

# MA 22-07

## 503 South Main Street



### Rezoning Case Information

- Current Zoning: RL & R&PUD
- Proposed Zoning: GC-CZ (General Commercial-Conditional Zoning)
- Review is under the Land Development Ordinance (LDO)

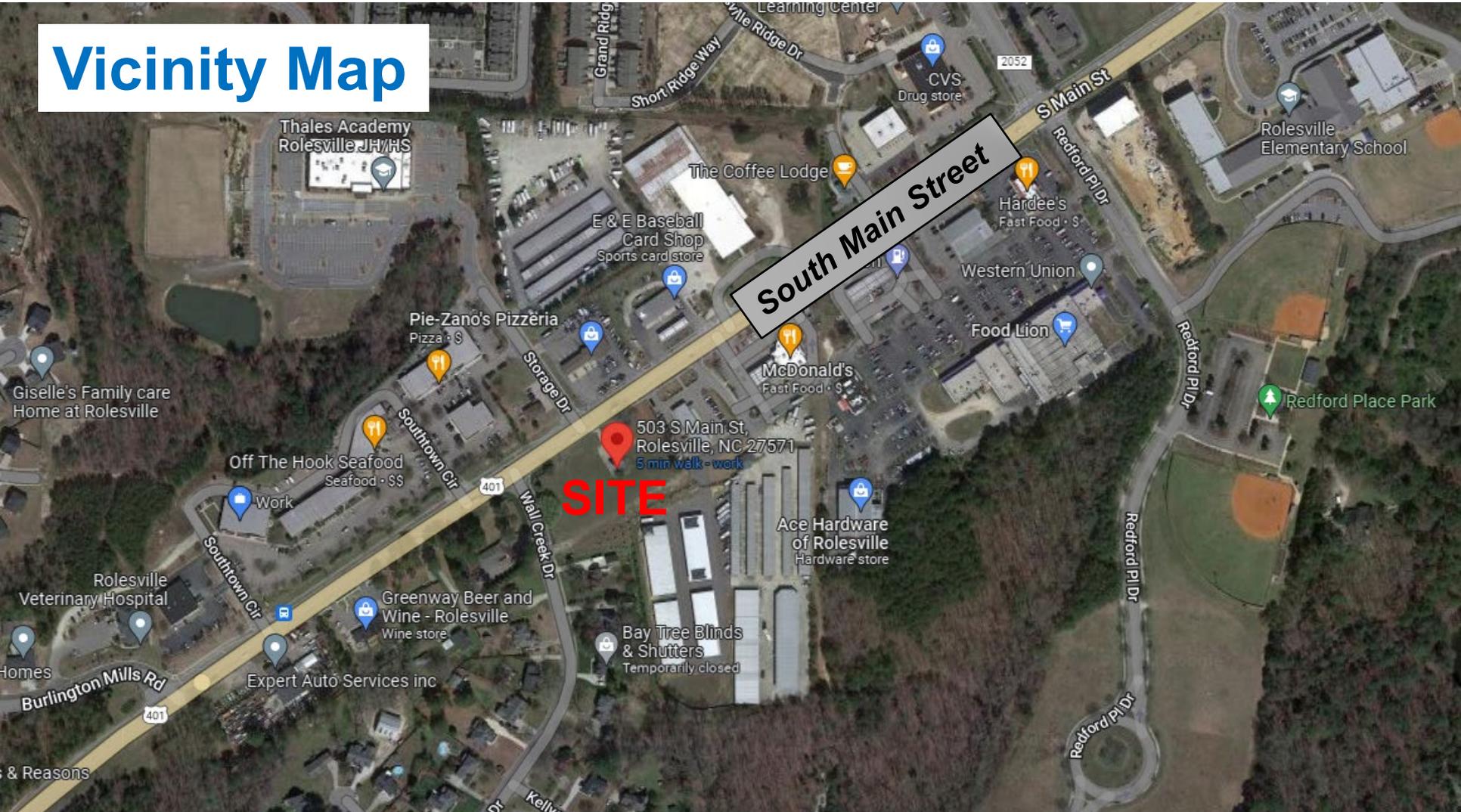


# MA 22-07

## 503 South Main Street



### Vicinity Map



# MA 22-07

## 503 South Main Street

### Location Map



# MA 22-07

## 503 South Main Street

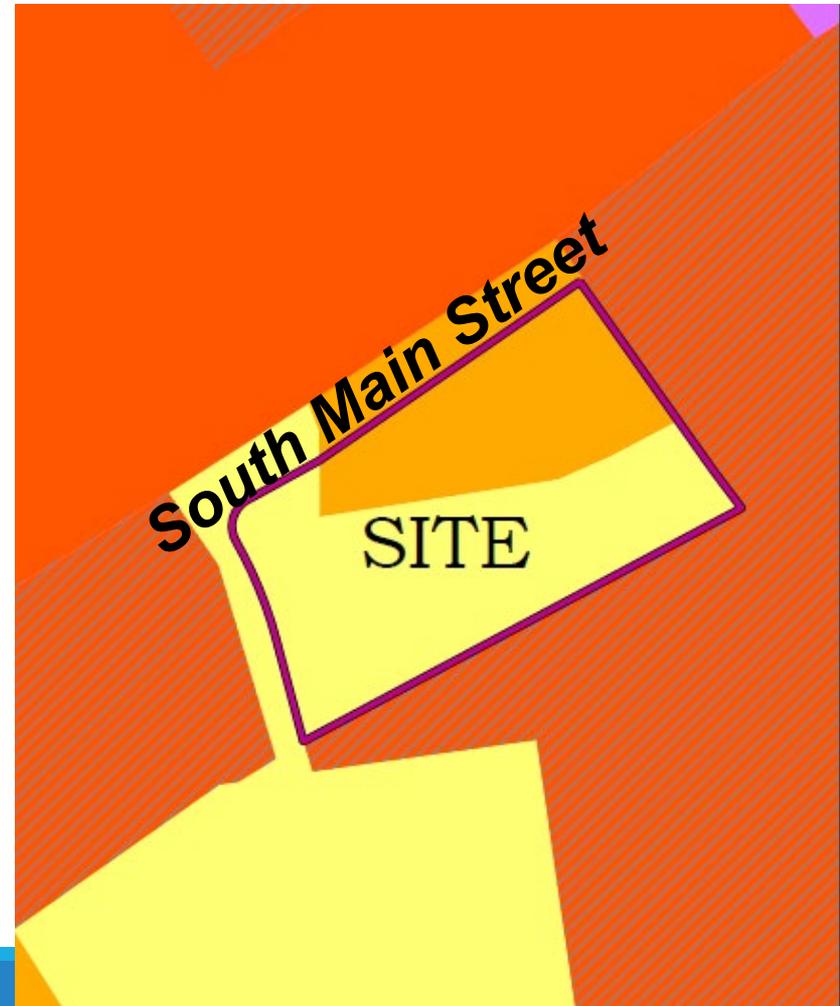


## Existing Zoning Map

Existing Zoning is a split of  
**RL** (Residential Low per LDO)

and

