

ORDINANCE NO. 2017-13  
AN ORDINANCE TO AMEND  
CHAPTER 185  
OF THE ORDINANCES OF THE TOWN OF BARRINGTON

The Town Council of Barrington hereby ordains that the Code of the Town of Barrington be amended as follows:

**Chapter 185**

**ZONING**

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Article II  
**Definitions**

**§ 185-5 Terms defined.**

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section. Where terms are not defined, they shall have their ordinarily accepted meanings, or such as the context would ordinarily imply. State definitions are denoted by the italics.

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**ARTISAN/MAKER ACTIVITY**

An establishment for the shared or individual preparation, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, and related items.

...

**CONVERTIBLE SPACE**

A building or buildings that include upper-story residential and first-floor spaces designed to readily convert from residential apartments to business uses (or vice versa) as real estate market demand allows. Specific business uses allowed in a convertible space will be governed by the uses allowed in the underlying zoning.

...

**LIVE-WORK SPACE**

A building or space within a building used jointly for business and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work. Specific business uses allowed in a live-work space will be governed by the uses allowed in the underlying zoning.

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### Article III Zoning Districts and Zoning Map

#### § 185-6 Zoning Districts.

For the purposes of this chapter, the Town of Barrington is hereby divided into the following use districts:

...

L. Residence-Business Flex District (RBF). This district, considered a Business District, contains areas of the community in which residence and business uses are permitted to intermingle within the district and within mixed-use buildings in the district. Business and mixed-use buildings are meant to be in character and scale with, and appropriate to, proximate residential uses. Similar to the Neighborhood Business District (NB), it is intended to provide areas for commercial and retail activities which do not generate the traffic, glare, noise or larger parking areas associated with more intensive business uses allowed in the Business District. Unlike the NB, the RBF allows first-floor residential in mixed-use buildings so long as the first-floors of such buildings are designed to readily convert to business uses or live-work spaces in the future.

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### Article IV Use Regulations

#### § 185-8 Interpretation of Zoning Use Table.

**[Amended 1-13-1997 by Ord. No. 96-14; 11-13-2000 by Ord. No. 2000-7; 5-16-2006 by Ord. No. 2006-2; 5-9-2011 by Ord. No. 2011-4; 2-6-2012 by Ord. No. 2012-1; amended 3-7-2016 by Ord. No. 2016-1]**

In the following table, the letters shown below are used to denote the status of each use in each zoning district, as follows:

- P - The use is a permitted use in the zoning district.
- S - The use is permitted only as a special use in the zoning district subject to action by the Zoning Board of Review as outlined in Article **XIV** of this chapter.
- N - The use is not permitted in the zoning district.

## A. Agricultural and conservation uses.

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
Natural resource reservation	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P
Historic resource preservation	S	S	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P
Farming	S	N	P	N	S	S	S	N	<u>S</u>	S	S	S	S	N	N	P
Fruit or vegetable stand	N	N	P	N	S	S	S	S	<u>P</u>	P	P	P	S	P	P	P
Commercial nursery or greenhouse	N	N	N	N	S	S	N	N	<u>P</u>	P	P	S	S	N	N	N

## B. Residential and related uses.

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
Single-family detached dwelling	N	N	N	N	S	P	P	P	<u>P</u>	P	N	N	N	S	N	N
Two-family dwelling	N	N	N	N	N	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	<u>S<sup>1</sup></u>	S <sup>1</sup>	N	N	N	P	N	N
Conversion of single-family dwellings lawfully existing as of 1-1-2012 to two-family dwellings	N	N	N	N	N	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	<u>S<sup>1</sup></u>	S <sup>1</sup>	N	N	N	N	N	N
Mixed use commercial	N	N	N	N	N	N	N	N	<u>S</u>	P	P	N	N	N	N	N

