



APPENDIX A LAND USE MATRIX



ACCESSORY USES	R/OS	A-1	A-2	RR	SF-1	SF-2	SF-3	SF-4	RC	MF-1	MF-2	I	DB	NB	GB	HB	LI	HI	FWO
*AGRITOURISM	C	P	C																
ATM MACHINE													P	C	P	P	P	P	
BEEKEEPING & CHICKEN/POULTRY KEEPING	P	P	P	P	P	P	C	C	C										
*DWELLING, ACCESSORY		P	P	P	P	P	P	P	P										
FARM EQUIPMENT REPAIR		P														P	P	P	
FARMERS MARKET	P	P	P	C								P							
FOOD TRUCK													P	P	P	P			
*HOBBY FARM	P	P	P	P	P							C							
*HOME OCCUPATION		P	P	P	P	P	P	P	P	P									
ROADSIDE PRODUCE STAND	P	P	P	P															
*SHORT TERM RENTAL (NOT OWNER OCCUPIED)		C	C	C	C	C	C	C	C				C						
*SHORT TERM RENTAL (OWNER OCCUPIED)		P	P	P	P	P	P	P	P				C						
*SOLAR ENERGY SYSTEM, ACCESSORY	P	P	P	P	P	P	P	P	P	P	P	P	P**	P	P	P	P	P	
*WIND ENERGY SYSTEM, ACCESSORY		C	C	C															

 (P) Permitted
 (C) Conditional Use
 Not Permitted

* Indicates use has specific development standards that apply. See Chapter 4: Use Development Standards.

** Accessory Solar systems in the Local Historic District are subject to approval from the Historic Preservation Commission.

AGRICULTURAL USES	R/OS	A-1	A-2	RR	SF-1	SF-2	SF-3	SF-4	RC	MF-1	MF-2	I	DB	NB	GB	HB	LI	HI	FWO
AGRICULTURAL PRODUCT SALES		P	P																
GRAIN STORAGE	P	P	P																
GREENHOUSE	C	P	C	C										P					
LIVESTOCK PRODUCTION (NOT REQUIRING IDEM PERMIT)		P	P																
LIVESTOCK RAISING	C	P	P	C															
ORCHARD	P	P	P																
PLANT NURSERY	C	P	C	C	C									C			P		
ROW CROP PRODUCTION	P	P	P	P															
*SOLAR ENERGY SYSTEM, COMMERCIAL	C	C	C									C							
VINEYARD	P	P	P																
WILDLIFE/NATURE PRESERVE	P	P	P	P								C							

COMMERCIAL USES	R/OS	A-1	A-2	RR	SF-1	SF-2	SF-3	SF-4	RC	MF-1	MF-2	I	DB	NB	GB	HB	LI	HI	FWO
AUTOMOBILE AND VEHICLE STORAGE (NO JUNK OR SALVAGE)																C	C	C	
AUTOMOBILE SALES															P	P			
AUTOMOTIVE PARTS AND SUPPLY (NEW)															P				
GARDEN AND LAWN EQUIPMENT STORE															P	P			
GUN SALES															P	P			
KENNEL, PUBLIC	C	P	P	C										C	C				
LIQUOR STORE													P	P	P	P			
MICROBREWERY													P	P					
MONUMENT STORE														C		P			
NIGHTCLUB/TAVERN														C					
PARKING STRUCTURE													C	C			P		
PET SALES														P		P			
PLUMBING, HEATING AND AC SERVICE/EQUIPMENT																	P	P	
RESTAURANT, DRIVE-THRU														C	P	P			
RESTAURANT, SIT-DOWN WITH ALCOHOLIC BEVERAGES													P	P	P	P			
RESTAURANT, SIT-DOWN WITHOUT ALCOHOLIC BEVERAGES													P	P	P	P			

