

4.2 USE TABLE

4.2.1 General

Table 4.2.2 summarizes the principal use regulations of the base zoning districts and the Planned Development Districts.

A) **Use Categories**

All the use categories listed in the Use Table are defined in Sec. 4.3, *Use Classifications*. If a use type is listed in Table 4.2.2, Use Table, that use type is allowed only within the districts indicated. The specific subsection in Sec. 4.3, *Use Classifications*, where the use category is defined is identified in the column marked "Definitions."

B) **P Uses Permitted By-Right**

A "P" indicates that a use is allowed as a matter-of-right in the respective zoning district, subject to compliance with all applicable regulations in this Ordinance.

C) **S Special Uses**

A "S" indicates that a use category or specific use type is allowed only if reviewed and approved in accordance with the procedures and standards of Sec. 2.3.5, *Special Use*.

D) **% Allowed as Percentage of Gross Square Footage**

A "%" indicates that a use category or specific use type is allowed in the corresponding zoning district only as a percentage of the total gross square footage of a permitted use ("P" or "S"). Refer to Sec. 4.4, *Supplemental Standards*, for specific standards.

E) **Uses Not Allowed**

A blank cell indicates that a use type is not allowed in the respective zoning district, unless it is expressly allowed by other regulations of this Ordinance.

F) **Uses Subject to General and Specific Regulations**

Numbers in the final column of the Use Table indicate that the listed use is subject to use-specific regulations in one or more districts in which the use is allowed. The numbers in the parentheses provide a cross-reference to the use specific regulations, which can be found in Sec. 4.4, *Supplemental Standards*.

G) **New or Unlisted Uses**

If an application is submitted for a use type that is not listed as a permitted or special use in one or more of the zoning districts, the Planning Director shall be authorized to make a similar use interpretation based on the use category descriptions in Sec. 4.3, *Use Classifications*. The procedure for approving unlisted uses is as follows:

1) **Approval Procedure**

In the event a requested use is neither specifically allowed nor prohibited or restricted by this Ordinance, the Planning Director may approve the unlisted use category if the use meets the criteria listed in subsection 2) below.

- 2) *Approval Criteria*
The impact of a proposed use should be similar in nature, function, and duration to other uses allowed in a specific zoning district. In making this determination the Planning Director shall consider all relevant characteristics of the proposed use, including but not limited to the following:
- a) The volume and type of sales, whether retail or wholesale; the size and type of items sold and nature of inventory on the premises as well as the services provided on the premises; and
 - b) The type, size and nature of any buildings or structures; and
 - c) The type of assembly, processing or manufacturing conducted on the premises, including the use of any hazardous or dangerous materials that may be used in the processing; and
 - d) The character and location of any storage, warehousing, shipping or distribution; and
 - e) The type of merchandise stored or displayed inside, outside or around the principal building; and
 - f) The number of employees and expected customers, the business hours, parking requirements, potential for shared parking, ratio of the number of spaces required per unit area or activity; and
 - g) Transportation impact, including requirements for people and freight, traffic generation to and from the premises, character and volume of the transportation; and
 - h) The type, frequency, amount, nature and impact of any nuisances occurring because of or generated from the premises, including but not limited to, noise, odor, fumes, light, vibration, and emissions; and
 - i) Utility requirements for the proposed use as well as any special or significant structures or facilities required or recommended; and
 - j) The impact on adjacent properties in relation to that of other uses in the zoning district.
- 3) *Effect of Planning Director Determination*
Upon review of the proposed use the Planning Director shall provide his/her determination in writing to the applicant. The decision will be binding unless appealed. The Planning Director may initiate an amendment to this Ordinance if the proposed use or use category is one that is likely to recur frequently or if the lack of its inclusion or prohibition in this Ordinance would create public uncertainty.
- 4) *Appeal of Planning Director's Decision*
The Planning Director's Decision may be appealed to the Board of Adjustment consistent with Sec. 2.3.12 of this Ordinance.

