

Sec. 34-300. - Table of principal use regulations.

TABLE OF PRINCIPAL USE REGULATIONS

| Principal Use  | Districts |    |      |    |     |    |   |    |    |   |    |     |     |     |
|--|-----------|----|------|----|-----|----|---|----|----|---|----|-----|-----|-----|
|  | R1        | R2 | R3   | BR | BR2 | BH | B | SC | W  | I | LI | LI2 | NHR | NHC |
| <b>A. Residential uses</b>   |           |    |      |    |     |    |   |    |    |   |    |     |     |     |
| Single-family dwelling   | Y         | Y  | Y    | N  | N   | N  | N | N  | Y  | N | N  | N   | N   | N   |
| Two-family dwelling  | Y         | Y  | Y    | N  | N   | N  | N | N  | Y  | N | N  | N   | N   | N   |
| Three-family dwelling  | N         | Y  | Y    | N  | N   | N  | N | N  | Y  | N | N  | N   | N   | N   |
| Multifamily dwelling with four to six dwelling units   | N         | SP | Y    | Y  | Y   | N  | N | N  | SP | N | SP | Y   | N   | N   |
| Dwellings containing seven or more dwelling units  | N         | SP | Y    | Y  | Y   | N  | N | N  | SP | N | SP | SP  | N   | N   |
| Multifamily dwelling at a minimum density of 12 units and a maximum density of 35 units per acre | N         | N  | N    | N  | N   | N  | N | N  | Y  | N | N  | N   | N   | N   |
| Conversion of a dwelling   | Y         | Y  | Y    | N  | Y   | N  | N | N  | N  | N | Y  | N   | N   | N   |
| Dwelling above the first floor of a building containing retail or office use                     | N         | N  | Y(1) | Y  | Y   | N  | N | N  | N  | N | SP | N   | N   | N   |

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|--|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Retail or professional service business, or business or professional office, within a dwelling structure   | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  | SP | N  |
| Lodginghouse or boardinghouse  | N  | SP | SP | SP | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  |
| Congregate housing   | SP | SP | SP | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  |
| Assisted and/or independent living facility  | N  | SP | SP | SP | SP | N  | N  | N  | SP | N  | N  | N  | SP | N  |
| Shared elderly housing   | SP | SP | SP | SP | SP | N  | N  | N  | SP | N  | N  | N  | SP | N  |
| Community residence  | SP | SP | SP | SP | SP | N  | N  | N  | SP | N  | N  | N  | SP | N  |
| <b>B. Exempt and institutional uses</b>  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Use of land or structures for religious purposes   | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |
| Use of land or structures for educational purposes on land owned or leased by the state or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |
| Family day care home, small  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |
| Family day care home, large  | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |

|   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Adult day care facility, small  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |
| Adult day care facility, large  | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |
| Child care facility in existing building  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |
| Child care facility in new building   | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | N  | SP |
| Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres in area  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |
| Facilities for the sale of produce, and wine and dairy products, provided that during the months of June—September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than five acres in area on which the facility is located | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |
| Municipal facilities  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |
| Essential services  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |
| Hospital  | N  | N  | N  | SP | SP | SP | SP | SP | N  | SP | N  | N  | N  | N  |

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|--|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Noncommercial research facility  | N  | N  | N  | N  | N  | N  | SP | N  | SP | SP | SP | SP | N  | N  |
| Parks and playgrounds  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |
| <b>C. Commercial uses</b>  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Nonexempt educational use  | N  | N  | N  | Y  | Y  | Y  | SP | Y  | Y  | N  | N  | N  | Y  | Y  |
| Nonexempt educational use with a minimum of 20,000 square feet                   | N  | N  | N  | N  | N  | N  | N  | N  | N  | Y  | N  | N  | N  | N  |
| Animal clinic or veterinary hospital   | N  | N  | N  | SP | SP | N  | N  | SP | N  | SP | N  | N  | N  | N  |
| Kennel   | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  |
| Private club or lodge  | N  | N  | N  | Y  | Y  | SP | N  | SP | N  | N  | N  | SP | N  | N  |
| Nursing or convalescent home   | SP | SP | SP | SP | SP | SP | N  | N  | N  | N  | N  | N  | SP | N  |
| Funeral home   | N  | N  | N  | SP | N  | SP | N  | SP | N  | N  | N  | N  | SP | SP |
| Hotel, inn, motel, tourist home  | N  | N  | N  | SP | SP | SP | Y  | SP | SP | SP | SP | N  | N  | Y  |
| Hotel/motel, extended stay lodging   | N  | N  | N  | SP | SP | SP | Y  | SP | SP | SP | SP | N  | N  | Y  |
| Planned development  | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |
| Bakery, delicatessen, candy, fish, including accessory food service              | N  | N  | N  | Y  | Y  | Y  | SP | Y  | Y  | N  | SP | SP | N  | Y  |
| Book, stationery, gift, clothing, dry goods, hardware, jewelry, or variety store | N  | N  | N  | Y  | Y  | Y  | N  | Y  | Y  | N  | N  | N  | N  | Y  |

