



*Town of Islip*



## TOWN CLERK

**PUBLIC HEARING**  
655 Main Street  
Islip, NY 11751

**May 14, 2024**  
2:00 p.m.

- 
- 1. To consider amending the Town of Islip Uniform Traffic Code.**
    - Schedule C Prohibited Turns Add**  
Eastview Drive at Spur Drive North (CIS)
    - Schedule G Stop and Yield Intersections Amend to Read**  
Connecticut Avenue at Ohio Avenue (BWD)  
Delaware Avenue at Ohio Avenue (BWD)  
Merion Road at Winthrop Road (BWD)
    - Schedule G Stop and Yield Intersections Add**  
Fox Run at Suffolk Lane (EIS)
    - Schedule J Parking, Stopping and Standing Regulations Add**  
North Montgomery Avenue/ East (BSR)
    - Schedule I School Speed Limits Delete**  
North Clinton Avenue (BSR)
  - 2. To enact Local Law 3 of 2024 amending Islip Town Code, Chapter 8.**
  - 3. To consider amending Islip Town Code, Chapters 37 & Chapter 68.**
  - 4. To consider amending the deed covenants and restrictions for the affordable housing requirement. The environmental impacts will also be assessed on this property located in the Connetquot School District and located at 8 Meadow Court, Oakdale, Town of Islip, Suffolk County, New York.**

**GIVEN that any person who needs a sign language interpreter or has concerns regarding accessibility to the Town Board Meeting, please call Constituent Services at 631-224-5380.**

**Dated at Islip, NY  
TOWN OF ISLIP  
Published  
LDV/tb**

**TOWN BOARD,**

**By: LINDA D. VAVRICKA  
TOWN CLERK**

**PUBLIC NOTICE**

**The Town of Islip held a Public Hearing to consider amending the Uniform Traffic of the Town of Islip, Tuesday, May 14, 2024 at 2:00pm, at Islip Town Hall, 655 Main Street, Islip, NY as follows.**

**NOW on a motion made by Councilperson,  
Seconded by Councilperson,**

**Be it, Resolved that the Uniform Traffic code of the Town of Islip has been amended.**

**SCHEDULE C  
PROHIBITED TURNS  
ADD**

<b>LOCATION</b>	<b>CONTROLLING TRAFFIC</b>	<b>PROHIBITED TURN</b>	<b>HOURS</b>
Eastview Drive at Spur Drive North (CIS)	West on Spur Drive North	Right on Red	

**SCHEDULE G  
STOP AND YIELD INTERSECTIONS  
AMEND TO READ**

<b>INTERSECTION TRAFFIC</b>	<b>SIGN</b>	<b>CONTROLLING</b>
Connecticut Avenue at Ohio Avenue (BWD)	Stop	<u>North/South on Ohio Avenue;</u> East/West on Connecticut Avenue
Delaware Avenue at Ohio Avenue (BWD)	Stop	<u>North/South on Ohio Avenue;</u> East/West on Delaware Avenue
Merion Road at Winthrop Road (BWD)	Stop	North/South on Winthrop Road; <u>East/West on Merion Road</u>

**SCHEDULE G  
STOP AND YIELD INTERSECTIONS  
ADD**

<b>INTERSECTION</b>	<b>SIGN</b>	<b>CONTROLLING TRAFFIC</b>
Fox Run at Suffolk Lane (EIS)	Stop	East on Fox Run

**SCHEDULE J  
PARKING, STOPPING AND STANDING REGULATIONS**

**ADD**

<b>LOCATION</b>	<b>REGULATION</b>	<b>HOURS/DAYS</b>
North Montgomery Avenue/East From Montauk Highway north for 275 ft. (BSR)	No parking	

**SCHEDULE I  
SCHOOL SPEED LIMITS  
DELETE**

<b>NAME OF STREET</b>	<b>SPEED LIMIT (mph)</b>	<b>LOCATION</b>
North Clinton Avenue (BSR) Drive	20	From 1,000 ft. south of Spur Drive South to 2,075 ft. south of Spur South

