

## ZONING

Table 4  
Chart of Uses  
Town of Hillsborough

P = Permitted use, S = Permitted by Special Exception,  
C = Permitted as a Conditional Use, (#) = See Notes

<b>Uses</b>	<b>ZONING DISTRICTS</b>						
	<u>Rural</u>	<u>Residential</u>	<u>Village Residential</u>	<u>Emerald Lake Village Residential</u>	<u>Lower Village Residential</u>	<u>Commercial</u>	<u>Central Business</u>
<b><u>RESIDENTIAL USES</u></b>							
<u>Bed-and Breakfast</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>
<u>Cluster Development</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		
<u>Dwelling, single-family</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S (1)</u>	<u>P (2)</u>
<u>Dwelling, two-family</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S (1)</u>	<u>P (2)</u>
<u>Dwelling, three- and four-family</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>S (1)</u>	<u>P (2)</u>
<u>Dwelling, more than four-family</u>	<u>S</u>	<u>S</u>	<u>S</u>			<u>S (1)</u>	<u>P (2)</u>
<u>Home Occupation</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Mobile Home/Manufactured Housing</u>	<u>P</u>	<u>P</u>					
<u>Mobile Home Park</u>	<u>S</u>	<u>S</u>					
<u>Mobile Home Subdivision</u>	<u>P</u>	<u>P</u>					
<b><u>RESIDENTIAL USES NOTES</u></b>							
<p><u>(1) Uses permitted by Special Exception only when such is a secondary use in conjunction with a commercial use and when such use comprises less than 50% of the square footage of the structure.</u></p> <p><u>(2) Dwellings at street-level dwelling require a Special Exception. Minimum floor area for any dwelling unit shall be 600 square feet.</u></p>							

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<b><u>COMMERCIAL USES</u></b>							
<u>Auction House</u>	<u>S</u>					<u>P</u>	<u>S</u>
<u>Bar</u>						<u>P</u>	<u>P</u>
<u>Camp, Recreational</u>	<u>S</u>						
<u>Campground</u>	<u>S</u>	<u>S</u>					
<u>Commercial Storage Facility</u>						<u>P</u>	<u>S</u>
<u>Convenience Store</u>						<u>P</u>	<u>S</u>
<u>Crematory</u>	<u>S</u>					<u>S</u>	
<u>Drive-Through Facility</u>						<u>P</u>	<u>S</u>
<u>Farmers' Market</u>	<u>S</u>					<u>P</u>	<u>P</u>
<u>Flea Market</u>	<u>S</u>					<u>P</u>	<u>S</u>
<u>Funeral Home</u>						<u>P</u>	<u>P</u>
<u>Garden/Farm Supply or Nursery</u>	<u>S</u>					<u>P</u>	
<u>Home Business</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>(1)</u>	<u>(1)</u>
<u>Hotel/Motel</u>						<u>P</u>	<u>P</u>
<u>Inn</u>	<u>S</u>					<u>P</u>	<u>P</u>
<u>Livestock Auction</u>	<u>S</u>					<u>S</u>	

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<b><u>COMMERCIAL USES (continued)</u></b>							
<u>Manufactured Home Sales</u>						<u>P</u>	
<u>Motor Vehicle Sales</u>						<u>P</u>	
<u>Motor Vehicle Service Station and Repair Garage</u>						<u>P</u>	
<u>Night Club</u>						<u>P</u>	<u>P</u>
<u>Office</u>	<u>S</u>	<u>S</u>	<u>S</u>			<u>P</u>	<u>P</u>
<u>Personal Services</u>		<u>S</u>	<u>S</u>			<u>P</u>	<u>P</u>
<u>Recreation, Indoor</u>						<u>P</u>	<u>P</u>
<u>Recreation, Outdoor</u>	<u>S</u>					<u>S</u>	
<u>Repair Business</u>		<u>S</u>				<u>P</u>	<u>P</u>
<u>Restaurant</u>	<u>S</u>	<u>S</u>	<u>S</u>			<u>P</u>	<u>P</u>
<u>Retail Business</u>		<u>S</u>	<u>S</u>			<u>P</u>	<u>P</u>
<u>School, Commercial or Trade</u>						<u>P</u>	<u>P</u>
<u>Shopping Center</u>						<u>P</u>	<u>P</u>
<u>Theater</u>	<u>S</u>					<u>P</u>	<u>P</u>
<u>Vehicle and Machinery Auction</u>						<u>S</u>	
<b><u>COMMERCIAL USES NOTES</u></b>							
<u>(1) Home Businesses are not regulated in the Commercial and Central Business Districts, but changes of use may be subject to Site Plan Review.</u>							

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	<b><u>INSTITUTIONAL USES</u></b>						
<u>Clinic</u>	<u>S</u>		<u>S</u>			<u>P</u>	<u>P</u>
<u>Clubs/Lodges, with seating for less than 250 people.</u>	<u>S</u>	<u>S</u>	<u>S</u>			<u>P</u>	<u>P</u>
<u>Clubs/Lodges, with seating for 250 or more people.</u>	<u>S</u>					<u>P</u>	<u>S</u>
<u>Community Center</u>	<u>S</u>		<u>S</u>			<u>P</u>	<u>P</u>
<u>Day Care Facility, Adult</u>	<u>S</u>	<u>S</u>	<u>S</u>			<u>P</u>	<u>P</u>
<u>Day Care Facility, Child or Family</u>	<u>S</u>	<u>S</u>	<u>S</u>			<u>P</u>	<u>P</u>
<u>Hospital</u>	<u>S</u>					<u>P</u>	<u>P</u>
<u>Municipal Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Museum</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>
<u>Nursing Home, Retirement Home or Supervised Group Home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Nursery School/Pre-School</u>	<u>S</u>	<u>S</u>	<u>S</u>			<u>P</u>	<u>P</u>
<u>Religious institutions, with seating for less than 250 people</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>
<u>Religious institutions, with seating for 250 or more people</u>	<u>S</u>					<u>P</u>	<u>S</u>
<u>School</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>
	<b><u>INSTITUTIONAL USES NOTES</u></b>						

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Table 4

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<b><u>INDUSTRIAL USES</u></b>							
<u>Building and Service Trade</u>	P	P	P	P	P	P	P
<u>Industry</u>				S	S	P	
<u>Junk Yard</u>							
<u>Light Industry</u>	S					P	S
<u>Sawmill</u>	S					S	
<b><u>INDUSTRIAL USES NOTES</u></b>							
<b>Uses</b>	<b>ZONING DISTRICTS</b>						
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<b><u>MISCELLANEOUS USES</u></b>							
<u>Agriculture</u>	P						
<u>Agritourism</u>	P(1)					S	
<u>Animal Shelter</u>	S					P	P
<u>Artists' Studios</u>	P	S	S	S	S	P	P
<u>Cemetery</u>	P	P	P	P	P		
<u>Daycare Facility Dog</u>	S	S	S	S	S	P	P
<u>Boarding Kennel</u>	S					S	
<u>Farm</u>	P					S	
<u>Veterinary Clinic/Animal Rehabilitation</u>	P					P	P
<b><u>MISCELLANEOUS USES NOTES</u></b>							
A. Subject to Change of Use and Site Plan Review							

Table 4

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