

§401 HAMLET COMMERCIAL DISTRICT (HC)

A. Purpose

The purpose of the Hamlet Commercial District is to recognize the desirability of providing areas within the hamlets where small-scale, neighborhood businesses that provide goods and services for the convenience of hamlet residences may operate within close proximity of hamlet residential neighborhoods.

B. Hamlet Commercial District Permitted Uses & Bulk Requirements

Table 4 – HC Hamlet Commercial

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (f)	Rear	Side	Rear	Side	Rear	Side		%
Single Family Dwellings		1	100	20	20	20	10	10	10	10	35	25%
Multi-Family Dwelling (Apartment Houses)		3	200	40	50	35	20	20	20	20	35	15%
Bed and Breakfast Inns	X	1	100	See Section 708					10	10	35	25%
General and Specialty Merchandise Retail Sales		1	100	30	10	10	NA	NA	5	5	35	75%

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (f)	Rear	Side	Rear	Side	Rear	Side		%
Personal & Other Service Businesses		1	100	30	10	10	NA	NA	5	5	35	75%
Professional and Business Offices		1	100	30	10	10	NA	NA	5	5	35	75%
Banks and Financial Services		1	100	30	10	10	NA	NA	5	5	35	75%
Restaurants, Snack and Coffee Shops, Taverns	X	1	100	30	10	10	NA	NA	5	5	35	75%
Convenience Stores without Gasoline Sales		1	100	30	10	10	NA	NA	5	5	35	75%
Indoor Recreation Businesses	X	1	100	30	10	10	NA	NA	5	5	35	75%
Health and Exercise Clubs/ Martial Arts Studios/ Gymnastic Schools		1	100	30	10	10	NA	NA	5	5	35	75%

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (f)	Rear	Side	Rear	Side	Rear	Side		%
Child Day Care Centers and Adult Day Care Centers		1	100	30	10	10	NA	NA	5	5	35	75%
Civic and Social Clubs (c)		1	100	30	10	10	NA	NA	5	5	35	75%
Public and Semi-Public Uses (governmental buildings, proprietary or not-for-profit hospitals, nursing homes)		1	100	30	10	10	NA	NA	5	5	35	50%
Churches/Places of Worship (d)		3	200	30	30	30	10	10	10	10	50 (e)	25%
Libraries and Museums (b)		1	100	30	10	10	NA	NA	5	5	35	75%
Assembly Halls and Theaters		1	100	30	10	10	NA	NA	5	5	35	75%
Drive-in Businesses	X	1	See Section 719						10	10	35	75%

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (f)	Rear	Side	Rear	Side	Rear	Side		%
Public Utilities & Essential Services	X	2	200	See Section 725					50	50	35	40%
Home Business	X		See Section 709									
Home Occupation			See Section 519									
Residential & Working Farm Energy System			See Section 520									
Footnote:												
(a)	Pre-existing structures on undersized lots that are demolished or destroyed by natural or man-made events may be replaced provided the square footage and “footprint” of the new structure do not exceed the square footage and footprint of the building it replaces.											
(b)	See Section 522											
(c)	See Section 724											
(d)	See Section 521											
(e)	Maximum height for spires 100 feet											

Permitted Principal Uses	Special Use Permit Required	Minimum Lot Size		Principal Building			Detached Garages/Carport, Residential Uses		Other Accessory Buildings		Maximum Bldg. Height (feet)	Maximum Bldg. Coverage
		Acres (a)	Lot Width	Front (f)	Rear	Side	Rear	Side	Rear	Side		%
(f)	Measurement is taken from the centerline the of road in addition to the R.O.W. width											

C. Other Provisions and Requirements

1. Buffer Strip: Commercial structures shall provide a natural, vegetative buffer strip to be perpetually maintained so as to provide visual screening and separation from adjoining residential uses.
2. Refuse Containers: Commercial refuse containers shall be placed in the rear or side yard on concrete slabs and visually screened from public view, while providing rodent control.