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
Mixed use residential	N	N	N	N	N	N	N	N	<u>P</u>	P	N	N	N	P	N	N
Senior residential community	N	N	N	N	N	S	S	S	<u>S</u>	S	S	N	S	N	N	P
<u>Convertible Space</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>S</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Artisan/Maker Activity</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>S</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Live-Work Space</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>S</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Senior multifamily housing	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	P
Cottage housing	N	N	N	N	N	N	N	N	<u>S</u>	S	S	N	N	N	N	P
Multifamily dwelling <sup>2</sup>	N	N	N	N	N	N	N	N	<u>S<sup>3</sup></u>	S <sup>3</sup>	P <sup>3</sup>	N	N	P	N	N
Accessory apartment, detached	N	N	N	N	N	S <sup>4</sup>	S <sup>4</sup>	S <sup>4</sup>	<u>S<sup>4</sup></u>	S <sup>4</sup>	N	N	N	N	N	N
Accessory apartment, interior	N	N	N	N	N	S <sup>5</sup>	S <sup>5</sup>	S <sup>5</sup>	<u>S<sup>5</sup></u>	S <sup>5</sup>	N	N	N	N	N	N
Households	N	N	N	N	P	P	P	P	<u>P</u>	P	N	N	N	P	N	P
Accessory living quarters or guest house	N	N	N	N	P	P	P	N	<u>N</u>	N	N	N	N	P	N	P <sup>6</sup>
Community residence	N	N	N	N	P	P	P	P	<u>P</u>	P	N	N	N	P	N	P
Dormitory for a permitted	N	N	N	N	S	S	S	S	<u>N</u>	N	N	N	N	N	N	N

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
use																
Motel or hotel	N	N	N	N	N	N	N	N	<u>N</u>	N	S	S	N	N	N	N
Tourist home or lodging house	N	N	N	N	N	N	N	N	<u>S</u>	S	N	S	N	N	N	N
Home occupation	N	N	N	N	P	P	P	P	<u>P</u>	P	N	N	N	P	N	N
Professional home office	N	N	N	N	S	S	S	S	<u>P</u>	P	N	N	N	S	N	N
Keeping of customary household pets only	N	N	N	N	P	P	P	P	<u>P</u>	P	P	P	P	P	N	P
Satellite receiving antenna over 2 feet in diameter	N	N	N	N	S	S	S	S	<u>S</u>	S	S	S	S	S	N	N

**NOTES:**

<sup>1</sup> Only permitted if one unit is affordable and only on lots that contain at least the minimum lot size area as shown on the Dimensional Regulations Table

<sup>2</sup> [Added 7-25-1994]

<sup>3</sup> As part of a mixed use commercial development

<sup>4</sup> S per requirements of § 185-141 for detached accessory apartments

<sup>5</sup> P if the accessory apartment meets the affordability standards in § 185-143F; S if reserved for one or more members of the family of the owner-occupant of the principal residence.

<sup>6</sup> Permitted as part of Senior Residential Village.

C. Open recreation uses.

WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
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	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	RBF	NB	B	WB	LM	EH	GI	SRV
Golf course, not including commercial driving range or miniature golf course	N	N	N	S	S	N	N	N	<u>N</u>	N	N	N	N	N	N	N
Public or private park	N	N	S	P	S	S	S	S	<u>S</u>	S	S	S	S	S	P	P
Public or private bathing beach	N	N	P	P	S	S	S	S	<u>N</u>	N	N	S	N	S	N	P
Public or commercial swimming pool	N	N	N	P	S	S	S	N	<u>N</u>	N	S	S	N	S	N	P
Swimming pool accessory to a dwelling	N	N	N	N	N	P	P	P	<u>P</u>	P	N	N	N	P	N	P
Riding stable	N	N	N	S	S	N	N	N	<u>N</u>	N	N	N	N	N	N	N
Day camp for children or youth	N	N	S	S	S	N	N	N	<u>N</u>	N	N	N	N	N	N	N
Other open commercial recreation	N	N	N	S	S	N	N	N	<u>N</u>	N	S	S	N	N	N	N

