

The R-1 Low Density Residential District is established as a district in which the principal use of land is for low density single-family residential purposes. This district is further intended to protect existing single-family neighborhoods from incompatible land uses. It is also the intent of this district to allow for certain types of nonresidential community facilities that would not be detrimental to the residential character of the district.

The R-2 Medium Density Residential District is established as a district in which the principal use of land is for medium density single-family and multi-family residential purposes. This district is also intended to protect existing single-family residential areas from incompatible land uses. It is also the intent of this district to allow for certain types of nonresidential community facilities that would not be detrimental to the residential character of the district.

The R-3 High Density Residential District is established as a district in which the principal use of land is for higher density single- and multi-family residential purposes. This district thus allows for a variety of residential uses in areas where the traffic circulation pattern would accommodate higher density residential development. It is also the intent of this district to allow for certain types of nonresidential community facilities that would not be detrimental to the residential character of the district.

*The C-1 General Business.* The purpose of this district is to provide for general and commercial activity at convenient points in the town. Regulations are designed to preserve the traffic carrying capacity of the street and to provide for off-street parking. It is not the intent of this district to encourage extensive strip commercial development, but rather to provide concentrations of general commercial activities. It is also intended that all businesses shall be conducted in permanent buildings that meet state and local building codes. All uses must comply with the town's noise ordinance. Business may not be conducted in temporary or portable structures nor in manufactured homes or vehicles. All heating/air/ventilation units shall be screened from public view. Existing units may be painted to blend with the roof or screening constructed in such a manner as to block from public view. Existing units must conform within 1 year of the adoption of this chapter. The Zoning Code Enforcement Officer may issue a temporary permit for outdoor sales and exhibits for groups, clubs, and civic organizations. The permit shall define the purpose of the function and the duration of the permit.

*C-2 Neighborhood Business Intent.* The regulations of this district are intended to provide for the retailing of goods and services to the nearby residential neighborhoods in such a way as to protect abutting areas from blighting influences. All heating/air/ventilation units shall be screened from public view. Existing units may be painted to blend with the roof or screening constructed in such a manner as to block from public view. Existing units must conform within 1 year of the adoption of this chapter.