|  |   |   |   |    |    |    |    |    |    |    |    |    |    |    |
|--|---|---|---|----|----|----|----|----|----|----|----|----|----|----|
| Convenience store with hours of operation not to exceed 5:00 a.m. to 11:00 p.m.  | N | N | N | SP | SP | SP | SP | SP | N  | SP | N  | N  | N  | SP |
| Convenience store with hours of operation exceeding 5:00 a.m. to 11:00 p.m., and/or with the sale of beer and/or wine          | N | N | N | SP | SP | SP | N  | N  | N  | N  | N  | N  | N  | N  |
| Convenience store with the sale of alcoholic beverages other than beer and/or wine   | N | N | N | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  |
| Gasoline sales with convenience store  | N | N | N | N  | N  | SP | SP | SP | N  | SP | N  | N  | N  | N  |
| Supermarket with hours of operation exceeding 5:00 a.m. to 11:00 p.m., and/or with the sale of beer, wine and/or other alcohol | N | N | N | SP | SP | SP | N  | N  | N  | N  | N  | N  | N  | N  |
| Supermarket and grocery store  | N | N | N | SP | SP | SP | N  | SP | N  | N  | N  | N  | N  | N  |
| Department store, discount house   | N | N | N | SP | SP | SP | N  | SP | N  | N  | N  | N  | N  | N  |
| Retail stores and services not elsewhere set forth   | N | N | N | SP | SP | SP | N  | SP | N  | N  | N  | N  | N  | N  |
| Major commercial project   | N | N | N | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |
| Motor vehicle sales and rental   | N | N | N | N  | N  | SP | N  | N  | N  | N  | N  | N  | N  | N  |

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|--|---|---|---|----|---|----|---|---|----|----|---|---|---|---|
| Motor vehicle repair services and washing and waxing establishments  | N | N | N | SP | N | SP | N | N | N  | N  | N | N | N | N |
| Motor vehicle service station  | N | N | N | SP | N | SP | N | N | N  | Y  | N | N | N | N |
| Motor vehicle parts stores   | N | N | N | SP | N | SP | N | Y | N  | N  | N | N | N | N |
| Motor vehicle storage and repair                                     | N | N | N | N  | N | N  | N | N | N  | N  | N | N | N | N |
| Boat and accessory sales, service and rental establishments          | N | N | N | N  | N | N  | N | N | N  | N  | N | N | N | N |
| Boat storage facilities  | N | N | N | N  | N | N  | N | N | N  | N  | N | N | N | N |
| Boatbuilding and shipbuilding  | N | N | N | N  | N | N  | N | N | N  | N  | N | N | N | N |
| Ferries and excursion facilities                                     | N | N | N | N  | N | N  | N | N | SP | N  | N | N | N | N |
| Fishing, commercial, and industrial vessel berthing, including docks | N | N | N | N  | N | N  | N | N | N  | SP | N | N | N | N |
| Fishing pier   | N | N | N | N  | N | N  | N | N | Y  | N  | N | N | N | N |
| Fabrication, storage, and repair of fishing equipment                | N | N | N | N  | N | N  | N | N | N  | Y  | N | N | N | N |
| Fueling and bunkering of vessels                                     | N | N | N | N  | N | N  | N | N | N  | N  | N | N | N | N |
| Harbor and marine supplies and services                              | N | N | N | N  | N | N  | N | N | N  | N  | N | N | N | N |

