

ARTICLE 6. ZONING DISTRICTS

SECTION 6.6 TABLES OF USES AND ACTIVITIES – PRIMARY ZONING DISTRICTS.

Uses	<i>Primary Zoning Districts</i>												<i>Supplemental Regulations</i>
	R-20A	R-10	R-8	R-6	R-MH	O/I	B-1	B-2	B-3	LI (Sect. 7.2)	HI (Sect. 7.2)	AHH	
ACCESSORY USES													
Accessory structures/buildings	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Section 7.3
Accessory uses incidental to any permitted use	P	P	P	P	P	P	P	P	P	P	P	P	
Child care center (as an accessory use for a principal business)						PS	PS	PS	PS	PS	PS	PS	Section 7.4.1
Customary home occupations	PS	PS	PS	PS	PS	PS	PS	PS					Section 7.7
Columbarium accessory to places of worship	SS	SS	SS	SS		PS	SS	SS	SS				Section 7.46
Dwelling in principal business as an accessory use						PS	PS						Section 7.5
Granny pods/temporary health care structures	PS	PS	PS	PS	PS	PS							Section 7.6
Mobile food vending cart							PS	PS	PS	PS	PS		Section 7.3.2
Propane filling stations								P	P	P	P		
Public or neighborhood swimming pools	P	P	P	P	P	P							
Public or private neighborhood tennis courts	P	P	P	P	P	P	P	P	P				
Public or private neighborhood basketball courts	P	P	P	P	P	P	P	P	P				
Temporary Sale of Goods Other Than Agricultural Products.							PS	PS	PS	PS			Section 7.30.
Temporary office units/modular office units	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		Section 7.13

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Solar energy generating facility, accessory	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Section 7.8
Temporary Uses- Special Events	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Section 7.30
Temporary storage facility (portable storage units)	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Section 7.9
Wind energy generating facility, accessory	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Section 7.10
INSTITUTIONAL														
Community college	S						P	S	S	S	S	S		
Libraries							P	P	P	P				
Schools, public and private	S	S	S	S	S		P		P					
Armories							P							
Event center									PS	PS				Section 7.42
Governmental offices							P	P	P	P	P	P		
Cemeteries	S						P							
Churches/places of worship	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		Section 7.32 Section 7.42
Club or private lodge meeting halls							PS		PS	PS				Section 7.42
Club or Bar, private									S	S				
Community centers							PS		SS	SS				Section 7.42
Country clubs, golf courses	P													
Crematory, human									P	P				
Government Public Safety (i.e., police, fire)	S	S	S	S	S		P	P	P	P	P	P		
Hospitals							P		P	P				

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	R-20A	R-10	R-8	R-6	R-MH	O/I	B-1	B-2	B-3	LI (Sect. 7.2)	HI (Sect. 7.2)	AHH		
Public utility/Public Works storage or service yards						PS					P	P		Section 7.41
Public utility substations/switching stations	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	P	P		Section 7.43
Pump stations	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		Section 7.43
US postal services								P	P	P	P			
Public water treatment						P								
Waste water treatment	S	S	S	S	S	S	S	S	S	S	S	S		
MANUFACTURING AND INDUSTRIAL														
Asphalt and concrete batch plant												P		
Artisan's workshop (3,000 square feet or less)	PS					PS	PS	PS	PS	PS				Section 7.11 Section 7.2
Artisan's workshop (greater than 3,000 square feet)										PS				Section 7.11 Section 7.2
Bakery products, candy, confectionary manufacturing									P	P	P			Section 7.2
Building materials manufacturing and storage,									SS	P	P			Section 7.41 Section 7.32
Carpet and upholstery cleaners								P	P	P				
Contractors, building (with outdoor storage)								PS	PS	P	P			Section 7.41 Section 7.2
Contractors, building (no outside storage)						P	P	P	P					
Heavy construction contractors, equipment sales/rental/storage										PS	PS			Section 7.2

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	R-20A	R-10	R-8	R-6	R-MH	O/I	B-1	B-2	B-3	LI (Sect. 7.2)	HI (Sect. 7.2)	AHH	
Data Center											P	P	
Electric motor repair											P	P	
Electrical and electrical machinery, equipment and supplies								PS	PS	PS			Section 7.41 Section 7.2
Food processing facilities											PS		Section 7.2 Section 7.12
Industrial research offices and laboratories										P	P		
Industrial uses having a potential injurious effect on the town											SS		Section 7.2 Section 7.12
Lumber and wood products, sales and storage									PS	P	P		Section 7.41
Manufacturing (light) uses										PS			Section 7.2 Section 7.12
Manufacturing (heavy) uses											PS		Section 7.12 Section 7.2
Manufacturing/Processing of Paperboard containers and boxes											PS		Section 7.12 Section 7.2
Manufacturing of refrigeration, heating, and air conditioning machinery										PS	PS		Section 7.12 Section 7.2
Motion picture production and distribution										P	P		
Motor freight terminals, bus terminals										PS	PS		Section 7.2 Section 7.12
Outlet stores accessory to industrial manufacturing establishments										PS	PS		Section 7.14
Pharmaceutical manufacturing										SS	PS		Section 7.2 Section 7.12