H) **Prohibited Uses**

No hazardous or noxious uses are allowed within any zoning district established by the Unified Development Ordinance, such as, but not limited to:

- 1) *Abattoirs.*
- 2) *Acetylene gas manufacture.*
- 3) *Acid manufacture.*
- 4) *Ammonia, bleaching powder or chlorine manufacture.*
- 5) *Asphalt manufacture or refining.*
- 6) *Brick, tile or terra cotta manufacture.*
- 7) *Cellophane manufacture.*
- 8) *Cement, lime or plaster manufacture.*
- 9) *Creosote manufacture or treatment plants.*
- 10) *Distillation of bones, coal, petroleum, refuse, tar and wood.*
- 11) *Explosives, ammunition fireworks or gunpowder manufacture.*
- 12) *Fat rendering, production of fats and oils from animal or vegetable products by boiling or distillation.*
- 13) *Fertilizer or any other product involving the use of industry or granular products.*
- 14) *Garbage, offal and animal reduction and processing.*
- 15) *Glue and size manufacture.*
- 16) *Linseed oil, shellac, turpentine manufacture or refining.*
- 17) *Nitrogenous tankage, fish meal or manufacture of any fertilizer materials.*
- 18) *Oilcloth or linoleum manufacture.*
- 19) *Ore reduction.*
- 20) *Junkyards.*
- 21) *Pulp mills.*

4.2.2 Use Table

* Uses in the Small Town Character Overlay District (STC) designated as Permitted (P) are only allowed when also designated as Permitted (P) in the underlying zoning district. Uses requiring Special Use Permits (S) in the underlying zoning district are still required to get a Special Use Permit in the STC Overlay District.

* *Uses allowed as a matter-of-right in a Sustainable Development Conditional Zoning District shall be those uses authorized in the Sustainable Development Plan approved for such district. Standards applicable to each such use shall be as provided in this Use Table unless modified by the respective Sustainable Development Plan.

***Uses in the Central Business District designated as Permitted (P) with three asterisks are not allowed in storefront locations. Storefront locations shall mean the first floor of all spaces abutting North Salem Street, East Chatham Street, West Chatham Street, Saunders Street, and Templeton Street, as well as along all public parking lots and garages.

Use Type	Definition Section	Zoning Districts																					Standards	
		Residential									Business						Planned Development			Other			Section(s)	
		R A	R R	L D	M D	H D S F	H D M F	M H	M H P	M O R R	O & I	B 1	B 2	P C	L I	T F	M E C	T N D	P U D	C B	S D	S T C		
Residential Uses																								
Accessory apartment	4.3.1.A	P	P	P	P	P			P		P	P***				P	P	P		**	P*	4.5.6; 6.3		
Condominium	4.3.1.B						P		P							P	P	P		**	P*	4.4.1.A ;6.3		
Congregate living facility	4.3.1.C		S	S	S	S	P		S							P	P	P		**		4.4.1.B		
Duplex	4.3.1.D				P	P	P		P							P	P	P		**				
Family care home	4.3.1.E	P	P	P	P	P	P	P	P							P	P	P		**	P*	4.4.1.C; 6.3		
Farm residence	4.3.1.F	P	P															P	P	**				
Manufactured home	4.3.1.H							P												**		4.4.1.E		
Mobile home	4.3.1.I								P															
Multi-family or apartment	4.3.1.K						P		P							P	P	P		**	P*	4.4.1.G;6.3		
Nursing or convalescent facility	4.3.1.L	S	S	S	S	S	P		S	P				P		P	P	P		**	P*	4.4.1.H; 6.3		
Security or caretaker quarters	4.3.1.M	P	P											P	P	P				**		4.4.1.I		
Single-family	4.3.1.N	P	P	P	P	P		P	P							P	P	P		**	P*	6.3		
Townhouse	4.3.1.O					S	P		P							P	P	P		**	P*	6.3		
Townhouse, detached	4.3.1.P				S	S	P		P							P	P	P		**	S*	4.4.1.J; 6.3		
Triplex or quadplex	4.3.1.Q						P		P							P	P	P		**				