|   |   |   |   |   |   |    |   |    |    |    |    |    |   |   |
|---|---|---|---|---|---|----|---|----|----|----|----|----|---|---|
| Commercial docks and marinas                              | N | N | N | N | N | N  | N | N  | N  | N  | N  | N  | N | N |
| Marinas, including boat storage and boat repair           | N | N | N | N | N | N  | N | N  | N  | N  | N  | N  | Y | Y |
| Yacht club, boat rental                                   | N | N | N | N | N | N  | N | N  | Y  | N  | N  | N  | N | N |
| Marine construction and salvage facilities                | N | N | N | N | N | N  | N | N  | N  | N  | N  | N  | N | N |
| Marine intermodal transportation terminals and facilities | N | N | N | N | N | N  | N | N  | SP | N  | N  | N  | N | N |
| Marine offices  | N | N | N | N | N | N  | N | N  | N  | N  | N  | N  | N | N |
| Marine pollution control facilities                       | N | N | N | N | N | N  | N | N  | N  | N  | N  | N  | N | N |
| Tugboat, fireboat, pilot boat and similar services        | N | N | N | N | N | N  | N | N  | N  | N  | N  | N  | N | N |
| Food handling and preparation facilities                  | N | N | N | N | N | N  | N | N  | N  | SP | SP | SP | N | N |
| Restaurant, including service of alcoholic beverages      | N | N | N | Y | Y | Y  | Y | Y  | SP | SP | SP | SP | Y | Y |
| Restaurant, drive-in or fast food                         | N | N | N | N | N | SP | N | SP | N  | N  | N  | N  | N | N |
| Professional, business and governmental offices           | N | N | N | Y | Y | Y  | Y | Y  | Y  | Y  | Y  | Y  | Y | Y |

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|--|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Medical centers                          | N  | N  | N  | N  | N  | SP | N  | SP | N  | SP | N  | SP | N  | N  |
| Independent marijuana testing laboratory | N  | N  | N  | N  | N  | N  | N  | N  | N  | SP | N  | N  | N  | N  |
| Marijuana cultivator                     | N  | N  | N  | N  | N  | N  | N  | N  | N  | SP | N  | N  | N  | N  |
| Marijuana product manufacturer           | N  | N  | N  | N  | N  | N  | N  | N  | N  | SP | N  | N  | N  | N  |
| Marijuana retailer                       | N  | N  | N  | N  | N  | SP | N  | SP | N  | SP | N  | N  | N  | N  |
| Medical marijuana treatment center       | N  | N  | N  | N  | N  | SP | N  | SP | N  | SP | N  | N  | N  | N  |
| Substance abuse counselling center       | N  | N  | N  | N  | N  | SP | N  | SP | N  | SP | N  | SP | N  | N  |
| Substance abuse treatment center         | N  | N  | N  | N  | N  | SP | N  | SP | N  | SP | N  | N  | N  | N  |
| Bank, financial agency                   | N  | N  | N  | Y  | Y  | Y  | SP | Y  | Y  | Y  | SP | SP | Y  | Y  |
| Indoor commercial recreation             | N  | N  | N  | N  | N  | N  | N  | Y  | N  | SP | N  | N  | N  | N  |
| Personal service establishment           | N  | N  | N  | Y  | Y  | Y  | N  | Y  | N  | N  | N  | N  | N  | Y  |
| General service establishment            | N  | N  | N  | Y  | Y  | Y  | N  | Y  | N  | N  | N  | N  | N  | Y  |
| Adult entertainment establishment        | N  | N  | N  | N  | N  | SP | N  | SP | N  | N  | N  | N  | N  | N  |
| Bed and breakfast                        | SP | SP | SP | N  | SP | N  | N  | N  | N  | N  | N  | N  | N  | N  |
| Parking facilities                       | N  | SP | SP | SP | SP | SP | SP | SP | SP | SP | N  | N  | SP | SP |
| Park and ride/park and fly facilities    | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  |