Upon a vote being taken the result was carried

TOWN BOARD RESOLUTION

Date: May 14, 2024  
Public Hearing 2

WHEREAS, a review of the Islip Town Code has been conducted by the Department of Planning and Development (the "Planning Department") and the Office of the Town Attorney; and

WHEREAS, on the basis of said review, amendments are proposed to Article II (Cannabis Manufacturing, Cultivation, Processing and Distribution) of Chapter 8 of the Islip Town Code (entitled, "Cannabis"); and

WHEREAS, pursuant to New York State General Municipal Law, the proposed code amendments have been referred to the Suffolk County Planning Commission; and

WHEREAS, a review of the environmental impacts of these proposed regulations indicates that no significant environmental impact will occur; and

WHEREAS, the Town Clerk has placed a Public Notice in the newspaper circulated locally which indicates the nature of the proposed Code amendments; and

WHEREAS, on Tuesday, May 14, 2024, a public hearing was held;

NOW, THEREFORE, on motion of Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, be it

RESOLVED, that the Town Board hereby enacts Local Law 3 of 2024 amending the Islip Town Code Chapter 8, §8-11 as specified herein; and

SEE ATTACHED

Additions are indicated by UNDERLINING  
Deletions are indicated by ~~STRIKEOUTS~~

Upon a vote being taken the result was:

## Chapter 8 Cannabis

### Article II Cannabis Manufacturing, Cultivation, Processing and Distribution

#### § 8-11 Prohibition of retail dispensaries and/or on-site consumption.

Any establishment engaged in the retail sale and/or on-site consumption of marijuana within the Town of Islip is prohibited.

**A.** No building, structure or premises approved or used as a medical marijuana dispensary pursuant to ~~Article 33 of the New York Public Health Law~~ Article 3 of the Cannabis Law may be used as a marijuana retail store, dispensary, or on-site consumption site for recreational marijuana use.

TOWN BOARD RESOLUTION

Date: May 14, 2024  
Public Hearing #3

WHEREAS, a review of the Islip Town Code has been conducted by the Department of Planning and Development and the Office of the Town Attorney; and

WHEREAS, on the basis of said review, certain modifications are deemed appropriate in order to clarify, modernize, and streamline portions of the Code that are either ambiguous, lacking clarity, or are insufficient in addressing current trends; and

WHEREAS, pursuant to New York State General Municipal Law, the proposed code changes have been referred to the Suffolk County Planning Commission, and

WHEREAS, a review of the environmental impacts of these proposed regulations indicates that no significant environmental impact will occur; and

WHEREAS, the Town Clerk has placed a Public Notice in the newspaper circulated locally which indicates the nature of the proposed Code changes; and

WHEREAS, on Tuesday, May 14, 2024, a public hearing was held;

NOW, THEREFORE, on motion of Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, be it

RESOLVED, that the Town Board hereby amends the Islip Town Code Chapter 37 and 68, as specified herein; and

SEE ATTACHED

Additions are indicated by UNDERLINING

Deletions are indicated by ~~STRIKEOUTS~~

Upon a vote being taken the result was:

Article III Navigation Regulations

§ 37-53.2 Mitigation fees for encroachment of marine structures on Town-owned property.

Construction, reconstruction, or maintenance of any of the structures listed in § 37-53.1 of this article shall be subject to a fee, as per Planning Department fee schedule (<https://www.islipny.gov/community-and-services/documents/planning-development/planning-division/308-fee-schedule-for-the-planning-division/file>) to be paid prior to the issuance of the permit. Fee title to the encroached-upon land remains the property of the Town of Islip, and no rights, other than the right to permissibly encroach upon said lands owned by the Town of Islip, are provided to the upland owner, which rights may be revoked at any time for any reason. Said fee shall accompany a signed statement of agreement and be paid in addition to any application processing fee, ~~and in the following amounts:~~

