

# ZONING

## R-248 ROUTE 248 OVERLAY DISTRICT

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The purpose of the R-248 Overlay District is to manage growth and development along Route 248 and create a safe and visually unified streetscape. The overlay district is intended to improve the design standards of the corridor, while maintaining the base district use standards and respecting the landowners in and around the Route 248 corridor. It aims to facilitate the development of a safe and viable corridor that links a variety of uses through streetscape amenities, design standards, and coordinated signage.

### **DIMENSIONAL STANDARDS**

Uses permitted within the Overlay District shall follow and be in addition to respective base zoning district regulations.

### **PERMITTED USES**

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#### **PRINCIPAL USES**

##### PERMITTED BY RIGHT

Uses permitted by right within respective base zoning districts unless specifically prohibited.

Business services establishment

Medical or dental clinics and laboratories

Mixed-use building

Office, professional

#### **ACCESSORY USES**

##### PERMITTED BY RIGHT

Uses permitted by right within respective base zoning districts unless specifically prohibited