

POSTED SEPTEMBER 15, 2021  
REGULAR MEETING SEPTEMBER 20, 2021

TOWN COUNCIL OF THE TOWN OF MIDDLETOWN, RHODE ISLAND

The following items of business, having been filed with the Town Clerk under the Rules of the Council, will come before the Council at a regular meeting to be held on **Monday, September 20, 2021 at 7:00 P.M. Regular Meeting** at the **Middletown Town Hall, 350 East Main Road, Middletown, Rhode Island**. The items listed on the Consent portion of the agenda are to be considered routine by the Town Council and will ordinarily be enacted by one motion. There will be no separate discussion of these items unless a member of the Council, or a member of the public so requests and the Town Council President permits, in which event the item will be removed from Consent Agenda consideration and considered in its normal sequence on the agenda. All items on this agenda, with the exception of the Public Forum Session, may be considered, discussed and voted upon in executive session and/or open session.

Pursuant to RIGL §42-46-6(b). Notice – “Nothing contained herein shall prevent a public body, other than a school committee, from adding additional items to the agenda by majority vote of the members. Such additional items shall be for informational purposes only and may not be voted on except where necessary to address an unexpected occurrence that requires immediate action to protect the public or to refer the matter to an appropriate committee or to another body or official.”

Any person not a member of the Council, desiring to address the Council concerning a matter on the docket of the Council, not the subject of a Public Hearing, shall submit a written request to the Town Clerk stating the matter upon which he desires to speak. Persons are permitted to address the Council for a period not to exceed five (5) minutes.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**RECONSIDERATION**

The Middletown Town Council follows the codification of present-day general parliamentary law as articulated in Robert's Rules of Order Newly Revised 10<sup>th</sup> edition (2000), together with whatever rules of order the Council has adopted for its own governance. The motion to reconsider is one of the motions that can bring a question again before an assembly, and is designed to bring back for further consideration a motion which has already been voted on:

If, in the same session that a motion has been voted on, but no later than the same day or the next day on which a business meeting is held, new information or a changed situation makes it appear that a different result might reflect the true will of the assembly, a member who voted with the prevailing side can, by moving to **Reconsider** [RONR (10<sup>th</sup> ed.), p. 304-321] the vote, propose that the

question shall come before the assembly again as if it had not previously been considered. (From Robert's Rules of Order Newly Revised In Brief, Robert, Evans et al., De Capo Press, 2004)

### **PUBLIC FORUM**

1. Pursuant to Rule 25 of the Rules of the Council, Citizens may address the town on one (1) subject only, said subject of substantive Town business, neither discussed during the regular meeting nor related to personnel or job performance. Citizens may speak for no longer than five (5) minutes and must submit a public participation form to the Council Clerk prior to the start of the meeting. All items discussed during this session will not be voted upon.

### **BOARD OF LICENSE COMMISSION**

2. Application of MR Ventures, LLC, 499 East Main Road, holder of a Class BV Alcoholic Beverage License to TRANSFER said License to CCE Development, LLC, for use at the same premises. (Requires advertising for a future public hearing)

### **CONSENT**

3. Approval of Minutes, re: Special Meeting, September 1, 2021.
4. Approval of Minutes, re: Regular Meeting, September 7, 2021.
5. Communication of Attorney Allyson M. Quay, on behalf of Terri and Michael Flynn, re: Investigation of Terri and Michael Flynn Property.
6. Memorandum of Paul A. Croce, Chairman, Middletown Planning Board, re: Recommended Zoning Ordinance amendments regarding Mixed-use Development Projects, Article 27A. (Requires advertising for a future public hearing)

### **PUBLIC HEARING**

7. Memorandum of Planning Board Chair, re: Proposed Atlantic Beach District overlay zoning.

8. (Continued from the May 3, 2021, Regular Meeting – First Public Hearing, Special Meeting, June 15, 2021; Second Reading was continued from Regular Meeting, July 6, 2021 – Public Hearing Remains Open)  
(Public Hearing Advertised; Abutters notified)  
An Ordinance of the Town of Middletown (Second Reading)  
Public Hearing Remains Open.  
An Ordinance in Amendment to the Town Code of the Town of Middletown, Title XV Land Use, Chapter 152 Zoning Code, is amended by adding new Article 30 – Atlantic Beach Overlay District; adding a new column and other revisions to Section 602 regarding uses allowed in the Atlantic Beach Overlay District; adding new lines to section 603 regarding dimensional requirements for the Atlantic Beach Overlay District; and adding definitions regarding signs to Article 12, Section 1202.  
(Planning Board Recommendation is on file)

#### **OTHER COMMUNICATION**

9. Email communication of Bristol Town Clerk, re: Bristol Town Council requesting review and consideration of Proclamation – DYSAUTONOMIA AWARENESS MONTH.

#### **TOWN ADMINISTRATOR**

10. (Continued from Regular Meetings of March 18, 2021 and June 21, 2021)  
Memorandum of Town Planner, re: Atlantic Beach District Utilities Undergrounding Revised Cost Estimates.
11. Communication of the Tax Assessor, re: Cancellation of Taxes for Certain Middletown Residents.
12. Resolution of the Council, re: Cancellation of Taxes for Certain Middletown Residents.
13. Communication of the Tax Assessor and Finance Director, re: Cancellation of Taxes for Certain Middletown Residents.
14. Resolution of the Council, re: Cancellation of Taxes for Certain Middletown Residents.

#### **BOARDS AND COMMITTEES**

15. Appointment of one (1) member to the Coastal Resources Management Council- one (1) vacancy, Middletown Representative, for a term expiring November 2022.
16. Appointment of two (2) members to the Library Board of Trustees, for terms expiring September 2024.
17. Appointment of one (1) member to the Tax Assessment Review Board, term expiring October 2024. (Bi-Partisan Board, Democrat or Republican Representative).
18. At the Request of Council President Rodrigues, re: Discussion of Council Rule – Regular meetings of the Council shall be held on 1<sup>st</sup> and 3<sup>rd</sup> Mondays of each month at 7:00 P.M. or at such other hour as the Council may designate, and if any such date shall occur on a legal holiday, the meeting for that week shall be held on the day following, or on such date as the Council may determine at the previous meeting. Requests for Special Meetings shall be filed with the Town Clerk.

*Wendy J.W. Marshall, CMC*  
**Town Clerk**

This meeting location is accessible to the handicapped. Individuals requiring interpreter services for the hearing-impaired should notify the Town Clerk's Office at 847-0009 not less than 48 hours before this meeting.

Posted on September 15, 2021 at Middletown Town Hall, Middletown Public Library, Middletown Web Site and Secretary of State Web Site.

