

DRAFT\*\*\*DRAFT\*\*\* REVISED PERMITTED USE TABLE NOVEMBER 1, 2023 (revised 11/8/23)

| ZONING DISTRICTS                                                     | R-80    | R-40    | R-20    | R-15    | R-10<br>R-<br>10SW<br>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*<br>— | S*<br>— | S*<br>— | S*<br>— | N                         | N   | Y  | Y  | N | N  | N | S*<br>— | N  | N   | Y   | N  |
| Nursery or greenhouse/nonprofit (with sales on premises)             | S*<br>— | S*<br>— | S*<br>— | S*<br>— | N                         | N   | Y  | Y  | N | N  | N | S*<br>— | 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  |

Created: 2023-08-17 09:32:10 [EST]

(Supp. No. 50)

C4C

TOWN COUNCIL  
NOV 15 2023  
MEETING

| ZONING DISTRICTS                                                                                                                                                                                                                                                              | R-80 | R-40 | R-20 | R-15 | R-10<br>R-<br>10SW<br>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 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<br>R-<br>10SW<br>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;<br>on<br>upper<br>floors<br>of<br>building<br>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<br>rooms in one or more<br>buildings with meals to<br>guests only <u>standards 28-<br/>156</u> | N    | N    | N    | N             | N                         | N              | N  | N             | <del>\$N</del> | <del>\$N</del> | N | N  | N  | Y   | N                                                     | N  |
| Dormitory <u>see def</u>                                                                                             | N    | N    | N    | N             | N                         | <del>N\$</del> | N  | N             | <del>\$</del>  | N              | N | N  | Y  | N   | N                                                     | N  |
| Nursing home <u>see def</u>                                                                                          | N    | N    | N    | <del>S*</del> | <del>S*</del>             | Y              | Y  | <del>S*</del> | <del>S</del>   | N              | N | N  | N  | N   | Y                                                     | N  |
| Congregate care facility- <u>de</u>                                                                                  | N    | N    | N    | <del>S*</del> | <del>S*</del>             | Y              | Y  | <del>S*</del> | <del>S</del>   | N              | N | N  | N  | N   | Y                                                     | N  |

Created: 2023-08-17 09:32:10 [EST]

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







| ZONING DISTRICTS                                | R-80 | R-40 | R-20 | R-15 | R-10<br>R-<br>10SW<br>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 <del>S</del> * | N                                                       |
| Self-service storage facility<br>(mini storage) | N    | N    | N    | N    | N                         | N   | N  | S <del>N</del> | 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-<br>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 <del>Y</del> | N  | N  | N   | S <del>N</del>   | 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 <del>Y</del> | Y              | N  | N  | N   | Y                | N                                                       |
| Mechanical equipment<br>repair                  | N    | N    | N    | N    | N                         | N   | Y  | Y              | Y | S <del>Y</del> | Y              | N  | N  | N   | Y                | N                                                       |
| Printing, blueprinting and<br>photocopying      | N    | N    | N    | N    | N                         | N   | Y  | Y              | Y | Y              | Y              | N  | N  | N   | Y                | N                                                       |
| Artist work or sale space<br>(studio/gallery)   | N    | N    | N    | N    | N                         | N   | Y  | Y              | Y | Y              | N              | N  | N  | Y   | Y                | Y; within<br>decommissioned<br>school buildings<br>only |

Created: 2023-08-17 09:32:10 [EST]

| ZONING DISTRICTS                                                     | R-80 | R-40 | R-20 | R-15 | R-10<br>R-<br>10SW<br>R-8 | R-6 | LB      | GB      | D | W+      | M     | OS | EI | HPC | MMU | PI                                             |
|----------------------------------------------------------------------|------|------|------|------|---------------------------|-----|---------|---------|---|---------|-------|----|----|-----|-----|------------------------------------------------|
| 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*<br>- | S*<br>- | N | S*<br>- | 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*<br>- | N | S*<br>- | Y     | N  | N  | N   | N   | N                                              |
| Kennel see def                                                       | N    | N    | N    | N    | N                         | N   | N       | S*<br>- | 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                                              |