## D. Marine uses.

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
Marina	N	N	N	S	N	N	N	N	<u>N</u>	N	S	S	N	N	N	N
Boatyard	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	P	N	N	N

	<b>WR</b>	<b>C</b>	<b>OS-P</b>	<b>OS-A</b>	<b>RE</b>	<b>R-40/ R-40CD</b>	<b>R-25</b>	<b>R-10</b>	<b><u>RBF</u></b>	<b>NB</b>	<b>B</b>	<b>WB</b>	<b>LM</b>	<b>EH</b>	<b>GI</b>	<b>SRV</b>
Recreation boat storage	N	N	N	N	N	N	N	N	<u>N</u>	N	S	S	S	N	N	N
Sail manufacturing	N	N	N	N	N	N	N	N	<u>N</u>	N	N	S	P	N	N	N
Boating instruction	N	N	S	P	P	N	N	N	<u>N</u>	N	N	P	P	N	N	N
Yacht club, not including entertainment or alcoholic beverages	N	N	N	N	S	N	N	N	<u>N</u>	N	N	P	P	N	N	N
Yacht club, including entertainment and/or alcoholic beverages	N	N	N	N	S	N	N	N	<u>N</u>	N	N	S	S	N	N	N
Boat and boat supply sales	N	N	N	N	N	N	N	N	<u>N</u>	N	P	P	N	N	N	N

E. Public and semipublic uses.

	<b>WR</b>	<b>C</b>	<b>OS-P</b>	<b>OS-A</b>	<b>RE</b>	<b>R-40/ R-40CD</b>	<b>R-25</b>	<b>R-10</b>	<b><u>RBF</u></b>	<b>NB</b>	<b>B</b>	<b>WB</b>	<b>LM</b>	<b>EH</b>	<b>GI</b>	<b>SRV</b>
Religious building	N	N	N	N	S	S	S	S	<u>S</u>	S	S	N	N	S	N	P <sup>1</sup>
Nonprofit civic organization	N	N	N	N	S	N	N	N	<u>S</u>	S	S	S	N	S	P	P
Charitable institution with no commercial activity	N	N	N	N	P	N	N	N	<u>N</u>	N	P	P	N	P	P	P

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
Hospital or health care facility not for mental, alcoholic or drug addiction treatment	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	N	P	S	N
Hospital or health care facility for mental, alcoholic or drug addiction treatment	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	N	S	S	N
Congregate health care facility	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	S	P	S	P
Assisted-living facility	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	S	P	S	P
Memory-care facility	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	S	P	S	P
Senior services training center	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	S	P	S	P <sup>1</sup>
Cemetery	N	N	S	N	S	S	S	S	<u>N</u>	N	N	N	N	N	N	N
Family day-care home	N	N	N	N	P	P	P	P	<u>P</u>	P	N	N	N	P	N	N
Day-care center	N	N	N	S	S	S	S	S	<u>S</u>	S	S	N	N	S	N	S
Private school															N	N
Nursery, preschool and kindergarten	N	N	N	N	P	N	N	N	<u>S</u>	S	S	N	N	N	N	N

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
Elementary, 1-8	N	N	N	N	P	N	N	N	<u>N</u>	N	S	N	N	N	N	N
Secondary, 9-12	N	N	N	N	P	N	N	N	<u>N</u>	N	S	N	N	N	N	N
Higher education institution	N	N	N	N	P	N	N	N	<u>N</u>	N	S	N	N	N	N	N
Commercial educational institution	N	N	N	N	P	N	N	N	<u>S</u>	S	P	N	N	N	N	N
Cultural activity	N	N	P	P	S	S	S	S	<u>S</u>	S	P	S	S	S	P	P

**NOTES:**

<sup>1</sup> Permitted as part of Senior Residential Village.

