

Borough of Carlisle

Established 1751

LAND USE REFORM SUB-COMMITTEE
53 WEST SOUTH STREET
CARLISLE, PA 17013

Progress Report: July 2023

INTRODUCTION

On December 5, 2022, Carlisle Borough Council considered various land use reform strategies in urban contexts. The discussion was prompted by the presumption that the following issues are important to the community:

- 1) Unrealized markets for infill development are hindered by the adopted zoning ordinance.
- 2) Car-oriented development rather than active transportation (walking, biking, human-powered small lightweight, wheeled conveyances like skateboards and scooters) or micromobility (human or electric-powered small lightweight, wheeled conveyances like electric scooters [e-scooters], ebikes, and bike sharing) is encouraged by the zoning ordinance. This contradicts Climate Action Plan goals for reduced greenhouse gas emissions from vehicle miles traveled (VMT).
- 3) The adopted Climate Action Plan does not address climate adaptation (i.e., mitigating the effects of flooding and drought events, heat, degraded air and water quality...).
- 4) Unnecessary land use regulations limit neighborhood social connections and citizen independence by mitigating perceived nuisances rather than actual nuisances and centralizing land uses rather than allowing a variety of land use activities where desired by citizens.
- 5) Adopted policies in the Borough including the Climate Action Plan, the Comprehensive Plan, the Urban Redevelopment Plan, and the Truth and Reconciliation Commission recommendations may provide a suitable foundation for land use reforms.
- 6) The review of land use regulations and the adopted policy documents will support the anticipated Comprehensive Plan Update.

On January 25, 2023, the LUR was formed to evaluate the items considered by Borough Council through a comprehensive review of the adopted policies and land use regulations. The following is a list of short-term goals and objectives that were established by the sub-committee to be completed within 6 months.

- 1) Front setback review. Review regulations to improve the desirability of the public realm, specifically, the space between buildings and public sidewalks and the scale of development permitted in the front yard in urban and suburban contexts.
- 2) Land use review. Review all land uses that are permitted by right, disallowed, or discretionary to reduce the complexity of the zoning ordinance by consolidating similar land use definitions and encouraging desired land use activities.
- 3) Parking review. Review parking standards for land uses. Consider build-to zones that create maximum setbacks and parking facilities in the rear of buildings, building entrances oriented to public sidewalks, active and micro transit parking, commuter and

public transportation parking, electric vehicle parking, planning and engineering best practices for parking, maximum parking limits, circulation in parking lots for bicycle and pedestrian safety, and mitigating impacts of negative externalities from parking lots.

- 4) Stakeholder Identification. Identify stakeholder groups that may be impacted by reforms.
- 5) Climate adaptation goals for local resiliency. Integrate climate adaptation best practices into land use and zoning reform recommendations to address such issues as increased severe storms, drought, heat, degraded natural areas, and impacts to vulnerable people.
- 6) Funding: Prepare a list of funding options for local land use and zoning reform efforts.

The Land Use Reform Sub-Committee (LUR) meets with staff every two (2) weeks for about 1-hour to review land use provisions of the Code of the Borough of Carlisle and develop recommended reforms for Borough Council to consider. LUR participants include Planning Commission Chair Christian Muniz, Zoning Hearing Board Chair Chris Fowler, Mayor Sean Shultz, Deputy Mayor Brenda Landis, and Borough Councilor Joel Hicks. Staff support is provided by Borough Manager Susan Armstrong, Borough Engineer Mark Malarich, and Director of Sustainable Community & Economic Planning (SCEP) Jared Woolston.

REFORM REVIEW PROCESS

Staff prepared two (2) memos for the benefit of Borough Council and the LUR to guide the land use reform review process. These documents are listed below and are provided as Attachment 1.

- 1) Incremental Zoning Reform in Urban Contexts, December 5, 2022
- 2) Front Setbacks, Zoning Definitions, and Emerging Land Use Issues, January 20, 2023

FRONT SETBACK REVIEW

The LUR prepared a guide for defining physical contexts. The context definition guide is provided as Attachment 2. The guide describes a straightforward method for determining if the public realm is pedestrian-oriented urban, car-oriented suburban, or a transition place between these two (2) contexts. This will help the subcommittee consider the effect of space and area standards on the built environment in Carlisle (i.e., building size and location, street profile, parking lot size and location...).

Specific attention to public streets in transition and car-oriented suburban areas is anticipated. For example, most commercial districts that exhibit car-oriented suburban conditions in the Borough require 50-foot front yard setbacks. This setback has encouraged open street corridors, large parking lots, and has limited opportunities for infill development. Rather than recommending a relaxed setback to open this area to new development, the subcommittee will review the efficacy of a build-to zone, streetscape improvements, and other physical planning and design strategies for a pedestrian friendly public realm and new market opportunities for developers.

Borough staff and Delta Development Group, Inc. prepared a WalkWorks grant application during the 6-month reform evaluation period. The application is in keeping with the land use

reform review and advances Borough Council’s biennial goal to study the East High Street corridor. The grant application was written with three (3) streetscape improvement planning areas including East High Street (starting at East Street to North Middleton), York Road, and the Hanover Street, Kerrs Avenue & Carlisle Springs Road intersection. The intended planning outcome is to design alternatives within these road corridors that encourage walkability.

LAND USE REVIEW

All land uses in the zoning ordinance (i.e., regulated land use activities) have been reviewed by the LUR as of July 2023. The subcommittee observed each zoning district provides a list of specific types of permitted, accessory, prohibited, conditional use, and special exception land uses. Land use activities may have the same or different meanings between zoning districts and the adopted definitions. Some uses have the same, different, or no specific standards between zoning districts. Several land uses are defined (§ 255-12. Definitions), but many uses that are regulated in each district are only explained in the title.

The LUR prepared a list of all zoning districts and land uses in a table. The table is provided as Attachment 3. The land use table is organized by individual zoning district and by land use for two (2) different perspectives. Each table provides a central place to review permissibility of uses in all areas of the Borough without having to navigate to several areas of the zoning ordinance.

The LUR is in an early stage of reviewing duplicative land uses to prepare recommendations for consolidation. Defining a land use by a specific element of an activity rather than defining a land use generally and regulating the scale of that land use has contributed to regulatory uncertainty, costly appeals, and curtails or hinders the local response to changing markets. Manufacturing land use activities are the most noticeable example of specific yet confusing land use regulations. “Manufacture” is defined in the zoning ordinance to include various activities including production.¹

About forty specific manufacturing uses are also listed in individual zoning districts – mostly in the industrial zoning districts (I-1 General Industrial, I-2 Light Industrial). All manufacturing as a principal use is disallowed by right in downtown Carlisle (C-1 Central Business District). Yet, the Borough has treated the manufacturing activities associated with brewpubs, small-scale breweries, and distilleries as a use not defined in the zoning ordinance and the Zoning Hearing Board (ZHB) has approved such uses by Special Exception. These activities may have easily been determined to be a “manufacture” use that would be disallowed by right and require a use variance that would have been denied if it were decided in strict adherence to the law. A land use variance is a much more difficult administrative test with a quasi-discretionary review process by the ZHB that created uncertainty that can hinder reasonable use of land. The land use

¹ MANUFACTURE — A function involving the processing, assembly, finishing, polishing, repair, testing, packaging or production of materials, goods or products.

