

SECTION 10.A – JORDAN VILLAGE DISTRICT (JVD)

10.1 GENERAL

The minimum lot size in this district shall be 7,500 square feet subject to the lot design standards of **Section 3.34 of** these regulations. The following shall be permitted uses in this district.

- 10.1.1 Mixed –Use Commercial/Residential Buildings.
- 10.1.2 Business offices and professional buildings.
- 10.1.3 Bed and Breakfast
- 10.1.4 Small event venue- Considerations: limit to number of bedrooms on the property (6), number of guests at events (40-50), time of outdoor activities- 10pm Friday Saturday, 9pm Sunday- Thursday, restrictions on amplified music? **Event Venue – a commercial facility for hosting functions with the option of having food or drink regardless whether such is provided during the event, including, but not limited to, weddings, receptions, banquets, anniversaries, and similar celebrations. May also be used for meeting space, conferences, or other assembly uses. A small event venue is 5,000 gross square feet or less in size.**
- 10.1.5 Parks and playgrounds.
- 10.1.6 Cafés, Restaurants (excluding drive-thru facilities) and specialty food stores (ice cream parlor, cheese shop bakery, confectionary, or similar).
- 10.1.7 Retail under 4,000 square feet.
- 10.1.8 Daycare.
- 10.1.9 Barber shops and hair salons.
- 10.1.10 Temporary Outdoor Events including Farmer’s Markets, Art Shows, Music or Theater Performances, or Festivals.
- 10.1.11 Publishing establishments.
- 10.1.12 Museums, Art Galleries and Theaters.
- 10.1.13 Private Educational Institutions.
- 10.1.14 Customary Home Occupations as defined in Section 1.37 herein and subject to the provisions of Section 3.11 of these regulations.
- 10.1.15 Accessory uses as defined in Section 1.2 herein and subject to the provisions of Sections 3.9 and 3.10 of these regulations. Accessory uses may include the outdoor sales/display of goods for sale during regular business hours, but shall not include overnight or permanent outdoor storage.
- 10.1.16 Accessory apartments in accordance with Section 3.36 of these Regulations.

10.2 USES PERMITTED IN THE CT DISTRICT SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT

The following uses may be permitted in the CT District, if approved by the Commission in accordance with the provisions of Section 23 of these regulations.

- 10.2.1 Radio or television antennae, flagpoles, towers, chimneys, water tanks, or standpipes, any of which extend more than 40 feet above the ground or private antennae more than 20 feet above the residential structure on which they are to be erected or more than 40 feet above the ground.

10.3 MINIMUM LOT FRONTAGE AND WIDTH

No lot in this district shall have less than 50 feet frontage on a public street, and each lot shall be at least 50 feet in width at the building line.

10.4 MINIMUM SETBACKS

- 10.4.1 Front Yard - 25 feet.

10.4.2 Side Yard - 10 feet, or 0 feet provided a party wall agreement is executed by the adjacent property owners.

10.4.3 Rear Yard – 30 feet

10.5 BUILDING COVERAGE

The aggregate building coverage on any lot in this district shall not exceed 50% of the total area of said lot.

10.6 MAXIMUM BUILDING HEIGHT

No building in this district shall be constructed, reconstructed, extended, enlarged, moved, or altered in any way so as to have a maximum building height in excess of 35 feet, except as provided in Section 3.6 of these regulations.

10.7 OFF-STREET PARKING

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Section 20 of these regulations and the following provisions:

- a. Where mixed uses are located on a single property, the total number of required spaces for the combined uses may be reduced when the peak parking demand for uses occurs at different times of day.
- b. Where mixed uses are located on contiguous property in the CT district, the owner(s) of such lot(s) shall provide easement(s), filed in the Office of the Town Clerk, that provide the right of vehicle and pedestrian entrance, exit, passage, parking and loading between the subject property and one or more contiguous properties. The physical dimensions of the easement area shall be clearly shown on the approved site plan and the site plan shall be filed as an appendix to the easement in the Office of the Town Clerk. An operations and maintenance plan for the parking lot, including snow and ice management, landscaping, lighting and repairs shall be included in the easement language. Draft easement language and the proposed easement area shall be provided at the time of application for a site plan or special permit. The site(s) shall be developed with an integrated plan of parking improvements. The Commission may require or limit use of access driveways to one or more parcels, in order to assure safe traffic movement onto the street and to avoid congestion.
- c. Parking areas shall be surfaced and maintained with a durable, dustless all-weather material. Surfaces that promote stormwater infiltration are encouraged.
- d. Parking areas shall be located behind buildings.

10.8 SIGNS

All signs erected within this district shall conform to the requirements of Section 21 of these regulations.

10.9 ENVIRONMENTAL PROTECTION

No development shall be undertaken on any lot within this district, nor shall the existing character, including vegetation and topography, be disturbed from its natural state except in accordance with the provisions of Section 25 of these regulations.

10.10 SITE PLAN APPROVAL

A site plan shall be submitted to the Commission in accordance with the provisions of Section 22 of these regulations, and no building or structure, parking lot, or outdoor use of land, except those used for a one-family dwelling and their accessory uses, shall be used, constructed, enlarged, or moved until said site plan has been approved by the Commission.

10.11 MIXED USE BUILDINGS

Mixed use buildings permitted in accordance with section 10.1.1 shall meet the following provisions:

- a. At least 50% of the building shall be devoted to commercial uses permitted under section 10.1.
- b. Commercial uses shall be located on the first floor of the building.
- c. No more than eight (8) residential dwelling units shall be allowed per lot.

10.12 BUILDING AND SITE DESIGN