



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
(401) 849-4027 | MiddletownRI.com

MEMORANDUM

To: Paul A. Croce, Chairman
Planning Board Members

From: Ron Wolanski, Town Planner

Date: January 30, 2023

Re: Potential amendments to the Use Table in the Middletown Zoning Ordinance, Section 602 –
Schedule of District Regulations – Uses and Districts.

The subcommittee established by the Planning Board to review and recommend amendments to the use table in the Middletown Zoning Ordinance, Section 602 met on several occasions over the past few years and has now completed its work. Attached please see a draft revised use table for consideration. Proposed amendments are identified in **red type**, with new language underlined and language to be removed **struck**. Also including in the draft are comments on each of the proposed changes offering a brief explanation. Note that for some of the amendments, the change is recommended in conjunction with proposed revisions to other sections of the zoning ordinance. These are also noted in the comments, though the proposed language for the other sections has yet to be drafted.

The proposed amendments are provided for Planning Board review and consideration. They have also been provided to the Building/Zoning Official for comment. I will provide any comments as they become available. The Board might also wish to consider hosting a public workshop meeting to present and accept public comments on the amendments before taking further action.

Once the Board has considered and made any further revisions to the draft ordinance amendments, and is satisfied with the final draft, it should be forwarded to the Town Council for consideration. The Town Council will then hold the required public hearing and two readings before the amendments are finally adopted. In support of its recommendation to the Town Council on a zoning ordinance amendment the Planning Board must make the following findings in accordance with the requirements of Section 45-24-52 of the Rhode Island General Laws:

- (1) The proposed amendment is generally consistent with the Middletown Comprehensive Community Plan, including the goals and policies statement, the implementation program, and all other applicable elements of the comprehensive plan; and
- (2) This recommendation is made in recognition and consideration of each of the applicable purposes of zoning, as presented in § 45-24-30 RIGL

Please contact me with any questions.

cc. Town Solicitor
Building/Zoning Official

§ 602 SCHEDULE OF DISTRICT REGULATIONS - USES AND DISTRICTS.

(A) The following uses are permitted only in the zoning district marked with a "Y". Uses permitted in the zoning district as a special use under the provisions of uses requiring a variance or special use permit or Article 9 are marked with an "S". Where the letter "N" appears, the use is prohibited.

(B) Any use which is not specifically included in the use provisions herein is prohibited everywhere in the Town of Middletown, unless the Zoning Officer makes an interpretation that such use is included in any of the sub-classifications set forth herein. Uses not specified in this chapter may be permitted only if the Zoning Officer makes an interpretation that they are included in a use sub-classification permitted in the zoning district and if such use would be consistent with the purposes and intent of this chapter.

ZONING DISTRICT PERMITTED USES																		
	Y = Permitted S = Special Use N = Not Permitted																	
PRINCIPAL USE	ZONING DISTRICT																	
	R60	R40	R30	R20	R10	RM	GB	LB	OB	LI'	LP	OP	OS	P	MT	ABD	Reference	
NOTES:																		
AGRICULTURAL																		
Field crop farms or horticultural nurseries, including wholesale sales on the same lot	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	N	Y	Y	N	N		
Livestock farms, excluding raising swine, which is prohibited	Y	Y	Y	S	N	N	YN	N	SN	YN	SN	N	Y	S	N	N		
Offices of veterinarians and animal hospitals	N	N	N	N	N	N	Y	Y	Y	Y	SY	N	N	N	N	S		
Offices of veterinarians and animal hospitals, including the boarding of dogs, cats and other fur bearing animals. Indoor facility	N	N	N	N	N	N	S	S	S	S	S	N	N	N	N	N		
Licensed kennels for the raising, boarding and care of dogs, cats or other fur-bearing animals	NS	N	N	N	N	N	S	NS	N	S	N	N	N	N	N	N		

Commented [RW1]: Not an appropriate use in business districts.

Commented [RW2]: Make consistent with other business districts.

Commented [RW3]: Appropriate use on large residential parcels subject to SUP.

Commented [RW4]: Not an appropriate use in LB district based on purpose of district and abutting residential uses.

