

TABLE 39.1 SUMMARY TABLE OF USES IN RESIDENTIAL AND MIXED-USE DISTRICTS

KEY	USE CATEGORY	RESIDENTIAL				MIXED USES					
		R-1	R-2	R-3	R-4	R-5	RPD	RCPD	SRR	WD	TOD
1.	RESIDENTIAL USES										
	Single Family Dwellings:										
	Detached	R	R	R	R	R	R	R	R	SP	R
	Attached	X	X	R	R	R	SP	R	R	SP	R
	Accessory Apartments in Single Family Detached Dwelling	SU	SU	X	X	X	X	X	X	X	X
	Short-Term Rental	SU	SU	X	X	X	X	X	X	X	X
	Home Occupation	SU	SU	SU	SU	SU	SU	SU	SU	SP	R
	Cottage Food Operation	R	R	R	R	R	R	R	R	R	
	Two and three family dwellings	X	X	R	R	R	R	R	R	SP	R
	Multi-family dwellings	X	X	X	R	R	R	SP	R	SP	R
	Daycare	SP	SP	SP	SP	SP	SP	SP	X	SP	SP
2.	Rooming House	X	X	SU	SU	SU	X	X	X	X	X
	Congregate Housing, Assisted Living, Managed Residential Community	SP	SP	SP	SP	SP	SP	SP	SP	X	X
	INSTITUTIONAL & SUPPORTIVE USES										
	Nursing, rest or convalescent home	SP	SP	SP	SP	SP	SP	SP	X	X	X
	Elementary/Secondary School, Private or Public	R	R	R	R	R	R	R	X	X	R
	University or college, including related facility such as dormitory, sports complex, etc.	X	X	X	X	X	X	R	X	R	R
	Library, museum or cultural center	R	R	R	R	R	R	R	R	R	R
	Hospital or medical office providing in-patient treatment, but <i>not</i> animal hospital veterinary office or other facility for care or treatment of animals	X	X	X	SP	SP	X	X	X	SP	SP
	Park, ball field, tennis course, golf course, other open space recreational facility	R	R	R	R	R	R	R	R	R	R
	Open Space or Conservation Area	R	R	R	R	R	R	R	R	R	R
	Neighborhood Park - Less than 1 acre	R	R	R	R	R	R	R	R	R	R
	Municipal Fire or Police Stations	R	R	R	R	R	R	R	R	R	R
	Cemetery	X	X	X	SP	SP	X	X	X	X	X
	Farms, minimum of 3 acres.	R	R	R	R	R	R	R	X	X	X
	Farm Winery	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
3.	Easements, utility or drainage facility rights-of-way serving the immediate area provided same are part of an approved subdivision, site plan or part of a municipal improvement.	R	R	R	R	R	R	R	R	R	R
	ACCESSORY USES										
	Detached Garage, Storage or tool shed	R	R	R	R	R	R	R	R	R	R
	Off-Street surface parking	R	R	R	R	R	R	R	R	R	R
	Multi-level structured parking	X	X	X	X	X	SP	SP	SP	R	R

KEY: R = PERMITTED AS-OF-RIGHT SU = SPECIAL USE EXCEPTION SP = SPECIAL PERMIT
 A = ADMINISTRATIVE REVIEW & APPROVAL REQUIRED NA = NOT APPLICABLE X = NOT PERMITTED

