

# Two Riverside Avenue Properties, Westport, Connecticut



## COMMERCIAL PROPERTY FOR SALE

### 260-264 Riverside Avenue

Two Office Buildings Totaling 10,824 Sq. Ft., .64 Acres

Zoned: RORD3 (Restricted Office Retail District)

Parking: Ample

### 263-265 Riverside Avenue

Direct River Frontage with Spectacular Views

Two Commercial Buildings on .17+/- Acres

**Perfect for Redevelopment**

Zoned: GBD (General Business District)

For Information Contact  
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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



**SIOR**

Individual Members

Society of Industrial and Office Realtors

## VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

[www.vidalwettenstein.com](http://www.vidalwettenstein.com)

# 260-264 Riverside Avenue, Westport, Connecticut

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We understand that Kaufman-Arciola Associates & KA Associates (Owners) are the owner of the Properties and that Vidal/Wettenstein LLC is acting as Owner's exclusive agent in connection with the possible sale of the above referenced Property. Owner has authorized Vidal Wettenstein LLC (Broker) as its exclusive broker or advisor in its negotiations concerning the Property and Principal.

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser and is not to be used for any other purpose or made available to any other person without the expressed written consent of Vidal/Wettenstein LLC. The material is based in part upon information supplied by sources deemed reasonably reliable. Summaries of any documents are not intended to be comprehensive of all inclusive, but rather, only an outline of some of the provisions contained herein. No warranty or representation, expressed or implied, is made by Owner, or Vidal/Wettenstein LLC as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusion without reliance upon materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at this site.

This Offering Memorandum was prepared by Vidal Wettenstein LLC and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all the information which prospective purchaser may desire. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other material are described in summary form. The summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements involved, nor do they constitute a legal analysis or such documents. Interested parties are expected to independently review all documents. This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Vidal Wettenstein LLC or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgement as to the advisability of purchasing the Property described herein.

Owner and Vidal Wettenstein, LLC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and or terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to Purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to Owner's obligations there under have been satisfied or waived. Vidal Wettenstein LLC is not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the Property of Vidal Wettenstein LLC and may be used only by the parties approved by Vidal Wettenstein LLC and Owner. The property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Vidal Wettenstein LLC or Owner and (ii) that this Offering Memorandum and its contents are of confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Vidal Wettenstein LLC and Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



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# 260-264 Riverside Avenue, Westport, Connecticut

## 263-265 Riverside Avenue, Westport, Connecticut

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**260-264 Riverside Avenue:** Two Building Office Complex Totaling 10,825 Sq. Ft. Located on Riverside Avenue near Town, Train Station, River Views, with ample on-site parking.

Utilities:	All Public
Zoning:	RORD3
Building Size:	10,825± SF
Age:	1900± & 1986±
Land Area:	.64± Acre
Parking:	Ample On-site Parking
Tax Assessment:	\$1,994,900

**263-265 Riverside Avenue:** Two buildings Totaling 2,875 Sq. Ft. Fully Occupied. **Perfect for Redevelopment.** .88± Feet of Direct Frontage on Saugatuck River.

Utilities:	All Public
Zoning:	GBD
Building Size:	2,875± SF
Age:	1900±
Land Area:	.17± Acre
Frontage:	88± Feet Direct Frontage on Saugatuck River
Tax Assessment:	\$673,100

**Asking Price:** Upon Request

### Location:

- 4 Minutes to Train Station
- 3 Minutes to Downtown Westport
- 2 Minutes to I-95 Exit 17

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# 260-264 Riverside Avenue, Westport 263-265 Riverside Avenue, Westport

260-264 Riverside Avenue:



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263-265 Riverside Avenue: Location:



