

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

SECTION 25 B-2 LOCAL BUSINESS DISTRICT

(a) Purpose and Intent

This District is intended to provide for retail or customer service establishments serving the local area.

(b) Permitted Uses

1. Any use permitted in the B-1 restricted business district, except two family or multi family uses.

2. Any of the following retail and customer service establishments, normally serving the local area, are permitted provided the location, building, and Site Plan and Plan of Operation are submitted to and approved by the plan commission:
 - A. Art shop, arts and crafts studio.
 - B. Appliance store.
 - C. Bakery (not over ten (10) employees).
 - D. Barber shop.
 - E. Beauty shops, including hair care, face care, nail care, and therapeutic massage.
 - F. Bank, savings and loan office, security broker.
 - G. Clinic, medical and dental.
 - H. Clothing or dry goods store.
 - I. Confectionery store.
 - J. Drug store.
 - K. Furniture store.
 - L. Book and stationery stores.
 - M. Fruit and vegetable market.
 - N. Grocery or other food products store.
 - O. Hardware store.
 - P. Ice cream store.
 - Q. Jewelry store.
 - R. Meat and fish market.
 - S. Music and radio store.
 - T. News-stand.
 - U. Notion or variety shop.
 - V. Parking lot.
 - W. Pharmacy.
 - X. Radio and television sales and repair shop.
 - Y. Photography studio.
 - Z. Shoe store.
 - AA. Soda fountain.
 - BB. Tailor or dressmaking shop.
 - CC. Tanning booths.
 - DD. Telephone office and telephone exchange.
 - EE. Utility company office.
 - FF. Watch repair.
 - GG. Book or stationary store.
 - HH. Insurance office.
 - II. Real estate office.
 - JJ. Any similar use subject to the approval of the plan commission.

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

3. Garages for storage of vehicles used in conjunction with the operation of the business.
4. Signs as permitted in the B-1 Restricted Business District.
5. Accessory uses
 - A. Dumpsters and other refuse type containers shall be screened from view from streets and adjacent properties.
 - B. Roof mounted equipment shall be located, screened, and/or painted to minimize visibility from street and adjacent sites.
 - C. Outdoor storage and/or outdoor display subject to the approval of a Site Plan and Plan of Operation by the Town Plan Commission.

(c) **Prohibited Uses**

1. Limited Family Businesses
2. Adult-Oriented Establishments

(d) **Conditional Uses**

1. Restaurants, Supper Clubs, Lake Resorts, Taverns, Dance Halls, Pool Halls, Bowling Alleys, and similar uses.
2. Public and Semi Public Buildings and Uses, including commercial day care facilities
3. Churches, Synagogues, and Other Buildings for Religious Assembly
4. Private clubs and resorts
5. Commercial Kennels
6. Single family residential Planned Unit Developments only, and mixed or commercial planned unit developments
7. Bed and Breakfast
8. Cemeteries and Mausoleums
9. Commercial Truck Parking
10. In Law Units
11. Marinas
12. Commercial fish or bait ponds or hatcheries
13. Communication Towers
14. Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales
15. Mobile home parks and trailer camps
16. Motels and hotels
17. Testing laboratories

(e) **Building location**

1. Setback: Fifty (50) feet minimum.
2. Offset:
 - A. Buildings used solely for commercial purposes: Ten (10) feet minimum.
 - B. Buildings used in whole or part for residential purposes: Twenty (20) feet minimum.
3. Shore setback: Seventy-five (75) feet minimum.

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

(f) **Height regulations**

1. Principal building: Forty-five (45) feet maximum if a two story and fully exposed on at least one side of the building. Thirty-five (35) feet maximum if a one story with or without an exposure, or a two story with no exposure.
2. Accessory buildings: Fifteen (15) feet maximum.

(g) **Area regulations**

1. Floor area:
 - A. Minimum required for residential purposes: Buildings used solely for residence purposes – first floor: Nine (900) square feet. Total: Twelve hundred (1,200) square feet. A minimum 440 square foot attached or detached garage is also required.
 - B. Buildings used for both residential and business purposes: Minimum fifteen hundred (1,500) square feet total.
 - C. Maximum F.A.R permitted: Fifty (50) percent.
2. Lot size:
 - A. Minimum area: One acre with or without sewer.
 - B. Minimum average width: One hundred fifty (150) feet with or without sewer.
3. Open space: Fifteen thousand (15,000) square feet minimum.