Use Type	Definition Section	Zoning Districts																				Standards
		Residential									Business						Planned Development			Other		Section(s)
		R A	R R	L D	M D	H D S F	H D M F	M H	M H P	M O R R	O & I	B 1	B 2	P C	L I	T F	M E C	T N D	P U D	C B	S D	
Public and Civic Uses																						
Airplane landing strip	4.3.2.A	S	S											S								
Airport	4.3.2.B	S	S											S								
Ambulatory Health-care Facility with Emergency Dept.	4.3.2.C									P								P		**		
Assembly hall, nonprofit	4.3.2.D	S	S						S	P			P	P	P			P		**	P*	6.3
Assembly hall, for-profit	4.3.2.E	S	S						S	P			P	P	P			P		**	P*	6.3
Cemetery	4.3.2.F	P	P															P	**	P*	4.4.2.A; 6.3	
Church or place of worship	4.3.2.G	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S		**	P/S*	4.4.2.B; 6.3
Day care facility	4.3.2.H	S	S	S	S	S	S	S	P	P	P		P	%	P	P	P	P		**	P*	4.4.2.C; 6.3
Drop-in or short-term day care	4.3.2.P									P	P		P	P	P			P	P	**	P*	4.4.2.F; 6.3
Government service	4.3.2.I	P	P						P	P	P	P	P	P	P	P	P	P		**	P*	4.4.2.G; 6.3
Heliport or helipad	4.3.2.J													P				P		**		
Hospital	4.3.2.K									P								P		**		4.4.2.D
School, public or private	4.3.2.L	P	P	P	P	P	P	P	P	P	P				P	P	P	P		**	P*	6.3
Transportation facility	4.3.2.M												P	P	P	P	P	P		**	P*	6.3
Veterinary clinic or hospital	4.3.2.N									P	P		P	P	P	P	P	P		**	P*	4.4.2.E; 6.3
Vocational school	4.3.2.O									P	P			P	P	P		P		**	P*	6.3
Utilities																						
Chipping and mulching	4.3.3.A													S						**		4.4.3.A
Communication tower, commercial	4.3.3.B									S			S	S	S			S	S	**		4.4.3.B
Communication tower, constructed stealth	4.3.3.C.1	S	S				S	S	S	S			S	S	S			S	S	**		4.4.3.B.2

Use Type	Definition Section	Zoning Districts																				Standards			
		Residential									Business						Planned Development			Other		Section(s)			
		R A	R R	L D	M D	H D S F	H D M F	M H	M H P	M O R R	O & I	B 1	B 2	P C	L I	T F	M E C	T N D	P U D	C B	S D		S T C		
Communication tower, camouflage stealth	4.3.3.C.2	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	**		4.4.3.B.3
Communication tower, public safety	4.3.3.P	S	S	S	S	S	S	S	S		S	S		S	S	S	S	S	S	S	S	S	**		4.4.3.B.5
Electrical power facility	4.3.3.D	S	S											S								**		4.4.3.C	
Incinerator	4.3.3.E													S								**			
Recycling center	4.3.3.F													P	S							**		4.4.3.D	
Recycling collection station	4.3.3.G	P	P		P	P	P	P		P			P	P	S	P	P	P	P	P	**		4.4.3.E		
Recycling plant	4.3.3.H													S								**		4.4.3.F	
Sanitary landfill	4.3.3.I													S										4.4.3.H	
Utility, minor	4.3.3.J	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	**	P*	4.4.3.G; 6.3		
Water reservoir	4.3.3.K	P	P	P															P	**					
Water or wastewater plant	4.3.3.L	P	P	P										P		P	P	P		**					
Land Clearing and Inert Debris Landfill	4.3.3.M													S									4.4.3.I		
Wireless support structure	4.3.3.N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.4.3.J	
Wireless communication facility	4.3.3.O	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.4.3.J	
Recreational Uses																									
Arena, auditorium or stadium	4.3.4.A													P	S	S	P		P		**		4.4.4.A		
Beach bingo	4.3.4.B										S	S								**	S*	6.3			
Botanical garden	4.3.4.C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	**	P*	6.3			
Campground	4.3.4.D	S																	S	**		4.4.4.B			
Entertainment, indoor	4.3.4.E										P		P**	P	P		P	P		**	P*	6.3			
Entertainment, outdoor	4.3.4.F	S											S	S	S		S	S		**		4.4.4.C			
Fish hatchery and fish pond	4.3.4.G	P	P																S	**					
Golf course	4.3.4.I	P	P	P	P	P	P											P		**					