PRODUCTION — A function involved in the manufacture of materials, goods or products in which they are physically changed.

subcommittee has not arrived at a recommendation for regulating small-scale manufacturing, but consensus is forming around the concept of an artisan use definition that allows small-scale manufacturing and production by right.

In addition to the above, LUR members prepared a working list of similar land uses and shared research and collaboration opportunities on specific areas of interest including:

1. Industrial uses and industrial zoning district alternatives
2. Climate Action Committee collaboration opportunities
3. Parking minimum alternatives for residential uses
4. Accessory dwelling units and other small-scale housing for affordable prices
5. Location of existing land uses (Note: this is intended for an interactive map)

REFORMS FOR COUNCIL'S CONSIDERATION

The LUR has prepared the following reforms for Borough Council to consider.

- I. Adopt a text amendment in the zoning ordinance to reduce parking minimums for residential uses to allow a parking minimum of one (1) space per single bedroom or studio dwelling unit.

Unless the contrary is specified by the applicable zoning district, the current parking minimum is 1.5 off-street parking spaces per one-bedroom multifamily dwelling unit and one additional off-street parking space for each additional multifamily unit bedroom and two off-street spaces for single-family and townhouse units.

- II. Adopt a text amendment in the Zoning Ordinance to increase the distance to joint parking lots in commercial and mixed-use zoning districts from 300 feet to 1,500 feet from the principal use, measured along lines of public access.

This recommendation is not applicable to R-1 Low Density Residential, R-2 Medium Density Residential, and R-3 High Density Residential Zoning Districts. While the R-4 Town-Center Residential District is not a mixed-use zoning district, it is included in this recommendation because of its small-scale urban development pattern and direct proximity to established commercial uses.

- III. Adopt a text amendment in the Zoning Ordinance to allow one (1) accessory dwelling unit on properties with existing lawful residential uses that do not count towards density limits provided inappropriate physical changes to a building that are visible from a public street are disallowed.

- IV. Adopt a text amendment in the Zoning Ordinance to allow a fee in lieu for parking minimums to contribute to the Borough's public parking fund in the amount of not less than \$5,000 per parking space not provided.

The fee shall be paid on or before the date upon which a certificate of occupancy is issued. Payment shall be secured by a bond at the time the amount of the fee is set; and subject to an annual adjustment.

The value of the fee shall be adjusted annually according to the Engineering News Record construction index as published on January 1st of the current calendar year. The fee adjustment shall be calculated by dividing the index amount published on January 1st of the current year by the index amount published on January 1, 2010 (\$8,660), multiplied by the minimum fee amount of \$5,000. The base fee, the adjustment index, or the calculation method may be otherwise amended by action of the Borough Council from time to time.

This fee-in-lieu standard and fee calculation methodology is substantively the same as what has been adopted in the City of Portland Maine's Land Use Code (as amended on February 6, 2023). Portland's fee implements provisions of its 2008 Peninsula Transit Study Report and Action Plan which noted the industry average construction cost for on-street parking at the time was \$5,000. The January 1, 2010 index amount is presumed to be the time when Portland first implemented fee-in-lieu of parking. As an example, the calculated fee using the 2020 index amount is \$6,577.36 per parking space.² The LUR also considered fee-in-lieu of parking standards in Jenkintown, PA and New Hope, PA. Fee-in-lieu of parking provides the Borough with funds to manage parking demand while encouraging infill and reuse of existing buildings. Infill refers to the development of vacant or existing developed land that is underutilized. The proposed fee is intended to be an option to be considered by the developer and Borough Council in lieu of providing on-site parking.

- V. Adopt a text amendment in the zoning ordinance to include a land use table to supplement the land use description provided in each zoning district.
- VI. Adopt a text amendment in the zoning ordinance that deletes duplicative land uses and consolidates similar land uses that have distinct titles but are the same land use activity.
- VII. In the short run, adopt a text amendment to consolidate land uses into general categories and by scale to reduce the complexity of the zoning ordinance for citizens and decision makers and indirectly guide physical form as it relates to the public realm (example: small scale/artisan manufacturing, medium scale manufacturing, and large-scale manufacturing). Further, maintain context sensitive standards for specific uses and associated standards that are intended to protect a certain part of the Borough in § 255-199 "Additional standards for specific permitted uses, conditional uses and special exception uses."

² Using ENRs Cost Indexes
https://digital.bnppmedia.com/publication/?i=701229&article_id=3985354&view=articleBrowser

VIII. In the long run, land use regulations in Carlisle would ideally be secondary to design standards and guidelines that allow private property owners to participate in shaping and protecting what is desired in the public realm and in neighborhoods. A zoning ordinance that focuses primarily on design and secondarily on land use requires considerable planning and time for stakeholders to consider preferences and alternatives.

NEXT STEPS

Reforms I, II, III, and IV are ready for Borough Council to consider action whenever deemed appropriate.

Please Note: All recommended reforms result in text amendments to the zoning ordinance that require a public process to evaluate consistency with the Pennsylvania Municipalities Planning Code (MPC). A public outreach strategy to evaluate stakeholder priorities for all these items can also be prepared at the direction of Borough Council.

The LUR advises continuing the reform review using the January 20, 2023, memo, “Front Setbacks, Zoning Definitions, and Emerging Land Use Issues” as a work plan. A subsequent progress report and specific recommendations to address the outstanding recommended reforms listed in this report proposed no later than February 2024.

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DEPARTMENT OF SUSTAINABLE COMMUNITY & ECONOMIC PLANNING
53 WEST SOUTH STREET
CARLISLE, PA 17013

JARED WOOLSTON, AICP, CNU-A
DIRECTOR

717-240-6930
www.carlislepa.org

TO: Borough Council

FROM: Jared Woolston, SCEP Director

DATE: December 5, 2022

SUBJECT: Incremental zoning reform in urban contexts

Introduction

This memo serves to provide discussion prompts for short- and long-range incremental zoning reform to achieve the land use patterns envisioned in Carlisle's adopted Comprehensive Plan and prepared as part of the Climate Action Plan draft.

Zoning Basics

Zoning laws are enabled in the United States to protect people from nuisances. There are two (2) basic forms of zoning:

1. *Euclidean zoning*. Text based ordinances guided by a zoning map of land use districts that segregate places within a locality by land use activity types (i.e., residential, commercial, industrial...). This form of zoning regulates external issues/nuisances by focusing on land use activities. Theoretically, performance standards in Euclidean zoning ordinances enhance the ordinance with established metrics (i.e., minimum parking by land use, minimum front setbacks, etc.).
2. *Form-based code*. Extensive graphics coordinated with text to create a predictable public realm by controlling physical form primarily and land uses secondarily. This form of zoning is intended to address the relationship of the building to the streetscape to create a desired urban form. Urban form is established through an organizing principal divided by context (Examples: Rural to Urban Transect, Thorofare Code, Frontage Code...).

Zoning Reform

Zoning reform can change a zoning ordinance to create affordable housing choices, attract and retain diverse business, and promote walkable urbanism (active pedestrian spaces, human habitat...). Zoning ordinances are supported by a master plan or comprehensive plan.