**A. Bulkheads:**

~~(1) Bulkheading: For resheathing and reconstruction within 18 inches, \$20 per square foot for up to and including 50 square feet of proposed encroaching boards/bulkhead; \$4 per square foot for subsequent square footage. A survey and scaled site plan detailing overhead width and length of encroachment shall be submitted as part of the requisite permit application.~~

~~(2) For in-place replacements, \$3 per linear foot for up to and including 100 linear feet of encroaching bulkhead; \$1 per linear foot for subsequent linear footage.~~

~~(3) An additional fee of \$1,000 shall be assessed in conjunction with the required permit if the distance between the property line and the existing bulkhead already exceeds four feet.~~

~~(4) Bulkhead fees are to be assessed once, and no more than one encroachment shall be permitted per bulkhead; all future work must be in place. Encroachment shall be determined by either a licensed land surveyor, professional engineer, or the Department of Planning staff.~~

**B. Mooring poles: No fee.**

**C. Docks and lifts; other structures:**

~~(1) Existing docks: \$5 per square foot for up to and including 100 square feet of encroachment as determined by either a licensed land surveyor, professional engineer, or the Department of Planning staff; \$1 per square foot for subsequent square footage. Fee is to be assessed once per duration of the permit as defined in § 67-19.~~

~~(2) Lift affixed to and supported solely by an existing structure listed above: \$250 per lift.~~

~~(3) Any structure or combination of structures not listed herein: subject to a fee as determined by the Commissioner of Planning.~~

~~D. New structures: Double the resultant fee calculable for the corresponding existing structure in Subsection C above.~~



## Article I General Provisions

### § 68-3 Word usage and definitions.

#### B. Definitions.

##### **CANNABINOID HEMP**

Any product processed or derived from hemp, that is used for human consumption, including for topical application, for its cannabinoid content, that does not contain more than 0.3% THC. Cannabidiol or "CBD" products are an example of cannabinoid hemp products and can come in a variety of different forms, including, but not limited to, tinctures (CBD oil), pills, capsules, balms, lotions and food or beverage products. Other hemp-derived products such as hemp seeds or hemp seed oil, which do not contain cannabinoids, are regulated as foods and not under the scope of this program. Cannabinoid hemp product does not include cosmetics.

##### **COMMERCIAL EQUIPMENT**

Equipment or machinery designed or intended for construction, professional landscaping or property maintenance including but not limited to excavators, loaders, bulldozers, earthmovers, forklifts, vehicle lifts, snowplows and other similar equipment.

##### **COMMERCIAL TRAILER**

Any device mounted upon wheels and incapable of locomotion under its own power, which is normally connected to a motorized unit, that is for commercial use and not personal use or trailers bearing commercial advertising or identification including but not limited to trailer mounted air compressors, generators, pumps, woodchippers, stump grinders and light towers.

##### **COMMERCIAL VEHICLE**

A vehicle designed or intended for commercial use including but not limited to vehicles with a registration weight exceeding 9,000 pounds, vehicles bearing commercial advertising or identification, minibuses, tractor trailer combination (or either component thereof).

##### **DRIVEWAY**

The front yard area consisting of asphalt, gravel, stone or other installed hard surface, to be used primarily for the parking of vehicles which are not prohibited.

##### **GROSS FLOOR AREA (GFA)**

The total floor area, including all levels or stories, of a structure as measured from the exterior faces of the walls.

(1) Gross floor area shall include but not be limited to:

(e) Storage space, including the area below a dwelling that has been raised for floodproofing or other purposes, with headroom of seven feet six inches or more, and fully enclosed with walls.

##### **LOT AREA**

The total area measured inside all the lot lines, leaving out the underwater or steep slope portion.

### **PARSONAGE**

A dwelling (either detached or attached to a house of worship) provided to a minister by the governing board of a house of worship and located on the same property as the house of worship.

