

NOVEMBER 2021 REVISION

Principal Uses ↓	Zoning Districts →	R-1	R-2	R-3	MR	NC	GC	MU	TCMU	O-I	M	Development Standards
<i>A = Allowed</i>		<i>S = Allowed if Approved as a Special Use</i>				<i>Blank = Prohibited</i>				<i>* = Hospital Overlay (permitted)</i>		
Homeless shelter							S					
Child Care Home (6 or less)		S	S	S								Sec. 4.3.1.2/ Sec. 9.6
Child Care Center (7 or more) *						A	A			A		
Adult Daycare Center						A	A			A		
Adult Care Home (6 or less)		S	S									Sec. 4.3.1.1
Nursing Home/Adult Care Center (7 or more) *			S		A			A		A		Sec. 4.3.2.1
Hotels							A	A	A			Sec. 4.4.3.7
Motels							S					Sec. 4.4.3.7
Rooming House/Boarding House		S	S	S								
Short-term Rentals		S	S	S								Sec. 4.3.2.25
Hotel or motel, extended stay *							S					Sec. 4.4.3.7
Bed and Breakfast Inn *		S	S	S								Sec. 4.3.2.7
EDUCATIONAL USES												
Private/Public Schools: Kindergarten, Elementary, Middle, and High Schools		S	S	S		A	A	S	S			Sec. 4.3.2.22
Private /Public Schools: Junior Colleges		S	S	S				A	S			
Private/Public Schools: Colleges/Universities		S	S	S				A	S			
Vocational Schools							A			S		
Specialized Schools							A		S	S		
Public Institutional Uses												
Outpatient Medical Care Centers, (Kidney Dialysis Centers etc.)							S			A		
Clinic/Urgent Care Facilities							A			A		
Hospitals										A		

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Child and Youth Services, such as adoption agencies, Youth centers (except recreational, only), child guidance organizations, youth self-help organizations and foster care placement services								A		A		
Services for the Elderly and Persons with Disabilities								A		A		
Other Individual and Family Services, such as Marriage Counseling Services, Self-Help Organizations, and Telephone Counseling Services (not associated with religious organizations)						A	A			A		
Community Food Services	S*	S*	S*				A			A		*Allowed as an accessory to a church or school
Emergency and Other Relief Services										A		
Vocational Rehabilitation Services								A		A		
Religious & Professional Organizations												
Churches, Mosques, Temples, Synagogues and Other Facilities for Religious Organizations Worship (2)	S	S	S			A	A	A	S	A		(2) may not be within 1,000 ft of another Place of Assembly
Fraternal Lodges, Veterans Membership Organizations, and Other Civic and Social Organizations, Business Professional (2)						A	A	A	A	A		(2) may not be within 1,000 ft of another Place of Assembly
Cemeteries (accessory to a place of worship)	A									A		Sec. 4.3.2.9
COMMERCIAL USES												
Automotive												
New Car Dealers (automobiles and light trucks)							S					Sec. 4.3.2.32
Auto Broker (no vehicles stored or for sale on site)							A					Sec. 4.3.2.5
Used Car Dealers (for automobiles and light trucks)							S					Sec. 4.3.2.32
Recreational Vehicle Dealers, Boat, ATV etc.							S				A	Sec. 4.3.2.23
Automotive Parts and Accessories Stores							A					Sec. 4.3.2.29