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		R A	R R	L D	M D	H D S F	H D M F	M H	M H P	M O R R	O & I	B 1	B 2	P C	L I	T F	M E C	T N D	P U D	C B	S D		S T C		
Greenway	4.3.4.J	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	**	P*	6.3
Horse boarding and riding stable	4.3.4.K	P	P																S		**				
Park, active	4.3.4.L	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	**	P*	6.3
Park, passive	4.3.4.M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	**	P*	6.3
Recreation facility, private	4.3.4.N	P	P	P	P	P	P	P	P	P						P	P	P		**	P*	6.3			
Regional recreation complex	4.3.4.Q														P/S										4.4.4.F
Youth or day camps	4.3.4.P										P	P		P	P			P	P		**	P*	4.4.4.E; 6.3		
Zoological garden	4.3.4.O	S	S																		**				
Shooting range, indoor	4.3.4.R														P	P							4.4.4.G		
Shooting range, outdoor	4.3.4.S		S																				4.4.4.H		
Commercial Uses																									
Adult use																									
Adult establishment	4.3.5.A.1														S										4.4.5.A.1
Bar, nightclub, wine bar, or taproom	4.3.5.A.2											S	S	S				S	S		**	S*	4.4.5.A.2		
Electronic gaming operation	4.3.5.A.3														S						**		4.4.5.A.3		
Tattoo parlor and body piercing	4.3.5.A.4													S								S*	4.4.5.A.4; 6.3		
Communication																									
Broadcasting station (radio and television)	4.3.5.B.1														P	P	P				**				
Radio and television recording studio	4.3.5.B.2										P	P			P	P					**				
Food and beverage service																									
Commissary	4.3.5.C.3														P	P					**		4.4.5.C.3		
Restaurant, drive-through	4.3.5.C.1											P		P			P		P		**		4.4.5.C.1		
Restaurant, general	4.3.5.C.2										P	%	P	P	P	S	P	P	P		**	P*	4.4.5.C.2; 6.3		

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		R A	R R	L D	M D	H D S F	H D M F	M H	M H P	M O R R	O & I	B 1	B 2	P C	L I	T F	M E C	T N D	P U D	C B	S D	S T C	
Office and research																							
Dispatching office	4.3.5.D.1													P	P			P		**			
Medical or dental office or clinic	4.3.5.D.2								P	P	P	P***	P	P	P	P	P	P		**	P*	6.3	
Medical or dental laboratory	4.3.5.D.3									P	S			P	P	P		P		**	P*	6.3	
Office, business or professional	4.3.5.D.4								P	P	P	P***	P	P	P	P	P	P		**	P*	4.4.5.D.2; 6.3	
Pilot plant	4.3.5.D.5													P	S	P				**		4.4.5.D.1	
Publishing office	4.3.5.D.6									P		P***			P	P	P	P		**	P*	6.3	
Research facility	4.3.5.D.7													P	P	P		P		**	P*	6.3	
Parking, commercial																							
Parking garage, commercial	4.3.5.E.1									P	P	P		P		P	P	P		**	P*	4.4.5.E.1; 6.3	
Parking lot, commercial	4.3.5.E.2									P	P	P		P		P				**	P*	4.4.5.E.1; 6.3	
Public accommodation																							
Bed and breakfast	4.3.5.F.1	S	S						S	P		P	P				P	P		**	P*	4.4.5.F.1; 6.3	
Hotel or motel	4.3.5.F.2											P	P			P	P	P		**	P*	4.4.5.F.2; 6.3	
Retail sales and service																							
Artisan Studio	4.3.5.G.38										S	S		P	P			P		**	P/S*	4.4.5.G.19; 6.3	
Barber and beauty shop	4.3.5.G.1								P	P	P	P***	P			P	P	P		**	P*	4.4.5.G.1; 6.3	
Book store	4.3.5.G.2								P		P	P	P				P	P		**	P*	6.3	
Building supplies, retail	4.3.5.G.3										P		P					P		**			
Convenience store	4.3.5.G.4								P		P		P		P	P	P	P		**	P*	4.4.5.G.2; 6.3	
Convenience store with gas sales	4.3.5.G.5										P		P		P			P		**		4.4.5.G.2	
Dry cleaners and laundry service	4.3.5.G.6								P		P		P			P	P	P		**	P*	6.3	
Farmer's market	4.3.5.G.7										P	P					P	P		**	P*	4.4.5.G.3; 6.3	
Financial institution	4.3.5.G.8								P	P	P	P***	P			P	P	P		**	P*	4.4.5.G.4; 6.3	
Flea Market	4.3.5.G.9																	S		**			
Floral shop	4.3.5.G.10								P	P	P	P	P			P	P	P		**	P*	6.3	