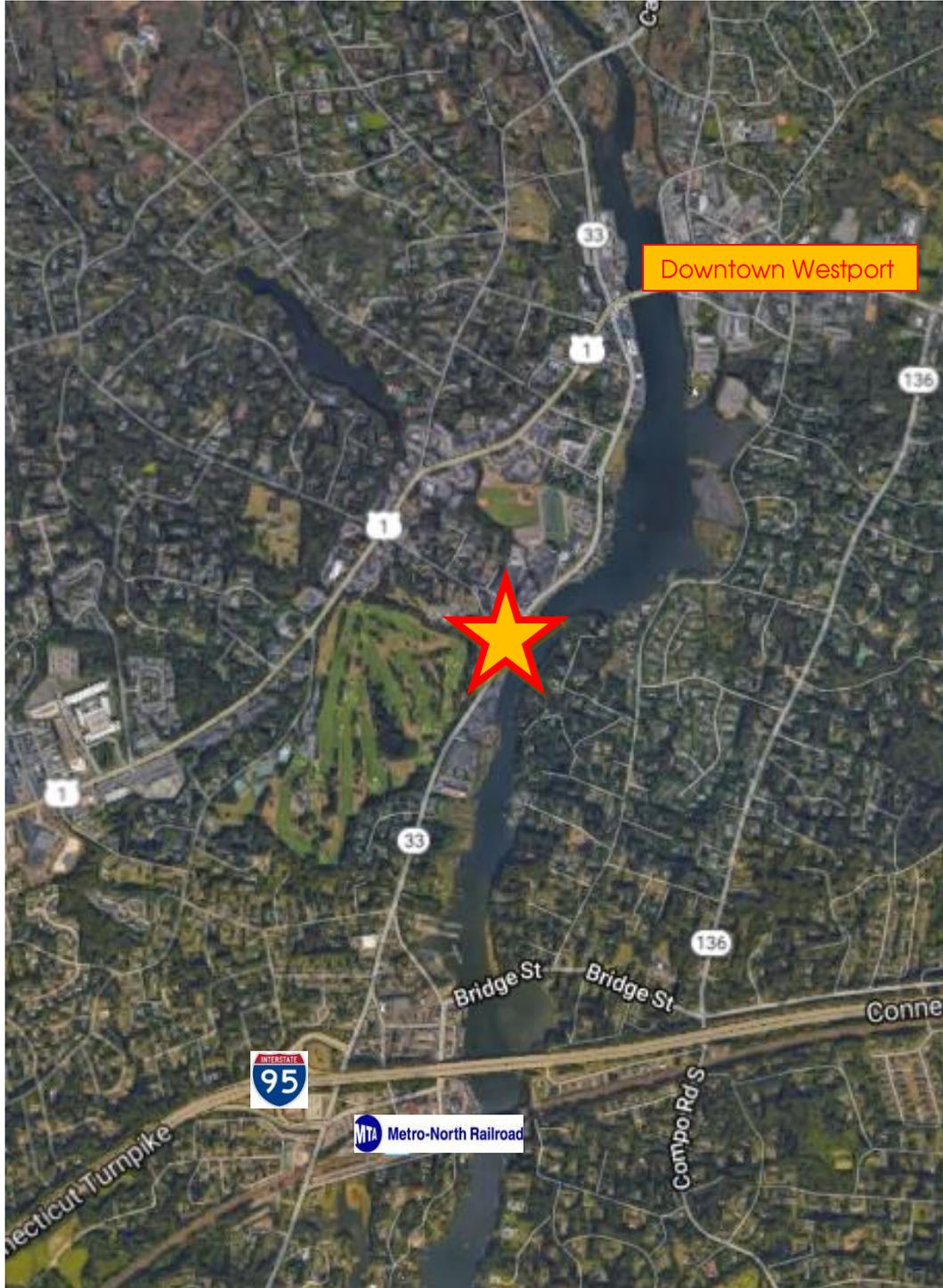
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 **NIDAL/WETTENSTEIN, LLC**

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# 260-264 Riverside Avenue, Westport 263-265 Riverside Avenue, Westport



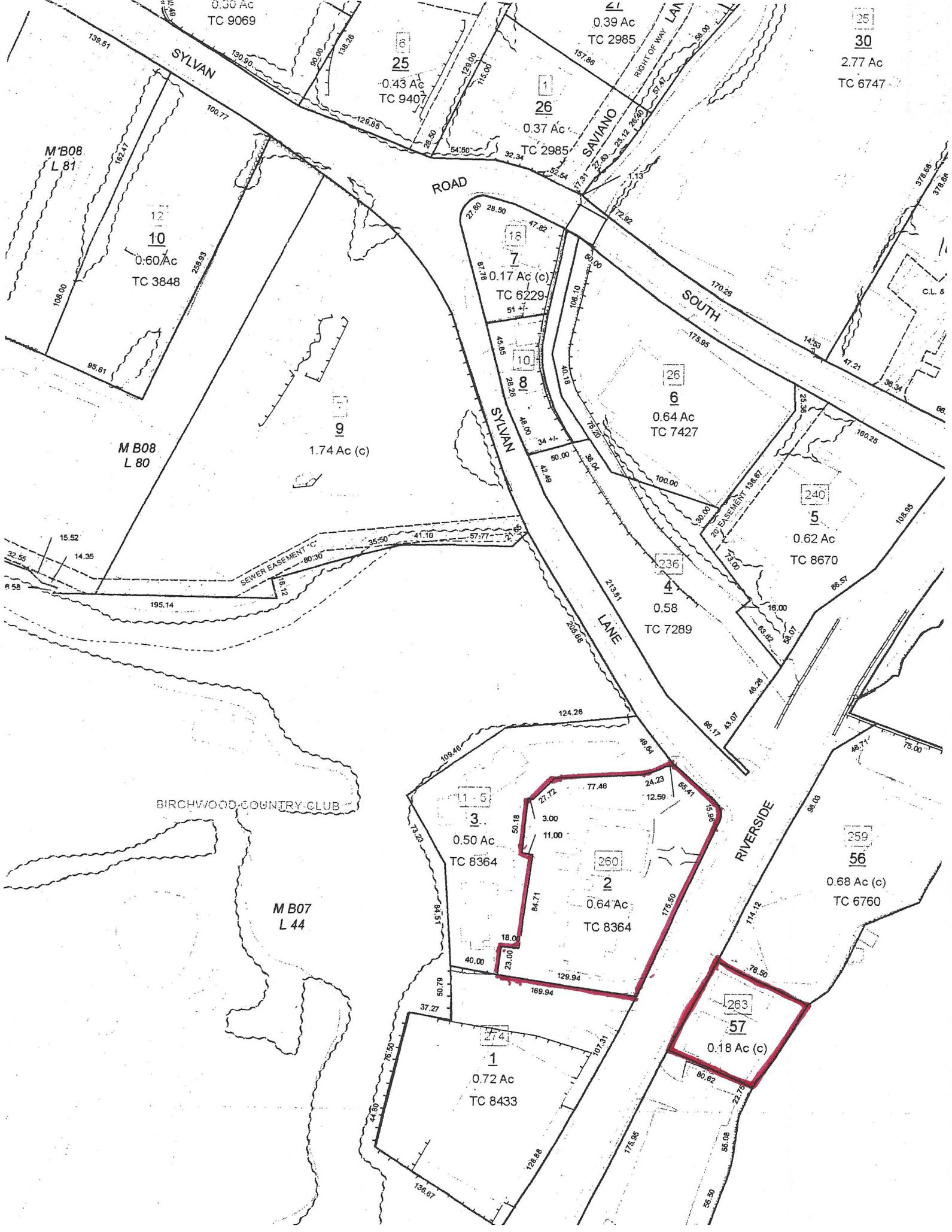
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0.30 Ac  
TC 9069

