

~ 305-13. Permitted Uses, Special Exceptions *and Special Use Permits.*

- 1) The permitted uses and special exceptions for each district are shown on the following table entitled "Permitted and Special Exceptions Use Table." 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 matter of 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.

USES		DISTRICTS / ZONES									
Residential Uses	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				
Multifamily Dwelling				SUP	SUP	SUP					
Manufactured Housing (Individual Lot) ¹			P							P	
Manufactured Housing (Park / 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				SUP	SUP
Hotel						P	P				
Cluster Development	SUP		SUP							SUP ²	
Commercial Uses	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										
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		
Motor Vehicle Oriented Business						SUP ⁵		SUP			
Outside Storage						SUP ⁶	SUP	P ⁷	P		
Personal and Professional Service						P	P	P	P		
Personal Convenience Service						P	P				
Tattoo Parlor / Body Piercing Parlor						P					
Restaurant /Eating & Drinking Establishment						P	P	SUP			
Retail Business						P	P				
Shopping Center						P					
Wireless Telecommunications Facility	SUP					SUP	SUP	SUP	SUP	SUP	
Industrial Uses	RR	RS	R-1	R-2	R-3	B-1	B-2	I-1	I-2	C	LP
Gravel Pit								SE		SE	
Manufacturing / Heavy Industry								P			
Light Industry						SUP	SUP	P	P		
Supply Yard						SUP	SUP	SUP			
Public / Institutional Uses	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			SUP	SUP	SUP	P	P			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 / Sheltered Care Facility						SUP	SUP	SUP	SUP	SUP	
Research Laboratory						SUP		P			
Private Club						SUP				SUP	
Private School						SUP	SUP				
Essential Services	P	P	P	P	P	P	P	P	P	P	P
Agriculture and Recreational Uses	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					P				SUP	
Veterinary Clinic			SUP			SUP	SUP			SUP	
Recreation	RR	RS	R-1	R-2	R-3	B-1	B-2	I-1	I-2	C	LP
Nightclub						SUP	SUP				
Commercial Recreation						P				SUP	
Golf Course	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.

⁵ Motor Vehicle Oriented Businesses in the B-1 zoning district must be associated with a building of no less than 750 square feet in size.

⁶ Outside Storage/Supply yard in the B-1 district must be associated with a building of no less than 750 square feet in size.

⁷ Outside Storage/Supply Yard in the I-1 district must be associated with a building of no less than 1500 square feet in size.