

Section 705 Table of Use Regulations

P – Permitted; N - Not Permitted; CU - Conditional Use; SE - Special Exception. (See Section 701(C))

Districts	RC	RA	CR	VR	VC	CC	C	LC	PI	E	MSA(*)
A. Agricultural Uses											
A1 Crop Farming/Nursery Minimum Lot Area:	P 2 ac.	P 2 ac.	P 1.5 ac.	P 1 ac.	P 1 ac.	CU 1 ac.	P 1 ac.	N	CU 5 ac.	P 5 ac.	
A2 Greenhouse Minimum Lot Area:	P 2 ac.	P 2 ac.	P 1.5 ac.	P 1 ac.	N	N	P 1 ac.	N	CU 5 ac.	N	
A3 Animal Husbandry Minimum Lot Area:	P 10 ac.	P 10 ac.	P 10 ac.	P 10 ac.	N	N	N	N	CU 10 ac.	N	10 ac.
A4 Kennel Minimum Lot Area:	P 5 ac.	P 5 ac.	P 5 ac.	N	N	N	N	N	N	N	5 ac.
A5 Stable Minimum Lot Area:	P 5 ac.	P 5 ac.	P 5 ac.	N	N	N	N	N	N	N	5 ac.
A6 Forestry/Tree Harvesting Minimum Lot Area:	P 3 ac.	P 2 ac.	P 1.5 ac.	P 1 ac.	P 1 ac.	P 1 ac.	P 1 ac.	P 1 ac.	P 5 ac.	P 5 ac.	
B. Residential Uses											
B1 Single-Family Detached Minimum Lot Area: Minimum Lot Area w/CLAS(**):	P 2 ac. ---	P 2 ac. ---	P 1.5 ac. ---	P 1 ac. 13,500 sq. ft.	P 1 ac. 13,500 sq. ft.	N	N	N	N	N	
B2 Conversion Minimum Lot Area:	P	SE 2 ac.	CU 1.5 ac.	CU 1 ac.	CU 1 ac.	CU 1 ac.	CU 1 ac.	N	N	N	See Section 706
B3 Rooming House Minimum Lot Area:	N	N	N	N	P 1 ac.	N	N	N	N	N	See Section 706
B4 Dwelling-in-Combination Minimum Lot Area:	N	N	N	N	P 1 ac.	N	N	N	N	N	See Section 706

ARTICLE VII. USE REGULATIONS

Districts	RC	RA	CR	VR	VC	CC	C	LC	PI	E	MSA(*)
B5 Single-Family Detached Cluster Minimum Lot Area w/ CLAS(**):	N	N	P 30,000 sq. ft.	P 10,000 sq. ft.	P 10,000 sq. ft.	N	N	N	N	N	10 ac.
B6 Performance Subdivision Minimum Lot Area w/ CLAS(**):	N	N	N	CU (4)	CU (4)	N	N	N	N	N	20 ac.
B6(10) Garden Apartment	N	N	N	N	N	CU	N	N	N	N	5 ac.
B7 Cottage Development or Private Camp Minimum Lot Area:	SE 10 ac.	SE 10 ac.	N	N	N	N	N	N	N	N	10 ac.
B8 Life Care Facility Minimum Lot Area:	N	N	CU 10 ac.	SE 10 ac.	N	N	N	N	N	N	10 ac.
B9 Manufactured Home Parks Minimum Lot Area w/ CLAS(**):	N	N	N	SE (4)	N	N	N	N	N	N	15 ac.
B10 Full Care Facility	N	N	SE 10 ac.	SE 10 ac.	N	N	N	N	CU 10 ac.	N	10 ac.
B11 Village/Hamlet Option	N	CU 10 ac.	N	CU 10 ac.	N	N	N	N	N	N	10 ac.
B12 Flexible Development	CU	CU	CU	CU	CU	N	N	N	N	N	
C. Institutional and Recreational Uses											
C1 Place of Worship Minimum Lot Area:	N	N	P 1.5 ac.	P 2 ac.	P 2 ac.	CU 2 ac.	N	N	N	N	2 ac.
C2 School Minimum Lot Area:	N	N	P 5 ac.	P 5 ac.	P 5 ac.	CU 5 ac.	N	N	N	N	5 ac.
C3 Commercial School Minimum Lot Area:	N	N	N	N	N	CU 1 ac.	P 1 ac.	N	N	N	
C4 Library or Museum Minimum Lot Area:	N	N	P 1.5 ac.	P 1 ac.	P 1 ac.	CU 1 ac.	P 1 ac.	N	N	N	