0.39 Ac  
TC 2985

2.77 Ac  
TC 6747

0.43 Ac  
TC 9407

0.37 Ac  
TC 2985

0.60 Ac  
TC 3848

0.17 Ac (c)  
TC 6229

0.64 Ac  
TC 7427

0.62 Ac  
TC 8670

0.58  
TC 7289

0.50 Ac  
TC 8364

0.64 Ac  
TC 8364

0.68 Ac (c)  
TC 6760

0.72 Ac  
TC 8433

0.18 Ac (c)

SYLVAN

ROAD

SAVIANO  
RIGHT OF WAY  
LANE

SOUTH

SYLVAN

LANE

RIVERSIDE

BIRCHWOOD COUNTRY CLUB

M B07  
L 44

M B08  
L 81

M B08  
L 80

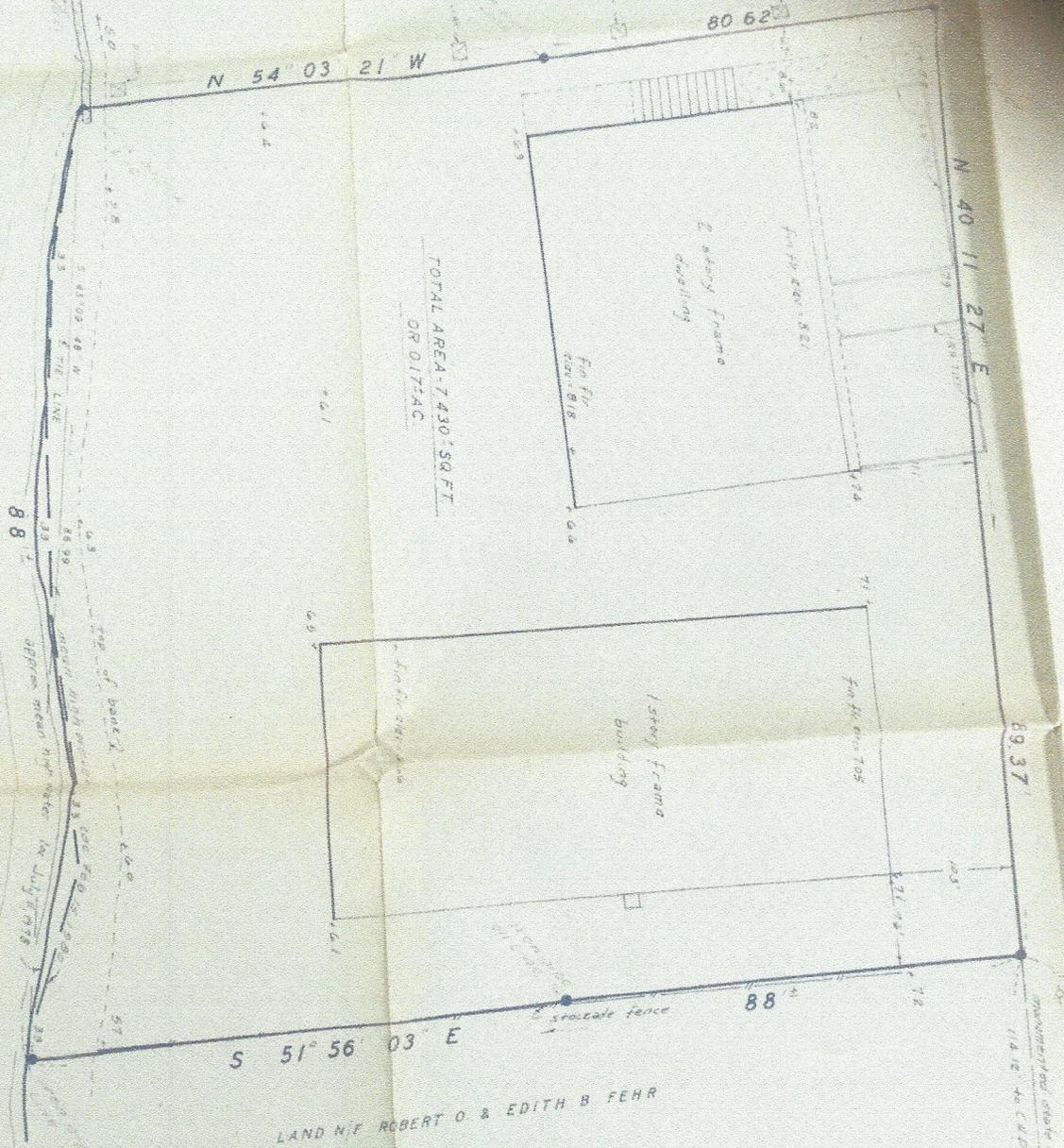
1.74 Ac (c)