### **PERSONAL TRAILER**

Any device mounted upon wheels and incapable of locomotion under its own power, which is normally connected to a motorized unit, for transporting or hauling boats, homes, automobiles, motorcycles, recreational vehicles, equipment, and other materials, as well as other recreational trailers.

### **SMOKE/VAPE LOUNGE**

Any facility or location whose business operation includes the on-site indoor smoking of cigarettes, electronic cigarettes, vape pens, vapors, and pipes, e-liquids, as defined herein, or other substances. "Smoking" includes the inhalation of the smoke/e-liquid nicotine/vapors water pipe tobacco and other substances encased in electronic cigarettes, vape pens, vapors, and pipes or any similar device.

### **SMOKE/VAPE SHOP**

Any establishment which offers for sale or consideration, cigarettes, electronic cigarettes, electronic pipes, pipes, vape pens and products, vapors, e-liquid, marijuana derivatives, cannabinoid hemp, including CBD but not THC or other substances, as a substantial or significant portion of its business, merchandise and/or stock-in-trade.

### **STRUCTURE, COMMERCIAL**

Any residential structure containing more than two attached dwelling units, regardless of height of said structure(s), and all other primary structures not used as a detached single family dwelling or two family dwelling.

{Added 12-15-2009}

### **SUBSTANTIAL OR SIGNIFICANT PORTION**

(1) A substantial or significant portion shall be determined using the following considerations:

(a) Amount of floor area and basement space accessible to customers and allotted to the sale or consideration of cigarettes, electronic cigarettes, electronic pipes, pipes, vape pens and products, vapors, e-liquid, marijuana derivatives, cannabinoid hemp, including CBD but not THC or other substances generally, or as compared to the total floor area and basement space accessible to customers; and/or

(b) Amount of cigarettes, electronic cigarettes, electronic pipes, pipes, vape pens and products, vapors, e-liquid, marijuana derivatives, cannabinoid hemp, including CBD but not THC or other substances accessible to customers, generally, or as compared to total stock accessible to customers; and/or

(c) Revenues derived from cigarettes, electronic cigarettes, electronic pipes, pipes, vape pens and products, vapors, e-liquid, marijuana derivatives, cannabinoid hemp, including CBD but not THC or other substances compared to total revenues; and/or

(d) Advertising devoted to cigarettes, electronic cigarettes, electronic pipes, pipes, vape pens and products, vapors, e-liquid, marijuana derivatives, cannabinoid hemp, including CBD but not THC or other substances, general, or compared to total advertising; and/or

(e) Use of the establishment for cigarettes, electronic cigarettes, electronic pipes, pipes, vape pens and products, vapors, e-liquid, marijuana derivatives, cannabinoid hemp, including CBD but not THC or other substances, general, or compared to total use thereof; and/or

(2) Notwithstanding the above considerations, the following shall be conclusive in determining substantial or significant portion:

(a) Ten percent or more of floor area and basement space accessible to customers allotted to cigarettes, electronic cigarettes, electronic pipes, pipes, vape pens and products, vapors, e-liquid, marijuana derivatives, cannabinoid hemp, including CBD but not THC or other substances; and/or

(b) Ten percent or more of its stock-in-trade in cigarettes, electronic cigarettes, electronic pipes, pipes, vape pens and products, vapors, e-liquid, marijuana derivatives, cannabinoid hemp, including CBD but not THC or other substances; and/or

(c) Ten percent or more of its gross income derived from cigarettes, electronic cigarettes, electronic pipes, pipes, vape pens and products, vapors, e-liquid, marijuana derivatives, cannabinoid hemp, including CBD but not THC or other substances; and/or

(d) Ten percent or more of its advertising devoted to cigarettes, electronic cigarettes, electronic pipes, pipes, vape pens and products, vapors, e-liquid, marijuana derivatives, cannabinoid hemp, including CBD but not THC or other substances.

#### **UNLICENSED VEHICLE**

Any vehicle which does not have displayed thereon license plates registered to that vehicle, including vehicles without license plates and vehicles with expired license plates.

