

DRAFT**DRAFT** REVISED PERMITTED USE TABLE NOVEMBER 1, 2023 (revised 11/8/23) (revised 11/9/23 by PB – see highlights)

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
AGRICULTURAL																
Gardening and raising of crops	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	Y
Nursery or greenhouse/agricultural (without sales on premises)	Y	Y	Y	Y	N	N	Y	Y	N	N	N	Y	N	Y	Y	N
Nursery or greenhouse/commercial (with sales on premises) <u>def</u>	S*	S*	S*	S*	N	N	Y	Y	N	N	N	S*	N	N	Y	N
Nursery or greenhouse/nonprofit (with sales on premises)	S*	S*	S*	S*	N	N	Y	Y	N	N	N	S*	N	Y	Y	N
Raising of animals for profit or consumption	S*	S*	S*	S*	N	N	N	N	N	N	N	Y	N	Y	N	N
Keeping of chicken hens+++	S*	S*	S*	S*	N	N	N	N	N	N	N	Y	N	Y	N	N
Keeping of non-domesticated animals as pets	S*	S*	S*	N	N	N	N	N	N	N	N	Y	N	Y	N	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Keeping of non-household domesticated animals	S*	S*	S*	S*	N	N	N	N	N	N	N	Y	N	Y	N	N
Agricultural promotion uses as part of an agricultural operation on a farm lot: on-site retail of farm products, roadside stand, light food processing, farm demonstration and educational projects, pick your own produce, cafe/limited food service	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	N	N	N	N
Seasonal attractions up to 4 times a year with a permit by the zoning enforcement officer in accordance with the standards of section 28-157	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	N	N	N	N
Farm brewery, farm winery, farm cidery as part of an agricultural operation on a farm lot	S Y	S Y	S Y	S Y	N	N	N	N	N	N	N	S N	N	N	N	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
RESIDENTIAL																
Single household dwelling	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N
Two household dwelling	N	N	Y(1)	Y(1)	Y	Y	Y	N	Y	Y	N	N	N	N	N	N
Multi-household dwelling	N	N	N	N	N	Y	Y	N	Y	Y	N	N	N	N	Y; on upper floors of building only	N
Bed and breakfast	N	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	Y	Y	N
Country inn with 5–10 rooms in one or more buildings with meals to guests only <u>standards 28-156</u>	N	N	N	N	N	N	N	N	S <u>N</u>	S <u>N</u>	N	N	N	Y	N	N
Dormitory <u>see def</u>	N	N	N	N	N	N <u>S</u>	N	N	S <u>N</u>	N	N	N	Y	N	N	N
Nursing home <u>see def</u>	N	N	N	S <u>*</u>	S <u>*</u>	Y	Y	S <u>*</u>	S <u>*</u>	N	N	N	N	N	Y	N
Congregate care facility- <u>de</u>	N	N	N	S <u>*</u>	S <u>*</u>	Y	Y	S <u>*</u>	S <u>*</u>	N	N	N	N	N	Y	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Hotel <u>(see def)</u>	N	N	N	N	N	N	S *	Y	Y	Y	N	N	N	N	Y	N
Motel <u>(see def)</u>	N	N	N	N	N	N	N	S *	N	N	N	N	N	N	S *	N
Manufactured home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufactured home park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Community residence	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y	N	N
Lodging/boarding house:													Y			N
5 rooms or less <u>see def</u>	N	N	N	N	N	Y	S *	N	Y	Y	N	N	N		S *	N
Over 5 rooms <u>see def</u>	N	N	N	N	N	S *	S *	S *	S *	S *	N	N	N		S *	N
INSTITUTIONAL AND GOVERNMENTAL SERVICES																
Medical clinic <u>(see def)</u>	N	N	N	N	N	N	Y	Y	Y	N	N	N	Y	N	Y	N
Hospital <u>(see def)</u>	N	N	N	N	N	N	S *	S *	S *	N	N	N	N	N	S *	N
Drug and alcohol rehabilitation facility	S *	S *	N	N	N	S *	S *	Y	S *	N	N	N	N	N	S *	N
Halfway house <u>(see def)</u>	N	N	N	N	N	S *	N	N	S *	N	N	N	N	N	N	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Family day care home with 6 or less persons	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	N
Day care facility with more than 6 persons <u>see def</u>	N	N	N	N	N	S *	Y	Y	Y	Y	N	N	Y	N	Y	N
Prison or correctional facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Cemetery (<u>see def</u>)	S *	S *	S *	S *	N	N	N	N	N	N	N	S *	N	S *	N	Y
Church, synagogue or religious educational building	S*	S*	S*	S*	S*	S*	Y	Y	Y	Y	N	N	Y	Y	Y	Y
Monastery/convent active or retirement home	S Y	S Y	YS	S Y	S Y	Y	Y	Y	Y	N	N	N	Y	Y	Y	N
Government-run veterans home(2)	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Civic/convention center and assembly hall	N	N	N	N	N	S *	Y	Y	Y	Y	N	N	Y	N	Y	Y
Library	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	Y	Y
Post office	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N
Museum, nonprofit <u>def</u>	S *	S *	S *	S *	S *	S *	Y	Y	Y	Y	S *	N	Y	Y	Y	Y