## F. Public utility facilities and uses.

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
Electric power substation	N	N	N	N	S	S	S	S	<u>S</u>	S	S	S	P	S	N	N
Electric generator	N	N	N	N	N	N	N	N	<u>N</u>	N	S	S	S	S	S	N
High voltage transmission tower or line	N	N	N	N	S	S	S	S	<u>S</u>	S	S	S	S	S	P	N
Cellular communications antennae array, private	S	S	S	S	P	S	S	S	<u>P</u>	P	P	P	P	P	P	P
Cellular communications tower,	N	N	N	N	S	N	N	N	<u>N</u>	N	N	N	S	N	S	N

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
private																
Telephone exchange not open for public business	N	N	N	N	S	S	S	S	<u>S</u>	S	P	P	P	S	N	N
Utility pole for electric, telephone or other utility lines	S	S	S	S	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P
Water pumping station or well field	N	N	S	S	S	S	S	S	<u>S</u>	S	P	P	P	S	P	P
Water storage tower	N	N	N	N	S	S	S	S	<u>S</u>	S	S	S	S	S	S	P
Sewage pumping or lift station	N	N	S	S	S	S	S	S	<u>S</u>	S	P	P	P	S	S	P
Sanitary landfill area, public	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	S	N	N	N
Recycling center	N	N	N	S	N	N	N	N	<u>S</u>	S	S	S	S	N	P	N

**NOTES:**

<sup>1</sup> As an accessory use to any other permitted use in the RBF.

G. Office uses.

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
Banking institution	N	N	N	N	N	N	N	N	<u>S</u>	S	P	S	P	S	N	N

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
Offices, comprising no more than 2,500 square feet of gross floor area	N	N	N	N	N	N	N	N	<u>P</u>	P	P	S	P	S	P	N
Offices, comprising over 2,500 square feet of gross floor area	N	N	N	N	N	N	N	N	<u>S</u>	S	P	S	P	S	P	N

H. Transportation and related uses.

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
Heliport	N	N	N	N	S	S	N	N	<u>N</u>	N	S	N	S	S	N	N
Commercial off-street parking facility, lot or area	N	N	N	N	N	N	N	N	<u>S</u>	S	S	S	S	S	S	N
<u>Leasing of Parking</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Parking area accessory to a permitted use	N	N	S	S	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P
Public transit shelter	N	N	S	P	P	S	S	S	<u>S</u>	S	P	S	S	S	P	P
Public park- and-ride facility	N	N	N	N	S	S	S	S	<u>S</u>	S	P	S	P	P	P	N
Public transit passenger station	N	N	N	N	N	N	N	N	<u>N</u>	N	S	S	S	S	P	N

## I. Retail business. [Amended 5-9-2011 by Ord. No. 2011-4]

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
Supermarket	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	N	N	N	N
Convenience/ drug store with less than or equal to 2,000 square feet gross floor area	N	N	N	N	N	N	N	N	<u>P</u>	P	P	S	N	S	N	P <sup>1</sup>
Convenience/ drug store greater than 2,000 square feet gross floor area	N	N	N	N	N	N	N	N	<u>S</u>	S	S	S	N	S	N	N
Food preparation and/or sales	N	N	N	N	N	N	N	N	<u>P</u>	P	P	S	N	S	N	N
Art supplies, book, card, gift, novelty, hobby, jewelry, music, magazine, tobacco, toy store or shop	N	N	N	N	N	N	N	N	<u>P</u>	P	P	S	N	S	N	N
Apparel and sporting goods store	N	N	N	N	N	N	N	N	<u>P</u>	P	P	S	N	S	N	N
Garden supply or florist shop	N	N	N	N	N	N	N	N	<u>P</u>	P	P	N	N	S	N	N
Dry goods, luggage, variety, paint and hardware, or auto	N	N	N	N	N	N	N	N	<u>S</u>	S	P	N	N	N	N	N