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Tire Dealers							S				A	Sec. 4.3.2.33
Vehicle Service Establishment							S				S	Sec. 4.3.2.33
Vehicle specialty shop							A					Sec. 4.3.2.33
Auto system repairs Exhaust/Transmission											A	Sec. 4.3.2.33
Auto paint, Custom services											A	Sec. 4.3.2.30
Oil Change Services							S				A	Sec. 4.3.2.33
Car Wash (Accessory use, only)							A					Sec. 4.3.2.35
Gas Station w/o Convenience store; Convenience store w/fuel pumps							A					Sec. 4.3.2.15
Building Material and Garden Equipment and Supplies Dealers												
Home Centers							A	A				
Paint and Wallpaper Stores							A	A				
Hardware Stores						A	A	A				
Wood or Ceramic Tile Flooring Stores							A					
Lumber Yards, retail							A				A	
Outdoor Power Equipment Stores							A				A	
Garden Centers and Nurseries							A	A			A	Sec. 4.3.2.12
Farm Supply Store (e.g. Feed and Seed Store)							A					
Building and Construction Contractors Lot							S				A	Sec. 4.3.2.8
Contractors Office							A				A	
Food and Beverage Stores												
Supermarkets and Other Grocery Stores							A	A	A			
Convenience Stores							A					Sec. 4.3.2.16
Specialty Food Stores; not for on-premises consumption and not made on site						A	A	A	A			¹ May allow light production with Special Use Approval.
Produce Stands, Permanent							A					Sec. 4.3.2.2

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Temporary Outdoor Seasonal Sales						S	S	S				Sec. 4.3.4.6
Temporary Outdoor Retail Sales						S	S	S				Sec. 4.3.4.5
Package Stores, Retail							A	S				
Retail Bakeries ¹						A	A	A	S			¹ May allow light production with Special Use Approval.
General Merchandise Stores												
Department Stores							A	A	A			
Warehouse Clubs and Supercenters							A	S			A	
General Merchandise Stores, including Small Box Discount Stores							S	S				Sec. 4.3.2.26 (applicable to Small Box Discount Stores, only)
Miscellaneous Store Retailers												
Pharmacies, Drug Stores							A	A	A	A		
Beauty Supplies							A	S				Sec. 4.3.2.6.
Optical Goods Stores						A	A	A	A	A		
Clothing and clothing accessory stores						A	A	A	A			
Luggage and Leather Goods Stores							A	A	A			
Sporting Goods, Hobby, Music and Book Stores						A	A	A	A			
Florists						A	A	A	A	A		
Office Supplies and Stationary Stores							A	A	A	A		
Gift, Novelty, and Souvenir Stores						A	A	A				
Used Merchandise Stores (including Antiques, Used Books, Second-Hand Clothing, Indoor Flea Markets and Other Used Merchandise Stores), not including Pawnshops						A	A	A	S			
Pawnshops, including Title Pawn											A	Sec. 4.3.2.21

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Pet and Pet Supply Stores						A	A	A	A			
Art Dealers (includes commercial studios and galleries);						A	A	A	A			
Cigar and Tobacco Shops (excludes lounges)						A	A	A				
Art Supply Stores						A	A	A	A			
Swimming Pool and Pool Supply Stores							A	A			A	
Auction House							A	A	A			
Furniture and Home furnishings							A	A	A			
Electronic /Appliance Stores							A	A				
Instrument/Music Stores (e.g. new records and compact discs)							A	A				
Business Support and Other Services												
Banks, Credit Unions and Savings Institutions						A	A	A	A	A		
Check Cashing Services (Accessory use, only)							A					Sec. 4.3.2.10
Insurance Agencies, Brokerages and Other Insurance Related Activities							A	A	A	A		
Banquet Hall or Event Center (2)						S	A	A				Sec. 4.3.2.17 (2) may not be within 1,000 ft of another Place of Assembly
Self-Storage Unit Rental, Climate Controlled							A	S			A	Sec. 4.3.2.11
Self-Storage Unit Rental, Mini-warehouses											A	Sec. 4.3.2.20
Passenger Car Rental							S				A	Sec. 4.3.2.31
Truck, Utility Trailer, and RV Rental and Leasing							A				A	Sec. 4.3.2.23
General Rental Centers							A					
Construction Equipment Rental and Leasing											A	
Truck Stops											A	