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	R-20A	R-10	R-8	R-6	R-MH	O/I	B-1	B-2	B-3	LI (Sect. 7.2)	HI (Sect. 7.2)	AHH	
Small engine repair									P	P			
Tanning, leather											P		
Textiles (Brick/ceramic/glass/ finished non metallic mineral products)											PS		Section 7.12
Welding repair										P	P		
OFFICES, PROFESSIONAL AND SERVICES													
Clinic, medical, theraputic							P		P	P			
Engineering, architectural, and surveying offices							P	P	P	P			
Financial institutions with no drivein							P	P	P	P			
Financial institutions with drivein									PS	PS			Section 7.37
Office, professional							P	P	P	P			
Opticians and optical goods							P	P	P	P			
RECREATIONAL													
Boat ramps	S	S	S	S	S	S	S	S	S				
Dinner theatres								PS	PS	PS			Section 7.42
Entertainment, Indoor (skating rinks,escape rooms, bowling alleys, trampoline parks, etc.)									P	P	P		
Entertainment, Outdoor (amusement parks, mini-golf, driving ranges, etc.)									P	P			
Fairgrounds	PS												Section 7.15
Golf courses (see Country Clubs)	P												
Health clubs/Fitness centers							P	P	P	P	P		

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	R-20A	R-10	R-8	R-6	R-MH	O/I	B-1	B-2	B-3	LI (Sect. 7.2)	HI (Sect. 7.2)	AHH	
Movie theaters							PS	PS	PS				Section 7.42
Nature observation points	P	P	P	P	P	P	P	P	P				
Parks and recreation areas	P	P	P	P	P	P	P	P	P				
Playgrounds	P	P	P	P	P	P	P	P	P				
Recreation buildings and facilities for residential developments	P	P	P	P	P				P				
Video arcades								P	P				
RESIDENTIAL													
Residential Cluster development	PS	PS	PS										Section 7.34
Dwelling, single-family attached (townhomes)/ multi-family / condominiums			SS	SS	SS	SS	SS	SS	SS				Section 7.35
Dwelling, single-family detached	P	P	P	P	P	S		S					
Dwelling, two family (duplex) on single lot			P	P		S		S					
Licensable Facilities: Adult care home	S		S	S									
Family care home	PS	PS	PS	PS	PS	PS							Section 7.16
Family child care home	PS	PS	PS	PS	PS	PS							Section 7.4.2
Family foster home	S	S	S	S									
Multi-unit assisted housing with services	SS					SS							Section 7.35
Small child care center		PS	PS	PS									Section 7.4.2
Loft and studio apartments						PS	PS	PS					Section 7.5
Manufactured home, Class A on individual lot	PS				PS								Section 7.17

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	R-20A	R-10	R-8	R-6	R-MH	O/I	B-1	B-2	B-3	LI (Sect. 7.2)	HI (Sect. 7.2)	AHH	
Manufactured home, Class B on individual lot	PS				PS								Section 7.17
Manufactured home park					SS								Section 7.18
Recreational vehicle parks										PS			Section 7.33
Temporary emergency, construction, and repair residences	PS	PS	PS	PS	PS								Section 7.19
Tiny houses	PS	PS	PS	PS									Section 7.20
RETAIL SALES AND SERVICES													
ABC Stores, State sponsored								P	P				
Adult and sexually oriented businesses											PS		Section 7.21
Animal hospitals/ veterinarians								PS	PS	PS			Section 7.36
Antique shops							P	P	P				
Appliance and other large durable goods sales								P	P				
Art galleries						P	P	P	P				
Automobile, motorcycle and truck dealers/brokers								PS	PS				Section 7.44
Automobile parts and supply sales								P	P				
Automobile repair								PS	PS				Section 7.38 Section 7.44
Automobile Painting and Body Shops									PS	PS	PS		Section 7.38 Section 7.44
Automobile service stations; gas pumping stations								PS	PS				Section 7.22
Bakery							P	P	P				

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Barber or beauty shops (personal service establishments)						P	P	P	P				
Battery charging station						PS	PS	PS	PS	PS	PS		Section 7.23
Battery exchange station						PS	PS	PS	PS	PS	PS		Section 7.23
Bed and breakfast	PS	PS	PS	PS		PS	PS	PS	PS				Section 7.15
Boat sales and service								PS	PS				Section 7.44 Section 7.41
Car washes								PS	PS				Section 7.39
Carpet and rug dealers							P	P	P				
Catering establishments							P	P	P				
Commercial animal kennels/boarding facilities, including accessory grooming (indoor facilities only)	SS							PS	PS				Section 7.45
Commercial animal kennels/boarding facilities, outdoor kennels									PS	PS			Section 7.45
Commercial office condominiums						P		P	P				
Convenience food stores							P	P	P				
Convenience stores with gas pumps								PS	PS				Section 7.22
Distilleries							PS	PS	PS	PS			Section 7.24
Drug stores						PS		PS	PS				Section 7.37
Exterminating services (<i>Amended 7/7/20 ZA-20-01</i>)								S	S	P	P		
Farmer's market							P	P	P				Section 7.30.5
Flea markets/vendor markets									SS				Section 4.27

