

ARTICLE IV
Local Shopping Center (LSC) District

383-33. Permitted uses.

- A. Stores and other buildings and structures where goods are sold or service is rendered primarily at retail.
- B. Business and professional offices; banks and other financial institutions; medical and dental clinics.
- C. Clothes and fabric cleaning and laundry service consisting of on-premises facilities for service at retail, including self-service, or agencies for off-premises cleaners and laundries.
- D. Indoor restaurants and other food and beverage service establishments where customers are served only when seated at tables or counters and all of the customer seats are located within an enclosed building. Such uses may include a food take-out service by special permit incidental to the primary intended use, but shall not include the following:
 - (1) Establishments where customers are served primarily at food take-out counters.
 - (2) Establishments where customers are served in motor vehicles by restaurant “car hop” employees outside of the enclosed structure.
 - (3) Establishments where customers are served in a manner intended for consumption of food at outside picnic or dining areas.
- E. Printing and publishing establishments occupying not more than 5,000 square feet of floor area.
- F. Manufacture, processing or assembling of goods for sale only on the premises and at retail.
- G. The following uses when conducted by a non-profit corporation and not as a business or for profit: churches and places of worship; parish halls; schools; colleges; universities; educational, religious, philanthropic and charitable institutions; membership clubs, lodges; community houses.
- H. Buildings, uses and facilities of the Town of Orange.
- I. Off-street parking facilities.
- J. Signs as provided in Article XIX.

- K. Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- L. Water supply reservoirs, wells, towers, pump stations, storage facilities and treatment facilities.
- M. Buildings, uses and facilities of the State of Connecticut or federal government.
- N. Veterinary clinics.
- O. Accessory uses customary with and incidental to any aforesaid permitted uses.

383-34. Special uses.

- A. Drive-through service windows for indoor banks and restaurants and other food and beverage establishments provided the service windows are incidental to the primary permitted use.

383-35. Prohibited uses.

- A. Dwellings.
- B. Printing and publishing except as permitted under 383-33E.
- C. Warehousing and wholesale businesses; building contractor's businesses and storage yards; lumber and building materials businesses; freight and materials trucking terminals and businesses; bus terminals; commercial storage, sale and distribution of fuel.
- D. Research laboratories, manufacture, processing or assembling of goods except as permitted under 383-33F.
- E. Motor vehicle service stations; motor vehicle repair garages including automobile, truck, trailer and farm equipment repairing, painting and upholstering; establishments for motor vehicle washing; establishments for the sale of new or used automobiles, trucks, trailers or farm equipment or the rental thereof.
- F. Hotels and motels; undertakers' establishments; veterinary hospitals; bowling alleys; billiard or pool halls; theaters and assembly halls.
- G. Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding and machine shops.
- H. Adult use establishments as defined in Article XV.
- I. Car washes, including manual and automated washes.

383-36. Lot area, shape and frontage.

- A. Minimum lot area: 25,000 square feet.
- B. Minimum dimension of square: 125 feet.
- C. Minimum frontage: 50 feet.

383-37. Height.

- A. Maximum number of stories: three stories.
- B. Maximum height: 40 feet.

383-38 Setbacks.

- A. From street line: 50 feet.
- B. From rear property line: 50 feet.
- C. From other property line: 12 feet.
- D. From residence district boundary line: 50 feet.
- E. Projections into setback area: five feet.

383-39. Building bulk and coverage.

- A. Maximum floor area: 50%.
- B. Maximum ground coverage: 25%.

383-40. Site plan.

Prior to approval of any application for certificate of zoning compliance, a site plan shall be submitted and approved in accordance with the provisions of Article XIII.

ARTICLE V
Commercial C-1 District

383-41. Permitted uses.