| ZONING DISTRICTS          | R-80 | R-40 | R-20 | R-15 | R-10<br>R-<br>10SW<br>R-8 | R-6 | LB      | GB | D       | W+ | M | OS | EI | HPC | MMU      | PI |
|---------------------------|------|------|------|------|---------------------------|-----|---------|----|---------|----|---|----|----|-----|----------|----|
| 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*<br>_ | Y  | S*<br>_ | 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<br>_ | 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<br>R-<br>10SW<br>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<br>R-<br>10SW<br>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   | NS   | 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<br>R-<br>10SW<br>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<br>R-<br>10SW<br>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   | <del>S</del> N | S*<br>— | <del>S</del> N | N              | Y       | N  | N  | N   | <del>S</del> N | N  |
| Pottery products manufacturing                                   | N    | N    | N    | N    | N                         | N   | Y              | Y       | <del>S</del> N | <del>S</del> N | 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              | <del>S</del> 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*<br>— | N  | N  | N   | N              | N  |
| Machinery and machine parts manufacturing                        | N    | N    | N    | N    | N                         | N   | N              | N       | N              | <del>S</del> 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<br>R-<br>10SW<br>R-8 | R-6 | LB | GB | D | W+ | M | OS | EI | HPC | MMU | PI |
|----------------------------------------------------------|------|------|------|------|---------------------------|-----|----|----|---|----|---|----|----|-----|-----|----|
| Transportation<br>equipment<br>manufacturing             | N    | N    | N    | N    | N                         | N   | N  | N  | N | N  | Y | N  | N  | N   | N   | N  |
| Boat building including<br>fiberglass and steel          | N    | N    | N    | N    | N                         | N   | N  | N  | N | N  | Y | N  | N  | N   | N   | N  |
| Boat building (wooden<br>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<br>scientific equipment<br>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<br>R-<br>10SW<br>R-8 | R-6     | LB      | GB      | D            | W†             | M              | OS | EI      | HPC | MMU     | PI |
|-----------------------------------------------------------------------|---------|---------|---------|---------|---------------------------|---------|---------|---------|--------------|----------------|----------------|----|---------|-----|---------|----|
| Jewelry, silverware,<br>plated ware, costume<br>jewelry manufacturing | N       | N       | N       | N       | N                         | N       | N       | N       | N            | <del>S-N</del> | Y              | N  | N       | N   | N       | N  |
| Manual assembly of<br>jewelry parts and crafts                        | N       | N       | N       | N       | N                         | N       | N       | Y       | Y            | <del>S-Y</del> | Y              | N  | N       | N   | N       | N  |
| Lighting manufacturing                                                | N       | N       | N       | N       | N                         | N       | N       | N       | N            | <del>S-N</del> | Y              | N  | N       | N   | N       | N  |
| Plating of jewelry and<br>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            | <del>S-N</del> | <del>S-N</del> | N  | N       | N   | N       | N  |
| Pump station                                                          | Y       | Y       | Y       | Y       | Y                         | S*<br>- | Y       | Y       | S*<br>*<br>- | S*<br>-        | S*<br>-        | N  | Y       | N   | Y       | Y  |
| Sewage treatment plant                                                | S*<br>- | S*<br>- | S*<br>- | S*<br>- | S*<br>-                   | S*<br>- | S*<br>- | S*<br>- | S*<br>-      | S*<br>-        | Y              | N  | S*<br>- | N   | S*<br>- | Y  |
| Sludge compost facility,<br>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  |
| RECREATION                                                            |         |         |         |         |                           |         |         |         |              |                |                |    |         |     |         |    |

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

| ZONING DISTRICTS                                                                                     | R-80   | R-40   | R-20   | R-15   | R-10<br>R-<br>10SW<br>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<br>decommissioned<br>school buildings<br>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<br>school                                                                  | N      | N      | N      | N      | N                         | N      | Y      | Y      | Y | Y  | N      | N  | S* _ | S* _ | S* _   | Y                                                       |
| Nonprofit community or<br>education center                                                           | S* _   | S* _   | S* _   | S* _   | S* _                      | S* _   | 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<br>relocatable steel<br>buildings, box trailers,<br>or shipping or cargo<br>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<br>R-<br>105W<br>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<br>R-<br>10SW<br>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<br>R-10SW<br>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<br>R-<br>10SW<br>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)

