

DIVISION 9. - GENERAL BUSINESS DISTRICT 2 (GB-2)

Sec. 78-831. - Location; purpose.

(a) The general business district 2 (GB-2) shall extend along both sides of Saco Avenue from E. Emerson Cummings Boulevard to the DD-2 district boundary at tax map 206, block 26, lot 1, and shall extend to the back property line of any lot with direct frontage on Saco Avenue for a maximum depth of 300 feet from the street right-of-way.

(b) With the density of the settlement pattern of this area, the GB-2 district is primarily designed to encourage conversion of existing residential structures to small office and retail operations that generate relatively lighter trip generation and parking demand.

(Ord. of 9-18-2001, § 8.2)

Sec. 78-832. - Permitted uses.

The following uses shall be permitted in the general business district 2 (GB-2):

- (1) Single-family detached, two-family, and multifamily dwellings.
 - (2) Accessory buildings, structures, or uses.
 - (3) Business, professional, and governmental offices.
 - (4) Retail uses of less than 5,000 square feet of gross leasable area.
 - (5) Artist and craftsman studios.
 - (6) Lodges and fraternal organizations.
 - (7) Lodging establishments.
 - (8) Municipal uses.
 - (9) Community living arrangements.
- (Ord. of 9-18-2001, § 8.2.1)

Sec. 78-833. - Conditional uses.

The planning board may authorize the following uses in the general business district 2 (GB-2), provided the conditions of article VII of this chapter are met:

- (1) Automotive service and/or repair.
 - (2) Retail uses in excess of 5,000 square feet of gross leasable area.
 - (3) Public/private utility facility.
 - (4) Wireless telecommunication facilities: architectural siting only.
 - (5) Home occupations.
- (Ord. of 9-18-2001, § 8.2.2; Ord. of 6-3-2008(2))

Sec. 78-834. - Prohibited uses.

Prohibited uses in the general business district 2 (GB-2) are as follows:

- (1) Truck terminals/motor freight business.
- (2) Drinking establishments.
- (3) Mobile homes.
- (4) Contractor storage yard 1 and 2.

(Ord. of 9-18-2001, § 8.2.3)

Sec. 78-835. - Space and bulk requirements.

Space and bulk requirements for the general business district 2 (GB-2) are as follows:

| Standard | Residential Uses | Nonresidential Uses |
|--|--------------------|---------------------|
| Minimum lot area | 5,000 sq. ft. NDD* | 5,000 sq. ft. NDD* |
| Minimum lot area per unit | 5,000 sq. ft. | 5,000 sq. ft. |
| Minimum lot frontage | 60 feet | 60 feet |
| Minimum lot width | 50 feet | 50 feet |
| Minimum front yard setback, all structures | 15 feet | 15 feet |
| Minimum side yard setback, all structures | 10 feet | 10 feet |
| Minimum rear yard setback, all structures | 15 feet | 15 feet |
| Commercial use abutting a residential property | NA | 25 feet |
| Maximum building coverage | 35% | 50% |
| Maximum building height | 35 feet | 35 feet |

*NDD = Net development density

(Ord. of 9-18-2001, § 8.2.4)

Sec. 78-836. - Performance standards.

(a) *Parking.* In addition to parking standards specified in division 4 of article VIII of this chapter, all uses in the general business district 2 (GB-2) shall conform to the following parking requirements:

(1) Where the town establishes parallel parking on Saco Avenue, properties fronting such facilities may reduce the required amount of on-site parking, specified under division 4 of article VIII of this chapter, in the following manner:

| Use Size | Required Off-Street Parking |
|-------------------------------------|-----------------------------|
| < 500 square feet net leasable area | None |

| | |
|---|------------------|
| 500—1,500 square feet net leasable area | 50% of required |
| 1,500+ square feet net leasable area | 100% of required |

(2) All required off-street parking shall be located in the side or rear yards of a property and not in the front yard fronting Saco Avenue.

(b) *Driveway locations.* Notwithstanding driveway location standards specified in division 4 of article VIII of this chapter, corner lots with less than 100 feet of frontage on Saco Avenue shall establish driveways on side streets and not access Saco Avenue directly. The combined frontage of two adjacent parcels shall be applied to the 100-foot frontage requirement, provided that the parcels share a single curb cut and driveway.

(c) *Site improvements.* Site improvements are as follows:

(1) *Curbs and sidewalks.* Where nonresidential development or multifamily residential development in excess of five units fronts a public street, the property owner shall construct a public sidewalk and street curb within the street right-of-way for the length of the property frontage. All sidewalks and curb designs shall conform to specifications as established by the planning board.

(2) *Lighting.* Notwithstanding the standards for parking lot lighting specified in division 4 of article VIII of this chapter, all freestanding site lighting shall:

a. Not exceed the height of the principal building or 14 feet, whichever is less.

b. From a nonresidential use, not shed more than 0.5 footcandle onto surrounding residential or nonresidential properties.

c. Be shielded to prevent point source glare.

(3) *Street trees.* Where nonresidential development or multifamily residential development in excess of five units fronts a public street, the property owner shall install street trees within the highway right-of-way or within a conservation easement fronting the property as specified by the planning board.

(d) *Signage.* All signs in the GB-2 district must conform to the following standards in addition to those of division 5 of article VIII of this chapter:

(1) *Materials.* All proposed signage shall be constructed of either wood, metal, or fabric.

(2) *Lighting.* All proposed signs may be illuminated by one or more shielded external light fixtures affixed to the building, the sign, or uprights emanating from the ground. Internally illuminated signs shall be permitted.

(3) *Area and dimensions.* Area and dimensions are as follows:

a. Total aggregate signage located on the site, displayed on retractable awnings, affixed to the building, and displayed in the windows shall not exceed one square foot of signage for every two linear feet of building or storefront frontage on a public street.

b. Maximum aggregate signage for any business shall not exceed 40 square feet. c. Freestanding signs shall not exceed 15 feet in height and shall not exceed the allowable square footage. Square footage of signage allocated for the freestanding sign shall be subtracted from the maximum allowable square footage. d. Permitted sign area is not transferable between sides of the building located on a corner lot.

(Ord. of 9-18-2001, § 8.2.5)

Secs. 78-837—78-865. - Reserved.

FOOTNOTE(S):

⁽¹⁰¹⁾ **Cross reference**— Businesses, ch. 18. [\(Back\)](#)