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Fire station	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N	Y
Government office building	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	Y	Y	Y
Government garage facility	N	N	N	N	N	S N	Y	Y	Y	N	N	N	N	N	Y	Y
Schools:																
K-12	S*	S*	S*	S*	Y	Y	Y	Y	Y	N	N	N	S*	Y	N	Y
College/university	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
OFFICE USES																
Office of a professional or business agent, or political, labor, or service association including the following:	N(3)	N(3)	N(3)	N(3)	N(3)	N(3)	Y	Y	Y	Y	Y	S*	N	N	N	Y
Insurance agent, insurance adjuster, investment agent, bonding agent, finance agent, accountant, advertising agent, architect, artist, dentist, chiropractor, engineer, government, landscape architect, lawyer, office business machine agent, physician, optician, optometrist, realtor, employment agent, travel agent, and veterinarian																
Bank	N	N	N	N	N	N	Y	Y	Y	Y	S*	N	N	N	Y	N
Corporate headquarters	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y	Y, within decommissioned school buildings only

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RESTAURANT, cafe, or deli with or without liquor sales	N	N	N	N	N	N	Y-S*	Y	Y	Y	N	N	N	N	Y-S*	N
Brew pub	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Restaurant, cafe, or deli with liquor sales	N	N	N	N	N	N	S	Y	Y	Y	N	N	N	N	S	N
Drive-thru restaurant	N	N	N	N	N	N	N	S*	N	N	N	N	N	N	S*	N
Fast food restaurant def	N	N	N	N	N	N	S_*	Y	Y	Y	N	N	N	N	S_*	N
Tavern/bar/nightclub	N	N	N	N	N	N	S_*	Y	Y	Y	N	N	N	N	Y	N
Funeral home	N	N	N	N	N	S_*	Y	Y	Y	N	N	N	N	N	Y	N
Crematory	N	N	N	N	N	S_*	Y	Y	Y	N	N	N	N	N	Y	N
Gasoline service station	N	N	N	N	N	N	S*	S*	N	N	N	N	N	N	S*	N
Catering	N	N	N	N	N	N	Y	Y	Y	Y	S-Y	N	N	N	Y	N
Massage therapist	N	N	N	N	N	N	Y	Y	Y	Y	S-N	N	N	N	Y	N
Tattoo parlor	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N
Sign painting	N	N	N	N	N	N	S-Y	Y	S-N	Y-S	Y	N	N	N	S-Y	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Car wash	N	N	N	N	N	N	N	S*	N	N	N	N	N	N	S S*	N
Self-service storage facility (mini storage)	N	N	N	N	N	N	N	S N	N	N	S*	N	N	N	N	N
Auto repair, minor	N	N	N	N	N	N	S*	S*	N	N	Y	N	N	N	S*	N
Laundry, self-service	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Dry-cleaning without on-site plant	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Gunsmith (gun repair)	N	N	N	N	N	N	N	Y	N	N	S Y	N	N	N	S N	N
Bakery	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Appliance repair	N	N	N	N	N	N	Y	Y	Y	S Y	Y	N	N	N	Y	N
Mechanical equipment repair	N	N	N	N	N	N	Y	Y	Y	S Y	Y	N	N	N	Y	N
Printing, blueprinting and photocopying	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y	N
Artist work or sale space (studio/gallery)	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	Y; within decommissioned school buildings only