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While considerable work was done to review zoning and land development reforms for the Climate Action Plan (CAP), the adopted CAP primarily focuses on reducing greenhouse gas. Nevertheless, the Borough's Comprehensive Plan may provide justification for the zoning reforms considered during the CAP planning process to meet various planning goals. Given the range of possibilities and the voluminous amount of work done by the CAP planning teams, the scope of such a reform effort may need direction provided by Borough Council.

The following is a representative list of nationally recognized zoning reform practices to consider:

Removing minimum lot sizes to match historic lot sizes. Minimum lot sizes in established neighborhoods may be irrelevant. These are typically preferred in suburban settings and do not apply to urban contexts.

Match historic setbacks. Minimum setbacks (i.e., 20 feet minimum) may not be appropriate for urban neighborhoods with existing buildings with 0–8-foot setbacks. Consider removing the conflicting setbacks or allowing development to match adjacent lots by right rather than by dimensional variance.

Codify stories instead of feet. 35 feet maximum is typical but it does not dictate stories or roof type. A short 3-story or tall 2-story building can fit into 35 feet. Duct work in a commercial building is bigger than in a residential building. Consider regulating the preferred building type that allows a better looking and functioning building (ventilation, sunlight, etc.) by defining and regulating stories.

Set a maximum front setback. A suburban standard of minimum 20-foot setback from the street does not mean a building cannot be located 50 feet from the street with parking in the front to attract motorists (rather than appeal to pedestrians). In a more urban context, a setback range between 8 or 12 feet may allow a front sidewalk café and limit car-oriented development.

Require usable entries face the sidewalk. Even if a building is required at the street and the parking in the rear, the primary entrance can still go into the parking lot and ignore the pedestrian clients accessing from the sidewalk. This change will encourage pedestrian activity.

Require minimum transparency in retail contexts. This may require a survey of local buildings that are wanted to establish new ground floor transparency (windows) and desired urban storefronts that are inviting to pedestrians.

Minimum Parking. Banks and developers will require parking to fund or lease a business. Planners typically don't have the expertise and haven't done the studies to know how much parking is needed for a land use. In a small context like downtown, on-street parking provided by

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the Borough can meet parking needs. Consider reducing or eliminating parking where practical or an impact program for parking with a rational nexus between public and private gains.

Context sensitive streets. Start planning the desired streets to prepare for local and state improvements.

Land Use. Permit mixed use for smart growth in every urban context: downtown, main streets, and all urban neighborhoods. There is a market preference for urban living by baby boomers and millennials beginning to purchase or rent downtown. *This is not recommended in suburban contexts.*

Simplify land uses. Decatur Georgia's craft brewpub scene was nearly thwarted by a zoning ordinance that narrowly defined retail. Consolidate similar land uses when possible.

Map the places. The same solution will not apply in every context. Map the neighborhoods and define what is important and what may need further planning.

Possible short- and long-range planning goals:

Short: 6 months - 1 year

1. Replace minimum setback with a maximum front setback
2. Require parking behind buildings AND a working door facing the street
3. Review allowed uses and permit compatible activities in most urban districts.

Long: >1-5 years

1. Master Plan / Comprehensive Plan (developing a process for this is in the biennial goals)
2. Borough-wide neighborhood plans
3. Full zoning ordinance rewrite

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TO: Borough Council Land Use Reform Sub-Committee

FROM: Jared Woolston, SCEP Director

DATE: January 20, 2023

SUBJECT: Front Setbacks, Zoning Definitions, and Emerging Land Use Issues

Introduction

This memo provides guidance and a draft review process for two (2) short-range zoning ordinance reforms for the consideration and direction of Borough Council's sub-committee:

1. Allowing historic building patterns along front yard corridors to continue by right through a zoning permit or other streamlined mechanism acceptable to Borough Council as the preferred alternative to discretionary approvals for new buildings and additions where hardship must be considered (i.e., dimensional variance); and
2. Consolidating land use definitions that are redundant or providing additional clarity.

Contextualizing Front Setbacks

The scale, orientation, and proximity of buildings within the profile of a street contributes greatly to the desirability of the built environment for residents, business owners, and the public. Jan Gehl's seminal urban planning book, "Life Between Buildings" makes several important findings that help planners consider the arrangement of buildings along streets. Perhaps of greatest relevance to the proposed review of front setbacks is Gehl's observation that street corridors and the form provided by buildings can encourage people to, "assemble or disperse, to integrate or segregate, to invite or repel, and to open up or close in." For these reasons, the relationship of buildings to streets is advised to be the first area of focus for context sensitive densification efforts.

DRAFT Front Setback Review

The following is a draft procedure for analyzing front setback regulations and considering alternatives:

1. Map representative corridors of each adopted zoning district to locate any noteworthy inconsistencies between the built environment and the required front setbacks.
2. Review relevant Zoning Hearing Board (ZHB) front setback variance cases.

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3. Review Section 255-192 “Reduction of front yard setbacks” for the C-4 Neighborhood Commercial District for applicability in other zoning districts.
4. Review the role of staff, Planning Commission, Zoning Hearing Board, and Borough Council in approving deviations from standard front setbacks.
5. Review the enabling planning goals in the comprehensive plan and the intent of zoning districts for potential conflicts with administrative adjustment review alternatives.
6. Consider the application and potential consequences of a build-to zone as an alternative to front setbacks in urban contexts.

The Importance of Land Use Definitions

The Carlisle Borough Zoning Ordinance is predominantly a text base ordinance that minimally relies on graphics for regulation. As such, land use definitions in the zoning ordinance are essential for regulating jurisdictional activities that could result in negative externalities that disturb people and the environment and degrade property values.

A principal use requires a zoning permit for the Zoning Officer to approve a new activity by right. Accessory uses (subordinate to a principal use) do not require a zoning permit provided the principal use has been approved. Special exceptions and “use” variances are discretionary approvals that may be approved by the Zoning Hearing Board (ZHB). A conditional use permit is another discretionary land use permit which may be authorized by Borough Council.

On December 1, 2022, the Carlisle ZHB considered a proposed special exception proposal for a *bed and breakfast* use. The special exception was not approved by the ZHB. To paraphrase the findings of fact, the business identified itself as an Airbnb and associated activities did not meet the adopted land use definition of a *bed and breakfast*. During the meeting, the ZHB further noted that other land uses including brewpubs require a use variance to be legally entitled to operate in Carlisle. Brewpubs are prevalent in Carlisle but are subject to discretionary approvals.

DRAFT Land Use Review

The following is a draft procedure for reviewing land use definitions and developing text amendments to improve the administration of the zoning ordinance:

1. Review all the adopted land use definitions in the zoning ordinance.
2. Identify opportunities to simplify the zoning ordinance by eliminating redundant definitions for activities presumed to have the same or very similar externalities.
3. Review activities including Airbnb and brewpub that are operating in Carlisle but may not be effectively regulated.
 - a. Consider stakeholder interests and opinions near such activities to learn more about externalities that may be consistent with comprehensive planning goals and

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- objectives or inconsistent and unwanted (or desirable and require further review and updating of the Comprehensive Plan).
- b. If necessary, consider other options for regulating activities to address stakeholder concerns which may be outside the scope of zoning such as the issuance of business licenses with specific performance thresholds for local approval or revocation.

