

ZONING

149 Attachment 11

[Amended 6-14-2022 by L.L. No. 3-2022]

Schedule of Regulations Town of Moreau Neighborhood Commercial Districts (C-2)¹

Permitted Principal Use	Permitted Accessory Use	Uses Permitted by Special Permit by the Board of Appeals	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Lot Coverage (percent of area)	Minimum Floor Area (square feet)	Maximum Structure Height (feet)	Minimum Setback (feet)		
									Front	Side ²	Rear
Local retail business Establishments such as: Drugstores, pharmacy Stationery store Grocery store, meat or produce store Barber and beauty shop Fire stations Restaurant	Same as R-1		22,500 with public water and public sewer.	100	100	400	800	30	50	15	30
		Single-family dwellings Laundromat Housing units in combination with commercial facilities (i.e., apartment over store) Fueling station	Same as above								

NOTES:

¹ Site plan review by the Planning Board is required for all uses in the C-2 District.

² There is a thirty-foot setback required next to R Districts. Also, fencing and/or planting shall be required next to R Districts.