

waiting period, provided that application is accompanied by an affidavit setting forth facts, to the satisfaction of said Council or Board, showing a substantial change of circumstances justifying a rehearing.

SECTION 11. Violation

Any person or corporation, whether as principal, agent, employee or otherwise who violates any of the provisions of this Ordinance or any safeguard or condition attached to the granting of a special exception or variance may be fined not more than one hundred (100) dollars, for each offense, after receipt of notification from the Building Inspector or Town Solicitor. Each day of the existence of a violation shall be deemed a separate offense.

The erection, construction, enlargement, conversion, moving or maintenance of any building or structure and the use of any land or building which is continued, operated or maintained contrary to any provisions of this Ordinance is hereby declared to be a violation of this Ordinance and unlawful.

The remedy provided for herein shall be cumulative and not exclusive and shall be in addition to any other remedies provided by law.

Article II ZONING DISTRICT USE REGULATIONS

SECTION 1. Rural, Farming, Residential (RFR 2)

A. Purpose

The purpose of this zone is to provide adequate land suitable for moderate density development to establish unified neighborhoods for more efficient, economical community services and facilities and a more pleasant and diversified environment.

B. Permitted Uses - See Attached Zone Use Matrix

C. Uses Allowed by Special-Use Permit - See Attached Zone Use Matrix

D. Dimensional Regulations

Minimum Lot Size	Minimum Street Frontage	Maximum Lot Coverage by Structures	Minimum Yard Requirements			Maximum Building Height
			Front (depth)	Side (width)	Rear (depth)	
2 acres	200 feet	15%	50 ft.	25 ft.	50 ft.	40 ft.

SECTION 2. Rural, Farming, Residential (RFR1)

A. Purpose

The purpose of this zone is to provide adequate land suitable for medium density development to establish unified neighborhoods for more efficient, economical community services and facilities and a more pleasant and diversified environment. Creation of new lots of record for building purposes shall have a service connection to an existing community water supply as of the date of adoption of this Ordinance.

B. Permitted Uses- See Attached Zone Use Matrix

C. Uses allowed by Special-Use Permit - See Attached Zone Use Matrix

D. Dimensional Regulations

Minimum Lot Size	Minimum Street Frontage	Maximum Lot Coverage by Structures	Minimum Yard Requirements			Maximum Building Height
			Front (depth)	Side (width)	Rear (depth)	
1 acres	150 feet	20%	40 ft.	20 ft.	40 ft.	35 ft.

SECTION 3. Open Space and Public Land (OSPL)

A. Purpose

The purpose of this zone is to insure all OSPL owned by a public agency has a district associated with it in the event of transference or sale. This district regulates and manages any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, reserved, and preserved from private development. Such land includes the W. Alton - Jones Campus, State-owned Big River Reservoir property, Wickabonet State Forest, Arcadia State Forest, Beach Pond State Park and other designated publicly-owned land or water. A zoning district would safeguard such property therein, in the event of transference or sale, while granting via special-use permit exclusively, select public-related uses.

B. Uses allowed by Special-Use Permit - See Attached Zone Use Matrix

C. Dimensional Regulation

Minimum Lot Size	Minimum Street Frontage	Maximum Lot Coverage by Structures	Minimum Yard Requirements			Maximum Building Height
			Front (depth)	Side (width)	Rear (depth)	
2 acres	200 feet	15%	50 ft.	25 ft.	50 ft.	40 ft.

SECTION 4. Neighborhood Business Zone

A. Purpose

The purpose of this zone is to provide areas for business use to serve the day-to-day needs of the residential population of the community. It is expected that areas of this zone classification will be located in a manner that is accessible to developed residential areas with the prospect that new locations will be so designated in the future by the Town Council as new residential development occurs.

B. Permitted Uses - See Attached Zone Use Matrix

C. Uses Authorized as a Special Use Permit - See Attached Zone Use Matrix

D. Dimensional Regulations

Minimum Lot Size	Minimum Street Frontage	Maximum Lot Coverage by Structure	Maximum Impervious Surface	Minimum Yard Requirements			Maximum Building Height
				Front (depth)	Side (width)	Rear (depth)	
1 Acre	200 feet	25%	65%	60 ft.	20 ft.	25 ft.	35 ft.

No neighborhood business structure or accessory structure shall be closer than 50 feet to a Residential Zone boundary.

SECTION 5. Highway Business Zone

A. Purpose

The purpose of this zone is to provide areas for commercial activities to serve the needs of the entire community and contiguous regions. It is expected that such zone will be located on major arteries or within a reasonable distance of major highway interchanges to maximize accessibility.

B. Permitted Uses - See Attached Zone Use Matrix

C. Uses Authorized as a Special Use Permit - See Attached Zone Use Matrix

D. Dimensional Regulations

Minimum Lot Size	Minimum Street Frontage	Maximum Lot Coverage by Structure	Maximum Impervious Surface	Minimum Yard Requirements			Maximum Building Height
				Front (depth)	Side (width)	Rear (depth)	
1 Acre	200 feet	25%	80%	50 ft.	25 ft.	30 ft.	40 ft.

No highway business structure shall be closer than 100 feet to a Rural, Farming, Residential Zone boundary.

SECTION 6. Industrial A Zone

A. Purpose

The purpose of this zone is to provide areas for the future development of industrial and allied uses and to provide for existing uses of this nature. Areas so designated are considered to be geographically and topographically suitable for such use and are so designated in the interest of providing for the future economic growth of the community.

B. Permitted Uses - See Attached Zone Use Matrix

C. Uses Authorized as a Special Use Permit - See Attached Zone Use Matrix

D. Dimensional Regulations:

1. Lot and Building Requirements:

Minimum Lot Size	Maximum Lot Coverage by Structures	Maximum Impervious Surface	Minimum Yard Requirements			Maximum Building Height
			Front (depth)	Side (width)	Rear (depth)	
2 acres	25%	45% *	50 Ft.	30 ft.	40 ft.	40 ft.

\* Includes building coverage.

2. Any industrial structure or activity including outdoor storage shall be at least one hundred (100) feet from a Rural, Farming Residential Zone boundary and at least fifty (50) feet from any Neighborhood or Highway Business Zone boundary.

SECTION 7. Industrial B Zone

A. Purpose

The purpose of this zone is to provide areas for future development of industrial and allied uses which, due to the peculiar nature of their activities require locations remote from other classes of use. Areas so designated are primarily undeveloped or are very sparsely developed to minimize adverse effect upon neighborhood properties and activities.

B. Permitted Uses - See Attached Zone Use Matrix

C. Uses Allowed by a Special-Use Permit - See Attached Zone Use Matrix

D. Dimensional Regulations:

The dimensional regulations of the Industrial A Zone shall apply to the Industrial B Zone. In addition, the following special requirements shall be observed:

1. Any activity involving an extractive industry or the outdoor storage of used, scrap or salvage materials shall be screened by material objects or an opaque hedge or fence at least six (6) feet in height in such a manner as to prevent visibility of such activity from any public road or from adjacent property.
2. Any activity involving the outdoor storage of used scrap or salvage materials shall be at least two hundred (200) feet from any abutting property and at least five hundred (500) feet from any public road.

SECTION 8. Prohibited Uses

See Attached Zone Use Matrix

Article III INDUSTRIAL SITE AND PERFORMANCE STANDARDS

All industrial construction and operations permitted or authorized by Article II shall conform with the requirements of this Article.

SECTION 1. Site Plan Requirements

Property and buildings shall be so planned as to minimize disturbance to adjacent property and present an agreeable