ARTICLE VII. USE REGULATIONS

Districts	RC	RA	CR	VR	VC	CC	C	LC	PI	E	MSA ^(*)
C5 Recreational Facility Minimum Lot Area:	N	N	P 1.5 ac.	P 1 ac.	N	N	N	N	N	N	
C6 Private Recreational Facilities Minimum Lot Area:	N	N	N	N	N	N	N	N	N	N	5 ac.
C7 Golf Course	P	P	P	P	N	N	N	N	CU	N	See Section 706
C8 Private Club Minimum Lot Area:	N	N	P 1.5 ac.	P 1 ac.	P 1 ac.	CU 1 ac.	P 1 ac.	N	N	N	
C9 Community Center Minimum Lot Area:	N	N	P 5 ac.	P 5 ac.	P 5 ac.	CU 5 ac.	N	N	N	N	5 ac.
C10 Day Care Center Minimum Lot Area:	N	N	P 2 ac.	P 2 ac.	P 2 ac.	CU 2 ac.	N	N	N	N	2 ac. ⁽³⁾
C11 Hospital	N	N	N	N	P	CU	N	N	N	N	10 ac. ⁽³⁾
C12 Nursing Home Minimum Lot Area:	N	N	P 10 ac.	P 10 ac.	P 10 ac.	CU 10 ac.	N	N	N	N	10 ac. ⁽³⁾
C13 Cemetery Minimum Lot Area:	P 5 ac.	P 5 ac.	P 5 ac.	P 5 ac.	N	CU 5 ac.	N	N	N	N	5 ac.
C14 Recreational Camping Park Minimum Lot Area:	N	CU 10 ac.	N	N	N	N	N	N	N	N	10 ac. ⁽³⁾
C15 Adult Daily Living	N	N	N	N	CU	CU	CU	CU	N	CU	
D. Office Uses											
D1 Medical Office Minimum Lot Area:	N	N	N	N	P 1 ac.	CU 1 ac.	P 1 ac.	N	N	N	
D2 Office Minimum Lot Area:	N	N	N	N	P 1 ac.	CU 1 ac.	P 1 ac.	N	N	N	

ARTICLE VII. USE REGULATIONS

E. Retail and Consumer Service Uses

Districts	RC	RA	CR	VR	VC	CC	C	LC	PI	E	MSA(*)
E1 Retail Shops Minimum Lot Area:	N	N	N	N	N	N	CU 1 ac.	P 1 ac.	N	N	
E1A Convenience Store	N	N	N	N	N	CU 1 ac.	N	CU 1 ac.	N	N	
E2 Service Business Minimum Lot Area:	N	N	N	N	P 1 ac.	N	P 1 ac.	P 1 ac.	N	N	
E3 Financial Establishment Minimum Lot Area:	N	N	N	N	P 1 ac.	N	P 1 ac.	P 1 ac.	N	N	
E4 Eating Place Minimum Lot Area:	N	N	N	N	P 1 ac.	N	P 1 ac.	N	N	N	
E5 Eating Place Drive-in Minimum Lot Area:	N	N	N	N	N	N	P 1 ac.	N	N	N	
E6 Repair Shop Minimum Lot Area:	N	N	N	N	N	N	P 1 ac.	N	N	N	
E7 Funeral Home Minimum Lot Area:	N	N	N	N	P 1 ac.	CU 1 ac.	P 1 ac.	N	N	N	
E8 Motel or Hotel Minimum Lot Area:	N	N	N	N	N	CU 5 ac.	P 5 ac.	N	N	N	5 ac.
E9 Entertainment Minimum Lot Area:	N	N	N	N	N	CU 1 ac.	P 1 ac.	N	N	N	
E10 Outdoor Entertainment Minimum Lot Area:	N	N	N	N	N	CU 1 ac.	P 1 ac.	N	N	N	
E11 Tavern Minimum Lot Area:	N	N	N	N	N	CU 1 ac.	P 1 ac.	N	N	N	