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Wind turbine for generation of electricity, limited to location on properties for which the principal use is field crop farms, horticultural nurseries or livestock farms ³	S	S	S	S	N	N	S	S	S	S	S	S	N	S	S	N	N	
RESIDENTIAL - Conventional Development																		
Single-family dwellings	Y	Y	Y	Y	Y	Y	N	S	S	N	N	N	N	N	N	N	S	
Two-family dwellings	N	NS	NS	SY	SY	Y	N	S	S	N	N	N	N	N	N	N	S	
Multifamily dwelling structure (3 - 612 dwelling units per lot ^{structure}) See §§ 1500 - 1508	N	N	N	NS	NS	S	N	NS	N	N	N	N	N	N	N	N	N	See §§ 1500 - 1508
Multifamily dwelling project, including condominiums See §§ 1500 - 1508	N	N	N	NS	NS	S	N	N	N	N	N	N	N	N	N	N	N	See §§ 1500 - 1508

- Commented [RW5]:** Use not consistent with purpose of the district.
- Commented [RW6]:** Allow more opportunity for two-family dwellings.
- Commented [RW7]:** Use not consistent with purpose of the district.
- Commented [RW8]:** Use not consistent with purpose of district.
- Commented [RW9]:** Allow multi-family development in R-10 & R-20 buy SUP to promote housing development.

¹ Refer to § 725 and Article 23 of this chapter for use and design restrictions and performance standards applicable to uses in light industrial districts.
² (Abutting Residential) Light industrial (adjacent to residential) is not a separate zoning district. It is a subset of light industry and is shown here for clarity only.
³ Refer to Article 25A of this chapter for use restrictions, design standards and application procedures for wind turbines.

ZONING DISTRICT PERMITTED USES																	
<i>Y = Permitted S = Special Use N = Not Permitted</i>																	
PRINCIPAL USE	ZONING DISTRICT																
	R60	R40	R30	R20	R10	RM	GB	LB	OB	LI'	LP	OP	OS	P	MT	ABD	Reference
NOTES:																	
RESIDENTIAL - Conventional Development (Cont'd)																	
Mobile home parks	N	N	N	N	N	SN	N	N	N	N	N	N	N	N	S	N	See §§ 2300 -

- Commented [RW10]:** Allow mobile home parks by SUP as an appropriate use in the multi-family district.

	R60	R40	R30	R20	R10	RM	GB	LB	OB	L1	L2	OP	OS	P	MT	ABD	Reference
NOTES:																	
RESIDENTIAL - Conventional Development (Cont'd)																	
Mixed residential and commercial uses in a single building <i>See § 719</i>	N	N	N	N	N	N	SY	SY	S	N	N	N	N	N	N	S	See § 719
Mixed Use Development Projects <i>See §§ 27A00 - 27A07</i>	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	Y	See §§ 27A00 - 27A07
Congregate housing	S	S	S	S	S	N	N	NS	NS	N	N	N	N	N	N	N	
RESIDENTIAL - Conservation Development																	
Single-family	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	
Two-family	Y	Y	Y	Y	Y	Y	N	S	S	N	N	N	N	N	N	N	
Multifamily project, including only townhouse style condominiums	N	N	Y	Y	Y	Y	N	S	S	N	N	N	N	N	N	N	
EXTRACTIVE AND INDUSTRIAL NON-MANUFACTURING																	
Earth removal, quarries, sand and gravel lots	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	
Construction general contractors, including storage of materials and equipment, but excluding outdoor storage of bulk materials	N	N	N	N	N	N	S	S	N	S	S	N	N	N	N	N	
Storage of bottled gas, oil or other liquid petroleum products	N	N	N	N	N	N	S	N	N	S	N	N	N	N	N	N	
Cleaning and dyeing plant	N	N	N	N	N	N	S	N	N	Y	N	N	N	N	N	N	

Commented [RW15]: Allow by right in GB & LB consistent with mixed-use projects.

Commented [RW16]: Appropriate use to allow by SUP in LB & OB.

Commented [RW17]: Combined construction and special trades into one use.

Commented [RW18]: No longer a common use.

Parking or outdoor storage of more than one commercial vehicle over 1½-ton capacity	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N	N	N	N	
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Commented [RW19]: Deleting from table as this is not a principle use. Add this restriction to the off-street parking regulations, Article 13.

