

T-5 Main Street

This is a mixed-use district comprising moderately sized buildings located on Main Street/Rt. 108

Allowed Building Types	Lot standards	Allowed uses
Small apartment building	No minimum lot size No minimum lot frontage	Civic: school, place of worship, public and quasi-public venue, museum, etc.
Walk-up apartment building	No minimum setbacks Town water and sewer connection required	Commercial: retail, services, food sales, lodging, home business, restaurant, etc.
Courtyard apartment building	No parking minimums	Residential: except for new single-unit residential.
Live-work flex	Parking must be to the rear of the building	
Shophouse	Parking which meets or sidewalk must be shielded	
Shop	Drive-thrus are not permitted	
Multi-tenant commercial	100% coverage with stormwater infiltration	
Main street mixed	Buildings must meet the back of sidewalk or by stepped back a maximum of 50 feet to allow for a sidewalk cafe, civic space, courtyard, forecourt, or patio	
Small main street mixed		
Attached stacked flats	Sidewalks are required	
Purpose built apartment house		

T-4 Village Neighborhood District

Purpose: To provide housing choices in existing neighborhoods close to Route 108 by allowing repurposing of existing buildings and the creation of new buildings at the same scale, and to allow creation of new housing in the pattern of existing neighborhoods. Neighborhood scale retail is also permitted.

Building Standards:

A. The following building types shall be permitted by right:

- small apartment building
- townhouses
- stacked duplex
- side by side duplex
- front-back duplex
- simple shop
- live-work
- apartment house
- cottage
- house

B. No building or assembly of buildings shall exceed 100 feet of length parallel to the street.

C. Attached garages shall be stepped back a minimum of 15 feet from the building facade.

Permitted Uses:

A. Any residential use including multi-family up to six units

B. Neighborhood retail of up to 1000 square feet with the following conditions:

1. The lot complies with all dimensional requirements of this chapter.
2. All retail activity shall be conducted indoors. There shall be no outdoor product display or sales.
3. Because the use shall be relatively inconspicuous, a wall sign shall be permitted in addition to all other signage otherwise permitted in the district. The message area of the wall sign shall not exceed 12 square feet and shall not be illuminated.
4. The use shall be limited to not more than 1,000 square feet of gross floor area, including all storage and other space associated with the use.
5. The sale of gasoline, diesel, or other fuels shall be prohibited.
6. Site plan review approval shall be required.
7. Neighborhood retail shall be permitted on the same lot as a single-family residence. It may be located in the same structure or in a separate structure.

Lot and yard standards:

Minimum lot size: 10,000 square feet

Minimum frontage: 50 feet

Minimum front setback: 5 feet

Minimum side and rear setback: 10 feet

Maximum building height: 35 feet

Maximum lot coverage: 75 percent with stormwater infiltration

Parking standards

Parking may not be located between the building(s) and the street

Parking shall be shielded from the street.

A minimum of one parking place shall be provided for each dwelling unit. Parking spaces may be off-site.

Cottage Court

Description: A cottage court consists of between four and 12 buildings arranged to define a shared courtyard. It is sized to fit within existing neighborhoods and may be used to create a pocket neighborhood in a rural setting.

Building Standards:

- Buildings may be single unit or duplex.
- Unit sizes shall be less than 1200 square feet for a single unit building, less than 800 square feet for a duplex building.
- Buildings shall be separated based on the IBC standards for separation
- Buildings within 50 feet of a public street shall have street facing facades which include windows.

Lot and yard standards:

- Land area requirement per dwelling unit is 2000 square feet where connected to municipal water and sewer. For projects not connected to municipal water and sewer adequate land shall be provided for on-site septic disposal and well protection, however the buildings shall be clustered as shown in the illustration below.
- Setbacks from the exterior property lines shall be set by the underlying zoning district
- There is no lot width minimum.
- Building heights are set by the height regulations of the underlying district

Open space standards

- Each unit shall be provided with 250 square feet of private open space contiguous with the dwelling unit for the exclusive use of that dwelling unit. No dimension of the private open space shall be less than 10 feet.
- A minimum of 250 square feet of common open space shall be provided per unit. This may be provided in a courtyard, orchard, landscaped picnic areas, plazas, or gardens. A detailed plan of the common open space depicting the design and the amenities shall be reviewed as part of the site plan approval process.
- Low Impact Development stormwater management facilities (ie rain gardens and/or similar structures) may be placed in the common open space.

Design standards

- Buildings shall have porches facing the courtyard.

Parking standards

- Parking may not be located in the courtyard.
- Parking shall be shielded from the street.
- Parking may not be accessed from the courtyard.

Zoning districts allowed

- A cottage court is permitted in any district which permits single family dwellings.

Typical layout