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Artisan manufacturing and production (see definition) and sale space	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N	Y	Y	Y; within decommissioned school buildings only
Photographic development	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	Y	N
Hairdresser/barber	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Pet grooming	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	Y	N
Commercial or technical trades school	N	N	N	N	N	N	S*	S*	N	S*	Y	N	N	N	N	Y; within decommissioned school buildings only
Adult entertainment	N	N	N	N	N	N	N	N	N	N	Y (4)	N	N	N	N	N
Conference center	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	Y	Y	Y
Contract construction service see def	N	N	N	N	N	N	N	S*	N	S	Y	N	N	N	N	N
Kennel and animal care see def	N	N	N	N	N	N	N	S*	N	N	Y	N	N	N	N	N
RETAIL BUSINESS																
Antique store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N

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Appliance store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Auto parts sales, new	N	N	N	N	N	N	S-Y	Y	S N	N	N	N	N	N	Y	N
Auto sales	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	N
Bait shop	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Bakery	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Book store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Book store/cafe	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	Y	N
Car rental	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	S-Y	N
Clothing sales	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Convenience store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Florist	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Furniture store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Gunsmith (sales)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
General merchandise store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Gift shop	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Grocery store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Liquor store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Mechanical equipment sales	N	N	N	N	N	N	N	Y	N	N	S_*	N	N	N	Y	N
Newsstand	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Pet store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Pharmacy	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Variety store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Lumber/building products	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N
WHOLESALE BUSINESS																
Wholesale trade within enclosed structure	N	N	N	N	N	N	N	Y	N	Y	Y	N	N	N	Y	N
Wholesale trade, outdoor storage	N	N	N	N	N	N	N	S_*	N	N	S_*	N	N	N	S_*	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Outdoor storage of junk, scrap, or salvage material, including junkyards	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Warehouse/distribution facility	N	N	N	N	N	N	N	S*	N	N	Y	N	N	N	S*	N
Air-supported structure	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Reclamation facility <u>def</u>	N	N	N	N	N	N	N	N	N	N	S*	N	N	N	N	N
SERVICE INDUSTRIES																
Dry-cleaning plant	N	N	N	N	N	N	N	S*	N	N	Y	N	N	N	N	N
Automotive body repair, major	N	N	N	N	N	N	N	S*	N	N	Y	N	N	N	S*	N
INDUSTRIAL																
Food and kindred products-manufacturing including canning or packaging	N	N	N	N	N	N	N	S*	N	N	S*	N	N	N	N	N
Large brewery	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Microbrewery <u>see def</u>	N	N	N	N	N	N	N	S Y	S Y	S Y	S Y	N	N	N	N	N
Processing of bakery products	N	N	N	N	N	N	S*	Y	N	N	Y	N	N	N	S*	N
Textile mill products and apparel manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Cosmetics manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Lumber and wood products, furniture and fixtures manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Paper and allied products, printing, and publishing, including refinishing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Chemicals and allied products manufacturing	N	N	N	N	N	N	N	N	N	N	S N	N	N	N	N	N