SEWER EASEMENT 'C'

C.L. 6

LAND N/F MARKETING CORPORATION OF AMERICA

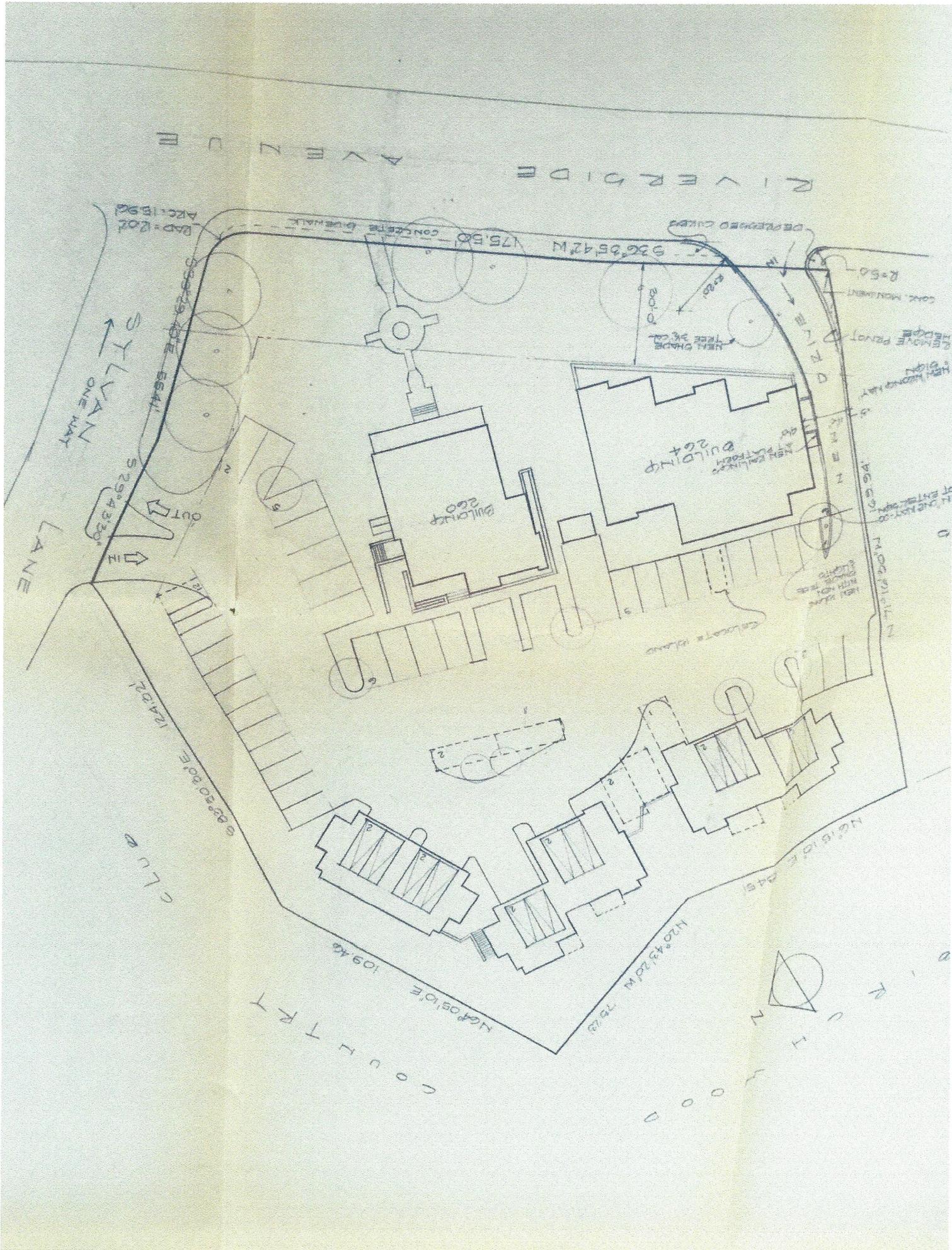
SAUGATUCK RIVER



LAND N/F ROBERT O & EDITH B FEHR

IDE

AVENUE



## **§22 RESTRICTED OFFICE-RETAIL DISTRICTS #1, 2 & 3 (RORD) Revised 09-15-17**

### **22-1 Purpose**

The purpose of the RORD is to allow for the limited use of land and existing buildings for offices, retail stores, multiple-family dwellings and combinations thereof. These provisions are designed to create zone classifications, which would afford a reasonable and desirable combination of compatible uses along the Post Road, Riverside Avenue and Saugatuck Avenue adjacent to and in scale with established residential areas. Frame residential structures on small lots with topographic limitations in the proximity of commercial areas tend to become economically depressed as the demand for fire resistant buildings on larger and more accessible sites increases. The character of such areas is more residential in architectural design, building scale and physical features of the land. These provisions are intended to retain the residential character of the existing buildings and are not intended to lead to the wholesale redevelopment of those areas to new commercial uses. Consequently, a mixed-use type of zone is required to conserve the value of such property and to recognize the intensity of uses while preserving the character of such areas from the standpoint of compatible land uses, architectural design, building scale and physical appearance.

### **22-2 Permitted Uses**

In a Restricted Office-Retail District, no land, building, or structure shall be used, and no building shall be hereafter erected, altered or added to, unless otherwise provided in these regulations except for one (1) or more of the following uses:

#### **22-2.1 Principal Uses**

- 22-2.1.1 Any use permitted in the Residence AAA District, subject to the same approvals and conditions as specified in §11-2, herein, except §11-2.4.12, Accessory Apartments; and §11-2.4.6A Home Occupation, Level 1, and §32-21, Home Occupation, Level 2.

#### **22-2.2 Special Permit Uses**

The following uses are permitted in principal buildings subject to Special Permit and Site Plan Approval in accordance with §43, herein.

- 22-2.2.1 Business, professional, insurance, real estate or other offices; Healthcare Professional offices (as defined herein), but excluding medical offices, (as defined herein).