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		R A	R R	L D	M D	H D S F	H D M F	M H	M H P	M O R R	O & I	B 1	B 2	P C	L I	T F	M E C	T N D	P U D	C B	S D	S T C	
Funeral home	4.3.5.G.11									P	P				P				P		**	P*	6.3
Gas and fuel, retail	4.3.5.G.12													P	P				P		**	P*	4.4.5.G.5
Glass sales	4.3.5.G.13														P	P					**		
Greenhouse or nursery, retail	4.3.5.G.14	P							P		P			P			P		P		**	P*	6.3
Grocery, general	4.3.5.G.15										P			P		P	P	P	P		**	P*	6.3
Grocery, specialty	4.3.5.G.16								P		P	P		P		P	P	P	P		**	P*	6.3
Health/fitness center or spa	4.3.5.G.17								P	P	P			P	P	P	P	P	P		**	P*	6.3
Kennel	4.3.5.G.18	S	S											P	P	P	P	P		**	P*	4.4.5.G.6	
Laundromat	4.3.5.G.21										P			P			P	P	P		**	P*	4.4.5.G.9; 6.3
Monument sales, retail	4.3.5.G.22													P	P						**		
Newsstand or gift shop	4.3.5.G.23								P	%	P	P		P			P	P	P		**	P*	4.4.5.G.10; 6.3
Personal service	4.3.5.G.24								P	%	P	P***		P		P	P	P	P		**	P*	4.4.5.G.11; 6.3
Pharmacy	4.3.5.G.25								P	%	P			P			P	P	P		**	P*	4.4.5.G.12; 6.3
Printing and copying service	4.3.5.G.26									P	P	P***		P		P	P	P	P		**	P*	6.3
Real estate sales	4.3.5.G.27								P	P	P	P***		P		P	P	P	P		**	P*	6.3
Repair services, limited	4.3.5.G.28										P				P	P			P		**		
Retail sales, bulky goods	4.3.5.G.29													P	P	P			P		**		
Retail sales, general	4.3.5.G.30								P		P	P		P	%	%	P	P	P		**	P*	4.4.5.G.13; 6.3
Self-service storage	4.3.5.G.31														P	P					**		4.4.5.G.14
Studio for art	4.3.5.G.32								P	P	P	P		P	P			P	P		**	P*	6.3
Tailor shop	4.3.5.G.33								P	P	P	P***		P		P	P	P	P		**	P*	6.3
Theater	4.3.5.G.34										P	P					P	P	P		**	P*	4.4.5.G.15; 6.3
Upholstery shop	4.3.5.G.35										P				P	P			P		**		4.4.5.G.16
Pet services	4.3.5.G.36								P	P	P			P	P	P	P	P	P			P*	4.4.5.G.17
Pawn shop	4.3.5.G.37														P								4.4.5.G.18
Vehicle repair and service																							
Automotive Accessory Sales and Installation	4.3.5.H.12														P	P					**		4.4.5.H.7