Emerging Land Use Reform Issues in Carlisle

Food trucks, urban agriculture, and ‘keeping of chicken permits’ are all emerging land use issues in Carlisle that may require committee review. The following is offered to guide the scope of land use and zoning reforms selected by the sub-committee.

Food trucks can be found at local breweries, neighborhoods, school fundraisers, public markets, and outdoor special events across America. In Carlisle, food trucks can only be approved through local permitting at limited times and locations or at a Special Event approved by Borough Council provided the event will occupy a street or sidewalk. With low overhead and diverse offerings, many communities can choose between a sit-down restaurant, a drive thru restaurant, and a quick bite to eat at a food truck. When strategically located, food trucks can add to community vitality by providing new opportunities for social interactions in settings that otherwise may be underutilized or overlooked entirely due to a lack of interest. Increased competition with local restaurants is a typical concern of the restaurant industry against opening food truck markets with relaxed licensing and/or zoning standards.

Urban Agriculture is commonly defined in zoning ordinances. As a land use, the associated performance standards can be tailored to a community. Adjacent activities, customer traffic, and nuisances associated with keeping farm animals may generate big concerns in a compact urban neighborhood and be a nonissue in a rural place where right-to-farm laws are designed to protect such activities from nuisance lawsuits. Proponents for relaxed urban agriculture and urban poultry farming find agricultural activities essential for fostering independent modest living and globally, for reducing the demand for suburban sprawl and vehicle miles traveled. Carlisle property owners must obtain a one-year permit to keep chickens. Each year, a permit must be renewed with a \$50 fee and re-inspection. Structure setbacks, coop construction, waste storage and disposal, and the number and sex of chickens is regulated through the permit process.

Staff Recommendations and Reason(s)

The sub-committee may review and provide direction to staff regarding the items considered herein, the initial staff memorandum dated December 5, 2022, entitled, “Incremental zoning reform in urban contexts,” or other items discussed during the December 8, 2022, Borough Council meeting that is determined to be a higher priority than items suggested by staff.

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Walkability and Car Trips in Carlisle

This guide defines four (4) physical forms in Carlisle that influence pedestrian mobility (i.e., walkability) and single car trips. Defined contexts are simple to provide a broad interpretation of large land areas and select focus areas for front yard and parking reforms.

- I. **Pedestrian-oriented urban context.** Consistent built environment with on-site parking that is not closer to a public street than the buildings served -or- parking is public.

Pitt Street: Physical form in the public realm is defined by buildings. Pedestrians are prioritized over cars with a short walking distance from sidewalks to front doors. A set number of public metered facilities and discrete on-site parking reduce car demand.



- II. **Car-oriented suburban context.** Consistent built environment with on-site parking located between buildings and public streets.

Sherwood Drive (left) & E. High Street (right): Physical form in the public realm is less defined due to the location of automobile facilities between most buildings and public streets. Similar buildings occupy large land areas with no transition in physical form. Car transportation is preferred to pedestrian mobility in this context due to long trip lengths to destinations of interest or need.



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- III. **Transition context.** Inconsistent built environment with both urban and suburban contexts exhibited by physical form.

East High Street at East Street: Physical form in the public realm is shaped by pedestrian and car-oriented features. These are important edges that can link urban and suburban contexts with a variety of building types and uses (i.e., smart growth infill).



- IV. **Special context.** Primarily contains natural areas, rural land, athletic fields, utilities, or large scale industrial or office parks.

Ritner Highway: Physical form is unique and does not fit well into urban, suburban, or transition contexts. Destinations may or may not be desirable for pedestrians but are to some extent isolated and/or remote. Transportation Planning Note: car ownership is limited and jobs are dense in this area.



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RESIDENTIAL (dwelling, home business [family child care, home occupation, home sharing, joint living and work quarters, live/work], mobile home park, supportive housing [general, medical care, transitional shelter])

RESIDENTIAL LAND USES	Zoning Districts																
	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS
Apartments, above the first floor of Hanover Street or High Street							S										
Age restricted mid-rise condominium § 255-199A(2.1)									P								
Apartments age restricted over 55					S												
Boardinghouse § 255-199A(10)									S								
Conversion of principal building to apartments											S				P		
Garden apartments § 255-199A(17); 255-90.F (& UM specific standards)		S	P	P						P	P				P		
Group home § 255-199A(18); § 255-90.BB	P	P	P	P	P	P			S	S	P				S	P	
Home occupation § 255-200D(5)									P	P							
Mid-rise apartments															P		
Mid-rise stacked flats									P						P		
Mobile/manufactured home park § 255-199A(26); § 255-199A(25)			S														
Mobile/manufactured home			S														
Nursing home or personal care center					S												
Retirement village § 255-199A(37)									S						S		
Single-family detached dwelling	P	P	P	P	P	P				P					P	P	
Single-family semidetached dwelling		P	P	P	P					P					P		
Townhouses (single-family attached dwelling) § 255-199A(17)		P	P	P						P					P		
Two-family detached dwellings			P	P						P					P		
Two-family semidetached dwellings				P						P					P		

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Semiprivate recreational facilities § 255-199A(34)																				
TRANSPORTATION (Airport, freight terminal, railway facility, transit station, heliport)																				
TRANSPORTATION LAND USES	Zoning Districts																			
	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS			
Bus terminal							P													
Bus or train terminal, park-and-ride lot and related vehicle parking											P	P	P		P					
Heliport												S								
Parking lot or parking garage							P			S					S					
Truck terminal § 255-199A(44)									X	X		S	X	X						
GENERAL COMMERCIAL (Animal services [general, kennel, vet clinic], commissary kitchen, eating and drinking [alcohol service, bar, counter service, restaurant], Entertainment venue, indoor [local, regional], Financial services [general, alternative], instructional services, lodging, medical clinic, office, personal services [general, massage licensed, massage unlicensed], postmortem services, retail [general, alcohol, farmers market, firearms, food & beverage, large format, merchant market, pet shop, temporary outdoor, smoke and vape shop, sexually oriented business [general, sexual encounter]																				
GENERAL COMMERCIAL LAND USES	Zoning Districts																			
	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS			
Adult day-care-center § 255-199A(2)							P	P	P	P						P				
Adult movie theater § 255-199A(1)								S	X	X				X						
Adult bookstore § 255-199A(1)							X	S	X	X				X						
Auditorium							S	S	S			P			P					
Bed and breakfast § 255-199A(9)				P	S		P			P					P					
Beverage distributor								P	P						P					
Business or personal services, including haircutting and styling							P													
Business or personal															P					
Cabaret § 255-199A(1)								S	X	X				X						
Commercial convenience store § 255-199A(51)							X	S	P					P	S					
Commercial recreation, including a bowling alley, movie theater, skating rink or miniature golf course								P								P				
Commercial studios								P												
Convention center															P					

