

Section 5.30B CB-1 Community Based Facilities District (amended 09/03/09 OCS#09-2131)

5.30B Purpose

The purpose of this district is to provide for the location of public and quasi-public uses that are appropriate within close proximity to residential districts.

5.3002B PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations (amended 09/03/09 OCS#09-2131)

1. Golf Courses and Recreational Facilities owned by public or private entities, including Restaurants, Clubhouses, Grills and Retail (including sale of alcohol) when accessory to Recreational Facilities
2. Churches, Temples and Synagogues
3. Religious Educational Facilities
4. Clubs and Lodges
5. Fraternal and Religious Institutions

5.3003B Administrative Permits (Amended 11/05/09 OCS#09-2151)

The purpose of an Administrative Permit is to provide for a Staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Snowball Stands between April 1 and September 30.
- B. Christmas Tree Sales between November 1 and January 1.
- C. Seasonal Seafood Peddlers using temporary structures provided that the use is temporary and valid for a period not greater than 6 months.
- D. Seasonal Produce stands, provided that the use is temporary and valid for a period not greater than 6 months.
- E. Fireworks sales (where allowed)

All temporary uses not specifically permitted in these regulations are expressly prohibited.

5.3004B SITE AND STRUCTURE PROVISIONS

- A. Minimum Lot Area
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- B. Minimum Area Regulations
 1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than sixty (60) feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be eighty (80) feet.

2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
4. Transitional Yard - Where a CBF District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:
 - a. Where lots in a CBF District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In a CBF District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - c. In a CBF District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - d. In a CBF District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

C. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

D. Height Regulations

No building or dwelling for residential or business purposes shall exceed forty-five (45) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher.

E. Maximum Structure Size (amended 09/03/09 OCS#09-2131)

1. No structure may have a ground floor footprint greater than 30,000 square feet in floor area.
2. No structure located within 200 feet of any residentially zoned property may have a floor area exceeding 500 square feet in area.

3. Notwithstanding the provisions of Section 4.02 Abandonment of or Restoration after Damage, nothing in these regulations is intended to prevent the reconstruction of damaged or destroyed properties or the replacement of the existing structure within the original footprint of that structure.

F. Design Criteria

1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations