

Section VI: Limited Commercial District

A. Location

The location and boundaries of the zoning districts are hereby established as shown on a map titled "Zoning Map of the Town of Rochester, Massachusetts" dated November 16, 1998, as amended, and is hereby declared to be part of this By-law.

(Amended: Article II & III, November 16, 1999 Special Town Meeting)

B. Lot Dimensions

In the limited commercial district, for any principal permitted use, structure or group of structures, there shall be provided a lot of land having an area and frontage not less than frontage specified in the following table. Any building located, moved, altered or built within a lot shall conform to the yard, percent coverage and height requirements set forth herein, and no lot shall be changed in size or shape so as to result in a violation of the area, frontage and other dimensional requirements thereof.

<u>Min. Lot Area Sq. Ft.</u>	<u>Min. Lot Frontage In Ft.</u>	<u>Min. Frontage Side, Rear Yards in Ft.</u>	<u>Max. Impervious Surface % Lot Area</u>	<u>Max. Floor Area Ratio Percent</u>	<u>Max. Height Ft</u>	<u>Minimum Buildable Square Feet</u>
30,000	100	30 front 40 side 40 back	70	35	35	15,000

(Amended: Article XX, May 18, 2009 Annual Town Meeting)

(Amended: Article X, October 29, 2007 Special Town Meeting)

(Amended: Article XXIV, October 24, 2005 Special Town Meeting)

C. Site Plan

1. Site Plan Review and Approval as specified in Section XVI applies.

(Amended: Article XVII, February 27, 2002 Special Town Meeting)

2. Perimeter Vegetative Boundary

Except for lots abutting lots of residential use, a minimum 10 foot perimeter vegetative boundary shall be provided with berms, curbs or other barrier at the inside edge to inhibit vehicular access. This boundary strip shall be landscaped with groundcover, grass, shrubs or evergreen screening.

For lots abutting lots of residential use, perimeter vegetative boundaries shall be 20 feet and provided with berms, curbs or other barriers at the inside edge to inhibit vehicular access. Screening shall be four-season evergreen plantings plus a wall or fence to a height not less than 6 feet.

(Amended: Article XX, May 18, 2009 Annual Town Meeting)

3. All service, loading and unloading shall be designed to be segregated from customer and employee parking.

(Amended: Article XX, May 18, 2009 Annual Town Meeting)

4. No parking within the minimum front setback.

(Amended: Article XX, May 18, 2009 Annual Town Meeting)

D. Permitted Uses

In the limited commercial districts, the following uses are permitted as of right.

1. Store for the sale of goods at retail.
2. Restaurant for the serving of food or beverages to persons inside a completely enclosed building, subject to the condition that no mechanical or live entertainment shall be regularly furnished therein except where authorized by entertainment license issued by the Board of Selectmen.
3. Any of the following service establishments dealing directly with the consumer: bakery, barber or beauty shop, clothing rental establishment, dressmaking or millinery shop, household appliance repair shop, interior decorating studio, pharmacy, photographic studio, shoe or hat repair shop, tailor shop, typewriter repair shop.
4. Shop of a builder, carpenter, cabinetmaker, caterer, electrician, painter, paperhanger, plumber, printer, publisher or upholsterer but not including outside storage of materials or equipment.
5. Business or professional office or agency, bank or other financial institution.
6. Parking lot solely for the use of the employees and customers of the commercial establishments.
7. Display of one sign pertaining to the use of the premises with a total area of not more than nine square feet, the sign shall be limited to the identification of the premises, their occupants or users, or the business conducted therein. Flashing or rotating lights shall not be permitted.

(Amended: Article XIX, October 24, 2005 Special Town Meeting)

8. Board or lodging houses, convalescent or nursing home.

(Amended: Article XX, May 18, 2009 Annual Town Meeting)

9. Any of the uses permitted as of right in the agricultural/residential district

(Amended: Article XX, May 18, 2009 Annual Town Meeting)

E. Uses Permitted by Special Permit

1. Other retail business or service establishment or commercial operation provided that such use is of the same general character and effect on adjacent property and improvement as the uses specifically permitted in the limited commercial district.
2. Display of a sign pertaining to the use of the premises with a total area in excess of nine square feet. The sign shall be limited to the identification of premises, their occupants or users, or the business conducted therein. Flashing or rotating lights shall not be permitted.
3. No structure or accessory structure will be allowed to be erected greater than 100 feet in height without a Special Permit from the Zoning Board of Appeals.

(Amended: Article XIII, May 19, 1997 Special Town Meeting)

3. Personal wireless facilities in accordance with Section XX.

(Amended: Article XVI, February 25, 2002 Special Town Meeting)

(Amended: Article V, November 27, 2000 Special Town Meeting)

F. Enclosure of Uses

In the limited commercial district, all uses permitted as of right and all uses accessory thereto, shall be conducted within a completely enclosed building except the following:

1. Parking lots for the use of employees and customers of the allowed commercial establishment.
2. Signs permitted under Section D.7. Thereof.