ZONING DISTRICT PERMITTED USES																	
PRINCIPAL USE	Y = Permitted S = Special Use N = Not Permitted																
	ZONING DISTRICT																
	R60	R40	R30	R20	R10	RM	GB	LB	OB	L1	L2	OP	OS	P	MT	ABD	Reference
NOTES:																	
EXTRACTIVE AND INDUSTRIAL NON-MANUFACTURING (Cont'd)																	
Miscellaneous Construction general and special trade contractors, with outdoor storage, but excluding outdoor storage of bulk materials	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N	N	N	N	
Miscellaneous Construction general and special trade contractors with outdoor storage, including outdoor storage of bulk materials	N	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N	
Other extractive and industrial non-manufacturing not elsewhere classified	N	N	N	N	N	N	S	S	N	S	N	N	N	N	N	N	
Salvage yard operation	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	
Construction general contractors, including storage of materials and equipment, including outdoor storage of bulk materials	N	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N	

Commented [RW20]: Combined special trade and general contractors into one use.

Commented [RW21]: Combined construction and special trades into one use.

MANUFACTURING																ABD	Reference
	R60	R40	R30	R20	R10	RM	GB	LB	OB	LI	LP	OP	OS	P	MT		
Handicraft/Custom Manufacturing or small-scale craft or artisan-oriented production of goods	N	N	N	N	N	N	Y	Y	S	Y	Y	S	N	N	N	S	
Food <u>and beverage</u> and related products including meat products, dairy products or bakeries; canning, preserving and miscellaneous food processing, no retail sales	N	N	N	N	N	N	Y	S	N	Y	S	N	N	N	N	N	
Brewery/distillery <u>up to 20,000 sq.ft.</u> , with retail sales and/or tasting room required	N	N	N	N	N	N	Y	S	N	Y	S	S	N	N	N	S	
<u>Brewery/distillery over 20,000 sq.ft.</u> , with retail sales and/or tasting room required	N	N	N	N	N	N	Y	N	N	Y	S	S	N	N	N	S	
Apparel and other finished products made from fabrics and similar materials	N	N	N	N	N	N	Y	Y	Y	Y	Y	S	N	N	N	N	
Lumber and wood products including furniture and fixtures; <u>Plastics molding, extrusion and/or assembly of plastic parts; Rubber, leather, stone, clay or glass products</u>	N	N	N	N	N	N	S	N	S	Y	Y	N	N	N	N	N	
<u>Plastics molding, extrusion and/or assembly of plastic parts</u>	N	N	N	N	N	N	Y	N	Y	Y	S	S	N	N	N	N	
Printing, publishing and allied industries	N	N	N	N	N	N	Y	N	Y	Y	S	Y	N	N	N	S	

Commented [RW22]: Split use based on 20,000 sq.ft. floor area threshold in LB.

Commented [RW23]: Split based on floor area, with >20,000 sq.ft. prohibited in LB.

Commented [RW24]: Require SUP in LI where abutting residential.

Commented [RW25]: Combined with lumber and wood products above.

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Rubber, leather, stone, clay or glass-products	N	N	N	N	N	N	S	N	S	S	S	N	N	N	N	N	
Concrete plant	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	

Commented [RW26]: Combined with lumber and wood products above.

ZONING DISTRICT PERMITTED USES																		
	Y = Permitted S = Special Use N = Not Permitted																	
PRINCIPAL USE	ZONING DISTRICT																	
	R60	R40	R30	R20	R10	RM	GB	LB	OB	LI	LP	OP	OS	P	MT	ABD	Reference	
NOTES:																		
MANUFACTURING (Cont'd)																		
Fabricated metals products, including heavy machinery, transportation equipment, engines etc.	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N		
Fabricated metals products, excluding heavy machinery, transportation equipment, engines etc.	N	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N		
Boat building and repairing, including storage	N	N	N	N	N	N	S	S	N	Y	S	N	N	N	N	N		
Engineering, computers, scientific and research instruments, small motors and associated equipment	N	N	N	N	N	N	S	S	S	Y	Y	Y	N	N	N	N		
Gravel processing, with or without outdoor storage of bulk materials	N	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N		
TRANSPORTATION, COMMUNICATION AND UTILITIES																		