**R&PUD** (Residential Planning  
Unit Development per UDO).



# MA 22-07

## 503 South Main Street



## Future Land Use Map

Future Land Use  
Classification:  
Commercial



# MA 22-07

## 503 South Main Street

---



### Main Street Vision Plan (2018)

The Town developed the Main Street Vision Plan to help the community grow, reestablish a true town center, and reclaim its Main Street.

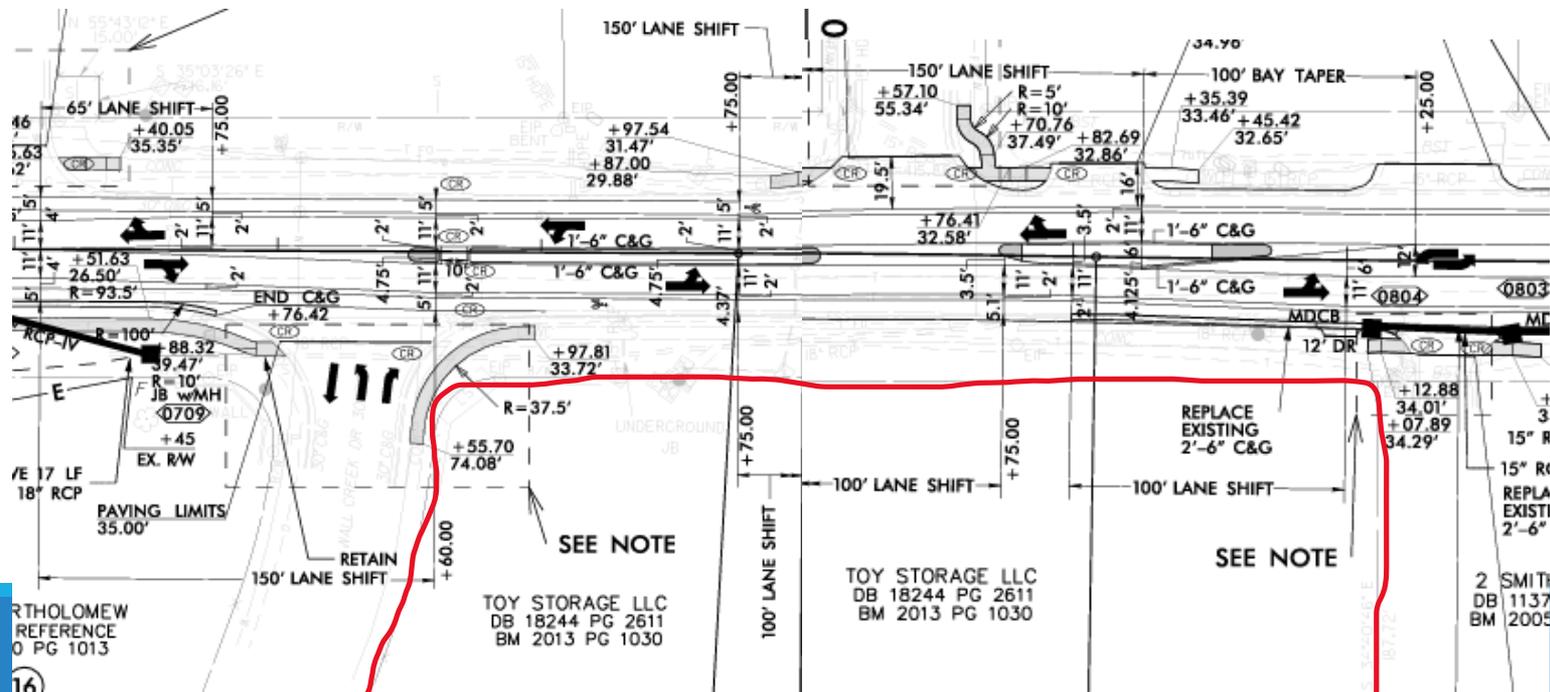
- *Principle 5:* Quality development/redevelopment must be supported
- *Goal 4:* Reestablish a town center
- *Goal 5:* Retain and respect the small-town feel