Leather and fur tanning and finish	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Rubber and miscellaneous plastic products-manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Stone, clay, and glass products manufacturing	N	N	N	N	N	N	\$S*	S*	\$S*	N	Y	N	N	N	\$S*	N
Pottery products manufacturing	N	N	N	N	N	N	Y	Y	\$S*	\$S*	Y	N	N	N	Y	N
Cement, lime, gypsum, or plaster of Paris manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Fabricated metal products-manufacturing	N	N	N	N	N	N	N	N	N	\$N	Y	N	N	N	N	N
Drop forge industries, manufacturing forgings with power hammers	N	N	N	N	N	N	N	N	N	N	S*	N	N	N	N	N
Machinery and machine parts manufacturing	N	N	N	N	N	N	N	N	N	\$N	Y	N	N	N	N	N
Wire and cable manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Transportation equipment manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Boat building including fiberglass and steel	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Boat building (wooden boats only)	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N
Marine trade industries	N	N	N	N	N	N	N	S*	N	S*	Y	N	N	N	S*	N
Instruments and scientific equipment manufacturing	N	N	N	N	N	N	N	S*	N	Y	Y	N	N	N	S*	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Jewelry, silverware, plated ware, costume jewelry manufacturing	N	N	N	N	N	N	N	N	N	S-N	Y	N	N	N	N	N
Manual assembly of jewelry parts and crafts	N	N	N	N	N	N	N	Y	Y	S-Y	Y	N	N	N	N	N
Lighting manufacturing	N	N	N	N	N	N	N	N	N	S-N	Y	N	N	N	N	N
Plating of jewelry and other metals	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Extractive industry <u>def</u>	N	N	N	N	N	N	N	N	N	S-N	S-N	N	N	N	N	N
Pump station	Y	Y	Y	Y	Y	S-*	Y	Y	S-*	S-*	S-*	N	Y	N	Y	Y
Sewage treatment plant	S-*	S-*	S-*	S-*	S-*	S-*	S-*	S-*	S-*	S-*	Y	N	S-*	N	S-*	Y
Sludge compost facility, public	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y
Recycling facility, indoor	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y
Landfill, public	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
RECREATION																
Camp for children, including music or art camp	Y	Y	S_*	S_*	S_*	S_*	S_*	N	N	N	N	Y	S_*	Y	N	Y; within decommissioned school buildings only
Campground <u>(see def)</u>	S_*	S_*	N	N	N	N	N	N	N	N	N	S_*	N	S_*	N	N
Riding stable	S_*	S_*	S-N	S-N	N	N	N	N	N	N	N	Y	S_*	Y	N	N
Golf course	Y-N	Y-N	Y-N	Y-N	N	N	N	N	N	N	S-N	Y	N	Y	N	N
Golf driving range	N	N	N	N	N	N	N	S-S*	N	N	S-N	N	N	N	N	N
Miniature golf course	N	N	N	N	N	N	S-Y	Y	N	N	N	N	N	N	S-Y	N
Bowling alley	N	N	N	N	N	N	S-Y	Y	Y-S	N	N	N	S	N	Y	N
Skating/rolling rink	N	N	N	N	N	N	S-Y	Y	S	N	S-N	N	S	N	Y	Y
Billiards parlor	N	N	N	N	N	N	S-Y	Y	Y	Y	N	N	S	N	Y	N
Health club <u>see def</u>	N	N	N	N	N	N	S_*	Y	Y	Y	N	N	N	N	Y	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Theater	N	N	N	N	N	N	S*	Y	Y	Y	N	N	Y	N	Y	Y; within decommissioned school buildings only
Playground/park	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y
Open space	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Recreational or athletics school	N	N	N	N	N	N	Y	Y	Y	Y	N	N	\$Y	\$Y	\$Y	Y
Nonprofit community or education center	\$-N	\$-N	\$-N	\$-N	\$-N	\$-Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y
Boatyard/marina <u>def</u>	S*	S*	S*	S*	N	N	N	N	N	Y	Y	N	N	N	N	N
Yacht club	S*	S*	S*	S*	N	N	N	N	N	Y	N	N	N	N	N	N
Air-supported structure	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
ACCESSORY USES++																
Prefabricated relocatable steel buildings, box trailers, or shipping or cargo containers	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	N	N	S*(5)	N	N	N	S*(5)	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Above ground propane tanks larger than 500 gallons	N	N	N	N	N	N	N	S*	N	N	S*	N	N	N	N	N
Outdoor wood boiler(6)	Y	Y	Y	Y	Y	N	N	Y	N	N	Y	Y	Y	Y	Y	N
Wireless telecommunications antenna on an existing structure, subject to section 28-147	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	S

