

ARTICLE 4: USES

4.2. Principal Uses

4.2.3. Principal Use Table

4.2.3. PRINCIPAL USE TABLE

TABLE 4.2.3: PRINCIPAL USE TABLE

A=Allowed (if listed in a PD master plan); P=Permitted subject to applicable use-specific standards; S=Requires approval of a special use permit and compliance with applicable use-specific standards; "-"=Prohibited

USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
RESIDENTIAL USE CLASSIFICATION																
Assisted Living Facility	-	-	-	S	S	-	P	-	-	-	-	P	-	P	A	4.3.3.A
Boarding/ Rooming House	-	S	S	S	P	P	-	-	-	-	-	S	-	P	A	4.3.3.B
Bungalow Court	-	P	P	P	P	P	-	-	-	-	-	S	-	P	A	4.3.3.C
Continuing Care Retirement Center	-	-	-	P	P	S	P	-	-	-	-	P	-	P	A	4.3.3.D
Duplex Dwelling	-	S	S	P	P	P	S	-	-	-	-	P	-	P	A	
Family Care Home	P	P	P	P	P	P	P	-	-	-	-	P	-	P	A	4.3.3.E
Group Home	-	-	-	S	S	S	-	-	-	-	-	S	-	S	A	4.3.3.F
Halfway House	-	-	-	S	S	-	-	-	-	-	-	S	-	-	A	4.3.3.G
Live/Work Dwelling	-	-	-	-	P	P	P	P	S	-	-	P	P	P	A	4.3.3.H
Manufactured Dwelling	[3]					-	-	-	-	-	-	[3]	-	-	A	4.3.3.I
Manufactured Dwelling Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.3.3.J
Mobile Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.3.3.K
Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.3.3.L
Multi-family Dwelling	-	-	S	S	P	-	P	-	-	-	-	P	P	P	A	4.3.3.M
Pocket Neighborhood	-	P	P	P	P	P	-	-	-	-	-	P	-	P	A	4.3.3.N
Nursing Home	-	-	S	S	S	S	P	-	-	-	-	P	-	P	A	
Single-family Attached Dwelling	-	-	S	S	P	-	P	-	-	-	-	P	-	P	A	4.3.3.O
Single-family Detached Dwelling	P	P	P	P	P	P	P	-	-	-	-	P	-	P	A	4.3.3.P
Triplex/Quadplex	-	-	S	P	P	P	P	-	-	-	-	P	-	P	A	4.3.3.Q
Upper-story Residential	-	-	-	P	P	P	P	P	P	P	-	P	P	P	A	4.3.3.R
INSTITUTIONAL USE CLASSIFICATION																
Adult Day Care Center	-	-	-	-	S	-	P	P	-	-	-	P	-	S	A	4.3.4.A
Airport & Related Facilities	-	-	-	-	-	-	-	-	S	S	S	-	-	-	A	
Antenna Collocation, Major	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	4.3.4.B
Antenna Collocation, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	
Arboretum or Formal Garden	P	P	P	P	P	P	P	-	-	-	-	P	P	P	A	
Auditorium	-	-	-	-	-	-	P	P	S	P	-	P	P	P	A	4.3.4.C
Blood/Tissue Collection	-	-	-	-	-	-	-	-	-	-	-	S	-	S	-	
Broadcasting Studio	-	-	-	-	-	-	P	P	P	-	-	-	P	P	A	4.3.4.D

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USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Cemetery, Columbarium, or Mausoleum	-	S	-	-	-	-	S	S	S	-	S	S	-	-	A	4.3.4.E
Child Day Care Center	-	S	S	S	P	P	P	P	-	-	-	P	P	P	A	4.3.4.F
College or University	-	-	-	-	-	-	S	S	-	-	-	P	-	P	A	
Community/Youth/Senior Center	-	-	-	-	P	P	P	P	-	-	-	P	P	P	A	4.3.4.G
Community Garden	P	P	P	P	P	P	-	-	-	-	-	-	-	P	A	
Coliseum or Arena	-	-	-	-	-	-	-	P	P	P	-	-	-	P	A	4.3.4.H
Conference or Convention Center	-	-	-	-	-	-	-	P	-	-	-	-	P	P	A	4.3.4.H
Cultural Facility, Library, or Museum	-	-	-	-	S	P	P	P	-	-	-	P	P	P	A	
Drug/Alcohol Treatment Facility	-	-	-	-	-	-	S	S	-	-	-	P	-	S	-	4.3.4.I
Fire/EMS/Police Station	-	-	-	P	P	P	P	P	P	P	P	P	P	P	A	
Fraternal Club or Lodge	-	S	S	P	P	S	P	P	-	-	-	P	-	S	A	4.3.4.J
Government Office	-	-	-	-	P	P	P	P	P	P	-	P	P	P	-	
Government Maintenance, Storage, Distribution	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	
Helicopter Landing Pad	-	-	-	-	-	-	-	-	P	P	P	S	-	-	A	4.3.4.K
Hospital	-	-	-	-	-	-	-	S	-	-	-	S	-	S	A	4.3.4.L
Indoor Private Recreation	-	P	P	P	P	P	P	-	-	-	-	P	-	P	A	
Outdoor Private Recreation	-	S	S	P	P	P	P	-	-	-	-	P	-	S	A	
Park (public or private)	P	P	P	P	P	P	P	P	P	P	-	P	P	P	A	
Passenger Terminal	-	-	-	-	-	P	P	P	P	P	P	P	P	P	A	
Post Office	-	-	-	-	-	P	P	P	-	-	-	P	P	P	A	
Psychiatric Treatment Facility	-	-	-	-	-	-	-	-	-	S	-	S	-	-	-	
Religious Institution	-	S	S	P	P	S	P	P	-	-	-	P	-	S	A	4.3.4.M
School, Elementary	-	S	S	P	P	S	P	P	-	-	-	P	-	S	A	
School, High/Middle	-	S	-	-	-	S	P	P	-	-	-	P	-	S	A	4.3.4.N
School, Vocational	-	-	-	-	-	-	-	P	P	P	P	P	-	P	A	4.3.4.O
Small Wireless Facility	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	4.3.4.P; 4.3.4.S
Telecommunications Tower, Major	-	-	-	-	-	-	-	S	S	-	P	-	-	-	-	4.3.4.Q; 4.3.4.S
Telecommunications Tower, Minor or Concealed	-	-	S	S	S	S	S	S	P	P	P	S	-	-	A	4.3.4.Q; 4.3.4.S

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	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Temporary Wireless Facility	.	S	S	S	S	S	P	P	P	P	P	P	S	S	A	4.3.4.R; 4.3.4.S
Urgent Care Facility	P	P	P	.	.	.	P	.	P	A	
Utility, Major	P	P	P	P	P	P	.	P	A	4.3.4.T
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	4.3.4.T
COMMERCIAL USE CLASSIFICATION																
ABC Store	P	.	.	.	.	S	S	A	
Adult Business	S	.	.	.	.	.	.	.	4.3.5.A
Aircraft Parts, Sales, and Maintenance	P	P	P	.	.	.	A	
Animal Day Care / Grooming	P	P	P	P	.	P	.	.	P	A	4.3.5.B
Animal Shelter	S	.	S	.	.	.	.	4.3.5.C
Art Gallery	P	P	P	.	.	.	P	P	P	A	4.3.5.D
Artisan Studio	P	P	P	.	P	.	P	P	P	A	4.3.5.E
Auction House	P	P	P	.	P	.	.	P	A	
Automotive Repair and Servicing (without painting/ bodywork)	P	P	P	.	P	.	.	S	.	4.3.5.F
Automotive Sales and Rentals	P	P	P	.	P	.	.	P	A	4.3.5.G
Automotive Painting/Body Shop	P	P	.	P	.	.	.	.	4.3.5.H
Automotive Parts and Accessories Sales	P	P	.	.	.	.	.	P	A	
Automotive Wrecker Yard	P	.	P	.	.	.	.	4.3.5.I
Bar, Cocktail Lounge, or Private Club	S	S	S	S	.	.	.	P	P	A	4.3.5.J
Bed and Breakfast	S	S	S	S	P	P	P	P	.	.	.	P	P	P	A	4.3.5.K
Boat and Marine Rental, Sales, and Service	P	P	P	.	P	.	.	.	A	
Bottle Shop (with on premise consumption)	S	S	P	S	.	.	.	P	P	A	4.3.5.L
Business Incubator	P	P	P	P	P	.	P	P	P	A	4.3.5.M
Campground	P	.	P	.	P	.	.	.	.	.	A	4.3.5.N
Car Wash or Automobile Detailing	P	P	P	.	.	.	.	P	A	4.3.5.O
Catering Establishment	P	P	P	.	P	.	P	P	A	
Check Cashing/Payday Lending Establishment	S	S	S	.	
Clothing Rental	P	P	P	P	A	

