

Sec. 204 District Regulations

204.8 Office Commercial South (OC-S)

The purpose of the OC-S District is to allow a limited range of employment-intensive commercial uses with low intensity land use impacts, measured in terms of traffic generation, environmental effects, and building scale and site layout. All development in this zone is encouraged to be consistent with the Route 1 Design Guidelines. Site Plan review and approval by the Planning Board is required with the exception of day care homes and bed & breakfast inns with three or fewer guest bedrooms. [Amended, effective 12/13/89, Amended, effective 10/22/07, [Amended, effective 12/8/08]

204.8.1 The following uses are permitted within the OC-S District:

- .1 Business and professional offices;
- .2 Research facilities;
- .3 Uses and buildings accessory to those above;
- .4 Sewer pumping stations, subject to the provisions of Sec. 419.4;
- .5 Commercial health and recreation facility; [Amended, effective 10/13/92]
- .6 Timber harvesting; [Amended, effective 10/26/98]
- .7 Residential care facilities, subject to the provisions of Sec. 432, except that for the purposes of this District, those provisions shall be modified as follows: [Amended, effective 6/14/99]
 - .1 The minimum lot size shall be 4 acres;
 - .2 All facilities shall be connected to the public water and sewer system;
 - .3 The total gross area of all building footprints on the site shall not exceed thirty thousand square feet for each four acres of lot area. Additional building footprints of 30,000 square feet shall be permitted for each additional land area increment of four acres;
 - .4 Buildings and parking lots shall cover not more than 25% of the lot;
 - .5 The parking requirement included in Section 432 may be reduced upon a positive finding by the Board that the proposed use does not, in practice, require the amount stated in the standard;
- .8 Antennas as defined in Sec. 100, subject to Site Plan Review, and Section 433; [Adopted, effective 12/13/99]
- .9 Uses and buildings accessory to those above; [Amended, effective 5/15/89]

204.8.2 The following uses are allowed as special exceptions in the OC-S District, requiring the approval of the Board of Adjustment and Appeals:

- .1 Light manufacturing, as defined;
- .2 Hotels and motels;
- .3 Municipal uses and buildings;
- .4 Accessory structures of public utilities;

- .5 Above ground utility transmission lines not located within public ways;
- .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 Uses and building accessory to those above;

204.8.3 The following lot standards apply in the OC South District:

- .1 One (1) acre minimum lot size;
- .2 There shall be no less than 150 feet of lot frontage; [Amended, effective 5/15/89]

204.8.4 The following setbacks are required for all structures in the OC South District: [Amended, effective 6/12/95]

- .1 Front: 25 feet;
- .2 Rear: 65 feet;
- .3 Side: 20 feet