Item #8

**ORDINANCE OF THE  
TOWN OF MIDDLETOWN, RHODE ISLAND**

**AN ORDINANCE AMENDING THE TOWN CODE OF THE  
TOWN OF MIDDLETOWN**

**TITLE XV: LAND USAGE  
Chapter 152, Zoning Code**

**NOW THEREFORE, BE IT ORDAINED AS FOLLOWS:**

FIRST: That Town Code Title XV, Chapter 152, Entitled “Zoning Code” is amended by adding new Article 30 – Atlantic Beach Overlay District; adding a new column and other revisions to Section 602 regarding uses allowed in the Atlantic Beach Overlay District; adding new lines to section 603 regarding dimensional requirements for the Atlantic Beach Overlay District; and adding definitions regarding signs to Article 12, Section 1202, as follows (language to be added is underlined):

ARTICLE 30 – Atlantic Beach Overlay District

|   |           |
|---|-----------|
| <u>CHAPTER 152 – ZONING CODE</u> .....                    | <u>5</u>  |
| <u>ARTICLE 30 – ATLANTIC BEACH OVERLAY DISTRICT</u> ..... | <u>5</u>  |
| <u>SECTION 3000 – GENERAL</u> .....                       | <u>6</u>  |
| <u>A. Purpose</u> .....                                   | <u>6</u>  |
| <u>B. Authority</u> .....                                 | <u>6</u>  |
| <u>C. Applicability</u> .....                             | <u>6</u>  |
| <u>SECTION 3001 – USES</u> .....                          | <u>7</u>  |
| <u>SECTION 3002 – DESIGN REQUIREMENTS</u> .....           | <u>7</u>  |
| <u>A. Building Design</u> .....                           | <u>7</u>  |
| <u>B. Site Design</u> .....                               | <u>8</u>  |
| <u>C. Parking Lot Requirements</u> .....                  | <u>9</u>  |
| <u>D. Screening and Fencing</u> .....                     | <u>9</u>  |
| <u>E. Landscaping</u> .....                               | <u>10</u> |
| <u>F. Lighting</u> .....                                  | <u>10</u> |
| <u>G. Signs</u> .....                                     | <u>10</u> |

**Section 3000 – General**

**Purpose**

The Town of Middletown establishes the following vision for the Atlantic Beach District: to become a more pedestrian-oriented, attractive and vibrant mixed-use village to serve the influx of seasonal visitors, the surrounding residential neighborhoods, and the Town in accordance with the 2007 Atlantic Beach District Master Plan and Comprehensive Plan.

The Atlantic Beach District is located in the southern end of Middletown abutting the City of Newport, with its boundaries depicted on the official Zoning Map. The Town is seeking to enhance the area both as a tourist destination and to better serve local residents. The 2007 Atlantic Beach District Master Plan serves as the primary document guiding the transformation of the area into a vibrant, walkable mixed-use area, capitalizing on its relatively dense development pattern and proximity to local beaches, historic Newport and other attractions. The following goals from that plan will be implemented, in part, through the adoption of the Atlantic Beach Overlay District:

- Develop and implement safety and aesthetic improvements to promote pedestrian activity that will support local small businesses, including streetscape improvements and pedestrian circulation throughout the district;
- Identify opportunities to capitalize on the proximity of the district to beaches, hotels and other attractions for the benefit of local residents and the town business tax base
- Identify options to promote private development that will be consistent with the vision for the district, including opportunities to promote an appropriate mix of uses and building and site design.

The district will promote development that preserves and enhances scenic views, includes a mix of uses that serve the needs of the local community, and incorporates high quality building and landscape design consistent with a traditional New England seaside village. The district will promote serving the needs of a small mixed-use commercial area; to provide goods and services in a more compact environment; to encourage redevelopment; and, to create a vibrant, walkable, pedestrian and bicycle friendly environment. These regulations shall be construed in a manner to further implement the goals, policies and applicable elements of the Middletown Comprehensive Community Plan and the Atlantic Beach District Master Plan.

**Authority**

This article is adopted in accordance with Title 45, Chapter 24 of the Rhode Island General Laws.

**Applicability**

All subdivisions, land development projects, mixed-use development, and any other development within the Atlantic Beach Overlay District as delineated on the official Middletown zoning map shall be subject to the provisions of this article and all other applicable requirements of this chapter. Where provisions of this article conflict with requirements elsewhere in this chapter or with provisions of the

Commercial Development Design Standards contained in Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, the requirements of this article shall prevail.

### **Section 3001 – Uses**

Within the Atlantic Beach Overlay District, permitted uses, prohibited uses, and uses allowed by Special Use Permit issued by the Zoning Board of Review within the Atlantic Beach Overlay District are defined in Section 602 of this chapter subject to the following additional requirements:

- A. Buildings containing a motel or hotel use or other residential use, except single-family and two-family residential, must include commercial use(s) (e.g. retail, office, restaurant, etc.) on the first floor. Such commercial use must have a separate exterior entrance and operate separately and apart from the motel, hotel, or residential use. The floor area devoted to such first-floor commercial use shall equal at least 75% of the total first-floor area. In those locations where elevating of the ground floor greater than six (6) feet above post-development grade is necessary to comply with state or federally regulated floodplain building requirements, this requirement is waived.
- B. The number of transient lodging rooms (e.g. hotel, motel, timeshare, short-term rental, etc.) within the district shall be limited to the number existing plus the number in the development approval or permitting processes at the time of the adoption of this section, which is 257.

### **Section 3002 – Design Requirements**

The purpose of design requirements is to establish and maintain a uniform set of standards that promote the use of high-quality design in the Atlantic Beach Overlay District, consistent with the traditional architectural styles of Aquidneck Island and traditional New England seaside villages.

Development shall comply with the following requirements in addition to applicable standards contained elsewhere in this chapter and in Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land (Regulations). Where there is a conflict, the requirements of this section shall prevail. Additionally, visual compatibility standards intended to guide the design, construction, and maintenance of sites are outlined in appendix X, Atlantic Beach District Design Manual, to which development in the district shall conform.

### **Building Design**

- a) Roof form shall comply with the section 521.2.D of the Regulations, except that flat-roofed buildings are prohibited. Roof slope, materials, color and design must be compatible with traditional architectural styles.
- b) First-floor facades visible from the public way shall have window area of 50%-75%. Upper floor facades shall have window area of 20%-60% and shall incorporate arcades, display windows, awnings, or other features to add visual interest at the pedestrian scale.
- c) Any roof-top mechanical equipment shall be screened from view using architectural elements consistent with the overall design of the building.
- d) There is no limitation on window type (e.g. fixed, double hung, casement, sliding), however, true or simulated divided-light windows are required.
- e) Buildings must have an entrance door for the public on the front-facing façade and accessible from the public sidewalk. Additional access doors on the side and rear facades are permitted.
- f) All wireless communication facilities in the district must be disguised facilities.
- g) Design of accessory and principal buildings on the same parcel must be compatible in terms of size, scale, and architecture.
- h) Large box-like buildings or buildings with the repetition of box-like structures is prohibited.
- i) Traditional architectural styles of Aquidneck Island and New England seaside villages is required including Colonial, Georgian, Federal, Greek Revival, Shingle Style, and Victorian.

