

Sec. 204 District Regulations

204.11 Village Office Commercial II (VOC II)

The purpose of the Village Office Commercial II is to provide for the flexible development or redevelopment of an area that has historically featured a mix of residential and retail uses. [Adopted, effective 10/22/07]

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

204.11.1 The following uses are permitted within the VOC II District:

- .1 Business and professional offices without drive-through facilities;
- .2 Commercial schools;
- .3 Commercial health and recreation facilities;
- .4 Outdoor recreation facilities;
- .5 Municipal Uses;
- .6 Sewer pumping stations, subject to the provisions of Sec. 419.4;
- .7 Timber harvesting; [Amended, effective 10/26/98]
- .8 Multiplex Dwellings;
- .9 Riding stables and schools;
- .10 Bed and Breakfasts;
- .11 Day care home;
- .12 Agriculture Uses [Amended, effective 11/12/07]

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

- .1 Single family detached dwelling;
- .2 Duplex dwelling;
- .3 Light manufacturing, as defined;
- .4 Antenna;
- .5 Home occupations;
- .6 Home Based Occupations;
- .7 Home-based Retail;
- .8 Day care centers and nursery schools, subject to the provisions of Sec. 408A and Site Plan Review;
- .9 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]:
 - 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.

- 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 as demonstrated by a parking analysis submitted by the applicant.

.10 Accessory structures of public utilities;

.11 Above ground utility transmission lines not located within public ways;

.12 Uses and building accessory to those above;

204.11.3 The following lot standards apply in the VOC II District:

.1 40,000 sq. ft. minimum lot size;

.2 There shall be no less than 75 feet of lot frontage;

204.11.4 The following setbacks are required for all structures in the VOC II District:

.1 Front: 50 feet;

.2 Rear: 65 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: 20 feet.