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
accessories store																
Bicycle rentals and sales, bicycle repair shop	N	N	N	N	N	N	N	N	<u>P</u>	P	P	N	N	S	N	N
Antique or used furniture sales	N	N	N	N	N	N	N	N	<u>P</u>	P	P	N	N	N	N	N
General merchandise, department, furniture or household appliance store; including up to 30% of the total floor area for storage and inventory	N	N	N	N	N	N	N	N	<u>S</u>	S	P	N	N	N	N	N
Automotive sales, primarily within a building	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	N	N	N	N
Open lot automotive sales, excluding major repairs	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	N	N	N	N
Community or regional shopping center	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	N	N	N	N
Package liquor store, under 3,000 square feet	N	N	N	N	N	N	N	N	<u>N</u>	N	S	S	N	N	N	N

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
Package liquor store, under 10,000 square feet	N	N	N	N	N	N	N	N	<u>N</u>	N	N	S	N	N	N	N
Package liquor store, 10,000 square feet or greater	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N	N	N	N

**NOTES:**

<sup>1</sup> Permitted as part of Senior Residential Village.

## J. Service business.

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
Personal convenience services	N	N	N	N	N	N	N	N	<u>P</u>	P	P	S	N	P	N	p <sup>1</sup>
Specialty business services	N	N	N	N	N	N	N	N	<u>P</u>	P	P	S	N	S	N	N
Exercise or fitness center	N	N	N	N	N	N	N	N	<u>P</u>	P	P	S	N	P	N	P
Radio, computer, appliance or television repair	N	N	N	N	N	N	N	N	<u>P</u>	P	P	N	N	N	N	N
Mortuary or funeral home	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	N	N	N	N
Dry-cleaning facility	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	N	N	N	N
Automatic car washing facility	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	N	N	N	N

	<b>WR</b>	<b>C</b>	<b>OS-P</b>	<b>OS-A</b>	<b>RE</b>	<b>R-40/ R-40CD</b>	<b>R-25</b>	<b>R-10</b>	<b><u>RBF</u></b>	<b>NB</b>	<b>B</b>	<b>WB</b>	<b>LM</b>	<b>EH</b>	<b>GI</b>	<b>SRV</b>
Veterinary office or animal hospital	N	N	N	N	N	N	N	N	<u>S</u>	S	S	N	N	N	N	N
Vehicle rental office	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	N	N	N	N
Gasoline filling station	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	N	N	N	N
Automotive repair garage	N	N	N	N	N	N	N	N	<u>S</u>	S	S	N	N	N	N	N
Equipment storage	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	S	N	N	N

**NOTES:**

<sup>1</sup> Permitted as part of Senior Residential Village.

**K. Eating establishment.**

	<b>WR</b>	<b>C</b>	<b>OS-P</b>	<b>OS-A</b>	<b>RE</b>	<b>R-40/ R-40CD</b>	<b>R-25</b>	<b>R-10</b>	<b><u>RBF</u></b>	<b>NB</b>	<b>B</b>	<b>WB</b>	<b>LM</b>	<b>EH</b>	<b>GI</b>	<b>SRV</b>
Restaurant, not including alcoholic beverages	N	N	N	N	S	N	N	N	<u>S</u>	S	P	S	S	S	N	p <sup>1</sup>
Restaurant, including alcoholic beverages	N	N	N	N	S	N	N	N	<u>S</u>	S	S	S	S	S	N	p <sup>1</sup>

**NOTES:**

<sup>1</sup> Permitted as part of Senior Residential Village.

**L. Entertainment businesses.**

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
Theater	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	N	N	N	P <sup>1</sup>
Indoor commercial recreation, other than amusement games	N	N	N	N	N	N	N	N	<u>N</u>	N	S	S	S	S	N	P <sup>1</sup>

**NOTES:**

<sup>1</sup> Permitted as part of Senior Residential Village.