COMMERCIAL USES (CONT.)	R/OS	A-1	A-2	RR	SF-1	SF-2	SF-3	SF-4	RC	MF-1	MF-2	I	DB	NB	GB	HB	LI	HI	FWO
RETAIL, GENERAL - LARGE/ INTENSE (>=40,000 SQFT FLOOR AREA)															C	P			
RETAIL, GENERAL - MEDIUM (6,001-39,000 SQFT FLOOR AREA)														P	P				
RETAIL, GENERAL - SMALL (<=6,000 SQFT FLOOR AREA)													P	P	P				
SEXUALLY ORIENTED BUSINESS																C	P		
*SPECIAL EVENT FACILITY (WEDDINGS, BANQUETS)	C	C	C	C															
TOBACCO/VAPE PRODUCT SALES														C	P	P			
WINERY/BREWERY	C	C	C										C	C					

BUSINESS USES	R/OS	A-1	A-2	RR	SF-1	SF-2	SF-3	SF-4	RC	MF-1	MF-2	I	DB	NB	GB	HB	LI	HI	FWO
LOCAL, REGIONAL, STATE AND FEDERAL AGENCY												P	P	P	P	P			
PROFESSIONAL/ BUSINESS OFFICE													P	P	P	P			

INDUSTRIAL USES	R/OS	A-1	A-2	RR	SF-1	SF-2	SF-3	SF-4	RC	MF-1	MF-2	I	DB	NB	GB	HB	LI	HI	FWO
AUTOMOBILE STORAGE (JUNK AND DAMAGED)																		C	
DISTRIBUTION FACILITY, WHOLESALE																	P	P	
JUNK AND SALVAGE YARD/FACILITY																		C	
LANDFILL, REFUSE DISPOSAL, DUMP																		C	
MANUFACTURING, HEAVY																		P	
MANUFACTURING, LIGHT														C			P	P	
TRUCKING AND FREIGHT YARD																		P	

RESIDENTIAL USES	R/OS	A-1	A-2	RR	SF-1	SF-2	SF-3	SF-4	RC	MF-1	MF-2	I	DB	NB	GB	HB	LI	HI	FWO
DWELLING, DOWNTOWN (UPPER FLOORS ONLY)													P	C					
DWELLING, MULTI-FAMILY								P	P	P	P								
DWELLING, SINGLE-FAMILY		C	C	P	P	P	P	P	P	C	C								
DWELLING, TWO-FAMILY						C	P	P	P	P	P		C						
*MANUFACTURED HOME PARK										C	C								
RESIDENTIAL HOME FOR THE DISABLED		C	C	P	P	P	P	P	P	P	P								

INSTITUTIONAL USES	R/OS	A-1	A-2	RR	SF-1	SF-2	SF-3	SF-4	RC	MF-1	MF-2	I	DB	NB	GB	HB	LI	HI	FWO
AIRPORT																		C	
CEMETERY	C	C	C	C	C					C	C	P							
CHURCH OR PLACE OF WORSHIP		C		C	C			P	P			P	P	P	P				
COMMUNITY CENTER	P			C	C	C	C	C	C	C	C	P	C	P					
COMPREHENSIVE CARE FACILITY								C	C	C	C	P	C	C					
CONVENT/PARISH HOUSE				C	C			C	C	C		P							
FIRE STATION												P							
HOSPITAL												P							
LABORATORY												P	C				P	P	C
LIBRARY/MUSEUM/ART GALLERY	C			C	C	C	C	C	C	C	C	P	P	C	P	P			
MENTAL HEALTH CENTER												P							
PARK, DOG	P	P	P	P	P	P	P	P		P	P	P	P	P					
PARK, PUBLIC	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
POST OFFICE												P	P						
REHABILITATION CENTER/PENITENTIARY												C							
SCHOOL, COLLEGE AND UNIVERSITY												P							
SCHOOL, PRIMARY AND SECONDARY												P							
UTILITY FACILITY, PUBLIC AND PRIVATE		C	C										C	C	P	P			
*WIRELESS COMMUNICATION FACILITY	C	C	C	C												C	C	C	