#### **YARD, COURT**

That part of a yard not the front yard, lying between any part of a building or buildings and the front yard setback line.

#### **YARD, SECONDARY FRONT (CORNER)**

The space between the property line adjacent to the street and the nearest part of any building not exhibiting the front door and not a through lot front yard.

#### **§ 68-8 Lapse of permits.**

Abandonment of project for which authorization, approval or special permit is granted. Any building permit authorized, approved or granted by authorization of a special permit by the Town Board shall become null and void if said building permit has not been secured within 12 months from the date of such authorization, approval or special permit and work commenced thereunder and completed within 24 months from the date of the issuance of said permit, or the lot or premises used for the purposes granted by the said authorization, approval or special permit within 12 months from the date of order or decision of said Town Board.

**§ 68-12 Zoning Map; district boundaries.**

**B.** The boundaries between use districts are, unless otherwise indicated, either along the boundary lines of various properties and lots or the center lines of streets or railroad rights-of-way or such lines extended or lines parallel thereto. Where figures are shown on the Zoning Map between a street line and a district boundary line, they indicate the distance therefrom equivalent to the number of feet so indicated. When the location of a use district boundary line is not otherwise determined, it shall be determined by the scale of the map measured from a given line; where the street layout actually on the ground varies from the street layouts as shown on the Zoning Map, the designations shown on the mapped street shall be applied in such a way as to carry out the intent and purpose of this ordinance for the particular area in question. Lands lying under water shall be considered as being in the same district as the abutting upland, for a distance of 100 feet from said upland, unless specifically classified and designated otherwise. When property is located in two different zones, it must meet the higher zoning classification, except in those cases where the higher zoning classification of the parcel consists of 10% or less of its overall area. Lots utilized for railroad right-of-way uses shall not be classified as residentially zoned.

**§ 68-31 Procedure.**

**A.** The Town Board may ~~from time to time~~, on its own motion or ~~on~~ upon application ~~or on recommendation of the Planning Board~~, amend, change, supplement or repeal the regulations, restrictions, district boundaries and provisions of this chapter, including the Zoning Map, after public notice and hearing in accordance with the provisions of the Town Law. The Town Board shall not be required to hear, consider, or make a determination on each application for an amendment or change to the Zoning Map (i.e., a change of zone).

**B.** ~~Such~~ A proposed amendment or change, whether initiated by the Town Board or by application, may be referred to the Planning Board for a ~~report~~ recommendation thereon. ~~The Town Board, by resolution adopted at a stated meeting, shall fix the time and place of a public hearing on the proposed amendment or change and cause notice to be given in accordance with provisions of the Town Law.~~ In such an event, the recommendation of the Planning Board shall be advisory only and shall not be binding on the Town Board. The Town Board shall not be required to hear, consider, or make a determination on any proposed amendment or change that does not receive a recommendation for approval by the Planning Board.

**Article V Use District Regulations: Residence AAA District**

**§ 68-47.1 Prohibited uses.**

All uses not expressly permitted are prohibited, including but not limited to the following:

~~A. It shall be unlawful to park or allow to be parked any vehicle registered as a bus, minibus or commercial vehicle, including a tractor-trailer combination (or either component thereof).~~

~~B. It shall be unlawful to park or allow to be parked any vehicle bearing commercial advertising or identification except as provided in §§ 68-48A(1)(e) and 68-47J.~~

§ 68-48 **Accessory uses.**

**A. Permitted accessory uses.**

**(1)** The following accessory uses shall be permitted when located on the same lot with the authorized use:

**(c) Residential docks.**

[1] It shall be the policy of the Town of Islip that all docks shall be designed, constructed and located so as to reduce a dock's potential adverse impacts to navigation, public safety, harbor area congestion, access to public trust lands and water, aesthetics, natural resources, habitats and the bottoms of harbor areas. Conformance to the following standards will serve as a basis for granting, denying, or limiting permits for the construction of docks.