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Custom printing and copying, not industrial scale							P			P								
Custom printing, photocopying, faxing, mailing or courier (or delivery) service											P	P	P			P		
Dance, photography, artisan or craft studio							P											
Drive-through uses § 255-199A(36)							X		S									
GENERAL COMMERCIAL	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS	
Exercise club							P	P	P		P	P	P		P			
Exposition center															P			
Farm implements sales									P					P				
Financial institutions, with or without drive-through facilities § 255-199A(15)								P	P	P	P	P	P	P	S			
Hotels or motels § 255-199A(27)							P		S		P		X		S			
Laundromat § 255-83.M.									P	P					P			
Massage parlor § 255-199A(1)								S	X	X				X				
Massage therapist business							P	P	P	S	P				P			
Medical office or small animal hospital § 255-199A(3)															P			
Medical marijuana dispensary § 255-83.U (Subject to all state and local laws...)										P								
Movie or performing arts theater							P											
Neighborhood convenience store § 255-83.P (See UM [28])							S		P	P					P			
Offices or outpatient or inpatient medical health care facility					S									P				
Offices (I-1, I-2, UM "Offices and administrative activities")							P	P	P	P		P	P	P	P			
Offices, which may include but is not limited to a business, medical, dental or veterinarian office and/or outpatient medical center											P							

ATTACHMENT 3

Office, with one optional dwelling unit (See 255-90.1?)							S											
One retail sales or personal service establishment							S											
On-site retail sales produced on premises													S					
Pawn shop								P										
Personal care center															S	P		
Personal services								P	P	P	P							
GENERAL COMMERCIAL	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS	
Pharmacy with drive-through facilities § 255-199A(15)																S		
Photography studio, crafts, dance or artisan's studio										P								
Plant nursery													P					
Plant nursery/greenhouse									P	P	P					S		
Professional studio							P									P		
Restaurant, with drive-through service being prohibited												P						
Retail sales of goods and/or services, not including an adult use																P		
Retail store, not including an adult use												P						
Retail sales of goods or groceries							P		P									
Retail sales of goods or services								P	P	P					P			
Retail sales of fuel for dispensing into motor vehicles (ALSO SEE "auto service station")														X				
Retail and wholesale of goods and services of products manufactured on-site																P		
Sales/rental of industrial equipment													P					
Self storage development													P	X				
Small animal hospital § 255-199A(3)										P								
GENERAL COMMERCIAL	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS	

ATTACHMENT 3

Small or large animal hospital													P				
Standard restaurant, not including drive-through service										P							
Standard or fast-food restaurant (no drive through) § 255-199A(36)							P	P	P					P	P		
Standard or fast-food restaurant (with drive-through service) § 255-199A(36)								P						P	S		
Tattoo parlor or establishment								P									
Tavern, provided that such building is not attached to a building that is principally residential							S	S	S		P				S		
Temporary exhibition area § 255-199A(42)		S															
Veterinarian office and/or outpatient medical center													P				
Video arcade							X	P	S						P		
Wholesale sales and storage of machinery, electrical equipment or manufactured goods										S							
<i>HEAVY COMMERCIAL (Motor vehicle services [general, car wash, commercial vehicle, fueling station], motor vehicle sales and rental [commercial vehicle, household moving truck rental, standard vehicle], indoor storage [general, self-storage facility], outdoor storage [general, cargo container, official motor vehicle impound, standard vehicle, commercial vehicle].</i>																	
HEAVY COMMERCIAL LAND USES	Zoning Districts																
	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS
Auto, boat or mobile/manufactured home sales § 255-199A(7)							X		S	X							
Auto repair garage § 255-199A(6)							X	S	S	X	S		X				
Auto service station § 255-199A(8)							X	S	S	X	S		X	P			
Building material sales												P					
Building supplies sales (aka Building supply sales)									P		P						

ATTACHMENT 3

Manufacture of transportation equipment													P	P				
Manufacture of paper products (no raw pulp; I-1& I-2 include recycling)													S	P	P			
Manufacture of scientific, electronic and other precision instruments													S	P	P			
Manufacture of apparel, textiles, shoes and apparel accessories													S	P	P		S	
Manufacture of ceramic products													S	P	P			
Manufacture of computers and electronic and microelectronic products													S	P	P		S	
Manufacture of electrical equipment, appliances and components													S	P	P			
LIGHT INDUSTRIAL	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS	
Manufacture and assembly of electronic and electronic machines																	P	
Manufacture and assembly of microelectronic components																	P	
Manufacture of food (human) and beverage products (and tobacco in														S	P	P		S
Manufacture of jewelry, precision instruments, optical goods, and similar products																	P	
Manufacture of glass and glass products, jewelry and silverware													S	P	P			
Manufacture of glass and glass products																	P	
Manufacture of leather, clay, and pottery products (excepting a tannery)																	P	
Manufacture of leather and allied products (excepting a tannery)														P	P			
Manufacture of machinery and gaskets														P	P			

ATTACHMENT 3

Manufacture of medical equipment and supplies												S	P	P				
Manufacture of pharmaceuticals and medicines													P	P				
Manufacture of pharmaceuticals															P			
Manufacture of products from previously manufactured materials § 255-199A(47)												S	P	P	P			
Manufacture of sporting goods, toys, games, musical instruments or signs												S	P	P				
Manufacture of wood products and furniture (not including raw paper pulp)												S	P	P				
Manufacture of natural and synthetic rubber (products)													P	P	P			
Manufacture of coatings, adhesives, and sealants													P	P				
Manufacture of fabricated metal and/or plastic products, except ammunition or explosives																P		
Manufacture of plastics, polymers, resins or vinyl													S	P				
Manufacture of roofing and asphalt saturated materials													P	P				
Manufacture of soaps, detergents and water-based adhesives													S	P				
Manufacture of printing and related products																	S	
Packaging												P	P	P			P	
Printing or bookbinding												P	P	P			P	
Research (and development), engineering or testing facility or laboratory												P	P		P	P		
<i>HEAVY INDUSTRIAL: (Motor vehicle services [general, car wash, commercial vehicle, fueling station], motor vehicle sales and rental [commercial vehicle, household moving truck rental, standard vehicle], indoor storage [general, self-storage facility], outdoor storage [general, cargo container, official motor vehicle impound, standard vehicle, commercial vehicle]).</i>																		
HEAVY INDUSTRIAL LAND USES	Zoning Districts																	
	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS	

ATTACHMENT 3

Animal feed mill													S	X				
Bottling operations													P					
Building contractors headquarters and storage													P					
Bulk manufacture of chemicals (excepting highly hazardous chemicals)													S					
Bulk manufacture of highly hazardous chemicals													X	X				
Bulk storage, except a U.S. military or state facility													X	X				
Bulk storage of liquid fuels for off-site use														X				
Bulk storage of natural gas or gasoline as a principal use													X	X				
Bus or taxi terminal													P					
Coke Oven													X	X				
Creosote treatment or manufacture													X	X				
Explosives, fireworks, ammunition and gunpowder manufacture													X	X				
Finishing of previously prepared resin, vinyl, polymers, plastic or rubber													P		P			
Industrial activities similar to others in I-1 District § 255-98													S					
Industrial laundries													P					
Junkyard									X	X			S		X			
Kennel § 255-199A(22)													S					
HEAVY INDUSTRIAL	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS	
Manufacture of abrasive or nonmetallic mineral products													S					
Manufacture of agricultural chemicals, fertilizers or pesticides														X				
Manufacture of asphalt or cement													X	X				
Manufacture of bituminous materials other than asphalt													S					
Manufacture of fabricated metal and/or plastics													P					
Manufacture of gypsum, concrete or plastic products													S	X				

