

## Appendix A - Town of Esperance - Use and Area Schedule

District	Permitted Uses	Special Uses	Prohibited Uses	Area Regulations
<b>Commercial (C)</b>	<ol style="list-style-type: none"> <li>1. Single-family dwellings</li> <li>2. Two-family dwellings</li> <li>3. Municipal parks and playgrounds</li> <li>4. Roadside produce stands for the sale of products grown on premises</li> <li>5. Antique shop</li> <li>6. Art store</li> <li>7. Bake shop</li> <li>8. Barber shop</li> <li>9. Beauty parlor</li> <li>10. Bed and Breakfast</li> <li>11. Religious Institutions</li> <li>12. Drug store</li> <li>13. Federal, state, county or town municipal buildings</li> <li>14. Flower shop/Garden supplies</li> <li>15. Fruit market</li> <li>16. Funeral home</li> <li>17. Kennel, Residential Individual</li> <li>18. Meat market</li> <li>19. Professional office</li> <li>20. Photograph shop</li> <li>21. Post office</li> <li>22. Book store</li> <li>23. Equipment sales/rentals</li> <li>24. Gift shop</li> <li>25. Outdoor wood burning furnace</li> </ol>	<ol style="list-style-type: none"> <li>1. Airport</li> <li>2. Air freight pickup station</li> <li>3. Auctions</li> <li>4. Automobile sales and service</li> <li>5. Bar or nightclub</li> <li>6. Bowling Alley</li> <li>7. An electrical substation, gas district, telephone exchange, or other public utility building, structure of use, except facilities for the manufacture or storage of illuminating gas.</li> <li>8. Drive-In Establishment</li> <li>9. Recreation Center wherein may be carried on the business of operating a roller skating rink, snack bar, skate shop, pro shop, amusement devices and games.</li> <li>10. Boarding and/or rooming house</li> <li>11. Car washing station</li> <li>12. Commercial parking lot</li> <li>13. Dance hall, skating rink, billiard hall</li> <li>14. Shopping center</li> <li>15. Drive-in-movie theater</li> <li>16. Funeral home, undertaking establishment</li> <li>17. Gasoline station</li> <li>18. Hotel, motel, and conference center</li> <li>19. Newspaper office, printing shop</li> <li>20. Personal service</li> <li>21. Public garage</li> <li>22. Radio, television and other electrical transmission stations and towers.</li> <li>22a. Telecommunications Facilities.**</li> <li>23. Restaurant, café</li> <li>24. Retail business or service, not specifically mentioned herein</li> <li>25. Riding academy, stables</li> <li>26. School conducted for profit</li> <li>27. Self service laundry</li> <li>28. Theater concert hall</li> <li>29. Veterinarian office, animal hospital</li> <li>30. Commercial, hobby and private kennels</li> </ol>	<p>Any use in 12.1.3 Explicitly Prohibited Uses and any use not listed as a permitted or special use in the District.</p>	<ol style="list-style-type: none"> <li>1. Minimum lot area shall be 40,000 sq. ft.</li> <li>2. Minimum lot width shall be 150 ft.</li> <li>3. Minimum lot depth shall be 200 ft.</li> <li>4. Maximum lot coverage shall be 35%</li> </ol> <p><u>Minimum Setback/Height:</u></p> <ol style="list-style-type: none"> <li>1. Minimum front yard shall be 70 ft.</li> <li>2. Minimum side yard shall be 30 ft.</li> <li>3. Minimum side yard on corner lot shall be 70 ft.</li> <li>4. Minimum back yard shall be 50 ft.</li> </ol> <p><u>Maximum Height:</u> Maximum building height shall be 3.0 stories or 42 ft.</p>

**\*\*These uses are subject to paragraphs 13.2 *Special Use Permits for Telecommunications Facilities.***

**No more than one principal structure is allowed on a lot (unless residential in accordance with 5.3.1)**