[2] The standards for a residential dock shall be as follows:

[a] In no case shall the dock length exceed beyond a water depth of four feet below the low water mark as measured at average tide. ~~F~~for this provision only, dock length shall include the fixed dock, ramp and floating docks, and any boat berthed at the docks, but in any event not to exceed 50 feet in length, or exceed 25% of the width of the harbor area, whichever of these provisions is less.

[b] Only one residential dock may be constructed per residential lot, provided that the underwater land is not owned by the County of Suffolk or another private property owner, such as a neighbor.

~~**(e)** Parking of commercially registered pickup trucks or vans having a gross vehicle weight of less than 9,000 pounds, provided that either type of vehicle does not bear any commercial advertising or identification; pickup trucks or vans having a gross vehicle weight of less than 9,000 pounds and bearing commercial identification may be parked only between 8:00 p.m. and 7:00 a.m., provided that any such vehicle is within an enclosed garage.~~

~~**(h)** Personal trailer storage. Trailers may be stored, subject to the following regulations:~~

~~[1] Personal trailer storage is restricted to the rear yard, side yard, and driveway;~~

~~[2] Any personal trailer(s) stored on land may not encroach upon a public right-of-way;~~

~~[3] Any trailers(s) stored pursuant to this section which are required to be registered with the New York State Department of Motor Vehicles must have a current registration and/or documentation.~~

**(r)** A parsonage as an accessory use to a house of worship, provided the dwelling meets the dimensional zoning requirements of a single-family dwelling of the underlying zoning district.



§ 68-54 **Front yard.**

**A. Main buildings.** All buildings except accessory buildings hereafter erected shall have a minimum required front yard of 50 feet; ~~provided, however, that 25% of the block frontage on either side of the street is improved with buildings having a greater depth of front yard than is required by the ordinance, these new buildings shall have a front yard whose depth shall be equal to the average depth of front yard of such existing buildings. In no case shall the front yard be required to be greater than 70 feet.~~

**D. Accessory structures.**

(1) In addition to any other applicable requirements, accessory structures may be placed no closer behind the front line of the main dwelling building, as defined in § 68-3, Definitions, than the following distances:

- (a) Structures no more than six feet high: four feet.
- (b) Structures over six feet high: 20 feet.

**Article VI Use District Regulations: Residence AA District**

§ 68-62.1 **Prohibited uses.**

All uses not expressly permitted are prohibited, including but not limited to the following:

~~**A.** It shall be unlawful to park or allow to be parked any vehicle registered as a bus, minibus or commercial vehicle, including a tractor-trailer combination (or either component thereof).~~

~~**B.** It shall be unlawful to park or allow to be parked any vehicle bearing commercial advertising or identification except as provided in §§ ~~68-48A(1)(e)~~ and 68-47J.~~

§ 68-69 **Front yard.**

**A. Main buildings.** All buildings except accessory buildings hereafter erected shall have a minimum required front yard of 40 feet. ~~Provided, however, that if 25% of the block frontage on either side of the street is improved with buildings having a greater depth of front yard than is required by the ordinance, these new buildings shall have a front yard whose depth shall be equal to the average depth of front yard of such existing buildings. In no case shall the front yard be required to be greater than 60 feet, unless arterial highway setback is greater (see Article ~~XXXII~~).~~

**Article VII Use District Regulations: Residence A District**

§ 68-78.1 **Prohibited uses.**

All uses not expressly permitted are prohibited, including but not limited to the following:

~~**A.** It shall be unlawful to park or allow to be parked any vehicle registered as a bus, minibus or commercial vehicle, including a tractor-trailer combination (or either component thereof).~~

~~**B.** It shall be unlawful to park or allow to be parked any vehicle bearing commercial advertising or identification except as provided in §§ ~~68-48A(1)(e)~~ and 68-47J.~~

§ 68-84**Front yard.**

**A. Main buildings.**

**(1)** All buildings except accessory buildings hereafter erected shall have a required front yard of 40 feet. ~~Provided, however, that if 25% of the block frontage on either side of the street is improved with buildings having a greater depth of front yard than is required by the ordinance, these new buildings shall have a front yard whose depth shall be equal to the average depth of front yard of such existing buildings. In no case shall the front yard be required to be greater than 50 feet, unless arterial highway setback is greater (see Article XXXII).~~

**(2)** Exception. In a Residence A District where the width of lot is 100 feet at thirty-foot setback line or more throughout, the front yard and through lot front yard setback may be a minimum of 30 feet.