ATTACHMENT 3

Manufacture of manufactured or modular housing													P					
Manufacture of paints, varnishes, enamels and solvents													S					
Medical marijuana grower/processor (Subject to all state and local laws...)													P					
Mineral extraction § 255-199A(24)													S	X				
Oilcloth manufacture													X	X				
Package delivery services													P					
Petroleum or kerosene refining or distillation													X	X				
Photo finishing lab													P					
Planned industrial development § 255-96.A; 255-104&107													C	C				
HEAVY INDUSTRIAL	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS	
Potash work													X	X				
Primary (as opposed to fabricated) metal products													S					
Raw paper or pulp mill													X	X				
Recycling collection center § 255-199A(35)									S	S				P		S		
Slaughterhouse waste (management)														X	X			
Solid waste disposal facility § 255-199A(40)														S				
Stockyard, slaughterhouse or meat-packing plant														X				
Tar distillation or manufacture														X	X			
Testing/repair of manufactured products														P				
Tire retreading														S				
Warehousing/storage/distribution														P	X	P		
Warehousing or storage as a principal use							X											
Welding														P				
<i>AGRICULTURAL (Animal keeping [bees, dairy, commercial equine, non-commercial equine, livestock, pets, small animals, wild animals], plant cultivation [community garden, farming])</i>																		
AGRICULTURAL	Zoning Districts																	

ATTACHMENT 3

LAND USES	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS
Animal husbandry § 255-199A(4)												S					
Community Gardens § 255-199A(53)	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P
Crop farming	P	P	P			P										P	
Horse stable												S					

OTHER LAND USES (uncategorized land use activities, unique signs, similar activities not defined, food trucks)

OTHER LAND USES	Zoning Districts																
	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS
Activities similar to permitted or special exception in UM															S		
Billboard signs § 255-221.1 of Article XXVI												X	P	P			
Community event signs							C										
Front, side and rear yards of uses in other abutting districts within the same lot																	P
Mobile food vending § 255-199A(54)												P					

ACCESSORY USES (Land uses that are accessory to principal uses)

ACCESSORY LAND USES	Zoning Districts																
	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS
Accessory uses listed in § 255-200C															p		
Single-family accessory uses § 255-200D(12)	p	p			p	p											
Residential accessory uses § 255-200D(12)			p	p													
Private swimming pool § 255-199A(34)	p	p	p	p	p	p											
Private tennis court § 255-199A(34)	p	p	p	p	p	p											
Home occupation § 255-200D(5)	p	p	p	p	p	p									p		
Community Gardens 255-199A(53)	p	p	p	p	p	p	p	p	p	p	p	p	p	p		p	p
Child nursery/day-care center § 255-200D(8)			p	p													
Commercial communication antenna § 255-199A(50)							p	p	p		p	p	p		p	p	

ATTACHMENT 3

LAND USES	Zoning Districts													Overlay Zoning Districts						
	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS	FP (FIRM MAPS)	HP (HARB)	APT (AIRPORT)
Uncategorized (other regulation may be applicable - not land use)																				
Activities similar to permitted or special exception in UM																S				
Billboard signs § 255-221.1 of Article XXVI												X	P	P						
Community event signs							C													
Front, side and rear yards of uses in other abutting districts within the same lot																				P
Mobile food vending § 255-199A(54)												P								
ACCESSORY USES																				
Accessory to principal uses																				
Accessory uses listed in § 255-200C																				P
Single-family accessory uses § 255-200D(12)	P	P			P	P														
Residential accessory uses § 255-200D(12)			P	P																
Private swimming pool § 255-199A(34)	P	P	P	P	P	P														
Private tennis court § 255-199A(34)	P	P	P	P	P	P														
Home occupation § 255-200D(5)	P	P	P	P	P	P														
Community Gardens 255-199A(53)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Child nursery/day-care center § 255-200D(8)			P	P																
Commercial communication antenna § 255-199A(50)							P	P	P		P	P	P		P	P				
Accessory buildings and uses customarily incidental to and associated with permitted uses							P			P					P					
Uses that are customary and incidental to a permitted use										P		P	P		P	P	P			
Auto service station retail § 255-71.B, 78-D; Article XXV								P	P											
Convenience store fast food § 255-71.C								S												
Place of workshop in a theater or any other assembly use area that is principal								P												
Storage										P										
Restaurant, day-care or cafeteria for employees and families											P	P	P							
Warehousing, storage and distribution § 255-106.E											P	P	P							
Warehousing, storage and distribution § 255-200D(1)																			P	
On-site retail of products produced on the premises											P									
Heliport § 255-199A(19)												S	S							
Industrial storage												P								
Industrial outdoor storage												P								
Indoor retail shops and concessionaires for convention and exposition centers																			P	
Fire apparatus and equipment areas												P	P							
Retail sales of goods and services § 255-115.B																			P	
Play field or recreation facility (may be off site but related)																				P
Dormitory for college or university																				P
Living accommodations for institution staff																				P
Offices of licensed physicians or dentists																				P
Boardinghouse for college or university																				P

- P - Permitted
- S - Special Exception
- C - Condition Use Permit
- X - Prohibited Use (listed)
- p - Permitted Accessory Use
- BLANK - unlisted variance only
- Residential buffers may apply

ATTACHMENT 3

Zoning Districts

LAND USES	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS
Residential (dwelling, home business [family child care, home occupation, home sharing, joint living and work quarters, live/work], mobile home park, supportive housing [general, medical care, transitional shelter])																	
Apartments, above the first floor of Hanover Street or High Street							S										
Age restricted mid-rise condominium § 255-199A(2.1)									P								
Apartments age restricted over 55					S												
Boardinghouse § 255-199A(10)								S									
Conversion of principal building to apartments										S					P		
Garden apartments § 255-199A(17); 255-90.F (& UM specific standards)		S	P	P						P	P				P		
Group home § 255-199A(18); § 255-90.BB	P	P	P	P	P	P		S	S	P					S	P	
Home occupation § 255-200D(5)								P	P								
Mid-rise apartments															P		
Mid-rise stacked flats								P							P		
Mobile/manufactured home park § 255-199A(26); § 255-199A(25)			S														
Mobile/manufactured home			S														
Nursing home or personal care center					S												
Retirement village § 255-199A(37)								S							S		
Single-family detached dwelling	P	P	P	P	P	P				P					P	P	
Single-family semidetached dwelling		P	P	P	P					P					P		
Townhouses (single-family attached dwelling) § 255-199A(17)		P	P	P						P					P		
Two-family detached dwellings			P	P						P					P		
Two-family semidetached dwellings				P						P					P		

ATTACHMENT 3

Zoning Districts

LAND USES	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS
Transportation (Airport, freight terminal, railway facility, transit station, heliport)																	
Bus terminal								P									
Bus or train terminal, park-and-ride lot and related vehicle parking											P	P	P		P		
Heliport												S					
Parking lot or parking garage							P			S					S		
Truck terminal § 255-199A(44)									X	X		S	X	X			