|   |   |   |   |    |    |    |    |   |    |    |    |    |   |   |
|---|---|---|---|----|----|----|----|---|----|----|----|----|---|---|
| Storage of vehicles for hire or return from hire                        | N | N | N | N  | N  | N  | SP | N | N  | N  | N  | N  | N | N |
| Theaters, concert halls and cinemas                                     | N | N | N | Y  | N  | N  | N  | Y | N  | SP | N  | N  | N | Y |
| Trade and craft establishments  | N | N | N | Y  | Y  | Y  | N  | Y | N  | Y  | N  | Y  | N | N |
| Health and fitness club   | N | N | N | SP | Y  | SP | Y  | Y | SP | SP | SP | SP | N | N |
| Art use   | N | N | N | SP | SP | SP | N  | N | N  | Y  | Y  | Y  | N | N |
| Moving company, less than 15,000 square feet gross floor area (2)       | N | N | N | N  | N  | N  | N  | N | N  | Y  | N  | N  | N | N |
| Moving company, 15,000 square feet or more gross floor area (2)         | N | N | N | N  | N  | N  | N  | N | N  | SP | N  | N  | N | N |
| <b>D. Industrial uses</b>   |   |   |   |    |    |    |    |   |    |    |    |    |   |   |
| Light manufacturing   | N | N | N | N  | N  | N  | N  | N | N  | Y  | Y  | Y  | N | N |
| Wholesale business and storage in connection with wholesale business    | N | N | N | N  | N  | N  | N  | N | N  | Y  | Y  | SP | N | N |
| Inside display and sale of merchandise by distributors or manufacturers | N | N | N | N  | N  | N  | N  | N | Y  | SP | Y  | SP | N | N |
| Manufacturing   | N | N | N | N  | N  | N  | N  | N | N  | SP | SP | N  | N | N |
| Manufacturing, bio-tech   | N | N | N | N  | N  | N  | SP | N | SP | SP | SP | N  | N | N |

|   |   |   |   |   |   |   |    |   |    |    |    |    |    |   |    |
|---|---|---|---|---|---|---|----|---|----|----|----|----|----|---|----|
| Fabrication of marine related goods                               | N | N | N | N | N | N | N  | N | N  | N  | Y  | Y  | N  | N | N  |
| Marine-related research, laboratories, and scientific development | N | N | N | N | N | N | N  | N | N  | N  | N  | Y  | N  | N | N  |
| Marine-related wholesale, warehouse or storage                    | N | N | N | N | N | N | N  | N | N  | N  | N  | Y  | N  | N | N  |
| Materials recovery facility                                       | N | N | N | N | N | N | N  | N | N  | N  | N  | N  | N  | N | N  |
| Research and development, including related offices               | N | N | N | N | N | N | SP | N | SP | SP | SP | SP | SP | N | SP |
| Contractor's yard   | N | N | N | N | N | N | N  | N | N  | N  | N  | N  | N  | N | N  |
| Junkyard or automobile graveyard                                  | N | N | N | N | N | N | N  | N | N  | N  | N  | N  | N  | N | N  |
| Bulk storage of cargo and freight                                 | N | N | N | N | N | N | N  | N | N  | N  | N  | N  | N  | N | N  |
| Bulk storage of petroleum products and byproducts                 | N | N | N | N | N | N | N  | N | N  | N  | N  | N  | N  | N | N  |
| Container shipping operations, marine cargo handling facilities   | N | N | N | N | N | N | N  | N | N  | N  | N  | N  | N  | N | N  |
| Freight forwarding facilities                                     | N | N | N | N | N | N | N  | N | N  | N  | N  | N  | N  | N | N  |
| Seafood processing, seafood packaging and seafood distribution    | N | N | N | N | N | N | N  | N | SP | N  | N  | N  | N  | N | N  |
| Commercial or industrial laundry                                  | N | N | N | N | N | N | N  | N | N  | N  | SP | N  | N  | N | N  |

| E. Other uses  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|--|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Ambulance service  | N  | N  | N  | N  | N  | N  | N  | N  | N  | N  | SP | SP | SP | N  | N  |
| Dog kennel/dog daycare   | N  | N  | N  | N  | N  | SP | SP | SP | SP | SP | SP | SP | SP | N  | N  |
| Drive-in window services at retail or other use  | N  | N  | N  | N  | N  | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |
| Municipal education buildings being rehabilitated or converted from such use to a nonmunicipal use | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |

Note:

(1) For buildings fronting on Broadway only, provided that sufficient off-street parking is available for the residential uses.

(2) In accordance with section 34-241, on-site storage, if any, shall not exceed 30 percent of gross floor area, except in instances where the zoning board of appeals, in accordance with section 34-214, may grant a special permit to allow storage up to 50 percent of the gross floor area.

(Ord. of 5-19-2003; Ord. of 1-12-2004; Ord. of 5-5-2004; Ord. of 6-20-2005, app. C; Ord. of 9-27-2010(01), § 1; Ord. of 9-27-2010(02); Ord. of 3-12-2012; Ord. of 6-25-2012, § 2; 3-18-2013, § II; 6- 3-2013(2), § II; Ord. of 4-6-2015(1), § 2, Ord. of 4-6-2015(2), § 1 ; Ord. of 11-21-2016(9); Ord. of 6-19-2017(1); Ord. of 3-26-2018(1), Amd. 2; Ord. of 12-3-2018, §§ 3,4)