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Employment Placement Agencies & Executive Search Services, Temp Agencies							A	A		A		
Business Support Offices							A	A		A		
Testing Laboratories (includes physical, chemical, and other analytical testing; excludes medical and veterinary testing) *							S			A	A	
Travel Agencies						A	A	A	A	A		
Retailing New Cellular Phones and Service Plans (with or without repair services)							A	A	A			
Convention and Visitors Bureaus								A	A	A		
Locksmiths							A				A	
Exterminating and Pest Control Services											A	
Janitorial Services							A				A	
Landscaping Services							S				A	
Carpet and Upholstery Cleaning Services							A				A	
RESTAURANTS/FOOD SERVICES												
Mobile Food Services (i.e., Food Truck Courts) *							S	S	S	S	A	Sec. 4.3.2.18
Restaurants, Full-Service (excluding Brewpubs) *							A	A	A			
Brewpubs							A	A	A			
Restaurants, Limited-Service, including Fast Food and Take-Out, with drive-through windows							A					
Restaurants, Drive-In							A	S				
Cafeterias, Grill Buffets, and Buffets *							A	A				
Specialty Snack Shops and Non-Alcoholic Beverage Bars *							A	A	A			
Bars, Taverns and Other Drinking Places							A	A	A			

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Commercial and Industrial Machinery and Equipment Repair and Maintenance Services												
Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance Services							A				A	
Recreation Boat and Motorcycle Repair and Maintenance							S				A	
Personal Care Services												
Barber Shops						A	A	S				Sec. 4.3.2.6
Beauty Salons						A	A	S				Sec. 4.3.2.6
Hair Braiding Salon						A	A	S				Sec. 4.3.2.6
Nail Salons						A	A	A				Sec. 4.3.2.6
Diet and Weight Reducing Centers							A	A				
Hair replacement Offices *							A	A		A		
Day Spa						S	A	A	S			
Tattoo and Body Piercing Studios							A					
Coin-Operated Laundries and Drycleaners							A					
Other Services												
Photography Studios, Portrait (including still, video, digital, and passports)						S	A	A				
Photofinishing Services							A				A	
Home Health Care Services, including In-Home Hospice Care and Skilled Nursing Services *							A	S		A		
Funeral Homes and Funeral Services							A					
Crematories											S	Sec. 4.3.2.9
Animal Hospitals and Veterinary Clinics *							A			A		Sec. 4.3.2.4
Animal Shelters							A				A	Sec. 4.3.2.4

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Pet Grooming Shops						S	A	A				Sec. 4.3.2.4
Pet Daycare						S	A	A				Sec.4.3.2.4
Kennels, Pet boarding							A				A	Sec. 4.3.2.4
Kennels, Breeding							A				A	Sec. 4.3.2.4
Keeping of domestic pets	A	A	A	A								Sec. 4.3.3.1
Personal Fitness Training Services							A	A	S	A		
Other Personal Services							A	A		A		
Mortgage and Non-mortgage Loan Brokers							A	A		A		
Professional Office						A	A	A	A	A		
Scientific Research and Development Services							A	A		A	A	
Business Incubator							A	A	A	A		
Coworking Space							A	A	A	A		
Maker Space							A	A	A	A	A	
Corporate Management Offices							A	A	A	A	A	
Medical Offices *							S	A		A		
Medical and Diagnostic Laboratories *								A		A		
ARTS, ENTERTAINMENT AND RECREATION												
Outdoor Amphitheaters and Performance Venues								A ²	A			² As part of a mixed-use project. Sec. 4.3.2.13
Arena, Stadium, or Other Facility for Presenting Sporting Events								A ²				² As part of a mixed-use project. Sec. 4.3.2.13
Museums and Commercial Historical Sites, including non-retail Art Galleries								A	A			
Zoos, Botanical Gardens, and Nature Parks							A	A	A			
Amusement Parks and Arcades							A	S	S			
Golf Courses, with or without a Country Club							A	A	S			Sec. 4.3.2.13

