

## § 280-60. Permitted uses and structures.

Uses and structures permitted in the NC District are as follows:

### A. Principal uses and structures:

~~(1) Principal uses and structures permitted in the R-3 District, except cluster housing.~~

(1) Single family detached dwellings.

(2) Two-family dwellings.

~~(2)~~(3) Minor retail sales serving the day-to-day convenient shopping needs of the surrounding neighborhood (less than 2,000 square feet).

~~(3)~~(4) Telephone exchanges.

~~(4)~~(5) Real estate or insurance office.

~~(5)~~(6) Funeral homes (no crematoriums).

~~(6)~~(7) Art, dance, music schools or photography studios.

~~(7)~~(8) Opticians or optometrists.

~~(8)~~(9) Bed-and-breakfast establishments and tourist homes. [Amended 2-22-1999 by L.L. No. 3-1999]

~~(9)~~(10) Fire substations.

~~(10)~~(11) Meeting rooms for private clubs, lodges or fraternal organizations.

~~(11)~~(12) Medical and/or dental buildings, clinics and laboratories (single practitioner).

~~(12)~~(13) Other administrative, professional or executive offices (less than three employees).

~~(13)~~(14) Personal service establishments, including but not limited to barbershops, beauty parlors, glove or hat cleaning or repair, hand laundry, laundromats, dry cleaning, glass shops and small appliance repair. [Amended 7-13-2009 by L.L. No. 9-2009]

~~(14)~~(15) Truck terminals and dispatch and transfer offices and all automotive-related businesses shall be prohibited.

~~(15)~~(16) The following uses by special use permit authorized by the Planning Board (see Article XLVI): [Added 9-25-2000 by L.L. No. 5-2000]

(a) Banks and drive-through banks.

~~(a)~~(b) Mixed-use buildings which include an allowed commercial use in this district, with up to four (4) residential units on the second floor.

### B. Accessory uses and structures:

(1) Accessory uses permitted in the R-3 District, without the limitations on accessory offices within a dwelling for permitted home occupations and home businesses as defined herein. [Amended 11-14-2011 by L.L. No. 11-2011]

- (2) Unless otherwise specified, accessory uses and structures customarily incidental to permitted principal uses.

~~(3)~~ Installations of glass at an approved glass shop. [Added 7-13-2009 by L.L. No. 9-2009]

### § 280-61. Minimum lot size.

Unless otherwise provided, the minimum lot size for dwellings and nonresidential uses in the NC District shall be as specified in this section.

#### A. Lot area:

##### (1) Minimum:

- (a) Where the lot is served by a public sanitary sewer: 8,125 square feet.
- (b) Where a lot is not served by a public sanitary sewer: 30,000 square feet.

##### (2) Two-family dwellings:

- (a) Where the lot is served by a public sanitary sewer: 5,000 square feet per dwelling unit.
- (b) Where a lot is not served by a public sanitary sewer: 15,000 square feet per dwelling unit.

~~(3) Three or more family dwellings, not to exceed three stories: 3,500 square feet per dwelling unit, provided that public sanitary sewers are available.~~

~~(4) Three or more family dwellings over three stories in height: 2,000 square feet per dwelling unit, provided that public sanitary sewers are available.~~

~~(5)~~(3) Nonresidential uses and mixed-use buildings: lot areas will be based on the size of the building, parking, landscaping and other zoning requirements.

#### B. Lot width at the building line:

- (1) Where a lot is served by a public sanitary sewer: 65 feet for one dwelling unit, plus an additional 15 feet for a second dwelling unit and an additional 20 feet for each dwelling unit over two, but need not to exceed 200 feet.
- (2) Where a lot is not served by a public sanitary sewer: 100 feet.
- (3) Nonresidential buildings: 75 feet.

#### C. Lot width at the front lot line: 25 feet.