Large Solar Energy System	N	N	N	N	N	S	S	S	S	S	S	S	SN	S	S	N	
Small Solar Energy System	S	S	S	S	S	S	S	S	S	S	S	S	SN	S	S	S	
Highway and transportation services, including terminals, storage yards, etc.	N	N	N	N	N	N	N	N	N	Y	S	N	N	N	N	N	
Airports and heliports	N	N	N	N	N	N	N	N	S	Y	N	S	S	N	N	N	
Commercial dock or pier	N	N	N	N	N	N	N	N	N	N	N	N	S	S	N	N	
Warehousing, self-storage, public and private	N	N	N	N	N	N	N	S	S	N	Y	Y	S	N	N	N	
Commercial off-street parking	N	N	N	N	N	N	S	N	S	S	S	N	S	S	N	S	
Electric power substation	S	S	S	S	S	S	S	S	S	S	S	N	S	S	N	N	
High voltage electric transmission towers	S	S	S	S	S	S	S	S	S	S	S	N	S	S	N	N	
Telephone exchange	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	

Commented [RW27]: Allow solar on OS zoned parcels by SUP, subject to any conservation easements or restrictions.

Commented [RW28]: Moved to "wholesale" category.

ZONING DISTRICT PERMITTED USES																	
PRINCIPAL USE	Y = Permitted S = Special Use N = Not Permitted																
	ZONING DISTRICT																
	R60	R40	R30	R20	R10	RM	GB	LB	OB	LI	LP	OP	OS	P	MT	ABD	Reference
NOTES:																	
TRANSPORTATION, COMMUNICATION AND UTILITIES (Cont'd)																	
Sewage treatment plant	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	N	
Solid waste transfer station	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	N	
Wind turbine for generation of electricity	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N		<u>See §§ 25A00 -</u>

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gross floor area) under 20,000 sq.ft.																				
General merchandise retailing activities, including department stores (storage areas not to exceed 30% of gross floor area) over 20,000 sq.ft.	N	N	N	N	N	N	Y	S	N	N	N	N	N	N	N	N	N	S		

Commented [RW30]: Require SUP in LB for >20,000 sq.ft.

ZONING DISTRICT PERMITTED USES																					
PRINCIPAL USE	Y = Permitted S = Special Use N = Not Permitted																				
	ZONING DISTRICT																				
	R60	R40	R30	R20	R10	RM	GB	LB	OB	LI'	LP'	OP	OS	P	MT	ABD	Reference				
NOTES:																					
RETAIL COMMERCIAL (Cont'd)																					
Small-scale shopping center	N	N	N	N	N	N	YS	YS	N	N	N	N	N	N	N	N	S		<u>See §§ 1800 - 1811</u>		
Large-scale shopping center	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N				
Auto dealers, trailers (new and used), tire, battery, access, dealers	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N				
Gasoline or electric vehicle service station (minor repairs only)	N	N	N	N	N	N	S	S	N	N	N	N	N	N	N	N	N				
Gasoline or electric vehicle station with convenience store	N	N	N	N	N	N	S	S	N	N	N	N	N	N	N	N	S				
Boat sales, including trailers	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N				
Supermarkets	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N				
Convenience stores, delicatessens, fish markets, fruit and vegetable markets, bakeries, dairy products stores	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	Y				

Commented [RW31]: Allow <20,000 sq.ft. by right, consistent with general retail.

Commented [RW32]: Consistent with and addressed under general retail.

Commented [RW33]: Consistent with and addressed under general retail.