TABLE 39.2 SUMMARY TABLE OF USES IN COMMERCIAL, MIXED USE, INDUSTRIAL & OTHER DISTRICTS

KEY	USE CATEGORY	Commercial		Mixed Use								Industrial		Other		
		NB	RB	RPD	RCPD	CBD	CD	SCR	SRR	WD	TOD	LM	IPD	OS	PF	PRD
A.	USES AS PERMITTED IN RESIDENCE DISTRICTS															
	<i>Single Family Dwellings:</i>															
	Detached	R	R	R	R	R	SP	X	R	SP	R	X	X	X	X	X
	Attached	SP	SP	SP	SP	R	SP	X	R	SP	R	X	X	X	X	X
	Dwellings Above Ground Floor Only	SP	R	X	X	R	X	X	R	X	X	X	X	X	X	X
	Accessory Apartments in Single Family Detached Dwelling	SU	SU	X	X	X	X	X	X	X	X	X	X	X	X	X
	Short-Term Rental	SU	SU	X	X	X	X	X	X	X	X	X	X	X	X	X
	Home Occupation	X	X	R	R	R	R	X	SU	SP	R	X	X	X	X	X
	Two and three family dwellings	X	X	X	R	R	R	X	R	SP	R	X	X	X	X	X
	Multi-family dwellings	SP	X	SP	SP	SP	X	X	R	SP	R	X	X	X	SP	X
	Congregate Housing, Assisted Living	SP	SP	SP	SP	SP	SP	X	SP	X	X	X	X	X	X	X
B.	TRANSIENT LODGING															
	Bed & Breakfast or Tourist Home	X	X	X	X	SP	X	SP	SP	SP	SP	X	X	X	X	X
	Rooming, Boarding, Lodging House	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	Hotels, Motels, Boatels or Inns	X	R	X	SP	R	R	R	R	R	SP	X	X	X	X	R
C.	FOOD, DRINK & ENTERTAINMENT															
	Banquet Hall	SP	R	X	R	R	R	R	SP	R	SP	X	X	X	X	R
	Convention Center	SP	SP	SP	SP	R	SP	SP	SP	R	SP	X	X	X	X	R
	Liquor, Package Store, Grocery Beer	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	X	X	X	X
	Nightclubs, Taverns, Cafes or Bars	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	X	X	X	X
	Restaurant	R	R	R	R	R	R	R	R	R	R	R	R	X	X	R
	With Outdoor Seating ≤40% Total Seating Large scale < 40% outdoor dining	R	R	R	R	R	R	R	R	R	R	R	R	X	X	X
	With Drive-In or Drive-Thru Service	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	X	SP
D.	PERSONAL SERVICES															
	Bank or Credit Union	R	R	R	R	R	R	R	R	R	R	R	R	X	X	R
	Barber and Beauty Shops	R	R	R	R	R	R	R	R	R	R	X	X	X	X	X
	Child Care Facilities	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	X	R
	Craft Shops (i.e., potter, woodworking, tailor)	R	R	R	R	R	R	R	R	R	R	X	X	X	X	X
	Flea Markets	SP	SP	SP	SP	X	SP	X	X	SP	X	SP	SP	X	X	X
	Funeral Parlor	R	R	SP	SP	X	SP	SP	X	X	X	X	X	X	X	X
	Laundry or Dry-Cleaning Establishment	SP	SP	SP	SP	SP	SP	SP	X	SP	SP	SP	SP	X	X	X
	Massage Therapy Parlor	SP	SP	SP	SP	SP	SP	SP	X	X	X	X	X	X	X	X
	Nail Salon *	SP	SP	X	X	SP	X	X	X	X	X	X	X	X	X	X
	Pawn or Swap Shop, second hand, used, pre-owned goods dealer	X	SP	SP	SP	X	SP	SP	X	X	X	X	X	X	X	X
	Consignment Shop for Clothing, Furniture and Sporting Goods	SP	SP	SP	SP	X	SP	SP	X	X	X	X	X	X	X	X
	Pet Shop/Grooming Facility (non-boarding)	SP	SP	SP	SP	SP	SP	SP	SP	X	SP	X	X	X	X	X
E.	COMMERCIAL															
	Neighborhood Shopping Area	X	R	X	R	R	R	R	R	R	X	X	X	X	X	X
	Regional Shopping Center	X	R	X	R	R	X	X	X	R	R	X	X	X	X	X