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USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Coffee Shop	-	-	-	-	S	P	P	P	-	P	-	P	P	P	A	4.3.5.P
Commercial Recreation, Indoor	-	-	-	-	-	-	P	P	P	-	-	-	P	P	A	
Computer-Related Services	-	-	-	-	-	P	P	P	P	-	-	-	P	P	A	
Convenience Store (no gasoline sales)	-	-	-	-	-	P	P	P	-	S	-	-	P	P	A	
Convenience Store (with gasoline sales)	-	-	-	-	-	-	P	P	-	-	-	-	-	S	A	4.3.5.Q
Co-Working Space	-	-	-	-	-	P	P	P	P	P	-	P	P	P	A	4.3.5.R
Crematorium	-	-	-	-	-	-	-	S	S	-	S	-	-	-	-	
Equipment and Tool Rental	-	-	-	-	-	-	-	P	P	-	P	-	-	-	A	
Event Venue	S	-	-	-	-	P	P	P	-	P	-	-	P	P	A	4.3.5.S
Fairgrounds	-	-	-	-	-	-	-	S	S	-	S	-	-	-	-	
Financial Services Establishment	-	-	-	-	-	P	P	P	-	-	-	P	P	P	A	4.3.5.T
Flea Market	-	-	-	-	-	-	-	P	S	-	-	-	-	-	-	4.3.5.U
Funeral-Related Services	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	4.3.5.V
Games of Skill	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-	4.3.5.W
Golf Course or Driving Range	-	S	S	-	-	-	-	P	-	-	-	-	-	-	A	4.3.5.X; 4.3.5.Y
Grocery Store	-	-	-	-	-	P	P	P	-	-	-	-	P	P	A	
Gymnasium/ Fitness Center	-	-	-	-	S	P	P	P	S	-	-	P	P	P	A	4.3.5.Z
Hair, Nails, and Skin-Related Services	-	-	-	-	-	P	P	P	-	-	-	P	P	P	A	
Heavy Equipment, Sales, Rental, and Repair	-	-	-	-	-	-	-	-	P	-	P	-	-	-	A	4.3.5.AA
Hotel or Motel	-	-	-	-	-	-	P	P	P	-	-	-	P	P	A	
Kennel, Indoor/Outdoor	-	-	-	-	-	-	-	P	P	-	-	-	-	-	A	4.3.5.BB
Laundry or Cleaning Service	-	-	-	-	S	P	P	P	-	-	-	-	P	P	A	4.3.5.CC
Microbrewery, Microwinery, or Microdistillery	-	-	-	-	-	S	P	P	P	-	P	-	P	P	A	4.3.5.DD
Nightclub or Dance Hall	-	-	-	-	-	-	P	P	-	-	-	-	P	P	A	4.3.5.EE
Office, Medical	-	-	-	-	-	P	P	P	P	-	-	P	P	P	A	
Office, Professional	-	-	-	-	P	P	P	P	P	-	-	P	P	P	A	
Office, Sales or Service	-	-	-	-	-	P	P	P	-	P	-	P	P	P	A	
Outdoor Commercial Recreation	-	-	-	-	-	-	-	P	S	-	S	-	-	-	A	4.3.5.FF
Outdoor Storage	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	4.3.5.GG