Commercial greenhouse <u>under 20,000sf</u>	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	
Commercial greenhouse <u>over 20,000sf</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>S</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
<u>Lunchroom or rRestaurant</u> (no alcoholic beverages) <u>hours of operation 7AM-7PM</u>	N	N	N	N	N	N	Y	Y	S	S	N	N	N	N	N	N	Y	
<u>Lunchroom or rRestaurant</u> (no alcoholic beverages <u>hours beyond 7am-7pm</u>)	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>S</u>	
<u>Lunchroom or rRestaurant</u> (alcoholic beverages)	N	N	N	N	N	N	Y	S	S	S	N	N	N	N	N	N	S	
<u>Tavern, café, club bar or cocktail lounge</u> (alcoholic beverages)	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>S</u>	<u>S</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	

Commented [RW34]: Split at 20,000 sq.ft. To be consistent with other retail, and require SUP in LB

Commented [RW35]: Split hours of operation to require SUP for restaurant in LB open before 7am or after 7pm

Commented [RW36]: Covered under "restaurant (alcoholic beverages)". Bars/lounges that do not serve food would be a prohibited use.

ZONING DISTRICT PERMITTED USES																	
	Y = Permitted S = Special Use N = Not Permitted																
PRINCIPAL USE	ZONING DISTRICT																
	R60	R40	R30	R20	R10	RM	GB	LB	OB	L1	L2	OP	OS	P	MT	ABD	Reference
NOTES:																	
RETAIL COMMERCIAL (Cont'd)																	
Packaged <u>wine, beer or</u> liquor store	N	N	N	N	N	N	Y	S	N	N	N	N	N	N	N	N	S
Retail outlet <u>up to 20,000 sf</u> for wholesale, storage or manufacturing use, <u>up to 20,000 sf</u> (provided that floor area devoted to such retail selling shall not exceed <u>25% gross floor area 4,000 sq.-ft.</u>)	N	N	N	N	N	N	Y	<u>S</u>	N	Y	N	N	N	N	N	N	N
<u>Retail outlet over 20,000 sf for</u> wholesale, storage or manufacturing use <u>over 20,000 sf</u> (provided that floor area devoted to such retail selling shall not exceed <u>25% gross floor area</u>)	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

Commented [RW37]: Example: retail component of an auto parts, plumbing or electrical wholesaler. Retail showroom for a furniture or cabinet manufacturer.

Commented [RW38]: Split based on floor area, with > 20,000sq.ft. prohibited in LB

	R60	R40	R30	R20	R10	RM	GB	LB	OB	L1	L2	OP	OS	P	MT	ABD	
Compassion Center <u>(medical marijuana)</u>	N	N	N	N	N	N	NS	NS	N	N	N	N	N	N	N	N	See Section 727
Marijuana Emporium <u>(medical or recreational marijuana)</u>	N	N	N	N	N	N	NS	NS	N	N	N	N	N	N	N	N	See Section 727
Marijuana Store <u>(medical or recreational marijuana)</u>	N	N	N	N	N	N	NS	NS	N	N	N	N	N	N	N	N	See Section 727
Marijuana Cultivation Center <u>(medical or recreational marijuana)</u>	N	N	N	N	N	N	NS	NS	N	S	S	N	N	N	N	N	See Section 727
Non-Residential Cooperative Cultivation <u>(medical marijuana)</u>	N	N	N	N	N	N	NS	NS	N	S	S	N	N	N	N	N	See Section 727
Residential Cooperative Cultivation <u>(medical marijuana)</u>	S	S	S	S	S	S	N	N	N	N	N	N	N	N	S	N	See Section 727
Patient Cultivation <u>(medical marijuana)</u>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	See Section 727
Caregiver Cultivation <u>(medical marijuana)</u>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	See Section 727
Marijuana Testing Provider <u>(medical or recreational marijuana)</u>	N	N	N	N	N	N	NS	NS	N	N	N	S	N	N	N	N	See Section 727
PERSONAL SERVICES																	

Commented [RW39]: Use restrictions for all marijuana related uses to be addressed with amendments to section 727

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	R60	R40	R30	R20	R10	RM	GB	LB	OB	L1	L2	OP	OS	P	MT	ABD	Reference
Laundry or dry cleaners, pick up only (no plant)	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	Y	
Laundry or dry cleaners with plant	N	N	N	N	N	N	Y	Y	N	S	S	N	N	N	N	N	
Self-service laundromat	N	N	N	N	N	N	Y	Y	N	S	S	N	N	N	N	Y	
Beauty or barber shop	N	N	N	N	N	N	Y	Y	S	N	N	N	N	N	N	Y	
Mortuary or funeral home without cremation services	N	N	N	N	N	N	Y	SY	N	N	N	N	N	N	N	N	
Crematorium	N	N	N	N	N	N	S	S	S	S	N	N	N	N	N	N	
Therapeutic massage and physical therapy services	N	N	N	N	N	N	YS	YS	S	N	N	N	N	N	N	N	
Miscellaneous personal services not otherwise classified	N	N	N	N	N	N	S	S	N	N	N	N	N	N	N	S	

Commented [RW40]: Require SUP in the LB district.