M. Wholesale business and storage.

	WR	C	OS-P	OS-A	RE	R-40/ R-40CD	R-25	R-10	<u>RBF</u>	NB	B	WB	LM	EH	GI	SRV
Wholesale business and storage of nonflammable and nonexplosive materials in a structure or building	N	N	N	N	N	N	N	N	<u>N</u>	N	S	S	P	N	N	N
Wholesale business and open storage of new building materials and machinery	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	P	N	N	N
Storage of flammable materials	N	N	N	N	N	N	N	N	<u>N</u>	N	S	S	P	N	N	N
Retail outlet accessory to a storage or manufacturing use, provided that	N	N	N	N	N	N	N	N	<u>N</u>	N	S	S	P	N	N	N

	<b>WR</b>	<b>C</b>	<b>OS-P</b>	<b>OS-A</b>	<b>RE</b>	<b>R-40/ R-40CD</b>	<b>R-25</b>	<b>R-10</b>	<b><u>RBF</u></b>	<b>NB</b>	<b>B</b>	<b>WB</b>	<b>LM</b>	<b>EH</b>	<b>GI</b>	<b>SRV</b>
the floor area does not exceed 1,000 square feet																
Aboveground storage of heating fuels for resale	N	N	N	N	N		N	N	<u>N</u>	N	S	N	S	N	N	N

N. Manufacturing and related uses.

	<b>WR</b>	<b>C</b>	<b>OS-P</b>	<b>OS-A</b>	<b>RE</b>	<b>R-40/ R-40CD</b>	<b>R-25</b>	<b>R-10</b>	<b><u>RBF</u></b>	<b>NB</b>	<b>B</b>	<b>WB</b>	<b>LM</b>	<b>EH</b>	<b>GI</b>	<b>SRV</b>
Limited manufacturing, in conformity with the provisions of Article <b>XIX</b> relating to standards of performance and the emissions of hazardous or noxious by-products	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	P	N	N	N
Product assembly, provided that the floor area does not exceed 2,000 square feet	N	N	N	N	N	N	N	N	<u>N</u>	N	S	N	P	N	N	N

§ 185-21 **Authorized departures from yard requirements.**

The following are allowable departures from front, rear and side yard requirements as contained in Article VI:

...

- C. Where a lot in a Neighborhood Business District or Residence-Business Flex District is adjacent on one or both sides to another lot having a principal building which is farther than 15 feet from the street line, the front yard depth on such lot may be the average of the front yards of the adjoining lots having buildings thereon, except, however, in no case shall the front yard depth be greater than 25 feet. [Added 1-10-2000 by Ord. No. 99-13]

...

§ 185-24 **Trash storage on business or manufacturing lots.**

Trash shall be stored in closed dumpsters or similar trash receptacles within all Residence-Business Flex, Neighborhood Business, Business, Waterfront Business or Limited Manufacturing Districts, or lots being used in a commercial or industrial fashion, and shall be screened from view from the street.

...

§ 185-78 **Off-street parking requirements for specific uses.**

...

- (6) Live-Work Space: one parking space is required for each live-work unit, with no fewer than two parking spaces per building.
- (7) Convertible Space: required parking will be based on the applicable parking standards for the uses initially proposed for the convertible space, whether residential or commercial. If a use changes to another use that requires more parking, such additional parking must be provided on site or else the applicant must demonstrate proof of a shared parking arrangement with a neighboring property owner per the Town's standards for shared parking (§ 185-78.E). Additionally, an applicant may request that on-street/public parking be counted toward the required parking spaces where these spaces are located within 300 feet from the building entrance and have safe, direct pedestrian access to the building entrance, via sidewalks and/or crosswalks.

...

§ 185-85 **Loading space requirements.**

Off-street loading spaces shall be provided as follows:

- A. For each nonresidential use or structure (with the exception of Live-Work Spaces and Convertible Spaces) of under 1,000 square feet of gross floor area or ground area within which commodities are sold, displayed, repaired, serviced, fabricated or altered as the

principal use of the land or structure, one off-street loading space at least 300 square feet in area shall be provided.