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Fitness Centers, Health Clubs and Recreation Centers (includes Non-Profit facilities, e.g. YMCA)						A	A	A	A			
Swimming Pools/Aquatic Centers, Commercial							A	A	A			Sec. 4.3.2.27.2
Recreational facilities							A	A	A			Sec. 4.3.2.13
Recreational or Youth Sports Teams Fields							A	A	A			Sec. 4.3.2.13
Miniature Golf Course							A	A	A			Sec. 4.3.2.13
Batting cage/Golf Driving Range							A	A	A			Sec. 4.3.2.13
Paintball Competition Courses							A	A				Sec. 4.3.2.13
Temporary Outdoor Events						S	S	S				Sec. 4.3.4.4
Special Outdoor Events						S	S	S				Sec. 4.3.4.2
Billiard and Pool Halls							S	S ²	S ²			² As part of a mixed use project. Sec. 4.3.2.13
Dance Halls and Night Clubs							S	S ³				³ As part of a mixed use project.
Cigar Lounges (with or without retail component)							S	S ⁴	S ⁴			⁴ As part of a mixed use project.
Hookah Lounges							S	S ⁵	S ⁵			⁵ As part of a mixed use project.
Motion Picture Theaters							A	A	A			
Libraries and Archives							A	A	A	A		
MANUFACTURING, WHOLESALING AND WAREHOUSING												
Craftsmen Studios (pottery, jewelry, woodworking, etc.)						A	A	A	A		A	
Brewery							A	A			A	
Microbrewery							A	A				
Winery							A	A			A	

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Distillery							A	A			A	
Manufacturing												
Manufacturing, traditional											A	
Apparel Manufacturing, excluding Tailors and Dressmakers											A	
Leather and Allied Product Manufacturing,											A	
Wood Product Manufacturing and Sawmills											A	
Paper Manufacturing,											A	
Printing and Related Support Activities											A	
Pharmaceutical and Medicine Manufacturing							S				A	
Plastics and Rubber Product Manufacturing											A	
Clay Product and Refractory Manufacturing, excluding Studios of Pottery and Ceramics Artisans/ Craftsmen							S				A	
Computer and Electronic Product Manufacturing											A	
Electrical Equipment, Appliance, and Component Manufacturing											A	
Transportation Equipment Manufacturing											A	
Furniture and Related Products Manufacturing, excluding Studios of Custom Architectural Woodwork and Millwork Craftsmen							S				A	
Medical Equipment and Supplies Manufacturing							S				A	
Miscellaneous Manufacturing,											A	
Wholesale/Warehouse												
Wholesale Trade with Customer Showrooms							S				A	
Distribution Centers											A	
Medium- and Heavy-Duty Trucks, Bus, and Similar Motor Vehicle Dealer							S				A	

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General Warehousing and Indoor Storage (Cold Farm product)											A	
Lumber Storage Terminals											A	
Sound Recording Studios							A				A	
Motion Picture and Video Production (including sound stages)							A	A			A	
Motion Picture and Video Postproduction Services							A	A				
TRANSPORTATION & COMMUNICATIONS												
Transportation												
Taxi and Limousine Service							S				A	Sec. 4.3.2.3
Taxi and limousine service, dispatch& storage							S					Sec. 4.3.2.27
General Freight Trucking, Local											A	
Charter Bus Terminal							S				A	
Special Needs Transportation							A				A	
Shuttle Services, Vanpools and Other Ground Passenger Transportation							A				A	
Motor Vehicle Towing and Wrecker Services											A	
Trucking Terminal											A	
Courier and Express Delivery Services (FedEx, UPS), sorting and forwarding ("UPS Store" would be classified under Commercial Services, NAICS Ref. 56143 Business Service Centers)											A	
Local Messengers and Local Delivery Services (includes grocery and restaurant meal services, independent of a grocery store or restaurant)							A				A	
Ambulance Services *							S				A	
Parking Lots							A	S ⁶		A	A	⁶ As part of a mixed-use project.

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Parking Garages							A	S ⁷	S ⁷		A	⁷ As part of a mixed-use project.
Communications												
Radio and Television Broadcasting Stations							A				A	
Cable and Other Subscription Distribution							A				A	
Wired Telecommunications Carriers							A				A	
Satellite Telecommunications							A				A	
Monopole Towers and Antennae							S				S	
Lattice Towers											S	
Amateur Radio Service Antenna Structure	S	S	S									
Data Processing, Hosting, and Related Services							A			A		
News Syndicates							A			A		