- 22-2.2.2 Stores and shops where goods are sold and services are rendered primarily at retail in RORD #1 and #2 only; except that a fitness center and/or exercise facility may be permitted in RORD #3 provided;
- (a) The facility shall not exceed 2,500 square feet of floor area;
  - (b) The main exercise area in the facility shall not exceed 1,000 square feet of floor area;

- (c) There shall be no more than two (2) such facilities within this zone; and
- (d) Hours of operation are not restricted except the number of clients that may be present at any one time shall not exceed twenty (20) on weekdays between the hours of 9:00am - 5:00pm when available parking may be limited.

- 22-2.2.3 Off-street parking lots, decks and garages.
- 22-2.2.4 Grocery Stores, delicatessens and Retail Food Establishments.
- 22-2.2.5 Restaurants, Cafes and Taverns.
- 22-2.2.6 Commercial marinas, docks, landings and boathouses in RORD #2, only. No boat shall be occupied or used as a dwelling or dwelling unit.
- 22-2.2.7 Inclusionary two-family and multi-family dwelling units subject to the provisions of §32-12, herein.
- 22-2.2.8 Commercial Wireless telecommunication service facilities, in conformance with §32-16.
- 22-2.2.9 Private Occupational Schools.
- 22-2.2.10 Indoor and Outdoor Commercial Recreation and Entertainment Uses.

**22-2.3 Accessory Uses**

- 22-2.3.1 Uses customarily accessory to a permitted principal use, including the manufacturing, processing or assembling of goods which is incidental to the conduct of a retail business conducted on the premises subject to the provisions of §32-7, herein, in RORD #1 & #2, only.
- 22-2.3.2 Outdoor storage and display is permitted in accordance with §32-6, herein, in RORD #1 & #2, only.
- 22-2.3.3 Outdoor Eating Areas for Restaurants, Cafes, Taverns and Retail Food Establishments subject to an annual Zoning Permit approval pursuant to §5 and §32-20 Outdoor Eating Areas.
- 22-2.3.4 One attached dwelling unit, provided density does not exceed 20 bedrooms per acre.

**22-2.4 Prohibited Uses**

The following uses in addition to §32-7, herein, shall be prohibited: gasoline filling station, automobile service establishment or repair garage, any lot, establishment or dealer for new or used motor vehicles, automobiles, motorcycles, trucks, mobile homes, trailers, campers, boats, farm or other heavy equipment, hotels, motels, motor inns, drive-in restaurants, newspaper and job printing establishments, veterinary hospitals, animal clinics, bowling alleys, skating rinks, and heavy commercial uses such as lumber yards, septic tank sales, construction equipment yards and contractor's storage.