### **Site Design**

- (a) Outdoor patio seating is encouraged for food-consumption related uses provided that the seating is completely within property boundaries.
- (b) Pedestrian areas must be constructed in a way to contrast with vehicular areas to provide safe and inviting access to buildings. If a sidewalk along a street is interrupted or crossed by a proposed vehicular access driveway, the sidewalk material must be maintained or another visually compatible method used to clearly delineate the sidewalk where it crosses the driveway.
- (c) In order to promote and preserve scenic views, buildings shall be located on the site in a manner designed to preserve significant coastal and pond views from the public right-of-way.
- (d) Sites designed to focus pedestrian activity inwardly to the center of the site, and sites lacking pedestrian connections to the public right-of-way are prohibited.

- (e) Sites designed with building setbacks well in excess of the required setbacks and that interrupt the pedestrian flow of the streetscape, except where necessary to preserve views, are prohibited.

### **Parking Lot Requirements**

- (a) All parking shall be located to the side or rear of the building. On-site parking in front of the building is prohibited.
- (b) Parking areas shall include provisions for the parking of bicycles in bicycle racks in locations that are safely segregated from automobile traffic and parking. Bicycle rack space for one bike for each five automobile parking spaces or fraction thereof is required.
- (c) Deciduous parking lot trees shall be provided consistent with the requirements of section 521.3.F. of the Regulations, except that one tree per ten off-street parking spaces is required.
- (d) Existing trees on the site shall be preserved to the extent practicable, but only if they would not impede development and are deemed to be of particular value, subject to review and recommendation by the Middletown Tree Commission.
- (e) The planting of street trees may be required by the Planning Board on a case-by-case basis, determined during the Development Plan Review process.
- (f) Parking areas shall include provisions for the pickup and drop off of passengers outside of the public right-of-way.
- (g) Installation of electric vehicle charging stations is encouraged.
- (h) Parking lots shall be designed such that pedestrian flow is not interrupted and the number of curb cuts is minimized to the greatest extent. Sidewalk materials shall be maintained across driveway and parking lots.

### **Screening and Fencing**

- (a) Vegetation rather than fencing is preferred to accomplish the screening requirements of this section.
- (b) Landscaping along property lines of abutting commercial uses is limited to four feet in height.
- (c) Opaque screening along any property line of commercial uses abutting a residential use or district is required. Screening must be of at least six feet in height at the time of installation, using either dense evergreen vegetation or fencing, or a combination.
- (d) Opaque screening along property lines of abutting commercial uses is prohibited.
- (e) Screening that blocks views or divides the continuity of the streetscape is prohibited.
- (f) Except where installed to provide required screening between commercial and residential uses, all fencing shall meet the following:

Be no more than 4 feet tall

Be of an open design and dark color, such as wrought iron, or split-rail design. Except that light colored fencing, such as white picket fencing is permitted in the front yard of the site only.

Solid, opaque fencing and chain-link and other wire fencing is prohibited.

### **Landscaping**

- (a) Landscape plantings shall not include Rhode Island invasive or non-native species as defined by the University of Rhode Island's Cooperative Extension Native Plant Guide and should consider species that may be recommended by the Middletown Tree Commission on a case-by-case basis.
- (b) Landscaped buffer along side and rear property lines on commercial properties abutting commercial uses shall be at least five feet wide.
- (c) Landscaped buffers where commercial use abuts a residential use or zone shall be at least ten feet wide.
- (d) A landscaped buffer of at least five feet is required between buildings and parking areas or driveways. Landscaping shall be used to screen ground-level equipment, ground-mounted lighting fixtures as appropriate, and soften the automobile-focused areas of the site.
- (e) Landscaping shall be used as the preferred method for environmental controls such as for stormwater management facilities.
- (f) Landscaping may not include tall opaque plantings or trees that block views of the coast or the pond. Wide low plantings are encouraged.

### **Lighting**

- (a) All exterior lighting shall be designed to minimize impact on neighboring properties and night light pollution, with use of fixtures approved by the International Dark-sky Association preferred, and subject to Planning Board approval.

### **Signs**

- (a) Underlying Regulations Apply - The sign regulations in Article 12 of Chapter 152 shall apply in the Atlantic Beach District (ABD) except where superseded by the regulations set forth below.
- (b) Nonconforming Signs – Existing nonconforming signs within the ABD shall be brought into conformance within five years of the adoption of this section.
- (c) Sign Design - In addition to the regulations listed in Article 12 of Chapter 152, the following regulations regarding sign design apply in the ABD:

Signs shall be made of permanent and natural materials such as wood or lettering painted on glass, wrought iron, ceramic, stone or synthetic materials meant to mimic natural materials. Exceptions include window signs painted or affixed directly to the window, and awning signs.

Sign design shall be compatible with the architectural style and components of the building façade and its environs

The design and scale of signage shall reflect the pedestrian oriented nature of the district

Where illumination is allowed, illumination shall be with white light only. Lighting used should not exceed 450 lumens (~30 Watts of incandescent light) and should not be fluorescent in style. The source of illumination shall be shielded and directed downward at the sign.

5. Creativity in sign design and sign color appropriate with the district is encouraged.

(d) Prohibited Signs

In addition to those listed in Article 12 of Chapter 152, the following signs are prohibited in the ABD:

1. Inflatable objects more than two cubic feet, spinners, and the like, including when used to commemorate a holiday or as components of a grand opening sign
2. Internally illuminated signs, such as backlit/halo-lit signs, box/cabinet signs, channel letter signs
3. Changeable copy/readerboard signs
4. Pole signs
5. Window signs advertising brand-name products
6. Large signage designed for automobile visibility

(e) Exempt signs

In addition to the regulations listed in section 1209, Article 12 of Chapter 152, the following regulations regarding signs exempt from permitting apply in the ABD:

| <b><u>Regulations for additional Signs exempt from permitting in the ABD</u></b> |  |                       |  |
|--|--|-----------------------|--|
| <u>A-Frame Sign</u>  | <u>6 sq. ft per side and 3 feet high</u> | <u>1 per building</u> | <u>An A-frame sign shall not violate standards of accessibility, must be stored indoors outside of business hours, must be properly anchored or shall not be used during high-wind conditions. Must be placed completely within the parcel boundary.</u> |
| <u>Home occupation sign</u>  | <u>2 sq ft</u>                           |                       | <u>If free-standing, must be placed completely within the parcel boundary.</u>   |
| <u>Menu boxes</u>  | <u>2sq. ft no more than 2</u>            |                       | <u>May not be freestanding.</u>  |

**Section 3003 – Review Procedure**

All development in the district is subject to Development Plan Review (DPR) in accordance with the thresholds and procedures set forth in Sections 305-309 of this chapter and Article 10 of the Regulations.

|                                  |  |  |  |
|----------------------------------|--|--|--|
|                                  | <u>inches from the building façade</u> |  |  |
| <u>Building Tenant directory</u> | <u>2sq ft</u>                          |  |  |

In addition to the DPR application submission requirements of the Regulations, the following additional materials shall be submitted:

- i. Architectural renderings of the proposed development, depicting building and site improvements in context with existing buildings on abutting properties.