Commented [RW41]: Appropriate to allow by right in GB and LB districts.

ZONING DISTRICT PERMITTED USES																	
	Y = Permitted S = Special Use N = Not Permitted																
PRINCIPAL USE	ZONING DISTRICT																
	R60	R40	R30	R20	R10	RM	GB	LB	OB	L1	L2	OP	OS	P	MT	ABD	Reference
NOTES:																	
BUSINESS SERVICES																	
Automotive repair, service and garages, vehicle body shop and welding 7,500 sq.ft. or less	N	N	N	N	N	N	S	S	N	Y	S	N	N	N	N	N	

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Automotive repair, service and garages, vehicle body shop more than 7,500 sq.ft.	N	N	N	N	N	N	S	N	N	Y	S	N	N	N	N	N
Catering and food packaging	N	N	N	N	N	N	Y	S	S	Y	Y	Y	N	N	N	N
Miscellaneous repair shops and related services (non-vehicle) without outdoor storage.	N	N	N	N	N	N	Y	Y	N	Y	S	N	N	N	N	Y
Miscellaneous repair shops and related services (non-vehicle) with outdoor storage.	N	N	N	N	N	N	S	S	N	S	S	N	N	N	N	N
Vehicle washing establishment (mechanical car wash or self-wash)	N	N	N	N	N	N	Y	S	N	Y	N	N	N	N	N	N
Auto detailing (without mechanical car wash or self-wash)	N	N	N	N	N	N	Y	S	N	Y	S	N	N	N	N	S
Vehicle or equipment rentals	N	N	N	N	N	N	Y	S	N	Y	S	N	N	N	N	S
Duplicating, printing or photocopying services	N	N	N	N	N	N	Y	Y	Y	S	S	S	N	N	N	Y
Miscellaneous business services not otherwise classified	N	N	N	N	N	N	S	S	S	N	S	S	N	N	N	S
PROFESSIONAL SERVICES																
General professional offices	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	N	N	Y
Bank or financial institution w/o drive-up window/ATM	N	N	N	N	N	N	Y	Y	Y	S	N	Y	N	N	N	Y
Bank or financial institution with drive-up window/ATM	N	N	N	N	N	N	Y	Y	Y	S	N	Y	N	N	N	S
Research or development offices	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	S
Office - customary home occupation (for use by a resident of the premises up to	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	S	N	S	Y

Commented [RW42]: Split use. 7,500 sq.ft. threshold. Prohibit 7,500+sq.ft. in LB to limit impacts.

Commented [RW43]: Require SUP in LB to limit impacts.

one employee or associate)																		
Temporary real estate sales office located on the premises being sold	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	S	N		

ZONING DISTRICT PERMITTED USES																	
	Y = Permitted S = Special Use N = Not Permitted																
PRINCIPAL USE	ZONING DISTRICT																
	R60	R40	R30	R20	R10	RM	GB	LB	OB	LI'	LP'	OP	OS	P	MT	ABD	Reference

NOTES:

PROFESSIONAL SERVICES (Cont'd)																	
Sales and service offices for fuel oil and bottled gas dealers including parts and repairs but excluding storage and distribution of the product on the premises	N	N	N	N	N	N	Y	S	N	Y	S	N	N	N	N	N	N
Miscellaneous professional services not otherwise classified	N	N	N	N	N	N	S	S	S	S	N	N	N	N	N	S	

INDOOR COMMERCIAL AMUSEMENT SERVICES																	
Motion picture/performing arts theaters, <u>50 seats or less</u>	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	S
Motion picture/performing arts theaters, <u>more than 50 seats</u>	N	N	N	N	N	N	S	S	N	N	N	N	N	N	N	S	
Video and amusement arcades	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	S	
Bowling alleys	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	
Billiard and pool parlors	N	N	N	N	N	N	Y	S	N	N	N	N	N	N	N	S	
Exercise center, with court games	N	N	N	N	N	N	Y	Y	Y	N	N	S	N	N	N	N	

Commented [RW44]: Require SUP in LB to limit impacts.

Commented [RW45]: Split use. 50 seat threshold. Require SUP in LB to limit impacts.

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Exercise center, without court games	N	N	N	N	N	N	Y	Y	Y	N	N	S	N	N	N	Y	
Skating rinks	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	
Indoor roller blade and skateboarding facility	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	

ZONING DISTRICT PERMITTED USES																	
<i>Y = Permitted S = Special Use N = Not Permitted</i>																	
PRINCIPAL USE	ZONING DISTRICT																
	<i>R60</i>	<i>R40</i>	<i>R30</i>	<i>R20</i>	<i>R10</i>	<i>RM</i>	<i>GB</i>	<i>LB</i>	<i>OB</i>	<i>L1'</i>	<i>L2'</i>	<i>OP</i>	<i>OS</i>	<i>P</i>	<i>MT</i>	<i>ABD</i>	<i>Reference</i>
NOTES:																	
GOVERNMENTAL, EDUCATIONAL AND INSTITUTIONAL ON PRIVATELY OWNED LAND																	
Church or other place of worship	Y	Y	Y	Y	Y	Y	Y	S	S	N	N	N	N	N	N	S	
Library or museum	S	S	S	S	S	S	Y	Y	Y	N	N	S	Y	N	N	Y	
Private college or university, preparatory school, elementary or secondary school, including dormitories and other accessory buildings	Y	Y	Y	S	S	S	S	S	N	N	N	S	N	Y	N	N	
Professional or musical schools	N	N	N	N	N	N	Y	Y	S	N	N	S	N	N	N	S	
Day nursery school, kindergarten or other agency giving day care	S	S	S	S	S	S	Y	Y	Y	N	N	S	N	N	N	S	
Trade school, private vocational school teaching industrial skills using heavy machinery or industrial processes	N	N	N	N	N	N	S	N	N	Y	S	S	N	N	N	N	
Cemeteries	S	S	S	S	S	N	N	N	N	N	N	N	Y	N	N	N	
Clubs, lodges, social and community centers (non-profit only)	N	N	N	N	N	N	Y	S	S	N	N	N	N	N	N	S	

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Membership athletic clubs (non-profit only)	N	N	N	N	N	N	Y	S	S	N	N	N	N	N	N	S	
Hospital/medical center or clinic	N	N	N	N	N	S	Y	S	S	N	N	N	N	N	N	S	
Emergency counseling service or drop-in center	N	N	N	N	N	S	S	S	S	N	N	N	N	N	N	S	

ZONING DISTRICT PERMITTED USES																		
	Y = Permitted S = Special Use N = Not Permitted																	
PRINCIPAL USE	ZONING DISTRICT																	
	R60	R40	R30	R20	R10	RM	GB	LB	OB	LI	LP	OP	OS	P	MT	ABD	Reference	
NOTES:																		
GOVERNMENTAL, EDUCATIONAL AND INSTITUTIONAL ON PRIVATELY OWNED LAND (Cont'd)																		
Rest, retirement, convalescent or nursing homes	S	S	S	S	S	S	S	S	S	S	S	S	N	N	N	S		
Residential care and assisted living facility	S	S	S	S	S	S	S	S	S	S	S	S	N	N	N	S	See §§ 2100 - 2105	
COMMERCIAL OUTDOOR RECREATION																		
Amusement parks	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N		
Miniature golf, driving range, pitch and putt, etc.	N	N	N	N	N	N	S	S	N	N	N	N	N	N	N	S		
Campgrounds	N	N	N	N	N	N	N	N	N	N	N	N	S	N	N	N		
Riding academies and schools	N	N	N	N	N	N	N	N	N	N	N	N	S	N	N	N		
Golf courses	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N		
Drive-in theater	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N		
Tennis/other outdoor court games	N	N	N	N	N	N	S	SN	S	N	N	N	N	N	N	S		

Commented [RW46]: Allow outdoor court games in LB by SUP consistent with other business districts.

Swimming pools, water slides, other water-based amusements	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	
Boat liveries (small boat rentals)	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	S	
Stadia and fairgrounds	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N		

ZONING DISTRICT PERMITTED USES																	
	<i>Y = Permitted S = Special Use N = Not Permitted</i>																
PRINCIPAL USE	ZONING DISTRICT																
	<i>R60</i>	<i>R40</i>	<i>R30</i>	<i>R20</i>	<i>R10</i>	<i>RM</i>	<i>GB</i>	<i>LB</i>	<i>OB</i>	<i>L1'</i>	<i>L2'</i>	<i>OP</i>	<i>OS</i>	<i>P</i>	<i>MT</i>	<i>ABD</i>	<i>Reference</i>
NOTES:																	
COMMERCIAL OUTDOOR RECREATION (Cont'd)																	
Conservation lands, bird sanctuaries, wildlife preserves	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Public and private parks	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Bathing beaches, public or non-profit ownership	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	
ACCESSORY USES																	
Accessory use customarily incidental to a use permitted in the district and located on the same lot as the principal use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Accessory use customarily incidental to a use permitted as a special-use exception in the district and located on the same lot as the principal use	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Agricultural awareness programs	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y
Farm-promotion accessory uses	S	S	S	S	N	N	S	S	S	S	S	N	S	S	N	S	S

Commented [RW47]: To be addressed in appropriate sections of the zoning ordinance.

Commented [RW48]: Address in §703

Commented [RW49]: Address in §703

Commented [RW50]: Address in §722 – Farm-promotion accessory uses

Commented [RW51]: Address in §722 – Farm-promotion accessory uses. Need to revise definition.

Product stands for sale of fruit and vegetable produce raised on the premises, including nursery stock (maximum 150 sq. ft. permanent structure)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	
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Commented [RW52]: Address in §722 – Farm-promotion accessory uses

ZONING DISTRICT PERMITTED USES																		
	Y = Permitted S = Special Use N = Not Permitted																	
PRINCIPAL USE	ZONING DISTRICT															ABD	Reference	
	R60	R40	R30	R20	R10	RM	GB	LB	OB	LI ¹	LP	OP	OS	P	MT			
NOTES:																		
ACCESSORY USES (Cont'd)																		
Product stands for sale of fruit and vegetable produce raised on the premises, nursery stock, plants and seedlings raised on/off the premises; farm supplies and associated products (permanent structure exceeding 150 sq. ft.)	S	S	S	S	N	N	S	S	S	S	S	N	S	S	N	S		
Traditional farm-related accessory uses other than product stands	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	N	Y	Y	N	Y		
Home occupation	Y	Y	Y	Y	Y	Y	N	S	Y	N	N	N	N	N	Y	S		

Commented [RW53]: Address in §722 – Farm-promotion accessory uses

Commented [RW54]: Address in §722 – Farm-promotion accessory uses

Commented [RW55]: Add new §727-Home Occupation Include requirements now in the definition (and revise definition):

- (a) The activity is carried on by a member of the family residing in the dwelling unit;
- (b) The activity is clearly incidental and secondary to the use of the dwelling unit for residential purposes; and
- (c) Conforms to the following conditions:
 1. No person who is not a resident member of the family shall be employed in the home occupation;
 2. There shall be no exterior display, no exterior sign, no exterior storage of materials and no other exterior indication of the home occupation or variation from the residential character of the principal building;
 3. No vibration, dust, odors, heat or glare or offensive noise shall be produced;
 4. No traffic shall be generated by such home occupation in greater volumes than would normally be expected from a single dwelling unit in a residential neighborhood; and
 5. Any parking required for the conduct of such home occupation shall be provided off the street.

¹ Refer to § 725 and Article 23 of this chapter for use and design restrictions and performance standards applicable to uses in light industrial districts.
² (Abutting Residential) Light industrial (adjacent to residential) is not a separate zoning district. It is a subset of light industry and is shown here for clarity only.
³ Refer to Article 25A of this chapter for use restrictions, design standards and application procedures for wind turbines.