**22-2.5 Mixed Use Requirements in RORD #3**

Only office and residential uses, and no retail uses shall be permitted in RORD #3 and at least 30% of the total building floor area on the lot shall be used for residential dwelling units.

For the purpose of this calculation, total building floor area shall exclude parking areas and cellars, and the residential floor area shall include storage areas, stairs, halls, foyers, and other similar spaces used in common with the dwelling unit(s).

**22-3 Lot Area (See Definitions)**

The minimum lot area shall be the minimum required lot area of the Zoning District in existence at the time such RORD is established for the area. The lot shall have at least 50 feet of frontage on at least one street.

**22-4 Setbacks (See §31-4 through §31-8, also.)**

**22-4.1 In a RORD #1**

No principal building, structure or use shall extend closer than thirty (30) feet from any front lot line or Residential District Boundary Line, fifteen (15) feet from any side lot line, or twenty-five (25) feet from any rear lot line. No accessory building or structure shall extend closer than thirty, (30) feet from any front lot line or Residential District Boundary Line, and fifteen (15) feet from the side and rear lot lines.

**22-4.2 In a RORD #2 & #3**

No principal building, structure, or use shall extend closer than thirty (30) feet from any front lot line or Residential District Boundary Line, fifteen (15) feet from any side lot line or twenty-five (25) feet from any rear lot line. No accessory building or structure shall extend closer than thirty (30) feet from any front lot line or Residential District Boundary Line, and fifteen (15) feet from the side and rear lot lines.

**22-4.3 Setback from the Front Lot Line within the Village District Overlay**

- 22-4.3.1 **Maintenance and Minor Repairs** – Existing buildings that are within the Village District Boundary and do not conform with the requirement to be set back thirty (30) feet from the front lot line are considered conforming for the purposes of maintenance or minor repairs (as defined in §5-2 Specific Terms) to existing façade elements. No Site Plan review is required.

**22-4.4 Building Spacing**

Groups of buildings on a single lot shall be so arranged that the minimum horizontal distance between the nearest walls or corners of any principal and/or accessory detached buildings shall not be less than one-half the sum of the heights of such adjacent buildings.

**22-5 Height**

No building or other structure shall exceed two and one half (2-1/2) stories and a height of thirty (30) feet, except for an addition that matches the existing pitched, gabled or gambrel roof line of an

existing building on that lot.

**22-6 Coverage (See Definitions)**

The building coverage shall not exceed twenty percent (20%) of the area of the lot which lies within the RORD.

**22-7 Building Area (See Definitions)**

No building shall have more than two thousand, five hundred (2,500) square feet of building area.

**22-8 Floor Area**

**22-8.1 Minimum**

No mandatory requirement.

**22-8.2 Maximum Expansion**

An existing principal building may be expanded provided that such additions are made an integral part of the interior and exterior of the existing structure and provided that the maximum area of expansion on the ground shall not exceed twenty-five percent (25%) of the ground floor area of the principal structure existing as of the date of zoning change for any RORD area, and in no case shall any expansion exceed fifty percent (50%) of the gross floor area of the principal structure existing as of the date of zoning change to a RORD area and further provided that no such expansion shall exceed the maximum allowable building area for any one building.

**22-8.3 Total Maximum**

No one floor shall exceed an area of 2,500 square feet.

**22-8.4 FAR (See Definitions)**

No buildings or structures in any Single or Multiple Use Development, as defined herein, shall exceed a Floor Area Ratio (FAR) of 0.25 on the area of the lot that lies within the RORD zone; except for two-family or multi-family dwellings. No buildings or structures in any Single or Multiple Use Development, which contains two-family or multi-family dwellings, shall exceed a FAR as described in §32-12. In any Multiple Use Development containing two-family or multi-family dwellings, any incremental increase in floor area above the maximum allowable FAR for the non-residential uses shall be used for dwelling(s) units, only. No dwelling unit approved under these bonus provisions shall thereafter be changed to any non-residential use. Floor area used for parking and loading shall be excluded from the FAR.

**22-9 Architectural Design**

The architectural design, scale and mass of buildings and other structures, including, among other elements, the exterior building material, color, roof-line, and building elevations shall be of such character as to harmonize and be compatible with the neighborhood so as to protect property values in the neighborhood, and to preserve and improve the appearance and beauty of the community.

New construction shall adhere to the purpose of this district, in whole or in part.

- 22-9.1** Buildings shall be designed to achieve a small scale and residential appearance.
- 22-9.2** Pitched roofed buildings shall be required.
- 22-9.3** Roof-top mechanical equipment shall be prohibited; except for energy conservation systems such as solar energy panels.
- 22-9.4** Buildings shall be designed and located on the site so as to, retain the existing topography and natural features of the land to the greatest extent possible.