# MA 22-07

## 503 South Main Street

### Transportation and Traffic

- Per LDO Section 8.C.4., the Land Development Administrator (LDA) waived requirement for a Traffic Impact Analysis (TIA) until time of Site Plan
- Main Street LAPP Project – limited adjacent roadway improvements



# MA 22-07

## 503 South Main Street

---



### General Commercial District (LDO 3.2.1)

- Permits wide range of commercial oriented non-residential uses.
  - 37 uses Permitted By-Right
  - 8 uses Permitted by Special Use Permit
- Max. building height of 35'
- Building setbacks of 20' / 15' / 35' (Front/Side/Rear)
- Parking, Bufferyard, Landscaping, Screening

# Permitted By-Right Uses (37)



CIVIC		COMMERCIAL		
Assembly / Church	Park / Public Recreation	Bank	Event Center	Gas Station
Cultural Facility	Public Safety	Bar / Nightclub	Funeral Home	Retails Sales & Service, Neighborhood
Day Care	Schools (K-12)	Brewery / Distillery	Carwash	Retails Sales & Service, Community
Govt. Office		Commercial Parking	Gas Station	Retails Sales & Service, Shopping Center
Assembly / Church	Park / Public Recreation	Bank	Golf Course	Tattoo Establishment
		Carwash	Recreation, Indoor	Vehicle, Rental & Sales
		Eating Establishment	Recreation, Outdoor	Vehicle, Minor Service

# Permitted By-Right Uses cont.



RESIDENTIAL	OFFICE / MEDICAL	INDUSTRIAL	INFRASTRUCTURE
Dwelling, Upper – Story Unit	Animal Care	Artisanal Manufacturing	Minor Utility
	Dental Facility		Major Utility
	Medical Facility		Minor Transportation Installation
	Professional Office		Water Storage Tank
	Urgent Care		

# Permitted Special Uses (8)



CIVIC	COMMERCIAL	OFFICE / MEDICAL	INDUSTRIAL	INFRASTRUCTURE
Colleges / University	Lodging	Hospital	Flex	Major Transportation Installation
Social Services			Fulfillment Center	Telecommunications Tower

# MA 22-07

## 503 South Main Street



- **CONDITION: Prohibits the following 15 uses:**

Day Care	Urgent Care	Vehicle Sales	Water Storage Tank
Car wash	Minor Utility	Funeral Home	In/Outdoor Recreation
Schools	Brewery/ Distillery	Major Utility	Minor Transportation
Bars and Nightclubs		Tattoo Establishment	
Retail Sales – Community or Shopping Center			

**MA 22-07**  
**503 South Main Street**

---



## **Planning Board Recommendation (1/23/23)**

- Unanimous Recommendation of Approval, with the addition of “Bar/Nightclub” and “Tattoo Establishment” to the Condition of Prohibited Uses.

# MA 22-07

## 503 South Main Street

---



### Staff Recommendation

- General Commercial is predominant Zoning district of non-residential properties along Main Street.
- GC aligns with the Main Street Vision Plan principles and goals
- Staff recommends approval of Map Amendment (Rezoning) MA 22-07

---

## Conditional Zoning District Option

Applicant choose to make request a “CZ” District.

List of prohibited uses or lesser development standards.

### Suggested list of Uses to prohibit:

- Day Care
- Brewery / Distillery
- Carwash
- Funeral Home
- Recreation (In/Outdoor)
- Retail Sales – Comm. and Shopping Ctr.
- Urgent Care
- Vehicle Rental/Sales & Minor Serv.
- Minor Utility
- Major Utility
- Minor Transp. Installation
- Water Storage Tank