

Article VI. Medium Density Residential, Main Corridor, District R-2A

Sec. 70- 39 Statement of Purpose and Intent

The intent of this district is essentially the same as that of the R-2 Residential District: to provide areas of low to medium density residential capacity, with compatible public and semi-public uses, that will provide a suitable and comfortable living environment for people of all ages. This district is also designed to allow for limited additional light commercial activities, with a conditional use permit, that will blend in with the residential and/or historic character of these neighborhoods. The R-2A Residential District will serve as a transition between Business District and other Residential Districts, and will provide a means to retain and preserve the residential zoning and character along the major traffic routes in town, while allowing for the development of certain tourist-oriented businesses along those sections of Route 211 and Congress Street that have a high volume of traffic. In all instances, such commercial activities shall be found to be compatible with the residential nature and uses of the neighborhood before such conditional use permits are granted.

Sec. 70- 40 Permitted Uses.

Unless otherwise provided in Section 70-41 of this Article, the structures to be erected or land to be used in the R-2A Residential District shall be for one of the uses (and its permitted accessory uses) permitted by right in the R-2 Residential District, as provided in Section 70-30 of the chapter; provided that, with the exception of multi-family dwellings, only one main building and its accessory structures may be erected on any lot or parcel of land in this district.

Sec. 70- 41 Permitted Uses with a Conditional Use Permit.

All conditional uses that may be permitted in the R-2 Residential District, as provided in Sec. 70- 31 of this chapter, may be permitted with a conditional use permit in the R-2A Residential District. In addition, the following uses may be permitted in the R-2A District:

- (d.) Retail antique shops.
- (e.) Retail craft shops, as defined.
- (c.) Retail florist shops.
- (d.) Art galleries.
- (e.) Museums.
- (f.) Retail mineral and gem shops.
- (g.) Retail family book shops.
- (h.) Retail music shops.
- (i.) Retail jewelry shops.
- (j.) Retail fabric shops.
- (k.) Retail paper good shops.

- (l.) Retail clothing shops.
- (m.) Retail gift shops, including specialty theme shops such as a Christmas shop, a doll shop, or a toy shop.
- (n.) Beauty shop, barber shop or manicurist shop.
- (o.) Photographic studios and related sales.
- (p.) Manufactured homes, in accordance with the provisions of Sec. 70- 152.1 of this chapter.
- (q.) More than one main use may be permitted with a conditional use permit on any lot or parcel of land in the R-2A Residential District provided that:
 - 1. The proposed uses are permitted by right or permitted with a conditional use permit in the R-2A District;
 - 2. Each of the proposed uses complies with all other requirements of this chapter; and
 - 3. The governing body, in accordance with the provisions of this chapter, determines that the utilization of the property for more than one main use will in no way adversely impact the property in question or the surrounding neighborhood.
- (r.) Private medical transport service, as defined in Section 70-10, provided that no emergency lights, sirens or any other loud warning devices are used in conjunction with the operation of the business. The business shall comply with the requirements of Sections 70-150 and 70-152.

Sec. 70- 42 Area Regulations.

As approved in Sec. 70-32 of this chapter.

Sec. 70- 43 Setback Regulations.

As approved in Sec. 70-33 of this chapter.

Sec. 70- 44 Frontage Regulations.

As approved in Sec. 70-34 of this chapter.

Sec. 70- 45 Yard Regulations.

As approved in Sec. 70-35 of this chapter.

Sec. 70- 46 Height Regulations.

As approved in Sec. 70-36 of this chapter.

Sec. 70- 47 Lot Coverage

As approved in Sec. 70-37 of this chapter.

Sec. 70- 48 Special Provisions

As approved in Sec. 70-38 of this chapter.

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