- A. Stores and other buildings and structures where goods are sold or service is rendered primarily at retail.
- B. Business and professional offices; banks and other financial institutions; medical and dental clinics.
- C. Clothes and fabric cleaning laundry service consisting of on-premises facilities for service at retail, including self-service at retail, including self-service, or agencies for off-premises cleaners and laundries.
- D. Indoor restaurants and other food and beverage service establishments where customers are served only when seated at tables or counters and all of the customer seats are located within an enclosed building. Such uses may include a food take-out service by special permit incidental to the primary intended use, but shall not include the following:
 - (1) Establishments where customers are served primarily at food take-out counters.
 - (2) Establishments where customers are served in motor vehicles by restaurant “car hop” employees outside of the enclosed structure.
 - (3) Establishments where customers are served in a manner intended for consumption of food at outside picnic or dining areas.
- E. Indoor theaters and assembly halls.
- F. Hotels and motels, provided all facilities are connected to the town sanitary sewerage system.
- G. Motor vehicle service stations and motor vehicle repair garages including automobile, truck, trailer and farm equipment repairing; painting and upholstering. Establishments for the sale of new or used trailers or farm equipment or rental thereof, provided, however, that the sale or rental of such trailers or farm equipment is the primary use of the premises and is not conducted as an accessory use to another use of said premises. Such use may include gasoline pumps and/or the sale of gasoline by special permit.
- H. Undertaker’s establishments.
- I. Veterinary hospitals.

- J. Printing and publishing establishments occupying not more than 5,000 square feet of floor area.
- K. Bowling alleys; billiard or pool halls.
- L. Manufacture, processing or assembling of goods for sale only on the premises and at retail.
- M. Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding, and machine shops occupying not more than 5,000 square feet of floor area.
- N. Churches and places of worship; parish halls, schools, colleges, universities; educational, religious, philanthropic and charitable institutions; membership clubs, lodges, community houses.
- O. Buildings, uses and facilities of the Town of Orange.
- P. Off-street parking facilities.
- Q. Signs as provided in Article XIX.
- R. Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- S. Water supply reservoirs, wells, towers, pump stations, storage facilities and treatment facilities.
- T. Buildings, uses and facilities of the State of Connecticut or federal government.
- U. Accessory uses customary with and incidental to any aforesaid permitted uses.

383-42. Special uses.

- A. Drive-through service windows for indoor banks and restaurants and other food and beverage establishments provided the service windows are incidental to the primary permitted use.
- B. Planned residential development uses in accordance with Article XII [**Amended 10-4-2000**]
- C. Convenience marts, gasoline pumps and/or the sale of gasoline.

383-43. Prohibited uses.

- A. Printing and publishing except as permitted under 383-41J.

- B. Warehousing and wholesale businesses; building contractors' businesses and storage yards; lumber and building materials businesses; freight and materials trucking terminals and businesses; bus terminals; commercial storage, sale and distribution of fuel.
- C. Research laboratories, manufacture, processing or assembling of goods except as permitted under 383-41L.
- D. Adult use establishments as defined in Article XV.
- E. Car washes, including manual and automated washes.
- F. Establishments for the sale and/or rental of new or used automobiles and/or trucks.

383-44. Lot area, shape and frontage.

- A. Minimum lot area: 25,000 square feet.
- B. Minimum dimension of square: 125 feet.
- C. Minimum frontage: 50 feet.

383-45. Height.

- A. Maximum number of stories: three stories.
- B. Maximum height: 40 feet.

383-46. Setbacks.

- A. From street line: 50 feet.
- B. From rear property line: 50 feet.
- C. From other property line: 12 feet.
- D. From residence district boundary line: 50 feet.
- E. Projections into setback area: five feet.

383-47. Building bulk and coverage.

- A. Maximum floor area: 50%.
- B. Maximum ground coverage: 25%.

383-48. Site plan.

Prior to approval of any application for certificate of zoning compliance, a site plan shall be submitted and approved in accordance with the provisions of Article XIII.

ARTICLE VI
Commercial C-2 District

383-49. Permitted uses.

