subject to the provisions of Sec. 419.4; [Amended, effective 12/13/89]
- .20 Additions to and accessory structures to single-family dwellings existing as of the effective date of this amendment; [Amended, effective 8/10/98]
- .21 Uses and buildings accessory to those above;

204.6.2 The following uses are allowed as special exceptions in the HC district, requiring the approval of the Board of Adjustment and Appeals:

- .1 Accessory structures of public utilities;

- .2 Warehousing and wholesale distribution related thereto, but exclusive of junk yards and salvaging operations;
- .3 Transportation termini;
- .4 Above ground utility transmission lines not located within public ways;
- .5 Light manufacturing, as defined;
- .6 Home occupations; [Amended, effective 12/13/89] Home Based Occupations; [Amended, effective 2/12/07]
- .7 Day care centers and nursery schools, subject to the provisions of Sec. 408A and Site Plan Review; [Amended, effective 12/13/89]
- .8 Boarding kennels; [Amended, effective 1/25/99]
- .9 Uses and buildings accessory to those above;

204.6.3 The following lot standards apply in the HC District:

- .1 40,000 square feet minimum lot size;
- .2 There shall be no less than 150 feet of lot frontage on a public right-of-way; [Amended, effective 8/10/98]

204.6.4 The following setbacks are required for all structures in the HC District:

- .1 Front: 50 feet;
- .2 Rear: 65 feet;
- .3 Side: 30 feet - combined width at least 65 feet.