

Section 428 – Nature-Based and Art Overlay District - “NBAOD” *{Effective, 12/15/20}*

A. Purpose and Applicability:

1. Purpose

It is the intent of the Nature-Based and Art Overlay District (the “NBAOD”) to allow nature-based commercial uses that are consistent with the historical uses of any property within the overlay district and assist with the long-term sustainability of the current uses and the protection of the natural and historic resources of a property, to allow an indoor art center and indoor public assembly, and to specify the principal and accessory uses that are allowed thereon. The NBAOD is intended to function as an overlay district. As such, the requirements of the underlying zoning district(s) will remain in force and will apply to all uses of land and buildings within the NBAOD except as specifically modified by the provisions of this Section 428.

The NBAOD is shown on a map titled “Town of Freeport, Official Zoning Map,” as adopted by the Freeport Town Council.

B. Permitted Uses subject to Site Plan Review regardless of size:

In addition to the uses allowed in the underlying zoning district(s), the following uses shall be permitted uses in the NBAOD:

1. Nature-Based Commercial Enterprise
2. Art Center-Indoor
3. Public Assembly – Indoor
4. Food trucks, as an accessory use to any permitted use that is subject to Site Plan Review, and subject to the provisions of Sec. 526A—Food Trucks

C. Space Standards for Lots Which Are Not Within Subdivisions as Listed in D Below:

1. For a Nature-Based Commercial Enterprise, Art Center-Indoor, Public Assembly - Indoor or Campground the minimum lot area shall be ten (10) acres.
2. All other space standards applicable to the underlying zoning district(s) shall apply in the NBAOD.

D. Space Standards for Lot(s) in Subdivisions approved after April 9, 2002

1. The space standards applicable to the underlying zoning districts shall apply to the NBAOD.

E. Bulk Standards for Lot(s) in Subdivisions approved after April 9, 2002

1. The bulk standards applicable to the underlying zoning district(s) shall apply to the NBAOD.

F. Other Standards

1. For all uses subject to Site Plan Review, in the front setback, in a strip extending along the property’s road frontage, for a depth of 15 feet, except for driveways, landscaping is required. A buffer is required in all side setbacks for a depth of 15 feet extending from the front property line along the entire side and rear setbacks to the furthest back edge of the developed area (meaning buildings, parking lots, other impervious surface), except for any curb-cuts, trails or road ways existing as of the Effective Date of the NBAOD. Such buffer

shall consist of natural features such as slope, gullies, stands of trees, shrubbery or rock outcrops, but where the Project Review Board determines that these natural features do not exist or are insufficient to provide an adequate buffer, the applicant shall provide additional landscaping, or where the Project Review Board determines landscaping is not feasible or adequate, the applicant shall provide fencing or screening.

2. A structure on a property in this overlay district may be used for one or more permitted uses subject to site plan review, provided however that the maximum capacity of that structure shall be 300 persons ~~and no such structure may be used as a wedding venue.~~

DRAFT