- A. Stores and other buildings and structures where goods are sold or service is rendered primarily at retail.
- B. Business and professional offices; banks and other financial institutions; medical and dental clinics.
- C. Clothes and fabric cleaning and laundry service consisting of on-premises facilities for service at retail, including self-service, or agencies for off-premises cleaners and laundries.
- D. Indoor restaurants and other food and beverage service establishments where customers are served only when seated at tables or counters and all of the customer seats are located within an enclosed building. Such uses may include a food take-out service by special permit incidental to the primary intended use, but shall not include the following:
 - (1) Establishments where customers are served primarily at food take-out counters.
 - (2) Establishments where customers are served in motor vehicles by restaurant “car hop” employees outside of the enclosed structure.
 - (3) Establishments where customers are served in a manner intended for consumption of food at outside picnic or dining areas.
- E. Indoor theaters and assembly halls.
- F. Hotels and motels, provided all facilities are connected to the town sanitary sewerage system.
- G. Undertaker’s establishments.
- H. Veterinary hospitals.
- I. Printing and publishing establishments occupying not more than 5,000 square feet of floor area.
- J. Bowling alleys; billiard or pool halls.
- K. Manufacture, processing or assembling of goods for sale only on the premises and at retail.

- L. Churches and places of worship; parish halls; schools; colleges; universities; educational, religious, philanthropic and charitable institutions; membership clubs; lodges; community houses.
- M. Buildings, uses and facilities of the Town of Orange.
- N. Off-street parking facilities.
- O. Signs as provided in Article XIX.
- P. Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- Q. Water supply reservoirs, wells, towers, pump stations, storage facilities and treatment facilities.
- R. Buildings, uses and facilities of the State of Connecticut or federal government.
- S. Adult use establishments as defined in Article XV.
- T. Accessory uses customary with and incidental to any aforesaid permitted uses.

383-50. Special uses.

- A. Drive-through service windows for indoor banks and restaurants and other food and beverage establishments provided the service windows are incidental to the primary permitted use.
- B. Planned residential development uses in accordance with Article XII. **[Amended 10-4-2000]**

383-51. Prohibited uses.

- A. Motor vehicle service stations; motor vehicle repair garages including automobile, truck, trailer and farm equipment repairing; painting and upholstering; establishments for motor vehicle washing; establishments for the sale of new or used automobiles, trucks, trailers or farm equipment or the rental thereof.
- B. Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding and machine shops.
- C. Printing and publishing except as permitted under 383-49I.
- D. Warehousing and wholesale businesses; building contractors' businesses and storage yards; lumber and building materials businesses; freight and materials trucking

terminals and businesses; bus terminals; commercial storage, sale and distribution of fuel.

- E. Research laboratories, manufacture, processing or assembling of goods except as permitted under 383-49K.
- F. Car washes, including manual and automated washes.

383-52. Lot area, shape and frontage.

- A. Minimum lot area: 25,000 square feet.
- B. Minimum dimension of square: 125 feet.
- C. Minimum frontage: 50 feet.

383-53. Height.

- A. Maximum number of stories: three stories.
- B. Maximum height: 40 feet.

383-54. Setbacks.

- A. From street line: 50 feet.
- B. From rear property line: 50 feet.
- C. From other property line: 12 feet.
- D. From Residence District boundary line: 50 feet.
- E. Projections into setback area: five feet.

383-55. Building bulk and coverage.

- A. Maximum floor area: 50%.
- B. Maximum ground coverage: 25%.

383-56. Site plan.

Prior to approval of any application for certificate of zoning compliance, a site plan shall be submitted and approved in accordance with the provisions of Article XIII.

ARTICLE VII
Light Industrial District #1

383-57. Permitted uses.

