

SECTION 39.0 - NORTH WINDHAM RETAIL-EAST C4

39.2. PERMITTED USES: Land, buildings and other structures shall be used for one or more of the following purposes subject to the approval process in Section 61 of these Regulations (Rev. 9/27/12)

39.3. SPECIAL USES: The Commission will permit the following uses by Special Permit in accordance with Section 62 of these Regulations (Rev. 9/27/12)

39.8. LOT COVERAGE: The lot coverage shall not exceed seventy (70) percent of the area of the lot. (Rev. 9/27/12)

39.8.1. Higher lot coverage will be considered under certain circumstances (Rev. 9/27/12) :

a) The Commission may Permit lot coverage up to eighty (80) percent. This increased coverage shall be permitted only in special instances where special attention has been given to access management through linkages to abutting properties, special provisions for non-motorized transportation or site sensitivity; or

b) The Commission may permit lot coverage up to eighty-five (85) percent, not including the area of public access management roadways. This increased coverage shall be permitted in unique circumstances where a public roadway will be provided to link abutting properties to promote public safety and that may limit lot development design.