

Sec. 204 District Regulations

204.9 Village Center Commercial (VCC)

The purpose of the Village Center Commercial District is to provide an area that allows for a mix of commercial uses such as retail sales, restaurants and business and professional offices. Pedestrian and bicycle travel will be safely provided through the use of sidewalks and bike lanes. [Adopted, effective 10/22/07]

All development in this district shall be consistent with the Town of Cumberland Route 100 Design Standards.

There shall be a 25-foot landscape buffer for any property with frontage on Route 100. The applicant shall either improve this landscape buffer with a sidewalk, trees, and other landscaping and street furniture, as approved by the Planning Board as part of site plan approval for the site, or shall, in the alternative, grant a landscape easement to the Town for the purpose of installation and maintenance of the required sidewalk and other streetscape improvements.

204.9.1 The following uses are permitted within the VCC District:

- .1 Auto Repair Service Garage;
- .2 Business and professional offices, to include those with drive through facilities;
- .3 Gasoline Stations;
- .4 Restaurants;
- .5 Retail (25,000 maximum footprint);
- .6 Grocery Stores (35,000 maximum footprint);
- .7 Veterinary Office;
- .8 Commercial Health and Recreation;
- .9 Personal Services;
- .10 Landscaping Services and Retail;
- .11 Motor Vehicle Sales;
- .12 Municipal Uses;
- .13 Research facilities;
- .14 Sewer pumping stations, subject to the provisions of Sec. 4169.4;
- .15 Commercial health and recreation facility;
- .16 Timber harvesting; [Amended, effective 10/26/98]
- .17 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 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;

- .2 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;
- .18 Antennas as defined in Sec. 100, subject to Site Plan Review, and Section 433; [Adopted, effective 12/13/99]
- .19 Uses and buildings accessory to those above; [Amended, effective 5/15/89]

204.9.2 The following uses are allowed as special exceptions in the VCC District, requiring the approval of the Board of Adjustment and Appeals:

- .1 Light manufacturing, as defined;
- .2 Hotels;
- .3 Inns;
- .4 Warehousing and Distribution (300' minimum setback restriction from Route 100);
- .5 Antenna;
- .6 Accessory structures of public utilities;
- .7 Above ground utility transmission lines not located within public ways;
- .8 Home Occupations;
- .9 Home Based Occupations;
- .10 Home Based Retail;
- .11 Day care centers and nursery schools, subject to the provisions of Sec. 408A and Site Plan Review;
- .12 Uses and building accessory to those above;

204.9.3 The following lot standards apply in the VCC District:

- .1 20,000 sq. ft. minimum lot size;
- .2 There shall be no less than 75 feet of lot frontage;

204.9.4 The following setbacks are required for all structures in the VCC District:

- .1 Front: 45 feet; (Note: the front setback for lots with frontage on Route 100 in this district shall include the required 25' landscape easement to the Town of Cumberland.
- .2 Rear: 50 feet; (Note: where a proposed non-residential use will abut an existing residential zone, there shall be a 25' landscaped buffer within the required setback.
- .3 Side: 15 feet;