

## **Section 3-110**

### **BUSINESS A – GENERAL BUSINESS DISTRICTS**

#### **3-110.1 - Intent.**

*General Business Districts provide for the appropriate development and special requirements for the major business concentrations, which serve an area larger than the immediate neighborhood.*

#### **3-110.2 - Use Regulations.**

*Buildings may be erected or used and a lot may be used or occupied for any of the following purposes and no other:*

1. *Any use allowed in Commercial A District, not requiring a Special Permit, except for multifamily dwellings. (12/15/88)*
2. *Retail store, including department store, variety store, furniture store, specialty shop, or any other retail store designed primarily to serve an area larger than the immediately surrounding neighborhood.*
3. *Hotel or motel.*
4. *Business or professional office building.*
5. *Club, lodge or business serving alcohol for consumption on the premises, including a taproom or pub. (11/24/25)*
6. *Restaurants.*
7. *Indoor storage in conjunction with a retail store or permitted use, provided the area devoted to storage shall not constitute more than forty (40) percent of the gross floor area of the retail store.*
8. *Business, dance or similar schools, not to include trade schools which have training operations that create objectionable noise levels at the property line.*
9. *Bank or similar financial institution.*
10. *Accessory uses on the same lot with the customarily incidental to any of the above permitted uses.*
11. *Wholesale in conjunction with and accessory to a permitted retail use provided that the area devoted to the retail use is no less than sixty (60) percent of the gross floor area.*
12. *Dry Cleaning Establishments. (4/9/90)*
13. *All necessary utility lines that meet the requirements of 3-130.2.21. (12/3/09)*
14. *Home Occupation (See Section 5-100.1) (7/1/10)*
15. *Conversion of an existing building to 10 or fewer residential units or new multifamily construction of 5 or fewer residential units. (11/24/25)*

#### **3-110.3 - Special Permit Uses.**

1. *Motor Vehicle Service Station. Services to include such uses as gas station, lubrication service, washing-buffing, installation and service of radios, burglar alarm systems and all other electrical or electronic systems and engine tune-ups but may not include transmission overhaul, major engine repairs, tire recapping or retreading, auto body repair or, brake or muffler shops (Planning Board)*
2. *General service or contractor's shop, including cabinet making, woodworking shop, light metal working, tinsmith, plumbing or similar shop. (Planning Board) (9/7/22)*
3. *Mechanical, public car wash provided that (1) mechanical power used in conjunction with such used not exceed twenty (20) rated horsepower and (2) on-lot storage lane capacity is provided for at least ten (10) cars. Must have access to a municipal sanitary sewer line. (Planning Board)*

4. *Pet kennels and veterinary hospital (Planning Board)*
5. *Monument engraving and sales (Planning Board)*
6. *Theater, hall, club and other indoor places of amusement or assembly (City Council)*
7. *Conversion of an existing building to more than 10 residential units, or up to 10 units if on a dimensionally non-conforming lot. (Planning Board) (11/24/25)*
8. *New construction of multifamily dwellings of 6 or more units and which meet all area and density requirements of the District. (Planning Board) (4/8/25)*
10. *Funeral Establishments. (Planning Board) (5/20/93)*
11. *Shared Elderly Housing (Planning Board) (7/7/03)*
12. *Any proposed use that will discharge a cumulative total of more than 25,000 gallons per day of waste into the city's sanitary sewer system, or any use categorized as a Significant Industrial User (SIU). This shall apply to both new uses and to any alteration, extension or expansion of an existing use which would result in a cumulative total of more than 25,000 gallons per day of waste being discharged into the city's sanitary sewer system, or any use categorized as a Significant Industrial User (SIU). (Planning Board) (1/19/06)*
13. *Any proposed use involving a building or buildings with a cumulative total floor area equal to or greater than 25,000 square feet. This requirement applies to both new uses and buildings, and to alterations/extension/expansions of exiting uses and buildings whose cumulative total square footage meets or exceeds these thresholds. (Planning Board) (10/4/07)*
14. *Home Based Business (See Section 5-100.2) (7/1/10)*