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Floral and gift shops						P	P	P	P				
Food stores							P	P	P				
Food trucks (Amended 7/9/19)						PS	PS	PS	PS				Section 7.25
Funeral homes								P	P				
Furniture and fixtures sales							P	P	P				
Glass and mirror repair sales								P	P				
Hardware/Home improvement stores with outdoor sales yard										PS			Section 7.41 Section 7.30.2
Hardware/Home improvement stores							P	P	P				Section 7.30.2
Kennels, private	PS												Section 7.45
Laundry and dry cleaning establishments with drive-in windows									PS	PS			Section 7.37
Laundry and dry cleaning establishments without drive-in windows							P	P	P				
Lawn and garden stores									PS	PS			Section 7.41 Section 7.30.4
Licensable Facilities: Adult day care center								S	S	S			
Child care center (11/6/18)						PS		PS	PS	PS			Section 7.41
Nursing homes						P				P			
Locksmith, gunsmith							P	P	P	P			
Microbrewery								PS	PS				Section 7.24
Motels/hotels								P	P	P			

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Movers, van lines, and storage											PS		Section 7.2 Section 7.41
Museums						P	P	P	P				
Package delivery services, commercial									P	P			
Parking lots, commercial as principal use						S	S	S	S	P	P		
Parking structures and underground parking garages, commercial						S	S	S	S	P	P		
Pawnshop or used merchandise store							P	P	P				
Plant nurseries & greenhouses	PS								PS				
Printing and publishing							P	P	P	P			
Radio and television broadcasting studios						P	P	P	P	P	P		
Repair shops (radio, television, small appliances, shoes, etc.)							P	P	P				
Restaurants (<i>Amended 3/6/2018</i>)						P	P	P	P				
Restaurants <i>with drive-in</i>								PS	PS				Section 7.37
Restaurants and cafeterias primarily for employees, patients, or students located in same building as another use and having no outside advertising or drive-in facilities						P	P	P	P	P	P		
Retail businesses							P	P	P				
Shopping center, major								S	S				
Shopping center, minor								P	P				
Signs	P	P	P	P	P	P	P	P	P	P	P		Article 10, Part III

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Street vendors							PS							Section 7.27 Section 7.3.2
Tattoo and body piercing establishments								S	S					
Tire dealers and service								PS	PS					Section 7.41 Section 7.44
Temporary sale of locally grown agricultural products grown off-site								PS	PS					Section 7.30
Upholstery shops								P	P					
TRANSPORTATION														
Airport											P			
Bus stations								P	P					
Taxi stands limited to 5 taxis								P	P					
Tool, car, truck rental								PS	PS	PS	PS			Section 7.44 Section 7.41
Towing services										P	P			Section 7.44
WHOLESALE SALES AND WAREHOUSING														
Boat storage									PS	P				Section 7.41
Fruit and vegetable markets, wholesale								P	P	P				
Junkyards, Salvage yards, recycling of metal and other materials											P			
Outdoor sales, service, or storage areas as principal use										P	P			Section 7.2 Section 7.12
Warehousing uses, including mini-storage									PS	PS	PS			Section 7.40 Section 7.32

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Wholesale merchants								P	P	P	P		
Wholesale storage of gasoline, chemical or bulk terminal plants											S		
OTHER USES													
Agricultural and forestry	P												
Bona fide farms and their customary appurtenances	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		Section 7.28
Solar farms	SS									SS	SS		Section 7.29
Telecommunication facilities (not subject to administrative approval (10.86.2))	S	S	S	S	S	S	S	S	S	S	S	S	Article 10, Part VIII
Temporary office units	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	SS	Section 7.13
Wind farms	SS									SS	SS		Section 7.31

SECTION 6.2 INTERPRETATION.

Zoning districts have uses specified as permitted by right, special uses, and uses permitted with supplemental regulations. Detailed use tables are provided in Section 6.5 showing the uses allowed in each district. The following describes the processes of each of the categories that the uses are subject to:

- **Permitted by Right:** Administrative review and approval subject to district provisions and other applicable requirements only.
- **Permitted with Supplemental Regulations:** Administrative review and approval subject to district provisions, other applicable requirements, and supplemental regulations outlined in Article 7.
- **Special Uses:** Town Council review and approval of Special Use Permit subject to district provisions, other applicable requirements, and conditions of approval as specified in Section 4.9. Some Special Uses may also be subject to supplemental regulations outlined in Article 7.
- **Uses Not Permitted:** Uses not marked with a P, PS, S, or SS are not permitted.