

3.X. Commercial Zoning District

The Commercial Zoning District establishes areas in Winthrop intended for high impact commercial uses, which may not be compatible with other land uses, such as residential or recreational activities. It is located so as to provide an area suited to such development due to site conditions, such as soils, slopes, proximity to highway access and public water and sewer services. The Commercial Zoning District is a “locally-designated growth area.”

A. The following uses are permitted by right:

1. Open-space uses
2. Earth-moving less than 10 cubic yards
3. Signs
4. Agriculture or livestock keeping

B. The following require a Codes Enforcement Officer permit:

1. Low impact commercial uses and structures
2. Earth-moving greater than 10 cubic yards
3. Timber harvesting or clearing of land
4. Accessory structures
5. Home occupations
6. Uses similar to these uses

C. The following uses require a Conditional Use Permit from the Planning Board:

1. Recreational facilities, such as parks and golf courses
2. Public Buildings
3. Medium-impact commercial uses
4. High-impact commercial uses
5. Intensive agriculture
6. Uses similar to these uses

D. The following uses require a Conditional Use Permit from the Planning Board:

1. Existing residential uses/accessory residential uses: Existing residential units will be considered legal nonconforming uses within this zone. It is noted that the intent of this zoning district is to promote commercial and industrial uses.

New residential uses will only be allowed based on the following criteria:

1. New residential units will be structurally attached to commercial/industrial buildings.
2. The residential portion of the developed structure(s) will be 49% or less than the total building area. Commercial/industrial use to occupy at least 51 % of the building in either square footage or volume.
3. The discontinuance or vacancy of the commercial/industrial area may not be converted to residential use beyond allowed limits.
4. The residential portion of these mixed-use structures will not be exempt from phosphorus control planning and other measures necessary to protect water quality. [effective 10/13/99]