

Section 28-82 Table A PERMITTED USE TABLE NOVEMBER 1, 2023 Revised Per Planning Board Review November 9 and 21, 2023

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	Y	Y	Y	N	N	N	Y	N	Y	Y	N
Nursery or greenhouse/commercial (with sales on premises)	S* _	S* _	S* _	S* _	N	Y	Y	Y	N	N	N	S* _	N	N	Y	N
Nursery or greenhouse/nonprofit (with sales on premises)	S* _	S* _	S* _	S* _	N	Y	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	N	N	N	N	N	N	N	N	S N	S N	N	N	N	Y	N	N
Dormitory	N	N	N	N	N	N	N	N	S N	N	N	N	Y	N	N	N
Nursing home	N	N	N	S* —	S* —	Y	Y	S* —	S* —	N	N	N	N	N	Y	N
Congregate care facility	N	N	N	S* —	S* —	Y	Y	S* —	S* —	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	N	N	N	N	N	N	S* <u> </u>	Y	Y	Y	N	N	N	N	Y	N
Motel	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	N	N	N	N	N	Y	S* <u> </u>	N	Y	Y	N	N	N		S* <u> </u>	N
Over 5 rooms	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	N	N	N	N	N	N	Y	Y	Y	N	N	N	Y	N	Y	N
Hospital	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	N	N	N	N	N	S* <u> </u>	N	N	S* <u> </u>	N	N	N	N	N	N	N

SERVICE BUSINESS

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
Restaurant, cafe, or deli <u>with or without liquor</u> sales	N	N	N	N	N	N	Y S*	Y	Y	Y	N	N	N	N	Y	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	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	N	Y	Y	Y	N	N	N	N	N	Y	N
<u>Crematory</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	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	Y	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+T	M	OS	EI	HPC	MMU	PI
Car wash	N	N	N	N	N	N	N	S*	N	N	N	N	N	N	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	Y	Y	N
Mechanical equipment repair	N	N	N	N	N	N	Y	Y	Y	S Y	Y	N	N	Y	Y	N
Printing, blueprinting and photocopying	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	Y	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

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
Artisan manufacturing and production 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* <u>-</u>	S* <u>-</u>	N S* <u>-</u>	S* <u>-</u>	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	N	N	N	N	N	N	N	S* <u>-</u>	N	S N	Y	N	N	N	N	N
Kennel <u>and Animal Care</u>	N	N	N	N	N	N	N	S* <u>-</u>	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 R-10SW 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-Y	Y	S	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	Y	Y	N
Furniture store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	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	Y	Y	N
Gift shop	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	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	Y	N	N
Pharmacy	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	N	N
Variety store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	N	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	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 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Microbrewery	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* _	S S*	N	Y	N	N	N	S S*	N
Pottery products manufacturing	N	N	N	N	N	N	Y	Y	S S*	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	S 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	S 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 Y	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	N	N	N	N	N	N	N	N	N	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
RECREATION																

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
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	S* _	S* _	N	N	N	N	N	N	N	N	N	S* _	N	S* _	N	N
Riding stable	S* _	S* _	S* _	S* _	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	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* <u>—</u>	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	S — Y —	S — Y —	S — Y —	Y
Nonprofit community or education center	S — N	S — N	S — N	S — N	S — N	S — N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y
Boatyard/marina	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	N
Medical marijuana cultivation center	N	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	N
Cannabis retailer/hybrid cannabis retailer	N	N	N	N	N	N	N	S*	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
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(eo) et seq. for ~~additional language standards~~ 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)

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