ARTICLE VII. USE REGULATIONS

Districts	RC	RA	CR	VR	VC	CC	C	LC	PI	E	MSA ^(*)
E12 Lumber Yard Minimum Lot Area:	N	N	N	N	N	N	P 1 ac.	N	CU 5 ac.	N	
E13 Veterinary Minimum Lot Area:	P 3 ac.	P 2 ac.	N	N	N	CU 1 ac.	P 1 ac.	N	N	N	
E14 Service Station Minimum Lot Area:	N	N	N	N	CU 1 ac.	CU 1 ac.	N	N	N	N	
E14A Fueling Station w/Convenience Store Minimum Lot Area:	N	N	N	N	N	CU 1 ac.	N	CU 1 ac.	N	N	
E15 Automobile Sales Minimum Lot Area:	N	N	N	N	N	N	P 1 ac.	N	CU 5 ac.	N	
E16 Automobile Repair Minimum Lot Area:	N	N	N	N	N	N	P 1 ac.	N	CU 5 ac.	N	
E17 Truck Sales Minimum Lot Area:	N	N	N	N	N	N	P 1 ac.	N	CU 5 ac.	N	
E18 Automobile Accessories Minimum Lot Area:	N	N	N	N	N	N	P 1 ac.	N	CU 5 ac.	N	
E19 Parking Lot or Garage Minimum Lot Area:	N	N	N	N	N	CU 1 ac.	P 1 ac.	N	CU 5 ac.	N	
E20 Shopping Center Minimum Lot Area:	N	N	N	N	N	N	P 10 ac.	N	N	N	10 ac.
E21 Outdoor Motion Picture Establishment Minimum Lot Area:	N	N	N	N	N	N	P 5 ac.	N	N	N	5 ac.
E22 Village Oriented Shops and Stores Minimum Lot Area:	N	N	N	N	P 1 ac.	N	N	N	N	N	
E23 Watercraft Rentals Minimum Lot Area:	SE ¹ 10 ac.	N	N	N	N	SE 3 ac.	SE 3 ac.	N	N	SE 10 ac.	
E24 Medical Marijuana Dispensary Facility	N	N	N	N	CU	CU	CU	CU	N	N	

¹Permitted as Special Exception in RC District only if proposed lot fronts on and provides access to Route 32 (River Road), subject to compliance with provisions of this Ordinance.

