

7.6 Business and Mixed Uses (11/17/99)

(a) Small Business Uses

In the NB District, business uses are allowed subject to the following standards:

1. The size of commercial uses shall not exceed 1000 square feet.
2. Hours of retail operation are limited to the period between 7 a.m. and 9 p.m. Hours of non-retail operation, if wholly contained within the building premises, may extend beyond the hours of retail operation if the activity has no impact on adjoining residential uses or buildings.
3. Exterior lighting and signs may not be illuminated, except for safety, beyond the hours of retail operation. Lighting may not project beyond the sidewalk or roadway immediately in front of the business
4. Noise, vibration, heat, smoke, dust, strong or unhealthy odors, or air pollutants shall be wholly contained within the premises.
5. Projected traffic shall not adversely impact the surrounding neighborhood.
6. Exterior changes, including but not limited to landscaping and facades, shall be consistent with the surrounding neighborhood.

In the instance of failure or inability to meet one or more of the standards in section (a) above, the Zoning Board of Appeals may grant a Special Permit for such use, subject to the provisions of Section 7.6(b).

(b) Special Business Uses

In NB District, the Board of Appeals may grant special permits based upon the following standards:

1. The hours of retail operation shall not adversely impact adjoining residential uses or buildings. Businesses may be granted by special permit hours of retail operation that extend into the period between 9 p.m. and 7 a.m. Hours of non-retail operation, if wholly contained within the building premises, may extend into the period between 9 p.m. and 7 a.m. if the operation has no impact on adjoining residential uses or buildings.
2. Generated noise, vibration, heat, glare (including exterior and interior lighting), smoke, dust, odors and air pollutants shall not adversely impact the surrounding neighborhood.
3. Projected traffic shall not adversely impact the surrounding neighborhood.
4. Exterior changes, including but not limited to landscaping and facades, shall be consistent with, and not adversely impact, the character of the surrounding neighborhood.
5. Multi-family residential uses shall be accompanied by a management plan approved by the Board of Appeals for the dwelling units.