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USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Package and Printing Service	-	-	-	-	-	P	P	P	-	S	-	P	P	P	A	
Park and Ride Facility	-	-	-	-	P	P	P	P	P	P	P	P	P	P	A	
Parking Lot	-	-	-	-	P	P	P	P	P	P	P	P	P	P	A	4.3.5.HH
Parking Structure	-	-	-	-	S	S	P	P	P	P	P	P	P	P	A	4.3.5.II
Pawn Shop	-	-	-	-	-	-	P	P	-	-	-	-	P	P	A	4.3.5.JJ
Pharmacy	-	-	-	-	-	S	P	P	-	-	-	S	P	P	A	4.3.5.KK
Pool Hall	-	-	-	-	-	-	S	S	-	-	-	-	S	S	A	
Racetrack	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	
Recreational Vehicle Park	-	-	-	-	S	-	-	-	S	-	S	-	-	-	-	4.3.5.LL
Repair Shop	-	-	-	-	-	-	P	P	P	-	-	-	P	P	A	4.3.5.MM
Restaurant Indoor/Outdoor Seating	-	-	-	-	-	P	P	P	-	P	-	P	P	P	A	4.3.5.NN
Restaurant with Drive-through/Drive-up Service	-	-	-	-	-	-	P	P	-	P	-	P	-	-	A	4.3.5.NN
Restaurant, Walk-up Only	-	-	-	-	P	P	P	P	P	P	-	P	P	P	A	4.3.5.NN
Retail, Bulky Item	-	-	-	-	-	-	S	P	P	-	-	-	-	-	A	4.3.5.OO
Retail, Large Format	-	-	-	-	-	-	S	P	P	-	-	-	-	S	A	4.3.5.PP
Retail Use, Other	-	-	-	-	-	P	P	P	P	-	-	-	P	P	A	
Self Service Storage, External Access Only	-	-	-	-	-	-	-	S	P	-	P	-	-	-	A	4.3.5.QQ
Self Service Storage, Internal Access Only	-	-	-	-	-	-	S	S	P	-	P	-	-	P	A	4.3.5.QQ
Shooting Range, Indoor	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	4.3.5.RR
Specialty Eating Establishment	-	-	-	-	-	P	P	P	-	-	-	S	P	P	A	4.3.5.SS
Tattoo and Piercing Establishment	-	-	-	-	-	-	P	P	-	-	-	-	-	S	A	
Theatre	-	-	-	-	-	P	P	P	-	-	-	-	P	P	A	
Truck Stop	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	4.3.5.TT
Vape, Tobacco, and CBD Shop	-	-	-	-	-	-	P	P	-	-	-	-	P	P	A	4.3.5.UU
Veterinary Clinic	-	-	-	-	-	P	P	P	-	-	-	-	P	P	A	4.3.5.VV
INDUSTRIAL USE CLASSIFICATION																
Asphalt or Concrete Plant	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	4.3.6.A