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Wireless telecommunications facility, including tower, subject to sections 28-147 and 28-150	N	N	N	N	N	N	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*
Drive-thrus	N	N	N	N	N	N	N	S*	N	N	N	N	N	N	S*	N
Gift shop	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Administrative services	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Caretaker's residence	N	N	N	N	N	N	N	N	N	N	N	Y(7)	N	(See section 28-356 et seq.)	N	N
MEDICAL MARIJUANA/CANNABIS RELATED USES																
Compassion center	N	N	N	N	N	N	N	S*	N	N	N	N	N	N	N	
Medical marijuana cultivation center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Medical marijuana emporium	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Cannabis retailer/hybrid cannabis retailer	N	N	N	N	N	N	N	S*	N	N	N	N	N	N	N	

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Cannabis cultivator	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Cannabis product manufacturer	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Cannabis testing laboratory	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
UTILITIES																
Accessory use solar energy system, subject to sections 28-158 through 28-160	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y
Accessory use solar canopy over parking lot (parking lot would be principal use)	N	N	N	N	N	N	N	Y	N	N	Y	N	Y	N	Y	N
Principal use solar energy system	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Ground mounted solar	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Large-scale ground-mounted solar photovoltaic facility, located on a remediated and restricted contamination site or a contaminated site pending remediation, as a major land development project subject to sections 28-286 through 28-291	N	N	N	N	N	N	S*	S*	S*	S*	S*	N	S*	N	S*	N
Large-scale ground-mounted solar photovoltaic facility on a closed and capped landfill subject to sections 28-286 through 28-290	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y

Notes:

* See special use standards in section 28-150.

+ In the W (waterfront) zone, other than for single, two-family, three-family, four-family dwellings or in an urban rehab land development project; retail business, office uses, marine trades industries, restaurants, cafes, and/or delis are required on the first floor within 50 feet of the front lot line.

++ See section 28-356 et seq. for additional language regarding accessory uses in the HPC zone.

+++ See section 28-150(e) et seq. for additional language regarding the keeping of chicken hens.

See sections 28-150(h) and 28-281 for formula business (as defined in section 28-1) in the historic district zone which also require a special use permit.

- (1) Two household dwellings may be permitted in the R-15 and R-20 zoning districts provided that at least one unit is deed restricted as an affordable housing unit under the Low to Moderate Income Housing Act.
- (2) On state-owned land.
- (3) Except as provided per section 28-153, home occupations.
- (4) Only if not within 200 feet from a residential zone or residential use.
- (5) Not more than one prefabricated relocatable steel building, box trailer or shipping or cargo container shall be permitted as of right for a single period of no longer than 60 days as a temporary use of any property by the property owner. The temporary use must first be approved by a permit from the building official and zoning enforcement officer to ensure compliance with standards of section 28-150(i). During that 60-day period, a property owner may apply to the zoning board for a special use permit to maintain the structure for an extended period of time.
- (6) See chapter 10, article V of the Bristol Town Code for additional regulation of outdoor wood boilers.
- (7) One dwelling for a caretaker may be constructed if the property has more than 20 acres.

(Ord. No. 2013-15, 10-9-13; Ord. No. 2015-15, 12-16-15; Ord. No. 2017-03, 4-26-17; Ord. No. 2018-12, 7-11-18; Ord. No. 2018-18, 2-6-19; Ord. No. 2019-07, 6-26-19; Amend. of 1-27-21 ; Ord. No. 2022-12, 11-16-22)