TABLE OF USES IN COMMERCIAL, INDUSTRIAL, MIXED-USE & OTHER DISTRICTS

TABLE 39.2 SUMMARY TABLE OF USES IN COMMERCIAL, MIXED USE, INDUSTRIAL & OTHER DISTRICTS

KEY	USE CATEGORY	Commercial		Mixed Use								Industrial		Other		
		NB	RB	RPD	RCPD	CBD	CD	SCR	SRR	WD	TOD	LM	IPD	OS	PF	PRD
	Retail Store, Shop or Boutique	R	R	X	R	R	R	R	R	R	R	R	R	X	X	X
	Small Appliance, TV, Repair Shops, etc.	R	R	X	R	R	R	R	R	R	R	R	R	X	X	X
	Temporary Vending Stand or Cart	A	A	X	A	A	A	A	A	A	A	A	A	A	A	X
	Adult Oriented Establishment	X	X	X	X	X	X	X	X	X	X	SP*	SP*	X	X	X
F.	EDUCATION															
	Public Elementary or Secondary School,	SP	SP	SP	SP	SP	SP	SP	X	X	X	SP	X	X	SP	X
	University or College, Including Related Facility (dorm, Sports complex, etc.)	SP	SP	SP	SP	SP	SP	SP	X	X	X	SP	X	X	SP	R
	Trade School	X	X	X	X	R	X	X	X	X	X	SP	SP	X	X	X
G.	GOVERNMENT															
	Government Office, Building, Public Facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	SP	X
	Municipal or Quasi-Municipal Facilities	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	SP	X
	Public Park, Playground/Field, Walkway, Trail, Beach, Boating or Fishing Facility; Natural Resource Education Area; Required Parking & Structures	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	R	SP	R	R
H.	HEALTH CARE															
	Animal Hospital, Veterinary Office, Other Facility for animal care and/or treatment	SP	SP	SP	SP	SP	SP	SP	X	SP	SP	SP	X	X	X	X
	Community, Health, Welfare Office	SP	SP	SP	SP	X	SP	X	X	SP	SP	SP	X	X	X	X
	Hospital or Medical Office with In-Patient Treatment (no residential treatment Center)	X	SP	X	X	X	X	X	X	X	X	X	R	X	X	R
	Walk-In Medical Clinic	SP	SP	SP	SP	X	SP	X	SP	SP	SP	X	R	X	X	R
	Medical Offices (Outpatient)	R	R	X	R	SP	R	R	R	R	R	X	R	X	X	R
	Medical Regional Operations Center	X	X	X	X	X	X	X	X	X	X	X	SP	X	X	X
	Nursing, Rest or Convalescent Home	X	SP	SP	SP	SP	SP	X	X	X	X	X	X	X	X	X
I.	OFFICE															
	Business or Professional (not Medical)	R	R	X	R	R	R	R	R	R	R	R	R	X	X	R
	General, Corporate or Headquarters	R	R	X	R	R	R	R	R	R	R	R	R	X	X	R
K.	PLACES OF ASSEMBLY															
	Private Club/Hall, Place of Worship or Similar Facility	X	X	SP	SP	SP	SP	SP	SP	X	X	X	SP	X	X	X
	Theater	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	R	SP	SP	X
L.	INSTITUTIONAL															
	Public or Private Utility Facility	R	R	R	R	R	R	R	R	R	R	R	R	X	X	R
	Substation	R	R	R	R	R	R	R	R	R	R	R	SP	X	X	R
M.	AMUSEMENTS															
	Amusement Center, including Bowling Alley, billiard or pool hall, indoor golf, arcade or other commercial recreation facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	X	X
	Legalized Gaming Facility (not. lottery outlet)	X	SP	X	SP	SP	SP	SP	X	X	SP	X	X	X	X	X
N.	Automotive															
	Auto Dealer – New Cars (Min. 5 Acres)	SP	SP	SP	SP	X	SP	X	X	X	X	SP	X	X	X	X
	Auto Dealer – Used Cars (Min. 2 Acres)	SP	SP	SP	SP	X	SP	X	X	X	X	SP	X	X	X	X
	Automobile or Truck Rental, including Sales and Service	SP	SP	X	X	X	X	X	X	X	X	SP	X	X	X	X