Use Type	Definition Section	Zoning Districts																				Standards
		Residential									Business						Planned Development			Other		Section(s)
		R A	R R	L D	M D	H D S F	H D M F	M H	M H P	M O R R	O & I	B 1	B 2	P C	L I	T F	M E C	T N D	P U D	C B	S D	
Automotive paint or body shop	4.3.5.H.1													P	P					**		4.4.5.H.1
Automotive parts	4.3.5.H.2										P		P	P				P		**	P*	6.3
Automotive service station	4.3.5.H.3												P	P				P		**		4.4.5.H.2
Car wash or auto detailing	4.3.5.H.4												P	P	P			P		**		4.4.5.H.3
Repair and maintenance, general	4.3.5.H.5												P	P	P					**		4.4.5.H.4
Towing service	4.3.5.H.6													P						**		4.4.5.H.5
Towing service storage	4.3.5.H.7													P						**		
Truck terminal	4.3.5.H.8													P						**		
Vehicle inspection center	4.3.5.H.9										P		P		P	P		P		**		
Vehicle sales and rental, heavy	4.3.5.H.10													P						**		
Vehicle sales and rental, light	4.3.5.H.11													P	P	P				**	P*	4.4.5.H.6
Industrial Uses																						
Industrial service																						
Building supplies, wholesale	4.3.6.A.1													P	P					**		
Contractor's office and storage yard	4.3.6.A.2													P	P					**		
Gas and fuel, wholesale	4.3.6.A.3													P						**		
Greenhouse or nursery, wholesale	4.3.6.A.4	P																		**		4.4.6.A.1
Laboratory, industrial research	4.3.6.A.5													P	P	P		P		**		
Machine or welding shop	4.3.6.A.6													P	P					**		4.4.6.A.2
Railroad facility	4.3.6.A.7													P						**		

Use Type	Definition Section	Zoning Districts																				Standards	
		Residential									Business						Planned Development			Other		Section(s)	
		R A	R R	L D	M D	H D S F	H D M F	M H	M H P	M O R R	O & I	B 1	B 2	P C	L I	T F	M E C	T N D	P U D	C B	S D		S T C
Warehousing	4.3.6.A.8													P	P						**		
Woodworking or cabinetmaking	4.3.6.A.9													P	P						**		
Wholesaling, general	4.3.6.A.10													P	P						**		
Production																							
Asphalt or concrete plant	4.3.6.B.1													S									4.4.6.B.1
Brewery	4.3.6.B.7													P	P								4.4.6.B.2
Distillery	4.3.6.B.9													P	P								4.4.6.B.4
Dry cleaning and dyeing plant	4.3.6.B.2													S							**		
Forestry	4.3.6.B.3	P	P																		**		
Laundry plant	4.3.6.B.4													S							**		
Manufacturing and processing	4.3.6.B.5													P	S	P					**		
Manufacturing and processing, minor	4.3.6.B.11													P	P						**		4.4.6.B.6
Microbrewery	4.3.6.B.8											P	P	P	P	P	P	P		**	P*		4.4.6.B.3
Microdistillery	4.3.6.B.10												P	P				P				P*	4.4.6.B.5
Wood or lumber processing	4.3.6.B.6													S							**		
Agricultural Uses																							
Active farm	4.3.7.A	P	P																P		**		

* Uses in the Small Town Character Overlay District (STC) designated as Permitted (P) are only allowed when also designated as Permitted (P) in the underlying zoning district. Uses requiring Special Use Permits (S) in the underlying zoning district are still required to get a Special Use Permit in the STC Overlay District.

**Uses allowed as a matter-of-right in a Sustainable Development Conditional Zoning District shall be those uses authorized in the Sustainable Development Plan approved for such district. Standards applicable to each such use shall be as provided in this Use Table unless modified by the respective Sustainable Development Plan.

***Uses in the Central Business District designated as Permitted (P) with three asterisks are not allowed in storefront locations. Storefront locations shall mean the first floor of all spaces abutting North Salem Street, East Chatham Street, West Chatham Street, Saunders Street, and Templeton Street, as well as along all public parking lots and garages.