

**ARTICLE 10**  
**C-T, COMMERCIAL-TELECOMMUNICATIONS DISTRICT**

**SECTION 10.01 – INTENT**

The C-T, Commercial-Telecommunications District is established to accommodate businesses in the communications industry along with related accessory structures. These districts have been carefully located in areas which offer the communications industry good siting for antennae and towers while ensuring that the communications activities remain compatible with the predominant residential character of the surrounding neighborhoods and the town overall. In particular, the standards of this district are intended to concentrate accessory communications structures in specific locations, thereby minimizing the visual impact caused by multiple locations.

**SECTION 10.02 -- PRINCIPAL USES PERMITTED**

In the C-T, Commercial-Telecommunications District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, including any special conditions listed below, unless otherwise provided in this Ordinance:

- A. Televisions Transmission Studios and General Offices, including satellite dish antenna and telecommunications transmission towers.
- B. Radio Transmission Studios and General Offices, including satellite dish antenna and transmission towers.
- C. Cellular Telephone Transmission Facilities, including satellite dish antenna and transmission towers.
- D. Essential services such as telephone exchange buildings and public utility offices, but not including storage yards, transformer stations, substations, or gas regulator stations, provided that the architecture is in keeping with surrounding uses, as determined by the Zoning Board of Appeals.

**SECTION 10.03 -- SPECIAL USES**

The following Special Uses may be permitted upon review and approval by the Zoning Board of Appeals in accordance with the general standards for all Special Uses found in Article 15.

- A. Single-family, two-family and multiple-family dwellings.
- B. The use or storage of hazardous materials in association with any principally permitted use.

#### **SECTION 10.04 – ACCESSORY USES & STRUCTURES**

The following accessory uses and structures shall be permitted only when constructed, located and operated accessory to a principally or specially permitted use in the C-T, Commercial-Telecommunications District:

- A. Garages, subject to site plan review by the Planning Board.
- B. Utility Sheds.
- C. Fences.
- D. Dumpsters.
- E. Any other accessory uses, buildings and structures determined by the Zoning Board of Appeals to be customarily incidental to any of the principally or specially permitted uses allowed in the C-T, Commercial-Telecommunications District.

#### **SECTION 10.05 – SPECIAL STANDARDS**

- 1. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building, unless otherwise specifically permitted.
- 2. The installation or erection of any satellite dish antenna or transmission towers shall be done in accordance with the regulations and requirements outlined in Article 14 of the Zoning Ordinance.

#### **SECTION 10.06 ADDITIONAL SITE DEVELOPMENT STANDARDS**

All Principally Permitted, Specially Permitted and Accessory Uses in the C-T, Commercial-Telecommunications Commercial District, shall comply with all applicable provisions of this Zoning Ordinance.

## SCHEDULE A

### C-T, COMMERCIAL-TELECOMMUNICATIONS DISTRICT

Principal Permitted Uses	Special Permit Uses	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Feet)	Maximum Lot Coverage	Maximum Building Height (Stories)	Maximum Building Height (Feet)	Minimum Front Yard (Feet)	Minimum Side Yards One/Both (Feet)	Minimum Rear Yard (Feet)
Television Transmission Studios and General Offices, Radio Transmission Studios and General Offices, Cellular Telephone Transmission Facilities, Cable Television Transmission Facilities, Studios and General Offices		5 Acres	400	15%	2	30	50	50/100	50
	Single-Family and Two-Family Dwellings	1 Acre	150	25%	2½	35	50	25/60	50
	Multi-Family Dwellings	1½ Acres	150	25%	2½	35	50	25/60	50

## SCHEDULE B C-T, COMMERCIAL-TELECOMMUNICATIONS DISTRICT

Accessory Structure	Maximum Area (Square Feet)	Maximum Height (Feet)	Minimum Front Yard (Feet)	Minimum Side Yards (Feet)	Minimum Rear Yard (Feet)
Utility Sheds	650	18	N/ALLOW	20	20
Fences	N/APPL	3 ½ (Front Yard) 6 (Rear Yard)	10	5	5
Satellite Dish Antenna					
Transmission Towers*					
Dumpsters	150**	6***	N/A	25	25

\* Any guy anchorage or similar device shall be a minimum of fifteen (15) feet from any property line.

\*\* Indicates the maximum allowable area of the dumpster pad.

\*\*\* Must be completely screened by a six (6) foot high solid fence.