### **3-110.4 - Area and Height Regulations.**

*For buildings in whole or part for business purposes the following regulations shall apply, except that for mixed business and multifamily residential uses, the more restrictive lot area requirements shall apply. (4/8/25)*

1. *Building and lot area.* *Minimum lot size in a Business A zone is seventeen thousand and five hundred (17,500) square feet. Lot coverage shall not exceed 25%.*
2. *Front Yard.* *Minimum setback of buildings shall be not less than thirty (30) feet. Each lot will have a minimum frontage of one hundred (100) feet at the street line.*
3. *Side Yard.* *For every detached building or group of attached buildings there shall be two side yards neither of which will be less than fifteen (15) feet.*
4. *Rear Yard.* *There shall be a rear yard on each lot which shall be not less than twenty (20) feet.*
5. *Heights.* *No buildings or structures shall exceed two and a half (2 ½) stories or thirty-five (35) feet in height. Except that a school, college, library, municipal facility, Shared Elderly Housing, multiple family dwelling structure with more than 10 units, or barn may be erected to a height not to exceed three (3) stories or fifty (50) feet. For buildings or structures located within the designated Airport Landing Zone the maximum height will be whichever is the most restrictively regulated.*

*The Planning Board may issue a Special Permit permitting heights in excess of the maximum permitted. (4/8/25)*

6. *Special Regulations.* *In order to encourage sound and attractive commercial development, the following special requirements shall apply:*
  - a. *Every use, other than the parking lot, shall be completely enclosed within an approved building.*
  - b. *Along each side or rear property line, which directly abuts another residential property in the city or residential districts in an adjoining municipality, a buffer planting strip not less than twenty (20) feet in width, as defined in Article II, Section 2-20 shall be provided. The Special Permit granting authority may waive this requirement of in its opinion a suitable substitute is provided. (4/16/98)*

- c. *No permanent storage of merchandise shall be permitted outside of a building.*
- d. *Off-street parking and loading, see Article VII.*
- e. *Signs as permitted in Article VIII.*
- f. *Five (5) percent of the required front yard shall be maintained with grass and live shade trees and ornamental shrubs with adequate spaces being left unpaved for their growth.*
- g. *Trash receptacles such as dumpsters or trashcans shall be fully enclosed within a building or screened from public view.*
- h. *For mixed business/multifamily residential uses, a minimum of 150 square feet of open space per dwelling unit shall be dedicated and useable as residents' private or common recreational yard areas or alternatively as private balconies/decks, or any combination thereof. (4/8/25)*

### **3-110.5 - Regulations for Exclusive Residential Use.**

*Every building used exclusively as a single or two-family dwelling shall comply with the dimensional regulations prescribed for Residence C Districts (Section 3-70.5-6). For multifamily dwellings including shared elderly housing, the following regulations shall apply:*

1. Lot Frontage. *100 feet minimum*
2. Other Dimensional Lot Requirements.
  - a. *For new construction: 60,000 sq. ft. min. lot area, with not more than 1 unit per 5,000 square feet of lot area, except that elderly housing may comply with the density requirements of the Residence C district.*
  - b. *For conversion of an existing building and/or for its expansion not exceeding a 100% increase over the existing floor area: the requirements of the Residence C district shall apply.*
3. Yards. *No part of any building except the outside steps or handicap ramps shall be nearer to any street line than the corresponding parts of the nearest building on either side thereof facing on the same street. In no case shall this setback distance exceed twenty-five (25) feet. (2/1/90)*
  - a. *Front yard. Where the alignment of the building is not controlled by the preceding paragraph, no part of any building except the outside steps shall extend within thirty (30) feet of the street line of any street. At least seventy-five (75) percent of the required front yard shall be planted in grass or otherwise landscaped and no parking shall be allowed within the landscaped area. (2/1/90)*
  - b. *Side yard. Two (2) yards neither less than twenty (20) feet. In the case of a corner lot, there shall not be less than twenty-five (25) feet between multiple family buildings on the same lot. (2/1/90)*
4. Heights. *See 3-110.4(5)*
5. Off-Street Parking. *See Article VII*
6. Outdoor Access. *Section 3-70.8 shall apply to lots in exclusive residential use. (4/8/25)*