

SECTION 6* NEIGHBORHOOD OFFICE (NO), NEIGHBORHOOD SHOPPING (NS) AND GENERAL BUSINESS (GB) DISTRICTS

- SECTION 6.1 GENERAL REQUIREMENTS**
- SECTION 6.2 PERMITTED USES**
- SECTION 6.3 DIMENSIONAL REGULATIONS**
- SECTION 6.4 [DELETED]**
- SECTION 6.5 RETAIL SALES OF AUTOMOBILES AND TRUCKS**

6.1* GENERAL REQUIREMENTS

In Neighborhood Office (NO), Neighborhood Shopping (NS) and General Business (GB) Districts, the existing uses of land and building shall not be changed, altered, or enlarged, and no new uses of land or construction of new buildings will be permitted except in conformance with the provisions of Section 6 of this By-Law.

- 6.1.1** Landscaped buffer strips shall be provided as required in Section 6.3 and shall conform to the requirements of Section 10.2, and their proper maintenance shall be assured.
- 6.1.2** Entrance driveways and vehicular movement shall be designed to lessen congestion in the streets, with due regard to driveways to other properties and to safe pedestrian travel.
- 6.1.3** Off-street parking and truck unloading shall conform to the requirements of Section 11 of the Zoning By-Law.
- 6.1.4** Signage shall conform to the requirements of Section 12 of the Zoning By-Law.
- 6.1.5** Where a landscaped buffer strip does not limit to the premises the light source of all exterior lighting then such lighting shall be so shaded that the source of light shall not be visible off the premises.
- 6.1.6** All public improvements and new public streets shall be provided under the applicable Rules and Regulations Governing the Subdivision of Land of the Town.
- 6.1.7** Subject to site plan approval by the Planning Board, it may be permissible for adjacent property owners to use a common entrance in order to minimize curb cuts.

6.2 PERMITTED USES

Refer to Section 3, Use Regulations.

6.3* DIMENSIONAL REGULATIONS

In Neighborhood Office (NO), Neighborhood Shopping (NS) and General Business (GB) Districts, no land shall be used and no building shall be constructed or altered except in conformance with the following schedule:

	ZONING DISTRICT		
	NO	NS	GB
Minimum Lot Frontage (feet)	100	200	150
Minimum Lot Area (square feet)	20,000	60,000	30,000
Minimum Front Yard (feet)	40 (a)	25 (a) (b)	50 (a)
Minimum Side Yard (feet)	15 (c)	15 (c)	12 (c)
Minimum Rear Yard (feet)	30 (c)	30 (c)	20 (c)
Maximum Building Coverage (percent)	20	25	30
Maximum Building Height (stories)	1	1	3
Maximum Building Height (feet)	25	25	40

Footnotes from the Table:

- (a)* In the NO, NS and GB Districts, the required front yard shall contain a landscaped buffer strip as described in Section 10.2 which shall be no less than ten (10) feet in width. The remaining part of the front yard may be used for off street parking.
- (b) In the NS District, front yards across the street from a residential district shall contain a landscaped buffer strip as described in Section 10.2 which shall be no less than twenty (20) feet wide.
- (c)* In the NO, NS and GB Districts, side and rear yards abutting a residential district shall contain a landscaped buffer strip as described in Section 10.2 which shall be no less than twenty (20) feet wide.

6.4* [DELETED]

6.5 RETAIL SALES OF AUTOMOBILES AND TRUCKS

Retail sales by a franchised dealer of new automobiles and new trucks are permitted in GB Districts when authorized by a Special Permit issued by the Planning Board acting as the Special Permit Granting Authority subject to the following restrictions:

- 6.5.1** Subject to all of the applicable general findings required in Section 13.6.5.
- 6.5.2*** Retail sales of used automobiles and used trucks are only permitted as an ancillary use.
- 6.5.3** Notwithstanding the provisions of Section 6.3 of the Zoning By-Law, no special permit shall be issued unless said lot has a minimum lot frontage of three hundred (300) feet on a public way; a minimum lot area of two hundred thousand (200,000) square feet and an average depth of at least four hundred (400) feet. In addition, at least twenty-five (25) percent of the total area of said lot shall remain unoccupied by buildings, storage or parking.
- 6.5.4** No special permit shall be issued unless a building is constructed or located on said lot which consists of at least one thousand (1,000) square feet of ground space utilized for the purpose of displaying new automobiles or trucks, and aggregate ground floor space of at least seventy-five hundred (7500) square feet. Repairs of new and used automobiles and trucks shall take place inside of said building.
- 6.5.5** Indoor display of automobiles and trucks is permitted as a principal use, without limitation as to the number of units.
- 6.5.6** Outdoor display of automobiles and trucks is permitted as a principal use provided that no automobiles or trucks shall be displayed or stored within the front yard, side yard or rear yard setback requirements. If said lot abuts against a residential zone, said storage or display of automobiles and trucks shall be effectively screened from view from said adjacent residential district by a natural or artificial barrier in accordance with Section 10.2 of said Zoning By-Law.
- 6.5.7** No such special permit shall be granted unless the following additional conditions are met:
 - A.** No retail sales of gasoline to the general public shall be permitted;
 - B.** Off-street loading and unloading shall be required at all times;

- C. All signs shall conform to Section 12 of said Zoning By-Law and in addition no flags, banners, ribbons, and similar advertising and display devices shall be permitted;
- D. There shall be at least one separate entrance and exit divided by a traffic island, unless otherwise required by the Special Permit Granting Authority;
- E. The site plan shall contain adequate provisions for customer parking.

6.5.8 All open air surface parking areas shall be landscaped in the following manner:

- A. Parking areas with a capacity of twenty-five (25) parking spaces or less shall be excluded from the provisions of this subsection;
- B. Parking areas with a capacity of more than twenty-five (25) spaces shall have a minimum of two (2) percent of the gross parking area devoted to landscaped open space. All such landscaped areas must both: (1) contain live shade and/or ornamental trees with adequate spaces being left unpaved for their growth, and (2) place such landscaped areas so they are not contiguous to the edge of parking lot;
- C. These landscaped areas must be in addition to the front, rear, and side yard setbacks required by this Zoning By-Law.

6.5.9 The sound pressure level measured at one thousand cycles per second (1,000 CPS) on the lot lines will not exceed eighty decibels (80 dB) during normal working hours or seventy decibels (70 dB) at other times. Measurements will be made with a sound level meter and associated octave sound filter manufactured in accordance with the American Standards Association.

6.5.10 All other provisions of the Zoning By-Law shall apply except as expressly modified herein.