

Article __
OT — Office/Technology Mixed Use Zone

§ 212-__ Purpose.

The purpose of the OT – Office Technology Mixed Use Zone is to provide for employment, support local entrepreneurs and stimulate local economic development by providing areas where light industrial, service, research and development enterprises can locate. This district also sets standards for locating and developing such land uses in a manner that does not adversely affect adjacent residential areas, the overall character of the Town or the environment.

§ 212-__ Permitted uses.

In the OT – Office Technology Mixed Use Zone, no building or structure shall be erected, altered or extended, and no land or building thereof shall be used for any purpose or purposes other than the following:

- A. Agricultural events, subject to standards set forth in Chapter 142: Special Events.
- B. Commercial stable, subject to the standards set forth in Article XX, §212-138.
- C. Farm Operation.
- D. On-farm labor housing.

§ 212-__ Permitted accessory uses.

In the OT – Office Technology Mixed Use Zone, no building or structure shall be erected, altered, or extended, and no land or building thereof shall be used for any purpose other than the following, [upon receipt of site plan approval from the Planning Board, pursuant to the provisions of Article III, § 212-19]:

- A. Accessory buildings.
- B. Child-care centers, group child care, family child care
- C. Cottage industry; if structure or use of land exceeds the square footage of the principal dwelling, site plan approval is required.
- D. Indoor and outdoor dining facilities, except that such facilities shall be for the exclusive use of employees or their guests.
- E. Farm operation, accessory commerce.
- F. Fences and walls, subject to the provisions of Article XX, §212-162.
- G. Home occupation.
- H. Minor solar collection system, subject to the provisions of Article XX, §212-139.1.

- I. Off-street loading areas.
- J. Roadside stands, subject to the provisions of Article **XX**, § **212-135**.
- K. Signs as regulated under Article **XX**, § **212-122**; also note Article **XX**, § **212-122E**.
- L. Temporary buildings as defined in Article **IV**.
- M. Vehicle parking, pursuant to the provisions of Article **XX**, § **212-121**.

§ 212-__ Uses allowed by site plan approval.

In the OT – Office Technology Mixed Use Zone, no building or structure shall be erected, altered or extended, and no land or building thereof shall be used for any purpose or purposes other than the following, upon receipt of site plan approval pursuant to Article **III**, § **212-19**:

- A. Adult entertainment businesses, subject to the standards set forth in Article **XX**, § **212-125**.
- B. Agricultural-related commerce.
- C. Animal processing structures.
- D. Auction house. **[NEED DEFINITION]**
- E. Artists studio. **[NEED DEFINITION??]**
- F. Bicycle/ski rental business.
- G. Business directional signs, subject to limitations set forth in Article **XX**, § **212-122D**.
- H. Business and professional offices.
- I. Churches, mosques, synagogues, temples and other places of worship, convents, rectories, parish houses.
- J. Communication transmission towers and telecommunications facilities, subject to the provisions of Article **XXII**.
- K. Conference center.
- L. Facilities for agricultural education and recreation events.
- M. Farm breweries, farm cideries, farm distilleries.
- N. Fire stations and other public buildings necessary for the protection or servicing of a neighborhood.
- O. Health club.

- P. Hospital.
- Q. Hotel.
- R. Lawn/landscaping service.
- S. Light industry.
- T. Off-premises signs, subject to the provisions of Article **XX**, § **212-122B**.
- U. Large- and small-scale sawmills, subject to the provisions of Article **XX**, § **212-136**.
- V. Major solar collection system, subject to the provisions of Article **XX**, §212-139.2.
- W. Medical clinic. **[NEED DEFINITION]**
- X. Motel.
- Y. Public and private schools, nursery schools, institutions of higher education.
- Z. Public or private park or playground, including accessory buildings and improvements.
- AA. Regional parks, wildlife sanctuaries, woodland preserves, arboretums.
- BB. Research and development enterprises.
- CC. Restaurant.
- DD. Retail lumber and building-supply centers.
- EE. Retail services, such as barber shops or hairdressers; decorators, dressmakers or tailors; opticians; photographers; film developing, printing, photocopying and digital imaging; video, DVD and other electronic visual and audio entertainment media rentals; and businesses of a similar and no more intense nature.
- FF. Retail stores, provided the establishment does not exceed 12,000 gross square feet in floor area, with the exception of basement storage areas, and operates only between the hours of 6:00 a.m. and 11:00 p.m.
- GG. Self-service storage facility, subject to the standards set forth in Article **XX**, § **212-137**.
- HH. Warehouse.
- II. Wholesale distribution center.

§ 212-__ Uses by special permit.

The following uses are allowed upon approval of a special permit pursuant to Article **III**, § **212-18**, and upon receipt of site plan approval from the Planning Board, pursuant to the provisions of

Article **III**, § **212-19**, subject to the standards set forth in Article **XX**:

- A. Auto body and repair shop.
- B. Any establishment ordinarily operating between the hours of 11:00 p.m. and 6:00 a.m.
- C. Boat repairs and service shop.
- D. Residence, multiple-family.
- E. Residence, single-family.
- F. Residence, two-family.

§ 212-___ **Lot area and yard requirements.**

- A. Minimum lot area: none.
- B. Minimum lot width at front lot line: none.
- C. Minimum lot depth: none.
- D. Minimum front yard setback shall be 50 feet in the case of a public road right-of-way. In cases where the lot or parcel fronts on a private interior street or road, the minimum front yard setback shall be 80 feet from the center line of said street or road.
- E. Minimum side yard setbacks shall be 25 feet.
- F. Minimum rear setback shall be 35 feet.
- G. Maximum building height for any building or structure shall be 32 feet above average grade measured at the building perimeter.
- H. Maximum lot coverage by all buildings, structures and impervious surfaces shall be 50% of the lot area.

§ 212-___ **Buffer areas.**

- A. Wherever an OT – Office Technology Mixed Use Zone abuts an **R1—Rural Residence District**, **R2—Moderate-Density Residence District**, **RM—Multiple-Residence District** or **H1—Hamlet District**, there shall be in addition to the required side yard and rear yard a vegetated buffer area of not less than 50 feet. No building or structure, parking or outside storage of any kind shall be allowed within this buffer area. All buffer area plantings shall be subject to the requirements of Article **XVI**, § **212-100**.
- B. No buildings or other structures, or parking areas, shall be located within 100 feet from a stream or any wetland as defined by state or federal law. Streams are required to have a stream protection setback as defined in Article **XX**, § **212-124**.