**22-9A Village District Overlay Site Plan Review**

The following actions require Site Plan Review for properties within a Village District Boundary (see §36 Village District Overlay):

**22-9A.1 Exterior Alterations**

Site Plan Review under §36 Village District Overlay is required for exterior reconstruction, alteration, or addition to any existing structure or new construction that alters the exterior appearance from a building visible from public streets, public spaces, walkways, bikeways or from the Saugatuck River. The basis for Site Plan Review will be §36-2 Design Principles and Design Standards.

**22-9A.2 New Construction or Substantial Reconstruction and Rehabilitation of Existing Facades within Public View**

Site Plan Review under §36 Village District Overlay is required for new construction or for substantial repairs or reconstruction to existing facades within view either from public streets, public spaces, walkways, bikeways or from the Saugatuck River. The basis for Site Plan Review will be §36-2 Design Principles and Design Standards.

**22-9A.3 Documentation of Existing Conditions**

Existing façade elements and setback from the front lot line must be documented to the satisfaction of the Planning and Zoning Commission with photographs, a survey or other relevant methods.

**22-10 Signs**

Signs shall be permitted in accordance with §33 of the Supplementary Regulations.

**22-11 Parking and Loading**

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations; however, such parking and loading shall be located on the lot and to the rear of the front leading edge of the principal building.

**22-12 Landscaping, Screening and Buffer Area**

Landscaping, screening and buffer areas shall be provided in accordance with §35 of the Supplementary Regulations.

**22-13 Utilities**

All utilities and conduits within the site shall be underground.

**22-13.1** No Zoning Certificate of Compliance shall be issued for any building or dwelling unit unless and until such building or unit has been connected to a public water supply, suitable power supply and a public sanitary sewer line.

**22-13.2** Storm drainage facilities shall be provided and shall be designed to achieve a zero impact run-off based on a minimum 25-year storm flow. Street culverts and bridges shall be designed for a 100-year storm flow.

**22-13.3** All storm drainage facilities and public sanitary sewers, shall be designed and constructed in accordance with Town Standards, subject to the approval of the Town Engineer.

**22-14 Linked Buildings in RORD #1, Only.**

**22-14.1** For the purposes of this §22-14 any two buildings which are linked shall be referred to as "Sub-Buildings." The structure that results from linking two Sub-Buildings shall be referred to as a "Linked Building." That which connects the two Sub-Buildings shall be referred to as a "Link."

**22-14.2** All floors of the Linked Building shall be handicapped accessible.

**22-14.3** A Link shall contain only elevators, stairwells, landing and lobbies and have a building area less than 500 square feet.

**22-14.4** The floor area of each of the two Sub-Buildings, excluding the Link, shall not exceed 2,500 square feet per floor.

**22-14.5** The floor area of the Linked Building, including the Link, shall not exceed 5,500 square feet per floor.

**22-14.6** The floor area of the Linked Building, shall be included in the overall calculation of the total FAR under §22-8.4.

**22-14.7** Linked Buildings shall be devoted entirely to non-residential uses.

**22-14.8** The longest sides of each of \_\_\_\_\_ the two Sub-Buildings shall

be at right angles to each other.

- 22-14.9** In order to more adequately screen the Linked Buildings, the Planning & Zoning Commission may require up to a 25% increase in the combined number of plantings required for front landscape areas, parking areas and buffer strips pursuant to Chapter 35. The Planning & Zoning Commission shall determine the most appropriate location for such additional plantings.
- 22-14.10** All other regulations applicable to RORD #1 shall apply, except that §22-7, Building Area; §22.8.4, total maximum floor area; and Chapter 35, Landscaping, Screening, and Buffer Provisions; may be modified pursuant to this §22-14 for Linked Buildings.

## **§24 GENERAL BUSINESS DISTRICT (GBD) *Revised 04-08-11***

### **24-1 Purpose**

The purpose of the General Business Districts is to allow general commercial and office development in designated areas located along arterial streets, limiting the intensity of development and providing adequate off-street parking. Automotive and similar drive-in type establishments shall be prohibited.

### **24-2 Permitted Uses**

In a General Business District no land, building or structure shall be used, and no building shall be hereafter erected, altered or added to, unless otherwise provided in these regulations, except for one (1) or more of the following uses:

#### **24-2.1 Principal Uses**

- 24-2.1.1 Any use permitted in the Residence AAA District, subject to the same approvals and conditions specified in 11-2, herein.
- 24-2.1.2 The following additional uses are permitted subject to Site Plan Approval in accordance with §43, herein.
  - (a) Stores and shops where goods are sold and services are rendered primarily at retail.
  - (b) Grocery stores, delicatessens and Retail Food Establishments.
  - (c) Restaurants.
  - (d) Cafes and taverns.
  - (e) Business, professional, medical, healthcare professional, insurance, real estate and other offices.
  - (f) Banks
  - (g) Indoor theaters and assembly halls.
  - (h) Undertaker's establishments.
  - (i) Newspaper and job printing establishments.
  - (j) Off-street parking lots, docks and garages.