- A. Manufacture, processing or assembling of goods.
- B. Laboratories for research, testing and development; printing and publishing establishments.
- C. Office buildings for business and professional establishments, excluding those establishments which primarily provide services to customers and clients on the premises.
- D. Warehousing and wholesale business.
- E. Lumber and building material businesses; commercial storage, sale and distribution of fuel.
- F. Freight and materials trucking businesses, bus terminals.
- G. Repairing and servicing of motor vehicles when clearly accessory and subordinate to another permitted use on the same lot.
- H. Public utility substations, telephone equipment buildings and switching stations; water supply pump stations and storage facilities; public utility transmission lines; public utility maintenance facilities.
- I. Buildings and facilities of the Town of Orange, State of Connecticut, and federal government, excluding corporate or proprietary uses unless otherwise permitted above.
- J. Railroad rights-of-way and storage sidings.
- K. Signs as provided in Article XIX.
- L. Accessory uses customary with and incidental to any aforesaid permitted use, provided such accessory uses are located on the same lot with the use to which they are accessory; such uses may include but are not limited to off-street parking and loading spaces, and eating, recreation and auditorium facilities primarily for persons employed on the lot and not open to the general public.

383-58. Special uses.

(Reserved)

383-59. Prohibited uses.

- A. Cemeteries.
- B. Retail stores; commercial entertainment facilities; restaurants; motor vehicle service stations and repair garages; veterinary hospitals; undertakers' establishments; contractors' storage yards; concrete mixing plants; and slaughter houses.
- C. Dwellings.

383-60. Lot area, shape and frontage.

- A. Minimum lot area: two acres.
- B. Minimum dimension of square: 200 feet.
- C. Minimum frontage: 50 feet.

383-61. Height.

- A. Maximum height: 40 feet.

383-62. Setbacks.

- A. From street line: 50 feet.
- B. From rear property line: 35 feet.
- C. From other property line: 35 feet.
- D. From residence district boundary line: 50 feet.
- E. Projections into setback area: five feet.

383-63. Building bulk and coverage.

- A. Maximum floor area:

Area of Lot

Less than 7.5 acres	50%
7.5 to less than 15 acres	60%
15 to less than 30 acres	70%

30 acres or more	80%
------------------	-----

B. Maximum ground coverage:

Area of Lot

Less than 15 acres	35%
--------------------	-----

15 acres or more	40%
------------------	-----

383-64. Site plan.

Prior to approval of any application for a certificate of zoning compliance, a site plan shall be submitted and approved in accordance with the provisions of Article XIII.

ARTICLE VIII
Light Industrial District #2

383-65. Permitted uses.

- A. Manufacture, processing or assembling of goods.
- B. Laboratories for research, testing and development; printing and publishing establishments.
- C. Office buildings for business and professional establishments, excluding those establishments which primarily provide services to customers and clients on the premises.
- D. Warehousing of goods or materials manufactured on the same lot or warehoused for distribution and sale or resale and wholesale business.
- E. Freight and materials trucking businesses when clearly accessory and subordinate to another permitted use on the same lot.
- F. Repairing and servicing of motor vehicles when clearly accessory and subordinate to another permitted use on the same lot.
- G. Public utility substations, telephone equipment buildings and switching stations; water supply pump stations and storage facilities; public utility transmission lines; public utility maintenance facilities.
- H. Buildings and facilities of the Town of Orange, State of Connecticut, and federal government, excluding corporate or proprietary uses unless otherwise permitted above.
- I. Railroad rights-of-way and storage sidings.
- J. Signs as provided in Article XIX.
- K. Accessory uses customary with and incidental to any aforesaid permitted use, provided such accessory uses are located on the same lot with the use to which they are accessory; such uses may include, but are not limited to, off-street parking and loading spaces, and eating, recreation and auditorium facilities primarily for persons employed on the lot and not open to the general public.

383-66. Special uses.

- A. Childcare and preschool development, when servicing only the employees of a permitted use, or the on-premises childcare and preschool development contractor, in

the Light Industrial District #2. Provided said use is located in Orange and has a minimum of 500 employees.

383-67. Prohibited uses.

- A. Dwellings.
- B. Self storage or other forms of warehousing which is not either for storage of materials manufactured on the same lot or for goods or materials stored for distribution, sale or resale.

