

9. The fifty (50) year affordability period shall commence as follows: For an HOD-G development containing rental units, with the initial occupancy date of the first HOD-G unit to be occupied, as stated in the lease, for independently owned HOD-G units, upon the initial execution of purchase of that unit.
In the case of rental housing under this section, any unit in the development shall not be sub-leased under any circumstances. In the case of ownership housing under this section, any unit in the development must be owner-occupied and may not be rented under any circumstance. The HOD-G unit shall be occupied only as the principals residence of, the lease, in the case of apartment units, or the owner, in the case of individually owned units.

F. Age-Restricted Housing as an HOD-G Development

1. "Age-Restricted Development" shall be housing in accordance with this section, in which all occupants shall be limited to persons sixty-two (62) years of age or over, by deed restriction, covenant, rental contract, and/or other legal means as deemed appropriate.
2. The maximum density for an Age-Restricted Development shall be sixteen (16) units per buildable acre.
3. No more than two (2) bedrooms per unit are permitted in an Age-Restricted Development.
4. The minimum number of parking spaces required in an Age-Restricted Development shall be as follows:
 - a. One and one-half (1.5) spaces per dwelling.
 - b. The number of handicap-accessible parking space shall be one (1) for every fifteen (15) spaces or as required under Federal Americans with Disabilities Act, whichever is greater.
5. In an Age-Restricted Development, a school bus shelter shall not be required; however, when an Age-Restricted Development is to be located on roads designated as thoroughfares, either a standard bus shelter and/or a drop-off/pick-up area shall be provided.
6. An Age-Restricted Development shall make provisions for aging in place, to be demonstrated at the time of Site Plan application and approved by the Commission.

§4.26 TOWN CENTER (TC) DISTRICT

8/17/18

- A. Purpose - to encourage the development and redevelopment of the entire Town Center area as a vibrant pedestrian-friendly commercial destination, with strong supportive institutional and residential components, while building off of and promoting a "Town Center" character.

- B. The following uses are permitted subject to either:
- 1) A Zoning Permit, where only a change in use is requested and no changes to the site are required/proposed; or
 - 2) Site Plan approval in accordance with Article VII, where changes to the site are required/proposed:
 1. Stores and shops where goods are sold and services are rendered primarily at retail, except that pawn shops and shops devoted primarily to sale of tobacco, "vaping" paraphernalia, or other smoking devices shall be prohibited.
 2. Restaurants and other food service facilities with or without a liquor permit.
 3. Laundromats, clothes cleaning services.
 4. Banks and financial institutions.
 5. Real estate sales agencies and travel agencies.
 6. General/Business offices, clinics, and outpatient medical treatment facilities, ~~provided they are not located on the ground level street facing side of any building.~~
 7. Medical/Dental offices, clinics, and outpatient medical treatment facilities, ~~provided they are not located on the ground level street facing side of any building.~~
 8. Indoor recreation, including but not limited to, health/sports clubs, yoga studios, billiard and pool parlors, and other indoor places of public recreation operated as a business; instruction of indoor recreational activities, instruction in the arts (music, painting, graphic design, photography, etc.).
 9. Museums, art galleries.
 10. Bars, pubs, cafés, taverns, brewpubs, microbreweries with a tasting room and/or retail area, when the production area does not occupy more than fifty percent (50%) of the GFA of the total use.
 11. Government facilities, buildings, and uses, public utility buildings, facilities and uses.
 12. Veterinary hospitals for small animals, pet grooming, day care, and/or training facilities, provided the animals are not boarded overnight.
 13. Service establishments (repair, rental and/or service of any item that is allowed to be sold in the zone.)
 14. Funeral homes.
 15. Residential uses as follows:
 - a. Maximum densities shall be: Twenty-six (26) units per acre in lots under twenty-five, thousand (25,000) square feet for new construction and no unit restrictions for existing buildings. 05/17/25
 Thirty (30) units per acre on lots equal to or over twenty-five, thousand (25,000) square feet.

- b. Forty (40) units per acre in Downtown Development Corridor sub-district as shown on map in Appendix A. This sub-district consists of twenty (20) parcels. There shall be no minimum parking requirements in this sub-district. 6/16/23
- c. Shall not be located on any first floor, except:
 - i. Residential amenities shall be allowed on first floor such as lobbies, common areas or recreational amenities accessory to the residential building.
 - ii. Residential units shall not be located at street level along the public way and no units shall be located in the ground level street-facing area of the building (they may be on the ground floor facing a courtyard at the back of the building);
- d. Shall not be permitted in any basement without approval of a Special Permit, as noted below. 11/19/22
- 16. Town-sponsored outdoor events, farmers'/garden markets, entertainment, etc.
- 17. Wellness Center - An establishment that offers services for the body and mind and includes at least two (2) of the following: Skin care services, fitness services, personal training, nutritional services, retail sales of wellness products, and state licensed/certified chiropractic or acupuncture services.
Chiropractic services, as part of a wellness center, may be on the ground floor, street-facing side of the building, provided at least one additional wellness service is also available on the ground floor. 11/13/20

- C. The following uses require approval of a Special Permit in accordance with §7.5:
- 1. Bowling alleys.
 - 2. Movie theaters.
 - 3. Clubs, lodges, fraternal organizations, places of worship.
 - 4. Business and/or trade schools.
 - 5. Hotels/motels with not less than six (6) units.
 - 6. Banquet facilities and conference facilities.
 - 7. Schools, colleges, universities.
 - 8. Child day care centers, nursery schools.
 - 9. Residential dwelling units as permitted in §4.26.B.15 above and included in total permitted density calculation, that are located in a walk-out basement.
 - 10. Uses permitted in §B above and generating more than one-hundred (100) peak hour vehicle trips.
 - 11. Parking garages in accordance with the requirements of this section and that are used for parking of vehicles by patrons/residents of the lots on which they are located or other businesses/residences in the vicinity, private, long-term storage of vehicles that are not in regular use shall not be permitted.