

CHAPTER 50
LAKE BUSINESS ZONE
(B-3)

Section 050-010 Purpose

The purpose of this zone is to provide for non-residential development supportive of recreational use of Candlewood Lake. This zone permits uses permitted in a Single - Family District. All other uses are subject to site plan approval or as special permit uses. *(Effective: January 14, 2000)*

Section 050-020 Use Classifications

Uses permitted as a matter of right, subject to the issuance of a zoning permit by the Zoning Enforcement Officer:

1. A use permitted in a Single-Family Residence District.

Uses permitted as a matter of right, subject to site plan approval by the Zoning Commission and the issuance of a zoning permit by the Zoning Enforcement Officer:

1. A marina, dock, slip, basin or similar landing for pleasure boats, including boat rental and boats for transportation of passengers for hire.
2. A hotel, motel or tourist cabin establishment, provided that the lot area is at least two hundred thousand (200,000) square feet, plus two thousand (2,000) square feet for each room.
3. A club or community house.
4. Restaurants, picnic areas and bathing beaches.

Establishments engaged in the sale of boats, marine equipment, engine and boat supplies.

1. Boatyard for storing, repairing and servicing boats.

The following uses may be permitted as special permit uses, following a public hearing, subject to compliance with the standards stated in Chapter 180 and the approval of site plan and landscaping plans as stated in Chapter 175:

1. The outside storage and/or display of inventory. No outside storage area shall extend into any required front yard, side yard, rear yard or required buffer area specified in any section of these regulations. The total ground coverage by all buildings, structures and outside storage areas, but excluding areas for off-street parking, loading, driveways, sidewalks, terraces and all paved areas on any lot,

shall not exceed the percentage of lot area coverage specified in Section 020-020 of these regulations for business zones. (*Amended Effective: November 17, 1992*)

2. The establishment of an area or areas for temporary recreational residences. Such recreational residential use is limited to the six (6) month period between May 1st and October 31st. (*Effective: July 2, 1993*)