383-68. Lot area, shape and frontage.

- A. Minimum lot area: two acres.
- B. Minimum dimension of square: 200 feet.
- C. Minimum frontage: 50 feet.

383-69. Height.

- A. Maximum height: 40 feet.

383-70. Setbacks.

- A. From street line: 50 feet.
- B. From rear property line: 35 feet.
- C. From other property line: 35 feet.
- D. From residence district boundary line: 50 feet.
- E. Projections into setback area: five feet.

383-71. Building bulk and coverage.

- A. Maximum floor area:

Area of Lot

Less than 7.5 acres	50%
7.5 to less than 15 acres	60%
15 to less than 30 acres	70%

30 acres or more	80%
------------------	-----

C. Maximum ground coverage:

Area of Lot

Less than 15 acres	35%
--------------------	-----

15 acres or more	40%
------------------	-----

383-72. Site Plan.

Prior to approval of any application for a certificate of zoning compliance, a site plan shall be submitted and approved in accordance with the provisions of Article XIII.

ARTICLE IX
Office Park District

383-73. Permitted uses.

- A. A single detached dwelling for one family and not more than one such dwelling per lot.
- B. Farms, nurseries, truck gardens, the keeping of livestock and poultry and forestry, provided that any such use shall consist of three acres or more, exclusive of any required lot area for a dwelling, and provided further that any greenhouses incidental thereto and any buildings in which livestock or poultry are kept are located not less than 50 feet from any property or street line, except that an aggregate of not more than 20 chickens, similar poultry, rabbits or similar animals may be kept on a smaller land area if kept in a building or enclosure located not less than 20 feet from any property or street line. Such permitted use does not include the public sale and/or processing of produce, nursery and greenhouse stock and other agricultural products, which may be authorized as a special use under 383-74E.
- C. The keeping and raising of one horse or pony for personal or family purposes as a pet, on any lot having a minimum area of one acre, and one additional horse or pony may be maintained on said lot for each additional acre contained in said lot, all subject to the following conditions:
 - (1) Any horse or pony so maintained shall be kept in a building or stable which shall be detached from the main building on such lot and which shall be located at least 50 feet distant from any property line and 100 feet distant from any well from which water is taken for human consumption.
 - (2) Stable manure shall be kept in a covered water-tight pit or chamber and shall be removed at least once a week during the period from May 1 to October 1 and during other months at intervals sufficiently frequent to maintain a sanitary condition satisfactory to the Director of Health.
- D. Buildings, uses and facilities of the Town of Orange.
- E. Signs, as provided in Article XIX.
- F. Accessory uses customary with and incidental to any aforesaid permitted use, subject to the following additional standards and conditions:
 - (1) The accessory use shall be located on the same lot with the permitted use to which it is accessory.
 - (2) Accessory uses may include off-street parking spaces and private garages; boathouses; landings and docks.

- (3) There shall be no more than one commercial vehicle parked or stored on any lot, and such vehicle shall not exceed 1½ tons capacity and shall be parked or stored only in an enclosed garage.
- (4) No part of a lot located in an Office Park District shall be used for access to a use permitted in any Commercial or Industrial District.

383-74. Special uses.