ENTERTAINMENT USES	R/OS	A-1	A-2	RR	SF-1	SF-2	SF-3	SF-4	RC	MF-1	MF-2	I	DB	NB	GB	HB	LI	HI	FWO
ATHLETIC FACILITY	P												C	C	P	P	P		
BATTING AND DRIVING RANGE	P														P	P			
BILLIARD HALL													C	C	P	P			
BOWLING ALLEY													C	C		P			
*CAMPGROUND, PUBLIC OR PRIVATE	P	P	P																
CLUB/LODGE													P	P					
GAME ARCADE													C	C	P				
GOLF COURSE, DRIVING RANGE	P	C	C	C	C					C									
MINIATURE GOLF	P														P	P			
RECREATION CENTER	P												C	C	P				
SHOOTING RANGE, INDOOR PRIVATE	C																		
SHOOTING RANGE, INDOOR PUBLIC	C																		
SHOOTING RANGE, OUTDOOR PRIVATE	C																		
SHOOTING RANGE, OUTDOOR PUBLIC	C																		
SKATING RINK	P													C		P			
STUDIO-ART, MUSIC, DANCE													P	P	P	P			
THEATER, LIVE													C	C	P	P			
THEATER, MOVIE													P	P	P	P			

SERVICE USES	R/OS	A-1	A-2	RR	SF-1	SF-2	SF-3	SF-4	RC	MF-1	MF-2	I	DB	NB	GB	HB	LI	HI	FWO
*ADULT DAY CARE FACILITY				C	C	C						P	C	C					
AUCTION HOUSE																P	P	P	
AUTOMOBILE SERVICE AND GAS STATION													C	C	P	P	P	P	C
AUTOMOTIVE REPAIR													C	C	P	P	P	P	C
BED AND BREAKFAST, TOURIST HOME		C		C	C			C	C				C						
CAR WASH														C	P	P	P	P	
CARPET CLEANER															P				
CHILD CARE CENTER				C	C	C	C	C	C	C	C	P	C	P	P				
CHILD CARE HOME				C	C	C	C	C	C	C	C	P		P					
CLINIC												P	C	C	P	P			
CONTRACTOR FACILITY															P		P	P	
CREMATORY															P		P		
EQUIPMENT RENTAL														C	P	P	P	P	C
FROZEN FOOD LOCKERS																	P	P	
FUNERAL HOME													C	C	P	P			
HOTEL/MOTEL*	C												C	C	C	C			
JANITORIAL SERVICE															P		P		
LAWN MAINTENANCE SERVICE (NO BULK CHEMICAL STORAGE)		C														P	P	P	
MINI-WAREHOUSING/ STORAGE FACILITY																C	P		

*Must acquire and keep current an approved hotel license per Town Code.

SERVICE USES	R/OS	A-1	A-2	RR	SF-1	SF-2	SF-3	SF-4	RC	MF-1	MF-2	I	DB	NB	GB	HB	LI	HI	FWO
MOVING AND SHIPPING BUSINESS																	P	P	
PAWNBROKER														C					
PEST CONTROL (NO BULK CHEMICAL STORAGE)		C														P	P		
RECYCLING CENTER																		P	
RESORT		C												C	P				
RETAIL, SERVICE-ORIENTED-LARGE/INTENSE (>=40,000 SQFT FLOOR AREA)															C	P			
RETAIL, SERVICE-ORIENTED-MEDIUM (6,001-39,000 SQFT FLOOR AREA)														P	P				
RETAIL, SERVICE-ORIENTED-SMALL(<=6,000 SQFT FLOOR AREA)													P	P	P				
TAXICAB FACILITY													C	C			P		
TELEPHONE AND EXPRESS OFFICE														C			P		
TOWING BUSINESS															P	P	P	P	
TRUCK STOP																C	C	C	
VETERINARIAN		C	C											C	P				
WELL-DRILLING BUSINESS		C																P	