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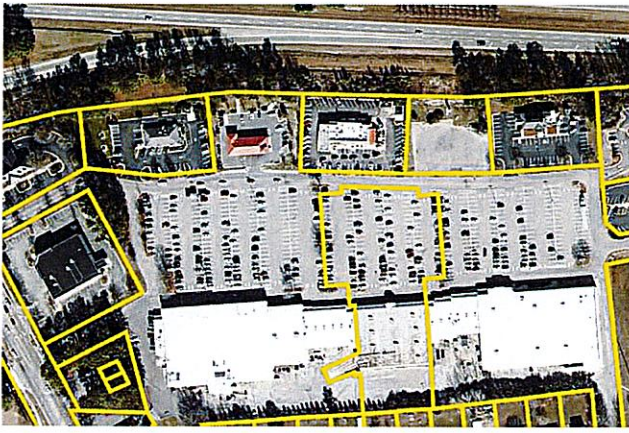
USE TYPE [1]	RESIDENTIAL					COMMERCIAL						MIXED USE				USE-SPECIFIC STANDARDS [2]
	R1	R2	R4	R6	RMF	NC	GC	HC	LI	CI	HI	OI	DTC	DTP	PD	
Contractor Services/Yard	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	4.3.6.B
Electrical, Plastic, or Plumbing Fabrication	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	
Extractive Industry	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	4.3.6.C
Flex Space	-	-	-	-	-	-	-	P	P	P	P	-	-	P	A	4.3.6.D
Fuel Oil/Bottled Gas Distributor	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	4.3.6.E
Gas Energy Conversion	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	
General Industrial Services	-	-	-	-	-	-	-	S	P	P	P	-	-	S	A	
Landfill	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	4.3.6.F
Makerspace	-	-	-	-	-	-	P	P	P	P	P	-	P	P	A	4.3.6.G
Manufacturing, Heavy	-	-	-	-	-	-	-	-	S	S	P	-	-	-	-	4.3.6.H
Manufacturing, Light	-	-	-	-	-	-	-	-	P	P	P	-	-	-	A	4.3.6.H
Metal Fabrication	-	-	-	-	-	-	-	-	P	P	P	-	-	-	A	
Public Convenience Center/Transfer Station	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	4.3.6.I
Recycling Center	-	-	-	-	-	-	-	S	P	-	P	-	-	S	A	4.3.6.J
Research and Development	-	-	-	-	-	-	-	S	P	P	P	S	-	P	A	
Salvage or Junkyard	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	4.3.6.K
Solar Farm	-	S	-	-	-	-	-	-	S	-	P	-	-	-	A	4.3.6.L
Truck or Freight Terminal	-	-	-	-	-	-	-	-	S	P	P	-	-	-	A	4.3.6.M
Warehouse, Distribution	-	-	-	-	-	-	-	-	P	P	P	-	-	-	A	4.3.6.N
Warehouse, Storage	-	-	-	-	-	-	-	-	P	P	P	-	-	P	A	4.3.6.N
Waste Composting	-	-	-	-	-	-	-	-	S	-	S	-	-	-	-	
Wholesale Sales	-	-	-	-	-	-	-	P	P	P	P	-	-	-	A	4.3.6.O
Wind Energy Conversion	-	S	-	-	-	-	-	S	S	S	S	-	-	-	A	4.3.6.P
AGRICULTURAL USE CLASSIFICATION																
Agriculture and Horticulture	P	P	-	-	-	-	-	-	P	-	P	-	-	-	A	4.3.7.A
Agricultural Support Services	-	-	-	-	-	-	P	P	P	-	P	-	-	-	A	4.3.7.B
Animal Husbandry	P	S	-	-	-	-	-	-	-	-	S	-	-	-	A	4.3.7.C
Farmer’s Market	-	-	-	-	P	P	P	P	-	-	-	-	P	P	A	4.3.7.D
Plant Nursery	-	S	-	-	-	-	P	P	-	-	-	-	-	-	A	

ARTICLE 3: DISTRICTS



3.4. General Commercial Zoning Districts

3.4.4 Heavy Commercial (HC) District

3.4.4. HEAVY COMMERCIAL (HC) DISTRICT

A. DISTRICT CHARACTER	B. EXAMPLE LOT PATTERN
<p>The Heavy Commercial (HC) district is intended to accommodate the widest form of commercial activities, including automobile oriented commercial uses, shopping centers, large retail uses, and intensive forms of commercial development. The HC district is characterized primarily by larger lots with low-rise single-use buildings configured for easy access by patrons travelling in automobiles. Uses may include outdoor activity, and hours of operation that extend beyond typical business hours. Buildings may be single-tenant or multi-tenant. Heavy commercial uses often include surface off-street parking areas, areas of outdoor storage and display, loading areas, and often include "outparcel" lots, or a series of lots served by shared circulation and ingress/egress points. Uses in the district serve Town residents as well as visitors from other areas. The district does allow mixed-use development, including buildings with upper floor residential, though low and moderate-density residential use types are prohibited given the commercially-intense nature of the district. Heavy industrial uses are also prohibited to ensure safe and efficient commercial traffic through the district.</p>	

C. DISTRICT DIMENSIONAL STANDARDS		
STANDARD	REQUIREMENT	
	MIXED-USE DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
Minimum Residential Density (units/acre)	4	N/A
Minimum Lot Area (square feet)	6,000	6,000
Minimum Lot Width (linear feet)	50	50
Maximum Lot Coverage (% of lot area)	85	80
Minimum Street Setback (feet)	30	30
Minimum Side Setback (feet)	0; 5 if provided	0; 5 if provided
Minimum Rear Setback (feet)	0 if abutted by an alley; otherwise 25	0 if abutted by an alley; otherwise 25
Maximum Building Height (feet/stories)	50; height may increase by 2 feet for each additional foot of setback up to 100 feet in height	
Minimum Spacing Between Principal Buildings on the Same Lot (feet)	25	25

D. DEVELOPMENT EXAMPLES	
	

ARTICLE 3: DISTRICTS

3.4. General Commercial Zoning Districts

3.4.4 Heavy Commercial (HC) District

E. DISTRICT-SPECIFIC STANDARDS

Reserved