

ARTICLE 6. ZONING DISTRICTS

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

Uses	Primary Zoning Districts											Supplemental Regulations
	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	Section 7.3
Accessory uses incidental to any permitted use	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	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

ARTICLE 6. ZONING DISTRICTS

Uses	Primary Zoning Districts											Supplemental Regulations
	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
Solar energy generating facility, accessory	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	Section 7.30
Temporary storage facility (portable storage units)	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	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	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			

ARTICLE 6. ZONING DISTRICTS

	Primary Zoning Districts												Supplemental Regulations
	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	
Uses													
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	P	P		Section 7.43
Pump stations	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		Section 7.43
US postal services									P	P	P		
Public water treatment						P							
Waste water treatment	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		Section 7.2
Building materials manufacturing and storage,										SS	P		Section 7.41 Section 7.32
Carpet and upholstery cleaners									P	P			
Contractors, building (with outdoor storage)									PS	PS	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

ARTICLE 6. ZONING DISTRICTS

Primary Zoning Districts														Supplemental Regulations
Uses	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	

ARTICLE 6. ZONING DISTRICTS

Uses	Primary Zoning Districts											Supplemental Regulations
	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, therapeutic						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		

ARTICLE 6. ZONING DISTRICTS

Uses	Primary Zoning Districts											Supplemental Regulations
	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	S				
Dwelling, two family (duplex) on single lot			P	P		S	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

ARTICLE 6. ZONING DISTRICTS

Uses	Primary Zoning Districts											Supplemental Regulations
	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			

ARTICLE 6. ZONING DISTRICTS

Uses	Primary Zoning Districts												Supplemental Regulations
	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	
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 (Amended 7/7/20 ZA-20-01)								S	S	P	P		
Farmer's market							P	P	P				Section 7.30.5
Flea markets/vendor markets									SS				Section 4.27

ARTICLE 6. ZONING DISTRICTS

Uses	Primary Zoning Districts												Supplemental Regulations
	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	
Floral and gift shops						P	P	P	P	P			
Food stores							P	P	P	P			
Food trucks (Amended 7/9/19)						PS	PS	PS	PS	PS			Section 7.25
Funeral homes									P	P			
Furniture and fixtures sales							P	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	P			Section 7.30.2
Kennels, private	PS												Section 7.45
Laundry and dry cleaning establishments with drive-in windows								PS	PS	PS			Section 7.37
Laundry and dry cleaning establishments without drive-in windows							P	P	P	P			
Lawn and garden stores								PS	PS	PS			Section 7.41 Section 7.30.4
Licensable Facilities: Adult day care center							S	S	S	S			
Child care center (11/6/18)						PS		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	P			

ARTICLE 6. ZONING DISTRICTS

Primary Zoning Districts														Supplemental Regulations
Uses	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		
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	

ARTICLE 6. ZONING DISTRICTS

Primary Zoning Districts													Supplemental Regulations
Uses	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	
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

ARTICLE 6. ZONING DISTRICTS

Primary Zoning Districts													Supplemental Regulations
Uses	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	
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