

FOR SALE

Route 206 South

Block 153/Lot 15

0.54 acres

Asking Price \$395,000

Highway Services (HS) District

**B.** Permitted principal uses. All uses shall be provided at a scale and size that is appropriate for the district. There may be more than one permitted principal use or structure on a lot subject to compliance with Subsections **C** through **I** below.

**(1)** Offices, including medical offices and veterinary hospitals.

**(2)** Fiduciary institutions.

**(3)** Business services.

**(4)** Restaurants, including sit-down and carryout, provided food and/or drink shall not be served to patrons in drive-through facilities.

**(5)** Conversion of existing residential structures to permitted nonresidential uses, subject to site plan review and the following special requirements:

**(a)** The conversion of an existing residential structure shall only be permitted where the character of the proposed structure is in accordance with the architecture and site design (ASD) requirements contained in §§ [188-167](#) through [188-175](#).

**(b)** A freestanding sign shall be subject to the provisions contained in § [188-83J\(5\)](#).

**(c)** At the time of site plan review, depending on lot configuration, placement of an access drive shall be located to allow for a future common drive with an adjacent parcel at one side yard. In addition, reservation of an access easement to allow for such a possibility at the opposite side yard may be required. Similarly, depending on lot configuration, rear yard cross easements to permit for interconnection of parking areas may be required.

**(d)** No parking shall be permitted in the existing front yard of the dwelling

**(e)** (Reserved) *Editor's Note: Former Subsection B(5)(e), which provided rear and side yard setback requirements, was repealed 9-9-2008 by Ord. No. 2008-30.*

**(f)** There shall be no minimum lot size on which a conversion of the existing residential structure to a permitted nonresidential use may be permitted, however, no lot existing at the time of adoption of this amendment, on which such conversion is subsequently proposed, shall be further reduced in size.

**(6)** Home occupations in existing dwellings, as regulated in § [188-54](#).

**(7)** Bed-and-breakfast establishments, which may include a restaurant.

**(8)** Child-care and adult day-care centers. Child-care and adult day-care centers shall be subject to site plan approval. Site plan approval is also required where the original site plan does not anticipate use of all or a part of the premises as a child-care or adult day-care center but such use subsequently occurs. No building permit shall be issued for modification of all or part of the premises for use as a child-care or adult day-care center until revised site plan approval has been obtained from the Planning Board or Board of Adjustment, as appropriate.

**[Amended 9-22-2009 by Ord. No. 2009-31]**

**(9)** Utilities which are compatibly designed and/or screened, as appropriate.

**(10)** Public playgrounds, conservation areas, parks and other public gathering places.

**(11)** Mortuaries.

**(12)** Commercial instructional activities.

**(13)** Garden centers or plant nurseries.

[\(14\)](#) Performing arts and cultural facilities, including museums, galleries and studios for creating, teaching, display and sale of art-related products.

[\(15\)](#) Public and semipublic facilities for the purpose of conducting meetings and related activities in support of the organization.

[\(16\)](#) Single-family detached dwellings.

[\(17\)](#) Personal service establishments.

**[Added 6-7-2010 by Ord. No. 2010-14]**

[\(18\)](#) Live/work dwelling units.

**[Added 6-22-2010 by Ord. No. 2010-17]**