

ZONING

149 Attachment 9
Town of Moreau
Schedule of Regulations
General Commercial Districts (C-1)¹
[Amended 6-13-1989 by L.L. No. 2-1989; 3-22-2011 by L.L. No. 2-2011]

Permitted Principal Use	Permitted Accessory Use	Uses Permitted by Special Permit by the Board of Appeals	Minimum Lot Area (acres)	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	Rear	
Business which primarily service highway traffic, such as restaurants, diners and bars	Same as R-5		1	200	175	40	None	30	50	15	30	
Places of public assembly		1	200	175	40	None	30	50	15	30		
Professional office		1	200	175	40	None	30	50	15	30		
Boat storage, repairs and sales		1	200	175	40	None	30	50	15	30		
Farm and construction equipment sales and service		1	200	175	40	None	30	50	15	30		
Commercial greenhouse and nursery		1	200	175	40	None	30	50	15	30		
Mobile home sale		1	200	175	40	None	30	50	15	30		
Social club, hall and fraternal organization		1	200	175	40	None	30	50	15	30		
Motel, hotel and inn		1	200	175	40	None	30	50	15	30		
Fire station		1	200	175	40	None	30	50	15	30		
Municipal building		1	200	175	40	None	30	50	15	30		
Office building		1	200	175	40	None	30	50	15	30		
Post office: bank		1	200	175	40	None	30	50	15	30		
Funeral home		1	200	175	40	None	30	50	15	30		
Parking garage		1	200	175	40	None	40	50	15	30		
			Same as R-3 plus:									
			Automobile sales, service, repair and fueling	1	200	150	40	None	30	80	15	30
			Drive-in theater	5	600	400	40	None	30	80	15	30
			Laundromat	1	200	150	40	None	30	80	15	30
			Indoor recreation facilities	1	200	150	40	None	30	80	80	30
		Outdoor recreation	1	200	150	40	None	30	80	80	30	
		Light manufacturing	1	200	150	40	None	30	80	80	30	
		Nursing or convalescent home	1	200	150	40	None	30	80	80	30	
		Warehouse for enclosed storage of goods and materials	100,000 square feet	200	400	60	None	30	See Note 3	80	30	

NOTES:

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

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

³ The structure must be a minimum of 300 feet from Route 9.