ARTICLE VII. USE REGULATIONS

Districts	RC	RA	CR	VR	VC	CC	C	LC	PI	E	MSA(*)
F. Utility, Service and Transportation Uses											
F1 Utilities Minimum Lot Area:	CU 3 ac.	CU 3 ac.	CU 3 ac.	CU 3 ac.	CU 3 ac.	CU 3 ac.	CU 3 ac.	CU 3	CU 5 ac.	CU 5 ac.	
F2 Emergency Service Minimum Lot Area:	P 3 ac.	P 3 ac.	P 3 ac.	P 3 ac.	P 3 ac.	CU 3 ac.	P 3 ac.	N	CU 5 ac.	P 5 ac.	3 ac.
F3 Terminal Minimum Lot Area:	N	N	N	N	N	N	N	N	CU 5 ac.	N	
F4 Airport Minimum Lot Area:	SE 3 ac.	SE 2 ac.	N	N	N	N	N	N	N	N	
F5 Solar Energy Commercial Operation	N	N	N	N	N	CU	CU	N	CU	N	
G. Industrial Uses											
G1 Manufacturing Minimum Lot Area:	N	N	N	N	N	N	N	N	CU 5 ac.	N	
G2 Research Minimum Lot Area:	N	N	N	N	N	N	N	N	CU 5 ac.	N	
G3 Wholesale Minimum Lot Area:	N	N	N	N	N	N	N	N	CU 5 ac.	N	
G4 Printing Minimum Lot Area:	N	N	N	N	N	N	N	N	CU 5 ac.	N	
G5 Contracting Minimum Lot Area:	N	N	N	N	N	N	N	N	CU 5 ac.	N	
G6 Truck Terminal Minimum Lot Area:	N	N	N	N	N	N	N	N	CU 5 ac.	N	

ARTICLE VII. USE REGULATIONS

Districts		RC	RA	CR	VR	VC	CC	C	LC	PI	E	MSA(*)
G7	Crafts Plumbing Minimum Lot Area:	N	N	N	N	N	CU	P 5 ac.	N	CU 5 ac.	N	
G8	Planing Mill Minimum Lot Area:	N	N	N	N	N	N	N	N	CU 5 ac.	N	
G9	Mill Minimum Lot Area:	N	N	N	N	N	N	N	N	CU 5 ac.	N	
G10	Junk Yard Minimum Lot Area:	N	N	N	N	N	N	N	N	CU 5 ac.	N	
G11	Extraction Operation Minimum Lot Area:	N	N	N	N	N	N	N	N	N	SE 5 ac.	
G12	Mini Warehouse Minimum Lot Area:	N	N	N	N	N	N	N	P	CU 5 ac.		
G13	Industrial Park Minimum Lot Area:	N	N	N	N	N	N	N	N	CU 10 ac.	N	10 ac.
G14	Solid Waste Facility (SWF) Minimum Lot Area:	N	N	N	N	N	N	N	N	CU 20 ac.	N	20 ac.
G15	Medical Marijuana Growing/Processing Facility	N	N	N	N	N	N	N	N	CU	N	
G16	Recovery of Subsurface Gas and Oil Deposits	CU	CU	N	N	N	N	CU	CU	CU	CU	
H. Accessory Uses												
H1	No-Impact Home Occupation	P	P	P	P	P	P	P	P	CU	P	
H2	Limited Impact Home Occupation	P	P	P	P	P	P	P	P	CU	P	
H3	Residential Accessory Structure											
	H3 (1), (2) and (3)	P	P	P	P	P	CU	P	N	CU	N	
	H3 (4) and (5)	P	P	P	P	P	CU	P	N	N	N	

ARTICLE VII. USE REGULATIONS

Districts	RC	RA	CR	VR	VC	CC	C	LC	PI	E	MSA ^(*)
H4 Dormitory	N	SE	CU	CU	CU	SE	N	N	N	N	
H5 Outdoor Storage or Display	N	N	N	N	N	CU	P	N	CU	P	
H6 Temporary Structure or Use	N	N	N	N	P	CU	P	N	CU	N	
H7 Signs	P	P	P	P	P	CU	P	N	CU	P	
H8 Bed and Breakfast	P	P	P	P	P	CU	N	N	N	N	
H9 Commercial Garage	N	N	N	N	N	N	P	N	N	N	
H10 Transient Use of Residential Property	P	P	P	P	P	N	N	N	N	N	
H11 Accessory Solar Energy System	P	P	P	P	P	P	P	P	P	P	

Legend:

- P – Permitted
- N - Not Permitted
- CU - Conditional Use
- SE - Special Exception

^(*) MSA - Minimum Site Area

^(**) CLAS - Community Land Application System