

CHAPTER 11
TOWN OF LISBON ZONING ORDINANCE

SECTION 26 B-3 GENERAL BUSINESS DISTRICT

(a) **Purpose and Intent**

This District is intended to provide for business and trades of a more general nature and serving a larger trade area.

(b) **Permitted uses**

1. Any use as permitted in the B-2 local business district.
2. The following business and trades of a more general nature, normally serving a larger trade area, are permitted provided the location, building, and Site Plan and Plan of Operation are submitted to and approved by the plan commission:
 - A. Wholesalers and distributors.
 - B. Theaters, arcades, video game parlors, and other indoor amusement places.
 - C. Dry cleaning and dyeing establishments.
 - D. New and used automobile sales rooms and lots, sale of snowmobiles, personal watercraft, boats and marina equipment, along with repair and service shops for such equipment, storage yards and garages for said equipment, vehicles and supplies, and commercial truck parking, but in no case shall any of the above include the storage and/or sale of junked or wrecked vehicles, equipment, or parts.
 - E. Printing and publishing houses.
 - F. Dairies and bottling plants.
 - G. Laundries.
 - H. Lockers and cold storage plants.
 - I. Self Service Storage (Mini-Warehouses)
 - J. Any similar use subject to the approval of the plan commission.
3. Signs as permitted in the B-1 Restricted Business District.
4. 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

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6. Single family residential Planned Unit Developments only, and mixed or commercial planned unit developments
7. Bed and Breakfast
8. Cemeteries and Mausoleums
9. Contractor's Yard
10. Outdoor Commercial Recreation Facilities and Uses
11. Marinas
12. Commercial fish or bait ponds or hatcheries
13. Communication Towers
14. Mobile home parks and trailer camps
15. Testing laboratories
16. Motels and hotels

(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.

(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: Nine hundred (900) square feet total. 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.