- A. Single occupancy office buildings housing administrative and executive personnel of business and professional firms, excluding those establishments which primarily provide services to customers and clients on the premises; and uses which are incidental and subordinate to any aforesaid use, provided such uses are located on the same lot with the aforesaid use. Such uses may include, but are not limited to, off-street parking and loading spaces, technical schools and training facilities, eating, recreation and auditorium facilities primarily for persons employed on the lot and not open to the general public, and on lots developed for executive office use, lodgings for the temporary accommodation of employees and visitors and living quarters for custodians and caretakers provided that such lodgings and living quarters shall be limited to no more than 10 persons.
- B. Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- C. Water supply reservoirs, wells, towers, pump stations, storage facilities and treatment facilities.
- D. Buildings and facilities of the State of Connecticut and the federal government, excluding corporate or proprietary uses unless otherwise permitted above.
- E. The public sale and/or processing of produce, nursery and greenhouse stock and other agricultural products of and in connection with a farm, nursery, truck garden or forestry use by the operator thereof. Any such sale or processing lawfully existing on the effective date of this Subsection E and for which no special use has been approved by the Commission may be continued provided that within 180 days of such effective date the operator thereof shall have made good faith application to the Commission for a special use under these Regulations. No application fee is required for such pre-existing uses and the site plan and architectural plan submission requirements on 383-133B and C are not applicable if no change in existing buildings and site development is proposed under the application.

383-75. Lot area, shape and frontage.

- A. Minimum lot area: two acres.

- B. Minimum dimension of square: 200 feet.
- C. Minimum frontage: 100 feet.

383-76. Height.

- A. Maximum number of stories: 2½ stories.
- B. Maximum height: 35 feet.

383-77. Setbacks.

- A. From street line: 50 feet.
- B. From rear property line: 50 feet.
- C. From other property line: 25 feet.
- D. Projections into setback area: three feet.

383-78. Building bulk and coverage.

- A. Maximum floor area: 10%.
- B. Maximum ground coverage: 10%.

383-79. Minimum floor area.

- A. Each one-story dwelling: 1,500 square feet.
- B. Each 1½ story dwelling:
 - (1) One thousand square feet: first floor.
 - (2) Six hundred square feet: upper floor.
- C. Each two-story dwelling: 850 square feet, each floor.

ARTICLE X
Business Office Park District

383-80. Permitted uses.

- A. Buildings, each having a ground coverage of not less than 20,000 square feet, containing administrative, business and professional offices, including banks and other financial institutions, and research facilities for development and testing of products, management systems and services, provided, however, that when any building contains the office or research facility of two or more separate firms or organizations, the access to floor area occupied by each firm or organization shall be by means of doors and corridors serving the building generally and there shall be no separate access from such floor area to the outdoors.
- B. Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- C. Buildings and facilities of the Town of Orange, State of Connecticut and federal government, excluding corporate or proprietary uses unless otherwise permitted above.
- D. Signs as provided in Article XIX.
- E. Accessory uses customary with and incidental to any aforesaid permitted use, provided that such accessory uses are located on the same lot with the use to which they are accessory; such uses may include but are not limited to off-street parking and loading spaces, and technical schools as well as training facilities, copying and printing facilities, eating, recreation and auditorium facilities primarily for persons employed in the building and not open to the general public.

383-81. Special uses.

- A. Commercial entertainment/amusement facilities.
- B. Hotels and motels provided that:
 - (1) The hotel/motel use is located on a lot of not less than five acres;
 - (2) The hotel/motel use contains not less than 90 rooms for transient lodging; and
 - (3) The hotel/motel use may include the following specific accessory and subordinate uses subject to special permit approval;
 - (a) Restaurants, indoor; and/or
 - (b) Conference center facilities.

383-82. Prohibited uses.

- A. Dwellings.
- B. Retail stores; restaurants; motor vehicle service stations and repair garages; veterinary hospitals; undertakers' establishments, manufacture, processing or assembling of goods; warehousing and wholesale businesses.

383-83. Lot area, shape and frontage.

- A. Minimum lot area; eight acres. Lot area may be reduced to five acres when shown on a subdivision map approved by the Commission and the lot has access on a street other than Marsh Hill Road and Indian River Road.
- B. Minimum dimension of square: 300 feet.
- C. Minimum frontage: 200 feet.

383-84. Height.

- A. Maximum number of stories: 3½ stories.
- B. Maximum height: 60 feet.

383-85. Setbacks.

