

BUSINESS DISTRICT B

In Business District B no building, structure, premises or land shall be used except in conformance with the impact standards in Section V. 7 or shall be used for any purposes except:

A. Uses Allowed

1. A church, municipal, or civic use.
2. Institutions for educational, religious, or philanthropic use.
3. Business, financial, governmental, insurance, medical, professional, real estate, fitness/health centers, or similar office use, hotel, convention center and their ancillary services.
4. Retail stores for the sale of goods provided that any permitted outdoor display, storage, or sale of merchandise is conducted no closer than 40' of the way line.
5. Light industry, including fabrication, assembly, finishing, packaging or research, to include the manufacture, assembly, and packaging of merchandise.
6. Offices and clinics for medical, psychiatric and similar health services, and their related laboratories, for the examination and treatment of persons as outpatients.
7. Laboratories and research facilities provided that any related manufacturing or processing occupies no more than twenty-five percent of the gross floor area.
8. Banks or similar financial institutions.
9. Places of assembly.
10. Only currently existing residences.
11. Sanitary landfill operations and all other methods for the disposal, treatment, or processing of trash, refuse, debris, or other rubbish material are not deemed to be light industry within the meaning of this bylaw and shall not qualify herein as either an allowed use or a permitted use.

12. Personal Services

B. Uses Permitted by Special Permit The following uses may be permitted only when the applicant clearly establishes that such uses are not noisy, injurious, noxious, or offensive to the neighborhood and do not derogate from the purpose of this bylaw as determined by the board of appeals after due notice and a public hearing, as per Section VI, provided that any grant of a special permit shall be conditioned upon full compliance with off-street parking, site plan approval, and other provisions of this bylaw.

1. Outdoor storage, display, and sale of goods.
2. Gasoline sales and incidental services; but not body painting or repairs, mechanized carwash facility, auto sales, or major repair facilities
3. Indoor commercial recreation.
4. Restaurants.

5. Body Arts Establishments only in the area described in Section III Establishment of Districts, subsection 4. Business District B, sections A., B., C. and D. The area limitation in this subsection is not intended to prohibit Body Art Establishments in the Industrial A District pursuant to Section IV.5.B.3 or the Industrial B District pursuant to Section IV.5A.B.3. C. Miscellaneous Uses Signs, trailers, off-street parking, and uses of land in the Flood Plain and Watershed Protection District shall be regulated as per Section V. D. Dimensional Regulations

1. Lot Sizes: All uses require at least 80,000 square feet of area. In addition, at least 70,000 square feet of said area shall be exclusive of any and all easements, cranberry bogs, wetlands, flood plains and watershed areas.

2. Frontage: All uses require at least 200 contiguous feet at the way line.

3. Minimum Lot Perimeter Ratio: All uses require a minimum lot perimeter ratio greater than forty-four.

4. Front Yards: All buildings structures and paved areas other than access ways