

~ 305-13. Permitted Uses, Special Exceptions and Special Use Permits. (Ord. 12-08, 11-05-07)

- 1) The permitted uses and special exceptions for each district are shown on the following table entitled Permitted Uses, Special Exceptions and Special Use Permits. Uses given in the following categories shall be according to the common meaning of the term or according to definitions as provided elsewhere in this ordinance.
- 2) Uses designated "P" on the table shall be permitted as a right.
- 3) Uses designated "SE" shall be permitted only as a special exception granted by the Board of Adjustment in accordance with the provisions of ~305-4.
- 4) Use designated as "SUP" is subject to a Special Use Permit reviewed by the Planning Board in conformance with section 305-6.
- 5) A use with no letter designation shall not be allowed in that district.

RESIDENTIAL USES

| District | RR | RS | R-1 | R-2 | R-3 | B-1 | B-2 | I-1 | I-2 | C | LP |
|--|-----|----|-----|-----|-----|-----|-----|-----|-----|------------------|----|
| Single-Family Dwelling | P | P | P | P | P | SE | | | | P | P |
| Two-Family Dwelling | | | | P | SUP | P | SE | | | | |
| Multi-family Dwelling | | | | SUP | SUP | SUP | | | | | |
| Manufactured Housing (Individual Lots) ¹ | | | P | | | | | | | P | |
| Manufactured Housing Park and Subdivision ¹ | | | SUP | | | | | | | | |
| Family Apartment | SE | SE | SE | SE | SE | SE | | | | SE | SE |
| Seasonal Conversion | SE | SE | SE | SE | SE | | | | | SE | SE |
| Bed-and-Breakfast Establishment | SUP | | SUP | SUP | SUP | | | | | SUP | |
| Hotel | | | | | | P | P | | | | |
| Cluster Development | SUP | | SUP | | | | | | | SUP ² | |

COMMERCIAL USES

| District | RR | RS | R-1 | R-2 | R-3 | B-1 | B-2 | I-1 | I-2 | C | LP |
|--|---|----|-----|-----|-----|-----|-----|-----|-----|-----|----|
| Commercial School | | | | | | P | P | | | | |
| Funeral Home | | | SUP | SUP | SUP | P | P | | | | |
| Home Occupation | See Section 305-25 of the City Zoning Ordinance | | | | | | | | | | |
| Indoor Recreation and Amusement | | | | | | SUP | SUP | | | | |
| Outdoor Recreation | | | | | | | | | | SUP | |
| Sexually Oriented Business | | | | | | SUP | | | | | |
| Inside Storage Warehouse | | | | | | P | P | P | P | | |
| Bulk Fuel Sale and Storage | | | | | | SUP | SUP | SUP | SUP | | |
| Motor Vehicle Oriented Business | | | | | | SUP | | | | | |
| Outside Storage | | | | | | | P | | P | SUP | |
| Personal and Professional Service | | | | | | P | P | P | P | | |
| Personal Convenience Service | | | | | | P | P | | | | |
| Tattoo Parlor/Body Piercing Parlor | | | | | | P | | | | | |
| Restaurant/Eating and Drinking Establishment | | | SUP | | | P | P | | | SUP | |
| Retail Business | | | | | | P | P | | | | |
| Shopping Center | | | | | | P | | | | | |
| Wireless Communications Facility | SUP | | | | | SUP | SUP | SUP | SUP | SUP | |

INDUSTRIAL USES

| District | RR | RS | R-1 | R-2 | R-3 | B-1 | B-2 | I-1 | I-2 | C | LP |
|------------------------------|----|----|-----|-----|-----|-----|-----|-----|-----|----|----|
| Gravel Pit | | | SE | | | | | SE | | SE | |
| Manufacturing/Heavy Industry | | | | | | | | P | SUP | | |
| Light Industry | | | | | | | SUP | SUP | P | | |
| Supply Yard | | | | | | SUP | SUP | | | | |

PUBLIC/INSTITUTIONAL USES

| District | RR | RS | R-1 | R-2 | R-3 | B-1 | B-2 | I-1 | I-2 | C | LP |
|-----------------------------------|-----------------|----|-----------------|-----------------|-----------------|-----------------|-----------------|---------------------|---------------------|-----------------|-----------------|
| Day-Care Center | SE ⁴ | | SE ⁴ | SE ⁴ | SE ⁴ | SE ⁴ | SE ⁴ | P ³ /SUP | P ³ /SUP | SE ⁴ | SE ⁴ |
| Cemetery | SUP | | SUP | SUP | | | | | | SUP | |
| Church | SUP | | P | SUP | SUP | SUP | | | | SUP | |
| Hospital/Clinic/Nursing Home | | | SUP | SUP | SUP | SUP | SUP | | | SUP | |
| Nursing Home | | | | | | SUP | SUP | SUP | SUP | SUP | |
| Independent Living Facility | | | | | | SUP | SUP | SUP | SUP | SUP | |
| Assisted Living Facility | | | | | | SUP | SUP | SUP | SUP | SUP | |
| Residential/Shelter Care Facility | | | | | | SUP | SUP | SUP | SUP | SUP | |
| Private Club | | | SUP | SUP | | SUP | | | | SUP | |
| Private School | | | SUP | SUP | | SUP | SUP | | | | |
| Essential Services | P | P | P | P | P | P | P | P | P | P | P |

AGRICULTURE AND RECREATIONAL USES

| District | RR | RS | R-1 | R-2 | R-3 | B-1 | B-2 | I-1 | I-2 | C | LP |
|--------------------------------|-----|----|-----|-----|-----|-----|-----|-----|-----|-----|----|
| Stables/Livestock Barn/Kennels | P | | | | | | | | | P | |
| Farming | SE | | | | | | | | | P | |
| Plant Nursery/Greenhouse | SUP | | SUP | | | P | | | | P | |
| Veterinary Clinic | | | SUP | | | P | P | | | SUP | |

RECREATION

| District | RR | RS | R-1 | R-2 | R-3 | B-1 | B-2 | I-1 | I-2 | C | LP |
|-----------------------|-----|----|-----|-----|-----|-----|-----|-----|-----|-----|----|
| Nightclub | | | | | | SUP | SUP | SUP | SUP | SUP | |
| Commercial Recreation | | | | | P | P | | | | SUP | |
| Golf Course | SUP | | SUP | | | | | | | SUP | |

Notes:

- 1 See ~305-6, Manufactured Housing standards.
- 2 Excluding that area contained in the watershed of Webster Lake, as shown on the Dufresne-Henry plans dated October 1981.
- 3 Provided that the day-care center or nursery school is directly associated with the industry it is serving and is for the use of its employees only.
- 4 For daycares with 10 or more Children you must apply to the Planning Board for a Special Use Permit.