ATTACHMENT 3

Zoning Districts

LAND USES	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS
<i>Heavy Commercial (Motor vehicle services [general, car wash, commercial vehicle, fueling station], motor vehicle sales and rental [commercial vehicle, household moving truck rental, standard vehicle], indoor storage [general, self-storage facility], outdoor storage [general, cargo container, official motor vehicle impound, standard vehicle, commercial vehicle].</i>																	
Auto, boat or mobile/manufactured home sales § 255-199A(7)							X		S	X							
Auto repair garage § 255-199A(6)							X	S	S	X	S		X				
Auto service station § 255-199A(8)							X	S	S	X	S		X	P			
Building material sales													P				
Building supplies sales (aka Building supply sales)									P		P						
Building contractor's office and storage § 255-90.AA; § 255-199A(46)									S							S	
Business machine shop sales and service(s)									P						P		
Car wash § 255-199A(11)							X		S	X						S	
Industrial outdoor storage															X		
Motor vehicle racetrack										X							
Motor vehicle sales																	
Packaging and bottling operation, with on-site sales of these items															P		
Testing, cleaning and repairing of small machines for household or business use							S	S									
Wholesale sales (other than motor vehicles) § 255-199A(45)											P	P	P		P		
Wholesale sales - motor vehicles												P					
Wholesale sales															P		

ATTACHMENT 3

Zoning Districts

LAND USES	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS
<i>Light Industrial (Electronics assembly, maintenance and repair services, light manufacturing [general, alcoholic beverage, artistic and artisanal, pharmaceutical cosmetic, food and drink, textile and apparel] research and development, soundstage and backlots, wholesale trade and warehousing .</i>																	
Assembly or finishing products with off-site materials													P	P		P	
Crystal manufacture and testing													P	P	P		
Laboratories for research and development							S	S									
Manufacture of printing and related support activities																P	
Manufacture of wood products																S	
Manufacture of furniture and related products																S	
Manufacturing, miscellaneous																S	
Manufacturing of textile and apparel products																S	
Manufacture of transportation equipment													P	P			
Manufacture of paper products (no raw pulp; I-1& I-2 include recycling)											S		P	P			
Manufacture of scientific, electronic and other precision instruments											S		P	P			
Manufacture of apparel, textiles, shoes and apparel accessories											S		P	P		S	
Manufacture of ceramic products											S		P	P			
Manufacture of computers and electronic and microelectronic products											S		P	P		S	
Manufacture of electrical equipment, appliances and components											S		P	P			
Manufacture and assembly of electronic and electronic machines																P	
Manufacture and assembly of microelectronic components																P	
Manufacture of food (human) and beverage products (and tobacco in UM)											S		P	P		S	
Manufacture of jewelry, precision instruments, optical goods, and similar products																P	
Manufacture of glass and glass products, jewelry and silverware											S		P	P			
Manufacture of glass and glass products																P	
Manufacture of leather, clay, and pottery products (excepting a tannery)																P	
Manufacture of leather and allied products (excepting a tannery)													P	P			
Manufacture of machinery and gaskets													P	P			
Manufacture of medical equipment and supplies											S		P	P			
Manufacture of pharmaceuticals and medicines													P	P			
Manufacture of pharmaceuticals																P	
Manufacture of products from previously manufactured materials § 255-199A(47)											S		P	P	P		
Manufacture of sporting goods, toys, games, musical instruments or signs											S		P	P			
Manufacture of wood products and furniture (not including raw paper pulp)											S		P	P			
Manufacture of natural and synthetic rubber (products)													P	P	P		
Manufacture of coatings, adhesives, and sealants													P	P			
Manufacture of fabricated metal and/or plastic products, except ammunition or explosives																P	
Manufacture of plastics, polymers, resins or vinyl													S	P			
Manufacture of roofing and asphalt saturated materials													P	P			
Manufacture of soaps, detergents and water-based adhesives													S	P			
Manufacture of printing and related products																S	
Packaging												P	P	P		P	
Printing or bookbinding												P	P	P		P	
Research (and development), engineering or testing facility or laboratory												P	P		P	P	

ATTACHMENT 3

Zoning Districts

LAND USES	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS
Heavy Industrial (Motor vehicle services [general, car wash, commercial vehicle, fueling station], motor vehicle sales and rental [commercial vehicle, household moving truck rental, standard vehicle], indoor storage [general, self-storage facility], outdoor storage [general, cargo container, official motor vehicle impound, standard vehicle, commercial vehicle]).																	
Animal feed mill												S	X				
Bottling operations												P					
Building contractors headquarters and storage												P					
Bulk manufacture of chemicals (excepting highly hazardous chemicals)												S					
Bulk manufacture of highly hazardous chemicals												X	X				
Bulk storage, except a U.S. military or state facility												X	X				
Bulk storage of liquid fuels for off-site use													X				
Bulk storage of natural gas or gasoline as a principal use												X	X				
Bus or taxi terminal												P					
Coke Oven												X	X				
Creosote treatment or manufacture												X	X				
Explosives, fireworks, ammunition and gunpowder manufacture												X	X				
Finishing of previously prepared resin, vinyl, polymers, plastic or rubber												P		P			
Industrial activities similar to others in I-1 District § 255-98												S					
Industrial laundries												P					
Junkyard									X	X		S		X			
Kennel § 255-199A(22)												S					
Manufacture of abrasive or nonmetallic mineral products												S					
Manufacture of agricultural chemicals, fertilizers or pesticides													X				
Manufacture of asphalt or cement												X	X				
Manufacture of bituminous materials other than asphalt												S					
Manufacture of fabricated metal and/or plastics												P					
Manufacture of gypsum, concrete or plastic products												S	X				
Manufacture of manufactured or modular housing												P					
Manufacture of paints, varnishes, enamels and solvents												S					
Medical marijuana grower/processor (Subject to all state and local laws...)												P					
Mineral extraction § 255-199A(24)												S	X				
Oilcloth manufacture												X	X				
Package delivery services												P					
Petroleum or kerosene refining or distillation												X	X				
Photo finishing lab												P					
Planned industrial development § 255-96.A; 255-104&107												C	C				
Potash work												X	X				
Primary (as opposed to fabricated) metal products												S					
Raw paper or pulp mill												X	X				
Recycling collection center § 255-199A(35)								S	S			P			S		
Slaughterhouse waste (management)												X	X				
Solid waste disposal facility § 255-199A(40)												S					
Stockyard, slaughterhouse or meat-packing plant												X					
Tar distillation or manufacture												X	X				
Testing/repair of manufactured products												P					
Tire retreading												S					
Warehousing/storage/distribution												P	X	P			
Warehousing or storage as a principal use							X										
Welding												P					

ATTACHMENT 3

Zoning Districts

LAND USES	R-1	R-2	R-3	R-4	R-5	OR	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-C	UM	INS	OS
Agricultural (Animal keeping [bees, dairy, commercial equine, non-commercial equine, livestock, pets, small animals, wild animals], plant cultivation [community garden, farming, truck gardening .																	
Animal husbandry § 255-199A(4)													S				
Community Gardens § 255-199A(53)	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P
Crop farming	P	P	P			P										P	
Horse stable												S					