**§ 603 DISTRICT DIMENSIONAL REGULATIONS.**

The following schedule sets forth the minimum and/or maximum dimensional regulations for uses permitted in the various zoning districts.

| <b>ZONING DISTRICT DIMENSIONAL REGULATIONS</b> |                         |                             |   |  |                        |                               |                    |                   |  |                       |
|--|-------------------------|-----------------------------|---|--|------------------------|-------------------------------|--------------------|-------------------|--|-----------------------|
| <i>Zoning District and Use</i>                 | <i>Minimum Lot Size</i> |                             | <i>Maximum Percentage of Lot to be Occupied</i> | <i>Maximum Height of Building</i>        |                        | <i>Minimum Yard Dimension</i> |                    |                   | <i>Accessory Buildings Minimum Distance in Feet to</i> |                       |
|  | <i>Area (S.F.)</i>      | <i>Width/Frontage (Ft.)</i> |   | <i>Principal and Accessory Buildings</i> | <i>Principal (Ft.)</i> | <i>Accessory (Ft.)</i>        | <i>Front (Ft.)</i> | <i>Side (Ft.)</i> | <i>Rear (Ft.)</i>                                      | <i>Side Lot Lines</i> |
| <b>Atlantic Beach District (ABD)</b>           |                         |                             |   |  |                        |                               |                    |                   |  |                       |
| <u>Small-scale shopping center</u>             | <u>20,000</u>           | <u>120</u>                  | <u>25%</u>                                      | <u>35</u>                                | <u>20</u>              | <u>10</u>                     | <u>20</u>          | <u>20</u>         | <u>10</u>  | <u>5</u>              |
| <u>Other permitted uses <sup>1</sup></u>       | <u>20,000</u>           | <u>120</u>                  | <u>25%</u>                                      | <u>35</u>                                | <u>20</u>              | <u>10</u>                     | <u>20</u>          | <u>20</u>         | <u>10</u>  | <u>5</u>              |

**ARTICLE 12 SIGNS**  
**§ 1202 DEFINITIONS.**

For purposes of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**Menu box sign.** A type of sign in a weather-tight box with a transparent front which is used to display restaurant menus.

**Building tenant directory sign.** A wall-mounted sign next to an entrance door that identifies the tenants the door provides access to.

SECOND: This ordinance shall take effect upon adoption and its provisions shall supersede any inconsistent or contrary provision in any other ordinance.

Middletown, RI Code of Ordinances

**§ 602 SCHEDULE OF DISTRICT REGULATIONS - USES AND DISTRICTS.**

(A) The following uses are permitted only in the zoning district marked with a "Y". Uses permitted in the zoning district as a special use under the provisions of uses requiring a variance or special use permit or Article 9 are marked with an "S". Where the letter "N" appears, the use is prohibited.

(B) Any use which is not specifically included in the use provisions herein is prohibited everywhere in the Town of Middletown, unless the Zoning Officer makes an interpretation that such use is included in any of the sub-classifications set forth herein. Uses not specified in this chapter may be permitted only if the Zoning Officer makes an interpretation that they are included in a use sub-classification permitted in the zoning district and if such use would be consistent with the purposes and intent of this chapter.

| <b>ZONING DISTRICT PERMITTED USES</b> |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |                   |
|---------------------------------------|--|------------|------------|------------|------------|-----------|-----------|-----------|-----------|-----------------------|-----------------------|-----------|-----------|----------|-----------|-------------------|
|                                       | <b>Y = Permitted    S = Special Use    N = Not Permitted</b> |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |                   |
| <b>PRINCIPAL USE</b>                  | <b>ZONING DISTRICT</b>                                       |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |                   |
|                                       | <b>R60</b>   | <b>R40</b> | <b>R30</b> | <b>R20</b> | <b>R10</b> | <b>RM</b> | <b>GB</b> | <b>LB</b> | <b>OB</b> | <b>LI<sup>1</sup></b> | <b>LI<sup>2</sup></b> | <b>OP</b> | <b>OS</b> | <b>P</b> | <b>MT</b> | <b><u>ABD</u></b> |





|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |          |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|----------|
| Time share unit within a multifamily dwelling structure or project, except with a cluster development | N | N | N | N | N | S | N | S | S | N | N | N | N | N | N | <u>N</u> |
| Time share unit within a motel or hotel   | N | N | N | N | N | N | S | S | S | N | N | S | N | N | N | <u>N</u> |

| <b>ZONING DISTRICT PERMITTED USES</b>                                   |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
|---|--|------------|------------|------------|------------|-----------|-----------|-----------|-----------|-----------------------|-----------------------|-----------|-----------|----------|-----------|------------|
|   | <b>Y = Permitted S = Special Use N = Not Permitted</b> |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| <b>PRINCIPAL USE</b>  | <b>ZONING DISTRICT</b>                                 |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
|   | <b>R60</b>   | <b>R40</b> | <b>R30</b> | <b>R20</b> | <b>R10</b> | <b>RM</b> | <b>GB</b> | <b>LB</b> | <b>OB</b> | <b>LI<sup>1</sup></b> | <b>LP<sup>2</sup></b> | <b>OP</b> | <b>OS</b> | <b>P</b> | <b>MT</b> | <b>ABD</b> |
| <b>NOTES:</b>   |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| <b>RESIDENTIAL - Conventional Development (Cont'd)</b>                  |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| Mixed residential and commercial uses in a single building<br>See § 719 | N  | N          | N          | N          | N          | N         | S         | S         | S         | N                     | N                     | N         | N         | N        | N         | <u>S</u>   |
| Mixed Use Development Projects<br>See §§ 27A00 - 27A07                  | N  | N          | N          | N          | N          | N         | Y         | Y         | N         | N                     | N                     | N         | N         | N        | N         | <u>Y</u>   |
| Congregate housing  | S  | S          | S          | S          | S          | N         | N         | N         | N         | N                     | N                     | N         | N         | N        | N         | <u>N</u>   |
| <b>RESIDENTIAL - Conservation Development</b>                           |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| Single-family   | Y  | Y          | Y          | Y          | Y          | Y         | N         | N         | N         | N                     | N                     | N         | N         | N        | N         | <u>N</u>   |
| Two-family  | Y  | Y          | Y          | Y          | Y          | Y         | N         | S         | S         | N                     | N                     | N         | N         | N        | N         | <u>N</u>   |
| Multifamily project, including only townhouse style condominiums        | N  | N          | Y          | Y          | Y          | Y         | N         | S         | S         | N                     | N                     | N         | N         | N        | N         | <u>N</u>   |
| <b>EXTRACTIVE AND INDUSTRIAL NON-MANUFACTURING</b>                      |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |          |          |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|----------|----------|
| Earth removal, quarries, sand and gravel lots   | N | N | N | N | N | N | N | N | N | N | S | N | N | N | N | N        | <u>N</u> |
| Construction general contractors, including storage of materials and equipment, but excluding outdoor storage of bulk materials | N | N | N | N | N | N | S | S | N | S | S | N | N | N | N | <u>N</u> |          |
| Storage of bottled gas, oil or other liquid petroleum products  | N | N | N | N | N | N | S | N | N | S | N | N | N | N | N | <u>N</u> |          |
| Cleaning and dyeing plant   | N | N | N | N | N | N | S | N | N | Y | N | N | N | N | N | <u>N</u> |          |
| Parking or outdoor storage of more than one commercial vehicle over 1½-ton capacity   | N | N | N | N | N | N | Y | Y | N | Y | Y | N | N | N | N | <u>N</u> |          |

| <b>ZONING DISTRICT PERMITTED USES</b>  |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
|--|--|------------|------------|------------|------------|-----------|-----------|-----------|-----------|-----------------------|-----------------------|-----------|-----------|----------|-----------|------------|
|  | <b>Y = Permitted S = Special Use N = Not Permitted</b> |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| <b>PRINCIPAL USE</b>   | <b>ZONING DISTRICT</b>                                 |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
|  | <b>R60</b>   | <b>R40</b> | <b>R30</b> | <b>R20</b> | <b>R10</b> | <b>RM</b> | <b>GB</b> | <b>LB</b> | <b>OB</b> | <b>L1<sup>1</sup></b> | <b>L2<sup>2</sup></b> | <b>OP</b> | <b>OS</b> | <b>P</b> | <b>MT</b> | <b>ABD</b> |
| <b>NOTES:</b>  |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| <b>EXTRACTIVE AND INDUSTRIAL NON-MANUFACTURING (Cont'd)</b>  |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| Miscellaneous special trade contractors, with outdoor storage, but excluding outdoor storage of bulk materials | N  | N          | N          | N          | N          | N         | Y         | Y         | N         | Y                     | Y                     | N         | N         | N        | N         | <u>N</u>   |
| Miscellaneous special trade contractors with outdoor storage, including outdoor storage of bulk materials      | N  | N          | N          | N          | N          | N         | N         | N         | N         | S                     | S                     | N         | N         | N        | N         | <u>N</u>   |

|  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |
|--|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Other extractive and industrial non-manufacturing not elsewhere classified   | N        | N        | N        | N        | N        | N        | S        | S        | N        | S        | N        | N        | N        | N        | N        | <u>N</u> |
| Salvage yard operation   | N        | N        | N        | N        | N        | N        | N        | N        | N        | S        | N        | N        | N        | N        | N        | <u>N</u> |
| Construction general contractors, including storage of materials and equipment, including outdoor storage of bulk materials  | N        | N        | N        | N        | N        | N        | N        | N        | N        | S        | S        | N        | N        | N        | N        | <u>N</u> |
| <b>MANUFACTURING</b>   |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |
| <u>Handicraft/Custom Manufacturing or small-scale craft or artisan-oriented production of goods</u>  | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>Y</u> | <u>Y</u> | <u>S</u> | <u>Y</u> | <u>Y</u> | <u>S</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>S</u> |
| Food <u>and beverage</u> and related products including meat products, dairy products or bakeries; canning, preserving and miscellaneous food processing, <u>no retail sales</u> | N        | N        | N        | N        | N        | N        | Y        | S        | N        | Y        | S        | N        | N        | N        | N        | <u>N</u> |
| <u>Brewery/distillery, with retail sales and/or tasting room required</u>  | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>Y</u> | <u>S</u> | <u>N</u> | <u>Y</u> | <u>S</u> | <u>S</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>S</u> |
| Apparel and other finished products made from fabrics and similar materials  | N        | N        | N        | N        | N        | N        | Y        | Y        | Y        | Y        | Y        | S        | N        | N        | N        | <u>N</u> |
| Lumber and wood products including furniture and fixtures  | N        | N        | N        | N        | N        | N        | S        | N        | S        | Y        | Y        | N        | N        | N        | N        | <u>N</u> |
| Plastics molding, extrusion and/or assembly of plastic parts   | N        | N        | N        | N        | N        | N        | Y        | N        | Y        | Y        | S        | S        | N        | N        | N        | <u>N</u> |
| Printing, publishing and allied industries   | N        | N        | N        | N        | N        | N        | Y        | N        | Y        | Y        | S        | Y        | N        | N        | N        | <u>S</u> |

|  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |          |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|----------|
| Rubber, leather, stone, clay or glass products | N | N | N | N | N | N | S | N | S | S | S | N | N | N | N | <u>N</u> |
| Concrete plant                                 | N | N | N | N | N | N | N | N | N | S | N | N | N | N | N | <u>N</u> |

| <b>ZONING DISTRICT PERMITTED USES</b>  |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
|--|--|------------|------------|------------|------------|-----------|-----------|-----------|-----------|-----------------------|-----------------------|-----------|-----------|----------|-----------|------------|
|  | <i>Y = Permitted S = Special Use N = Not Permitted</i> |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| <b>PRINCIPAL USE</b>   | <b>ZONING DISTRICT</b>                                 |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
|  | <i>R60</i>   | <i>R40</i> | <i>R30</i> | <i>R20</i> | <i>R10</i> | <i>RM</i> | <i>GB</i> | <i>LB</i> | <i>OB</i> | <i>LI<sup>1</sup></i> | <i>LP<sup>2</sup></i> | <i>OP</i> | <i>OS</i> | <i>P</i> | <i>MT</i> | <i>ABD</i> |
| <b>NOTES:</b>  |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| <b>MANUFACTURING (Cont'd)</b>  |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| Fabricated metals products, <u>including</u> heavy machinery, transportation equipment, engines etc. | N  | N          | N          | N          | N          | N         | N         | N         | N         | S                     | N                     | N         | N         | N        | N         | <u>N</u>   |
| Fabricated metals products, <u>excluding</u> heavy machinery, transportation equipment, engines etc. | N  | N          | N          | N          | N          | N         | N         | N         | N         | S                     | S                     | N         | N         | N        | N         | <u>N</u>   |
| Boat building and repairing, including storage   | N  | N          | N          | N          | N          | N         | S         | S         | N         | Y                     | S                     | N         | N         | N        | N         | <u>N</u>   |
| Engineering, computers, scientific and research instruments, small motors and associated equipment   | N  | N          | N          | N          | N          | N         | S         | S         | S         | Y                     | Y                     | Y         | N         | N        | N         | <u>N</u>   |
| Gravel processing, with or without outdoor storage of bulk materials                                 | N  | N          | N          | N          | N          | N         | N         | N         | N         | S                     | S                     | N         | N         | N        | N         | <u>N</u>   |
| <b>TRANSPORTATION, COMMUNICATION AND UTILITIES</b>   |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| Ground-mounted solar photovoltaic installation   | S  | S          | S          | S          | S          | S         | S         | S         | S         | S                     | S                     | S         | N         | S        | S         | <u>N</u>   |

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |          |          |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|----------|----------|
| Highway and transportation services, including terminals, storage yards, etc. | N | N | N | N | N | N | N | N | N | N | Y | S | N | N | N | N        | <u>N</u> |
| Airports and heliports  | N | N | N | N | N | N | N | N | S | Y | N | S | S | N | N | <u>N</u> |          |
| Commercial dock or pier   | N | N | N | N | N | N | N | N | N | N | N | N | S | S | N | <u>N</u> |          |
| Warehousing, self-storage, public and private                                 | N | N | N | N | N | N | S | S | N | Y | Y | S | N | N | N | <u>N</u> |          |
| Commercial off-street parking   | N | N | N | N | N | N | S | N | S | S | S | N | S | S | N | <u>S</u> |          |
| Electric power substation   | S | S | S | S | S | S | S | S | S | S | S | N | S | S | N | <u>N</u> |          |
| High voltage electric transmission towers                                     | S | S | S | S | S | S | S | S | S | S | S | N | S | S | N | <u>N</u> |          |
| Telephone exchange  | N | N | N | N | N | N | Y | Y | Y | Y | Y | N | N | N | N | <u>N</u> |          |

| <b>ZONING DISTRICT PERMITTED USES</b>                       |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |                   |  |
|---|--|------------|------------|------------|------------|-----------|-----------|-----------|-----------|-----------------------|-----------------------|-----------|-----------|----------|-----------|-------------------|--|
|   | <b>Y = Permitted S = Special Use N = Not Permitted</b> |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |                   |  |
| <b>PRINCIPAL USE</b>  | <b>ZONING DISTRICT</b>                                 |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |                   |  |
|   | <b>R60</b>   | <b>R40</b> | <b>R30</b> | <b>R20</b> | <b>R10</b> | <b>RM</b> | <b>GB</b> | <b>LB</b> | <b>OB</b> | <b>LI<sup>1</sup></b> | <b>LP<sup>2</sup></b> | <b>OP</b> | <b>OS</b> | <b>P</b> | <b>MT</b> | <b><u>ABD</u></b> |  |
| <b>NOTES:</b>   |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |                   |  |
| <b>TRANSPORTATION, COMMUNICATION AND UTILITIES (Cont'd)</b> |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |                   |  |
| Sewage treatment plant                                      | N  | N          | N          | N          | N          | N         | N         | N         | N         | N                     | N                     | N         | N         | S        | N         | <u>N</u>          |  |
| Solid waste transfer station                                | N  | N          | N          | N          | N          | N         | N         | N         | N         | N                     | N                     | N         | N         | S        | N         | <u>N</u>          |  |
| Wind turbine for generation of electricity                  | S  | S          | S          | S          | S          | S         | S         | S         | S         | S                     | S                     | S         | S         | S        | S         | <u>N</u>          |  |
| <b>WIRELESS COMMUNICATIONS FACILITIES</b>                   |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |                   |  |



| <b>ZONING DISTRICT PERMITTED USES</b>   |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
|---|--|------------|------------|------------|------------|-----------|-----------|-----------|-----------|-----------------------|-----------------------|-----------|-----------|----------|-----------|------------|
|   | <b>Y = Permitted S = Special Use N = Not Permitted</b> |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| <b>PRINCIPAL USE</b>  | <b>ZONING DISTRICT</b>                                 |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
|   | <b>R60</b>   | <b>R40</b> | <b>R30</b> | <b>R20</b> | <b>R10</b> | <b>RM</b> | <b>GB</b> | <b>LB</b> | <b>OB</b> | <b>L1<sup>1</sup></b> | <b>L2<sup>2</sup></b> | <b>OP</b> | <b>OS</b> | <b>P</b> | <b>MT</b> | <b>ABD</b> |
| <b>NOTES:</b>   |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| <b>RETAIL COMMERCIAL (Cont'd)</b>   |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| Small-scale shopping center   | N  | N          | N          | N          | N          | N         | S         | S         | N         | N                     | N                     | N         | N         | N        | N         | <u>S</u>   |
| Large-scale shopping center   | N  | N          | N          | N          | N          | N         | S         | N         | N         | N                     | N                     | N         | N         | N        | N         | <u>N</u>   |
| Auto dealers, trailers (new and used), tire, battery, access, dealers   | N  | N          | N          | N          | N          | N         | Y         | N         | N         | N                     | N                     | N         | N         | N        | N         | <u>N</u>   |
| Gasoline service station (minor repairs only)   | N  | N          | N          | N          | N          | N         | S         | S         | N         | N                     | N                     | N         | N         | N        | N         | <u>N</u>   |
| Gasoline station with convenience store   | N  | N          | N          | N          | N          | N         | S         | S         | N         | N                     | N                     | N         | N         | N        | N         | <u>S</u>   |
| Boat sales, including trailers  | N  | N          | N          | N          | N          | N         | Y         | N         | N         | N                     | N                     | N         | N         | N        | N         | <u>N</u>   |
| Supermarkets  | N  | N          | N          | N          | N          | N         | Y         | N         | N         | N                     | N                     | N         | N         | N        | N         | <u>N</u>   |
| Convenience stores, delicatessens, fish markets, fruit and vegetable markets, bakeries, dairy products stores | N  | N          | N          | N          | N          | N         | Y         | Y         | N         | N                     | N                     | N         | N         | N        | N         | <u>Y</u>   |
| Commercial greenhouse   | N  | N          | N          | N          | N          | N         | Y         | Y         | N         | N                     | N                     | N         | N         | N        | N         | <u>N</u>   |
| Lunchroom or restaurant (no alcoholic beverages)  | N  | N          | N          | N          | N          | N         | Y         | Y         | S         | S                     | N                     | N         | N         | N        | N         | <u>Y</u>   |
| Lunchroom or restaurant (alcoholic beverages)   | N  | N          | N          | N          | N          | N         | Y         | S         | S         | S                     | N                     | N         | N         | N        | N         | <u>S</u>   |



|  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |          |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|----------|
| therapy services   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |          |
| Miscellaneous personal services not otherwise classified | N | N | N | N | N | N | S | S | N | N | N | N | N | N | N | N | <u>S</u> |

| <b>ZONING DISTRICT PERMITTED USES</b>   |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
|---|--|------------|------------|------------|------------|-----------|-----------|-----------|-----------|-----------------------|-----------------------|-----------|-----------|----------|-----------|------------|
|   | <b>Y = Permitted S = Special Use N = Not Permitted</b> |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| <b>PRINCIPAL USE</b>  | <b>ZONING DISTRICT</b>                                 |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
|   | <b>R60</b>   | <b>R40</b> | <b>R30</b> | <b>R20</b> | <b>R10</b> | <b>RM</b> | <b>GB</b> | <b>LB</b> | <b>OB</b> | <b>LI<sup>1</sup></b> | <b>LP<sup>2</sup></b> | <b>OP</b> | <b>OS</b> | <b>P</b> | <b>MT</b> | <b>ABD</b> |
| <b>NOTES:</b>   |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| <b>BUSINESS SERVICES</b>  |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| Automotive repair, service and garages, vehicle body shop and welding                         | N  | N          | N          | N          | N          | N         | S         | S         | N         | Y                     | S                     | N         | N         | N        | N         | <u>N</u>   |
| Catering and food packaging   | N  | N          | N          | N          | N          | N         | Y         | Y         | S         | Y                     | Y                     | Y         | N         | N        | N         | <u>N</u>   |
| Miscellaneous repair shops and related services (non-vehicle) <u>without outdoor storage.</u> | N  | N          | N          | N          | N          | N         | Y         | Y         | N         | Y                     | S                     | N         | N         | N        | N         | <u>Y</u>   |
| <u>Miscellaneous repair shops and related services (non-vehicle) with outdoor storage.</u>    | <u>N</u>   | <u>N</u>   | <u>N</u>   | <u>N</u>   | <u>N</u>   | <u>N</u>  | <u>S</u>  | <u>S</u>  | <u>N</u>  | <u>S</u>              | <u>S</u>              | <u>N</u>  | <u>N</u>  | <u>N</u> | <u>N</u>  | <u>N</u>   |
| Vehicle washing establishment ( <u>mechanical car wash or self-wash</u> )                     | N  | N          | N          | N          | N          | N         | Y         | S         | N         | Y                     | N                     | N         | N         | N        | N         | <u>N</u>   |
| <u>Auto detailing (without mechanical car wash or self-wash)</u>                              | <u>N</u>   | <u>N</u>   | <u>N</u>   | <u>N</u>   | <u>N</u>   | <u>N</u>  | <u>Y</u>  | <u>S</u>  | <u>N</u>  | <u>Y</u>              | <u>S</u>              | <u>N</u>  | <u>N</u>  | <u>N</u> | <u>N</u>  | <u>S</u>   |
| Vehicle or equipment rentals  | N  | N          | N          | N          | N          | N         | Y         | S         | N         | Y                     | S                     | N         | N         | N        | N         | <u>S</u>   |
| Duplicating, printing or photocopying   | N  | N          | N          | N          | N          | N         | Y         | Y         | Y         | S                     | S                     | S         | N         | N        | N         | <u>Y</u>   |

|  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
|--|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|--|
| services   |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Miscellaneous business services not otherwise classified   | N        | N        | N        | N        | N        | N        | S        | S        | S        | N        | S        | S        | N        | N        | N        | <u>S</u> |  |
| <b>PROFESSIONAL SERVICES</b>   |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| General professional offices   | N        | N        | N        | N        | N        | N        | Y        | Y        | Y        | N        | N        | Y        | N        | N        | N        | <u>Y</u> |  |
| Bank or financial institution <u>without drive-up window/ATM</u>   | N        | N        | N        | N        | N        | N        | Y        | Y        | Y        | S        | N        | Y        | N        | N        | N        | <u>Y</u> |  |
| <u>Bank or financial institution with drive-up window/ATM</u>  | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>Y</u> | <u>Y</u> | <u>Y</u> | <u>S</u> | <u>N</u> | <u>Y</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>S</u> |  |
| Research or development offices  | N        | N        | N        | N        | N        | N        | Y        | Y        | Y        | Y        | Y        | Y        | N        | N        | N        | <u>S</u> |  |
| Office - customary home occupation (for use by a resident of the premises up to one employee or associate) | Y        | Y        | Y        | Y        | Y        | Y        | Y        | Y        | Y        | Y        | Y        | N        | S        | N        | S        | <u>Y</u> |  |
| Temporary real estate sales office located on the premises being sold                                      | Y        | Y        | Y        | Y        | Y        | Y        | Y        | Y        | Y        | Y        | Y        | N        | N        | N        | S        | <u>N</u> |  |

| <b>ZONING DISTRICT PERMITTED USES</b>  |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
|--|--|------------|------------|------------|------------|-----------|-----------|-----------|-----------|-----------------------|-----------------------|-----------|-----------|----------|-----------|------------|
|  | <b>Y = Permitted S = Special Use N = Not Permitted</b> |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| <b>PRINCIPAL USE</b>   | <b>ZONING DISTRICT</b>                                 |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
|  | <b>R60</b>   | <b>R40</b> | <b>R30</b> | <b>R20</b> | <b>R10</b> | <b>RM</b> | <b>GB</b> | <b>LB</b> | <b>OB</b> | <b>LI<sup>1</sup></b> | <b>LP<sup>2</sup></b> | <b>OP</b> | <b>OS</b> | <b>P</b> | <b>MT</b> | <b>ABD</b> |
| <b>NOTES:</b>  |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| <b>PROFESSIONAL SERVICES (Cont'd)</b>  |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |            |
| Sales and service offices for fuel oil and bottled gas dealers including parts and repairs but excluding storage and | N  | N          | N          | N          | N          | N         | Y         | Y         | N         | Y                     | S                     | N         | N         | N        | N         | <u>N</u>   |

|  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
|--|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|--|
| distribution of the product on the premises                      |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Miscellaneous professional services not otherwise classified     | N        | N        | N        | N        | N        | N        | S        | S        | S        | S        | N        | N        | N        | N        | N        | <u>S</u> |  |
| <b>INDOOR COMMERCIAL AMUSEMENT SERVICES</b>                      |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Motion picture theaters  | N        | N        | N        | N        | N        | N        | S        | N        | N        | N        | N        | N        | N        | N        | N        | <u>S</u> |  |
| Video and amusement arcades                                      | N        | N        | N        | N        | N        | N        | S        | N        | N        | N        | N        | N        | N        | N        | N        | <u>S</u> |  |
| Bowling alleys <del>and billiard and pool parlors</del>          | N        | N        | N        | N        | N        | N        | Y        | N        | N        | N        | N        | N        | N        | N        | N        | <u>N</u> |  |
| <u>Billiard and pool parlors</u>                                 | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>Y</u> | <u>S</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>S</u> |  |
| Exercise center, <del>gymnasium, sauna or with</del> court games | N        | N        | N        | N        | N        | N        | Y        | Y        | Y        | N        | N        | S        | N        | N        | N        | <u>N</u> |  |
| <u>Exercise center, without court games</u>                      | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>Y</u> | <u>Y</u> | <u>Y</u> | <u>N</u> | <u>N</u> | <u>S</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>Y</u> |  |
| Skating rinks  | N        | N        | N        | N        | N        | N        | S        | N        | N        | N        | N        | N        | N        | N        | N        | <u>N</u> |  |
| Indoor roller blade and skateboarding facility                   | N        | N        | N        | N        | N        | N        | S        | N        | N        | N        | N        | N        | N        | N        | N        | <u>N</u> |  |

|  |  |            |            |            |            |           |           |           |           |           |           |           |           |          |           |                   |
|--|--|------------|------------|------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|-----------|-------------------|
| <b>ZONING DISTRICT PERMITTED USES</b>                                      |  |            |            |            |            |           |           |           |           |           |           |           |           |          |           |                   |
|  | <b>Y = Permitted S = Special Use N = Not Permitted</b> |            |            |            |            |           |           |           |           |           |           |           |           |          |           |                   |
| <b>PRINCIPAL USE</b>   | <b>ZONING DISTRICT</b>                                 |            |            |            |            |           |           |           |           |           |           |           |           |          |           |                   |
|  | <b>R60</b>   | <b>R40</b> | <b>R30</b> | <b>R20</b> | <b>R10</b> | <b>RM</b> | <b>GB</b> | <b>LB</b> | <b>OB</b> | <b>L1</b> | <b>L2</b> | <b>OP</b> | <b>OS</b> | <b>P</b> | <b>MT</b> | <b><u>ABD</u></b> |
| <b>NOTES:</b>  |  |            |            |            |            |           |           |           |           |           |           |           |           |          |           |                   |
| <b>GOVERNMENTAL, EDUCATIONAL AND INSTITUTIONAL ON PRIVATELY OWNED LAND</b> |  |            |            |            |            |           |           |           |           |           |           |           |           |          |           |                   |



| <b>GOVERNMENTAL, EDUCATIONAL AND INSTITUTIONAL ON PRIVATELY OWNED LAND (Cont'd)</b> |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |          |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|----------|
| Rest, retirement, convalescent or nursing homes                                     | S | S | S | S | S | S | S | S | S | S | S | S | N | N | N | <u>S</u> |
| Residential care and assisted living facility                                       | S | S | S | S | S | S | S | S | S | S | S | S | N | N | N | <u>S</u> |
| <b>COMMERCIAL OUTDOOR RECREATION</b>  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |          |
| Amusement parks   | N | N | N | N | N | N | S | N | N | N | N | N | N | N | N | <u>N</u> |
| Miniature golf, driving range, pitch and putt, etc.                                 | N | N | N | N | N | N | S | S | N | N | N | N | N | N | N | <u>S</u> |
| Campgrounds   | N | N | N | N | N | N | N | N | N | N | N | N | S | N | N | <u>N</u> |
| Riding academies and schools  | N | N | N | N | N | N | N | N | N | N | N | N | S | N | N | <u>N</u> |
| Golf courses  | N | N | N | N | N | N | N | N | N | N | N | N | Y | N | N | <u>N</u> |
| Drive-in theater  | N | N | N | N | N | N | S | N | N | N | N | N | N | N | N | <u>N</u> |
| Tennis/other outdoor court games  | N | N | N | N | N | N | S | N | S | N | N | N | N | N | N | <u>S</u> |
| Swimming pools, water slides, other water-based amusements                          | N | N | N | N | N | N | S | N | N | N | N | N | N | N | N | <u>N</u> |
| Boat liveries (small boat rentals)  | N | N | N | N | N | N | Y | Y | N | N | N | N | N | N | N | <u>S</u> |
| Stadia and fairgrounds  | N | N | N | N | N | N | S | N | N | N | N | N | N | N | N | <u>N</u> |

| <b>ZONING DISTRICT PERMITTED USES</b> |  |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |                   |
|---------------------------------------|--|------------|------------|------------|------------|-----------|-----------|-----------|-----------|-----------------------|-----------------------|-----------|-----------|----------|-----------|-------------------|
|                                       | <b>Y = Permitted S = Special Use N = Not Permitted</b> |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |                   |
| <b>PRINCIPAL USE</b>                  | <b>ZONING DISTRICT</b>                                 |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |                   |
|                                       | <b>R60</b>   | <b>R40</b> | <b>R30</b> | <b>R20</b> | <b>R10</b> | <b>RM</b> | <b>GB</b> | <b>LB</b> | <b>OB</b> | <b>L1<sup>1</sup></b> | <b>L2<sup>2</sup></b> | <b>OP</b> | <b>OS</b> | <b>P</b> | <b>MT</b> | <b><u>ABD</u></b> |

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |          |          |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|----------|----------|
| <b>NOTES:</b>   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |          |          |
| <b>COMMERCIAL OUTDOOR RECREATION (Cont'd)</b>   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |          |          |
| Conservation lands, bird sanctuaries, wildlife preserves  | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y        | <u>Y</u> |
| Public and private parks  | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y        | <u>Y</u> |
| Bathing beaches, public or non-profit ownership   | N | N | N | N | N | N | N | N | N | N | N | N | Y | Y | Y | <u>Y</u> |          |
| <b>ACCESSORY USES</b>   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |          |          |
| Accessory use customarily incidental to a use permitted in the district and located on the same lot as the principal use                            | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y        | <u>Y</u> |
| Accessory use customarily incidental to a use permitted as a special use exception in the district and located on the same lot as the principal use | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S        | <u>S</u> |
| Agricultural awareness programs   | Y | Y | Y | Y | Y | N | Y | Y | Y | Y | Y | N | Y | Y | N | <u>Y</u> |          |
| Farm-promotion accessory uses   | S | S | S | S | N | N | S | S | S | S | S | N | S | S | N | <u>S</u> |          |
| Product stands for sale of fruit and vegetable produce raised on the premises, including nursery stock (maximum 150 sq. ft. permanent structure)    | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | Y | Y | Y | <u>Y</u> |          |

|  |                        |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |                   |
|--|------------------------|------------|------------|------------|------------|-----------|-----------|-----------|-----------|-----------------------|-----------------------|-----------|-----------|----------|-----------|-------------------|
| <b>ZONING DISTRICT PERMITTED USES</b>                  |                        |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |                   |
| <i>Y = Permitted S = Special Use N = Not Permitted</i> |                        |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |                   |
| <b>PRINCIPAL USE</b>                                   | <b>ZONING DISTRICT</b> |            |            |            |            |           |           |           |           |                       |                       |           |           |          |           |                   |
|  | <b>R60</b>             | <b>R40</b> | <b>R30</b> | <b>R20</b> | <b>R10</b> | <b>RM</b> | <b>GB</b> | <b>LB</b> | <b>OB</b> | <b>LI<sup>1</sup></b> | <b>LI<sup>2</sup></b> | <b>OP</b> | <b>OS</b> | <b>P</b> | <b>MT</b> | <b><u>ABD</u></b> |

|  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |          |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|--|----------|
| <b>NOTES:</b>  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |          |
| <b>ACCESSORY USES (Cont'd)</b>   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |          |
| Product stands for sale of fruit and vegetable produce raised on the premises, nursery stock, plants and seedlings raised on/off the premises; farm supplies and associated products (permanent structure exceeding 150 sq. ft.) | S | S | S | S | N | N | S | S | S | S | S | N | S | S | N |  |  | <u>S</u> |
| Traditional farm-related accessory uses other than product stands  | Y | Y | Y | Y | N | N | Y | Y | Y | Y | Y | N | Y | Y | N |  |  | <u>Y</u> |
| Home occupation  | Y | Y | Y | Y | Y | Y | N | S | Y | N | N | N | N | N | Y |  |  | <u>S</u> |