- A. From street line: 50 feet; provided, however, a setback of 100 feet shall be provided from the centerline of a major street, including Marsh Hill Road and Indian River Road.
- B. From rear property line: 35 feet.
- C. From other property line: 35 feet.
- D. From residence district boundary line: 100 feet.
- E. Projections into setback area: five feet.

383-86. Building and bulk coverage.

- A. Maximum floor area: 50%.
- B. Maximum ground coverage: 25%.

383-87. Site plan.

Prior to approval of any application for a certificate of zoning compliance, a site plan shall be submitted and approved in accordance with the provisions of Article XIII.

ARTICLE XI
Light Industrial District #3

383-88. Purpose of district.

The purpose of the Light Industrial District #3 is to provide a transition district between the commercial uses on smaller lots along the Boston Post Road and the light industrial uses south of Indian River Road. The district allows certain light industrial uses and office buildings similar to the LI-2 District. The district allows as special uses, subject to special use approval standards, controlled commercial uses and hotel/motel uses on larger parcels of land.

383-89. Permitted uses.

- A. Manufacture, processing or light assembling of goods.
- B. Laboratories for research, testing and development; printing and publishing establishments.
- C. Office buildings for business and professional establishments.
- D. Indoor sit-down style restaurants.
- E. Repairing and servicing of motor vehicles when clearly accessory and subordinate to another permitted use on the same lot and not a commercial enterprise of itself.
- F. Funeral service facility with accessory caretaker apartment.
- G. Accessory uses customary with and incidental to any aforesaid permitted use, provided such accessory uses are located on the same lot with the use to which they are accessory; such uses may include but are not limited to off-street parking and loading spaces, and eating, recreation and auditorium facilities primarily for persons employed on the lot and not open to the general public.

383-90. Special uses.

- A. Stores and other buildings where goods are sold or service is provided primarily at retail, provided that:
 - (1) Minimum lot size is at least five acres;
 - (2) Retail square footage is at least 25,000 square feet;

(3) Minimum frontage: 200 feet.

B. Hotels and motels, provided that:

(1) Minimum lot size is at least five acres;

(2) Hotel/motel contains at least 100 rooms;

(3) Minimum frontage: 200 feet.

C. Mixed use developments consisting of a combination of office and retail use subject to the FAR schedule limitations of 383-95B.

D. Special uses will be considered and acted upon according to the provisions of Article XIV of these regulations.

E. Special standards for special uses in LI-3 District: In addition to the special use standards of Article XIV, special uses in the LI-3 District will be subject to the following requirements with respect to access, parking and circulation. Access and parking will, wherever possible and feasible, be arranged such that individual developments will be interconnected and serviced by an internal circulation network along the front of the property which will accomplish a reduction in the number of vehicles entering and exiting directly onto Indian River Road.

383-91. Prohibited uses.

A. Dwellings.

383-92. Lot area, shape and frontage.

A. Minimum lot area: two acres.

B. Minimum dimension of square: 200 feet.

C. Minimum frontage: 50 feet.

383-93. Height.

A. Maximum height: 40 feet.

383-94. Setbacks.

A. From street line: 50 feet.

B. From rear property line: 40 feet.

- C. From other property line: 40 feet.
- D. From Residence District boundary line: 50 feet.
- E. Projections into setback area: five feet.

383-95. Building bulk and coverage.

A. Maximum floor area schedule:

- (1) All uses except retail: 50%.
- (2) Retail: 15%

B. Mixed use office/retail FAR schedule:

Maximum Office FAR	If Retail FAR is	Maximum Combined FAR
Office 50%	0 retail	50%
Office 35%	Up to 4.9% retail	Under 40%
Office 20%	5 to 9.9% retail	Under 30%
Office 5%	10 to 14.9% retail	Under 20%

C. Maximum building ground coverage: 35%

D. Maximum impervious surface coverage:

- (1) Retail: 60%
- (2) All uses except retail: 70%

383-96. Site plan.

Prior to approval of any application for a certificate of zoning compliance, a site plan shall be submitted and approved in accordance with the provisions of Article XIII.