**Article IX Use District Regulations: Residence B District**

§ 68-108.1**Prohibited uses.**

All uses not expressly permitted are prohibited, including but not limited to the following:

~~**A.** It shall be unlawful to park or allow to be parked any vehicle registered as a bus, minibus or commercial vehicle, including a tractor-trailer combination (or either component thereof).~~

~~**B.** It shall be unlawful to park or allow to be parked any vehicle bearing commercial advertising or identification except as provided in §§ 68-48A(1)(e) and 68-47J.~~

§ 68-114**Front yard.**

**A. Main buildings.** All buildings except accessory buildings hereafter erected shall have a required front yard of 25 feet. ~~Provided, however, that if 25% of the block frontage on either side of the street is improved with buildings having a greater depth of front yard than is required by the ordinance, these new buildings shall have a front yard whose depth shall be equal to the average depth of front yard of such existing buildings. In no case shall the front yard be required to be greater than 50 feet, unless arterial highway setback is greater. (See Article XXXII.)~~

**Article XII Use District Regulations: Residence CAA District**

§ 68-150.2 **Permitted uses.**

D. Public or parochial school.

§ 68-156 **Area density.**

**A.** The minimum required plot area for a permitted use in § 68-150 shall be 15,000 square feet.

## Article XV Use District Regulations: General Service D District

### § 68-196.1 Uses permitted by special permit from Planning Board.

#### B. Uses.

(1) Outdoor storage of storage pods/containers, registered passenger vehicles, recreational vehicles or marine vessels, including rental moving trucks, as an accessory use to a mini storage warehouse, provided that all vehicles are set back a minimum distance of 50 feet from any street and 200 feet from any residential use or zone and provided that such vehicles are properly screened from view with fencing and/or landscaping pursuant to the direction of the Planning Board. Said storage shall consist of no more than 20% of the overall area of the site and height of vehicles or storage pods/containers shall not exceed 20 feet. Outdoor storage shall not count towards minimum parking requirements. A supplemental buffer shall be planted as per the Subdivision and Land Development Regulations when said outdoor storage is adjacent to a residential use or zone.

## Article XIX Use District Regulations: Business District (BD)

### § 68-262.1 Affordable housing.

A. A minimum of 10% of all apartments located within a mixed-use building with five (5) or more residential units shall be designated as affordable housing on site in accordance with Town standards.

### § 68-265

#### Front yard.

F. Through lots. A minimum front yard setback of 10 feet shall be required on ~~both street frontages~~ of a through lot front yard, unless arterial highway setback is greater (see Article XXXII).

## Article XX Use District Regulations: Business 1 District

### § 68-271 Permitted uses.

N. Child or adult day-care center.

### § 68-272.1 Uses permitted by special permit from Planning Board after public hearing.

B. (Reserved) Outdoor storage of storage pods/containers, registered passenger vehicles, recreational vehicles or marine vessels, including rental moving trucks, as an accessory use to a mini storage warehouse, provided that all vehicles are set back a minimum distance of 50 feet from any street and 200 feet from any residential use or zone and provided that such vehicles are properly screened from view with fencing and/or landscaping pursuant to the direction of the Planning Board. Said storage shall consist of no more than 20% of the overall area of the site and height of vehicles or storage pods/containers shall not exceed 20 feet. Outdoor storage shall not count towards minimum parking requirements. A supplemental buffer shall be planted as per the Subdivision and Land Development Regulations when said outdoor storage is adjacent to a residential use or zone.