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		NB	RB	RPD	RCPD	CBD	CD	SCR	SRR	WD	TOD	LM	IPD	OS	PF	PRD
	Auto Parts Supply	SP	SP	SP	SP	X	SP	X	X	X	X	SP	X	X	X	X
	Vehicle Service, Repair, including Body Work	SP	SP	SP	SP	X	SP	X	X	X	X	SP	X	X	X	X
	Carwash	SP	SP	SP	SP	X	SP	X	X	X	X	SP	X	X	X	X
	Gas or Fuel station, incl. Convenience Store	SP	SP	SP	SP	X	SP	X	X	X	X	SP	X	X	X	X
	Motor Vehicle Junkyard	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
O.	Heavy Commercial															
	Building Materials or Lumber Yard	X	SP	X	X	X	X	X	X	X	X	R	X	X	X	X
	Farm/Construction Equipment Sale & Service	X	SP	X	X	X	X	X	X	X	X	R	X	X	X	X
	Farm Supply Sale, Service	X	SP	X	X	X	X	X	X	X	X	R	X	X	X	X
	Plant Nursery	X	SP	X	X	X	X	X	X	X	X	R	R	X	X	X
P.	INDUSTRIAL															
	Industrial Offices	X	X	X	X	X	X	X	X	R	X	R	SP	X	X	R
	Marijuana Facilities (Dispensaries and Producers) & Cannabis Establishments	X	X	X	X	X	X	X	X	X	X	SP*	X	X	X	X
	Manufacturer of Beer (Brewery, Microbrewery, Brew Pub)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	R	R	X	X	SP
	Farm Winery	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
	Manufacturer of Spirits (Distillery)	X	X	X	X	X	X	X	X	X	SP	SP	SP	X	X	SP
	Light Manufacturing, processing or assembly of goods without vaporous, liquid, or solid discharge	X	X	X	X	X	X	X	X	R	SP	R	SP	X	X	R
	Manufacturing, processing or assembly of goods (not noxious, hazardous or dangerous)	X	X	X	X	X	X	X	X	R	SP	R	SP	X	X	R
	Manufacturing															
	With On-Site Inventory & Material Storage.	X	X	X	X	X	X	X	X	R	X	SP	X	X	X	R
	Involving smelting, forging or plating of metal, rubber or similar materials.	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X
	Processing facility for animals or fish or their by-products.	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X
	Recycling Facility for reuse, bundling, reconstruction of materials such as paper, cans, bottles, bulk vegetation (leaves, wood, etc.).	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X
	Recycling Processing Facility	X	X	X	X	X	X	X	X	X	X	X	SP	X	X	X
	Research & Development Laboratories	X	X	X	SP	SP	SP	X	X	R	SP	R	SP	X	X	R
	Waste handling, processing or storage	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X
Q.	STORAGE															
	Interior Storage															
	of Non-Hazardous Materials	R	R	X	R	SP	R	X	X	R	X	R	R	SP	SP	R
	of Hazardous Materials	X	SP	X	X	X	X	X	X	X	X	SP	SP	SP	SP	SP
	Self-Storage	X	SP	X	X	X	X	X	X	X	X	SP	X	X	X	X
	Outside Storage															
	as Accessory Use only	SP	SP	X	SP	SP	SP	X	X	SP	X	R	SP	SP	SP	SP
	as Principal Use	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X

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		NB	RB	RPD	RCPD	CBD	CD	SCR	SRR	WD	TOD	LM	IPD	OS	PF	PRD
	Recycling Facility	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X
	Warehousing	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	R
R.	TRANSPORTATION															
	Bus, Train or other Mass Transit Station	X	R	X	X	X	R	X	X	SP	R	SP	SP	X	SP	R
	Tractor-Trailer Facility, service area or warehouse w. high volume truck operation	X	X	X	X	X	X	X	X	X	X	R	X	X	X	X
	Public Roadway	R	R	R	R	R	R	R	R	R	R	R	R	SP	R	R
S.	OTHER															
	Billboard subject to §43. Limitations	X	SU	X	X	X	X	X	X	X	X	SU	X	X	X	X
	Common and/or Joint Use Parking	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
	Inland or Tidal Wetland, Greenbelt, Public Garden or Nursery	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

* Adult Oriented Establishments are subject to Special Permit approval of the Planning and Zoning Commission and the provisions of Section 49.3 of these Regulations.

* The distance between Nail Salons shall be 1500 feet from entrance door to entrance door.

* Marijuana Facilities (Dispensaries and Producers) and Cannabis Establishments are subject to Special Permit approval of the Planning and Zoning Commission and the provisions of Section 49.1 of these Regulations.

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A = ADMINISTRATIVE REVIEW & APPROVAL REQUIRED NA = NOT APPLICABLE X = NOT PERMITTED