#### **24-2.2 Special Permit Uses**

The following additional uses are permitted subject to Special Permit and Site Plan approval in accordance with §43, herein.

- 24-2.2.1 Veterinary hospitals and animal clinics. There shall be no more than one outside exercise area for animal runs. The use of such area shall be limited to the period from 8:00 A.M. to 8:00 P.M.
- 24-2.2.2 Golf driving ranges, paddle tennis courts, tennis courts, bowling alleys, skating rinks and other indoor and outdoor commercial recreation and entertainment uses, except game rooms.

- 24-2.2.3 Commercial marinas, including accessory boat sales. No boat shall be occupied or used as a dwelling or dwelling unit.
- 24-2.2.4 Commercial Wireless telecommunication service facilities, in conformance with §32-16.
- 24-2.2.5 Private Occupational Schools.
- 24-2.2.6 Bank drive-in within 500 feet of another bank drive-in as permitted by §24-2.3.3.
- 24-2.2.7 Inclusionary two family and multi-family dwelling units subject to the provisions of §32-12, herein.
- 24-2.2.8 Retail boat sales including accessory boat repairs and storage in conformance with §32-22.

**24-2.3 Accessory Uses**

- 24-2.3.1 Use customarily accessory to a permitted principal use including the manufacturing, processing or assembly of goods which is incidental to the conduct of a retail business conducted on the premises, subject to provisions of §32-7, herein.
- 24-2.3.2 Outdoor storage and display is permitted in accordance with §32-6, herein.
- 24-2.3.3 Bank drive-in; except that no lot shall be used for a bank drive-in, if such lot is located within a radius of 500 feet from any other lot used for a drive-in bank, provided that the Planning & Zoning Commission may permit, upon a Special Permit Approval in accordance with §43 of the regulations, and so long as the Commission shall find that such use shall maintain or improve the traffic level of service and safety conditions in and around the site. The application must be accompanied by a traffic report supplied by the applicant.
- 24-2.3.4 Wholesaling and warehousing.
- 24-2.3.5 Outdoor Eating Areas for Restaurants, Cafes, Taverns and Retail Food Establishments subject to an annual Zoning Permit approval pursuant to §5 and §32-20 Outdoor Eating Areas.
- 24-2.3.6 Games Rooms, subject to the following conditions:
  - (a) That a Zoning Permit be obtained from the Zoning Enforcement Officer.
  - (b) The number of coin operated amusement devices shall be limited to not more than 3 per lot.
  - (c) The hours of operation of said game room shall not exceed those of the principle use, but in no case shall the hours of operation extend beyond 11:00 P.M. except in establishments with liquor licenses for on-premises consumption.
- 24-2.3.7 One attached dwelling unit.

**24-2.4 Prohibited Uses**

The following uses in addition to those listed in §32-7, herein, shall be prohibited: gasoline filling stations, automobile service establishments, motor vehicle repair garages, any lot, establishment, agency or dealer for new, rental or used motor vehicles, automobiles, motor cycles, trucks, mobile homes, trailers, campers, farm or other heavy equipment, hotels, motels, motor inns, and drive-in restaurants.

**24-3 Lot Area (See Definitions)**

No minimum requirement, except that no lot shall have less than 50 feet of frontage on at least one street.

**24-4 Setbacks (See §31-4 through §31-8, also.)**

No principal building, structure or use shall extend closer than thirty (30) feet from any front lot line or Residential District Boundary Line, fifteen (15) feet from any side lot line or twenty-five (25) feet from any rear lot line. No accessory building or structure shall extend closer than thirty (30) feet from any front lot line or Residential District Boundary, and fifteen (15) feet from the side and rear lot lines.

**24-4.1 Building Spacing**

Groups of buildings on a single lot shall be so arranged that the minimum horizontal distance between the nearest walls, or corners of any principal and/or accessory buildings shall not be less than one-half the sum of the heights of such adjacent buildings.

**24-5 Height**

No building or other structure shall exceed two (2) stories and a height of either twenty-five (25) feet to the top of a flat roof or thirty (30) feet to the mid-point of a pitched roof.

**24-6 Coverage (See Definitions)**

The building coverage shall not exceed twenty-five percent (25%) of the area of the lot which lies within a General Business District.

**24-7 Building Area**

No mandatory requirements.

**24-8 Floor Area**

**24-8.1 Maximum**

No one building shall exceed 10,000 square feet of gross interior floor area and no group of stores or shopping center shall exceed 50,000 square feet of gross interior floor area.

**24-8.2 FAR (see definitions)**

No buildings or structures shall exceed a Floor Area Ratio (FAR) of 0.25 on the area of the lot that lies within the General Business District (GBD) Zone. Floor area used for parking and loading spaces shall be excluded from the FAR.

No buildings or structures in any Multiple Use Development, which contains two-family or multi-family dwellings, shall exceed an FAR as described in §32-12. In any Multiple Use Development containing two-family or multi-family dwellings, any incremental increase in floor