...

§ 185-97 **Permitted signs in business and manufacturing districts.**

Within the Neighborhood Business (NB), Residence-Business Flex (RBF), Business (B), Waterfront Business (WB) and Limited Manufacturing (LM) Districts, only the following signs shall be permitted:

...

	<b>GFA of Shopping Center</b>	<b>Maximum Area of Directory Sign</b>	<b>Maximum Height of Freestanding Sign*</b>
<b>Zoning District</b>	<b>(square feet)</b>	<b>(square feet)</b>	<b>(feet)</b>
NB, <u>RBF</u>	All GFA	25	7
B, WB, LM	Less than 7,000	25	7
B, WB, LM	7,000 or more	32	8

**\*NOTE:** Directory signs not exceeding four feet in height are preferred.

...

§ 185-98 **Prohibited signs and related actions.**

Any sign not specifically permitted or exempted under this article is prohibited. In addition, the following are specific prohibited signs and actions:

...

- M. Inflatable devices, such as, but not limited to, inflatable animals, characters, or large balloons, shall not be allowed in the Business, ~~or~~ Neighborhood Business or Residence-Business Flex zone.

...

Article XXXII  
**Requirements for the RBF District**

### § 185-228 Applicability

The following requirements shall be applied to the review of applications for development in the RBF District. Where a Special Use Permit application is being reviewed, the Zoning Board shall consider these criteria as part of their approval and may condition their approval on the applicant adequately addressing them.

### § 185-229 Convertible Spaces

A. Convertible Spaces are subject to the following development standards:

- (1) First-floor convertible spaces shall have a minimum floor-to-floor height of 13 feet.
- (2) Any convertible space must demonstrate through the special use permit process how the following issues will be addressed:
  - (a) Building codes for fire separation between uses on the first floor and elsewhere in the building shall be met.
  - (b) Structures allow first-floor spans appropriate for commercial uses.
  - (c) Mechanical and plumbing systems shall have enough room to allow changes, as needed, for commercial or residential uses without disrupting the occupied spaces in the building.
  - (d) A transition space shall be designed from the street to the building to provide privacy for people living on the first floor while still being usable for commercial purposes in the future.
  - (e) First-floor convertible space shall be accessible to individuals who may be mobility impaired, including those using wheelchairs and walkers.
  - (f) Front windows may be of a residential scale, and do not have to comply with § 200-86 Performance standards of the Town's Land Development and Subdivision regulations (related to window placement and transparency).
  - (g) For existing buildings that would like to be considered as convertible spaces and that front on interior driveways or parking areas, up to 100% of first-floor area may be used strictly for residential purposes.
  - (h) For existing buildings that would like to be considered as convertible spaces and that front on a public street, at least 50% of the first-floor area must be redeveloped as convertible space.
  - (i) All electrical systems must meet the standards for commercial development.
  - (j) All HVAC systems should be capable of serving commercial development with minimal alteration.

B. Live-Work Spaces located on the first floor are subject to the development standards for first-floor business establishments as follows, and to any additional standards for first-floor business establishments provided in this zoning ordinance:

(1) First-floor live-work spaces shall have a minimum floor-to-floor height of 13 feet for new construction. This shall not apply to those buildings existing as of the date this section is adopted, including residential homes converting to Live-Work Space.

(2) Individual live-work units shall not exceed 1,500 square feet gross floor area for the combined commercial and accessory residential space.

C. Open Space. Areas not covered by buildings, driveways, parking, utilities, and other essential development features shall be landscaped and designed to accommodate pedestrians and/or bicyclists. Pedestrian connections between properties, bicycle amenities, sitting areas, gathering spaces, art installations, shade trees, and other features that will increase streetside activity are highly encouraged.

\*\*\*

This ordinance shall become effective upon passage.

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Council Member

Filed:

Introduced:

Adopted: