

## 5.15 Arctic Design Control District (ADCD)

5.15.1 *Purpose and intent.* The purpose of the ADCD is to encourage the revitalization of the historic downtown area while maintaining the traditional development characteristics of the historic village center through rehabilitation and new construction, by providing unified physical, spatial, visual, and architectural design standards to guide all future changes to the district.

5.15.2 *Permitted uses.* The uses which will be considered in the ADCD shall include but not be limited to the following:

- (A). Residential, retail, commercial, non-retail, or industrial uses lawfully existing prior to the adoption of this ordinance,
- (B). Retail, except for mobile homes and auto dealers, gas stations, fuel dealers and storage,
- (C). Commercial/Office uses except motor vehicle rental, auto repair and service, car detailing and washing, truck repair, service or terminals,
- (D). Government facilities, including public utility structures or rights-of-way,
- (E). Libraries and museums,
- (F). Public parks and recreation facilities,
- (G). Restaurants,
- (H). Multifamily residential,
- (I). Medical facilities,
- (J). Private amusement and recreation facilities,
- (K). Hotels and motels,
- (L). Private parking lots or garages,
- (M). Personal services,
- (N). Churches or similar places of worship,
- (O). Public or private elementary, middle and high schools,
- (P). Any other use approved by the Planning Board as being harmonious with the spirit and the intent of the ADCD. A finding of appropriateness for the requested use will consider, but not be limited to, uses that will not disrupt the general retail/commercial/residential mixed use as well as the downtown village character and function of the Arctic Revitalization District as a pedestrian oriented area.

5.15.3 *Dimensional requirements.* Yard, setback, lot size, height, and frontage requirements are hereby waived, providing that the spirit and the intent of this section are complied with in the development plans as determined by the planning board. In consultation with the Town Planner and the Technical Review Committee, the Planning Board may determine that certain dimensional requirements shall be required within all or a portion of the site, and shall exercise ultimate discretion as to whether the development plan does comply with the spirit and the intent of this section.