ATTACHMENT 3

Zoning District

LAND USES	R-1
Cemetery § 255-199A(12)	S
Community Gardens § 255-199A(53)	P
Crop farming	P
Forestry	P
Group home § 255-199A(18); § 255-90.BB	P
Place of worship § 255-199A(32)	C
Public Utility § 255-199A(33)	S
School § 255-199A(38)	S
Single-family detached dwelling	P

ACCESSORY USES	R-1
Community Gardens 255-199A(53)	p
Home occupation § 255-200D(5)	p
Private swimming pool § 255-199A(34)	p
Private tennis court § 255-199A(34)	p
Single-family accessory uses § 255-200D(12)	p

P - Permitted

S - Special Exception

C - Condition Use Permit

X - Prohibited Use (listed)

p - Permitted Accessory Use

BLANK - unlisted variance only

Residential buffers may apply

ATTACHMENT 3

Zoning District

LAND USES	R-2
Community Gardens § 255-199A(53)	P
Crop farming	P
Forestry	P
Garden apartments § 255-199A(17); 255-90.F (& UM specific standards)	S
Group home § 255-199A(18), § 255-90.BB	P
Place of worship § 255-199A(32)	C
Private recreation (and semiprivate in UM) facilities § 255-199A(34)	S
Public Utility § 255-199A(33)	S
School § 255-199A(38)	S
Single-family detached dwelling	P
Single-family semidetached dwelling	P
Temporary exhibition area § 255-199A(42)	S
Townhouses (single-family attached dwelling) § 255-199A(17)	P
ACCESSORY USES	
Community Gardens 255-199A(53)	P
Home occupation § 255-200D(5)	P
Private swimming pool § 255-199A(34)	P
Private tennis court § 255-199A(34)	P
Single-family accessory uses § 255-200D(12)	P

- P - Permitted
- S - Special Exception
- C - Condition Use Permit
- X - Prohibited Use (listed)
- p - Permitted Accessory Use
- BLANK - unlisted variance only
- Residential buffers may apply

ATTACHMENT 3

Zoning District

LAND USES	R-3
Community Gardens § 255-199A(53)	P
Crop farming	P
Forestry	P
Garden apartments § 255-199A(17); 255-90.F (& UM specific standards)	P
Group home § 255-199A(18); § 255-90.BB	P
Mobile/manufactured home park § 255-199A(26); § 255-199A(25)	S
Mobile/manufactured home	S
Place of worship § 255-199A(32)	S
Public Utility § 255-199A(33)	S
Semiprivate recreational facilities § 255-199A(34)	S
Single-family detached dwelling	P
Single-family semidetached dwelling	P
Townhouses (single-family attached dwelling) § 255-199A(17)	P
Two-family detached dwellings	P

ACCESSORY USES	R-3
Child nursery/day-care center § 255-200D(8)	p
Community Gardens 255-199A(53)	p
Home occupation § 255-200D(5)	p
Private swimming pool § 255-199A(34)	p
Private tennis court § 255-199A(34)	p
Residential accessory uses § 255-200D(12)	p

P - Permitted

S - Special Exception

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Residential buffers may apply

ATTACHMENT 3

Zoning District

LAND USES	R-4
Bed and breakfast § 255-199A(9)	P
Community Gardens § 255-199A(53)	P
Forestry	P
Garden apartments § 255-199A(17); 255-90.F (& UM specific standards)	P
Group home § 255-199A(18); § 255-90.BB	P
Place of worship § 255-199A(32)	S
Private recreation (and semiprivate in UM) facilities § 255-199A(34)	S
Public Utility § 255-199A(33)	S
School § 255-199A(38)	S
Single-family detached dwelling	P
Single-family semidetached dwelling	P
Townhouses (single-family attached dwelling) § 255-199A(17)	P
Two-family detached dwellings	P
Two-family semidetached dwellings	P

ACCESSORY USES	R-4
Child nursery/day-care center § 255-200D(8)	p
Community Gardens 255-199A(53)	p
Home occupation § 255-200D(5)	p
Private swimming pool § 255-199A(34)	p
Private tennis court § 255-199A(34)	p
Residential accessory uses § 255-200D(12)	p

P - Permitted

S - Special Exception

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X - Prohibited Use (listed)

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Residential buffers may apply

ATTACHMENT 3

Zoning District

LAND USES	R-5
Apartments age restricted over 55	S
Bed and breakfast § 255-199A(9)	S
Community Gardens § 255-199A(53)	P
Forestry	P
Group home § 255-199A(18); § 255-90.BB	P
Nursing home or personal care center	S
Offices or outpatient or inpatient medical health care facility	S
Place of worship § 255-199A(32)	S
Single-family detached dwelling	P
Single-family semidetached dwelling	P

ACCESSORY USES	R-5
Community Gardens 255-199A(53)	p
Home occupation § 255-200D(5)	p
Private swimming pool § 255-199A(34)	p
Private tennis court § 255-199A(34)	p
Single-family accessory uses § 255-200D(12)	p

P - Permitted

S - Special Exception

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Residential buffers may apply

ATTACHMENT 3

Zoning District

LAND USES	OR
Community Gardens § 255-199A(53)	P
Crop farming	P
Forestry	P
Group home § 255-199A(18); § 255-90.BB	P
Office, with one optional dwelling unit (See 255-90.I?)	S
One retail sales or personal service establishment	S
Single-family detached dwelling	P

ACCESSORY USES	OR
Community Gardens 255-199A(53)	p
Home occupation § 255-200D(5)	p
Private swimming pool § 255-199A(34)	p
Private tennis court § 255-199A(34)	p
Single-family accessory uses § 255-200D(12)	p

P - Permitted

S - Special Exception

C - Condition Use Permit

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Residential buffers may apply

ATTACHMENT 3

Zoning District

LAND USES	C-1
Adult bookstore § 255-199A(1)	X
Adult day-care-center § 255-199A(2)	P
Apartments, above the first floor of Hanover Street or High Street	S
Auditorium	S
Auto repair garage § 255-199A(6)	X
Auto service station § 255-199A(8)	X
Auto, boat or mobile/manufactured home sales § 255-199A(7)	X
Bed and breakfast § 255-199A(9)	P
Business or personal services, including haircutting and styling	P
Car wash § 255-199A(11)	X
Child nursery/day-care center § 255-199A(29); § 255-200D(8)	P
Community Gardens § 255-199A(53)	P
Community event signs	C
Community service facilities including libraries, community recreation centers and post office	P
Commercial convenience store § 255-199A(51)	X
Custom printing and copying, not industrial scale	P
Dance, photography, artisan or craft studio	P
Drive-through uses § 255-199A(36)	X
Exercise club	P
Fire, emergency services and ambulance stations	P
Hotels or motels § 255-199A(27)	P
Laboratories for research and development	S
Massage therapist business	P
Membership club § 255-199A(23)	S
Movie or performing arts theater	P
Museum	P
Neighborhood convenience store § 255-83.P (See UM [28])	S
Non-tower wireless communications facilities § 255-199A(50)	P
Offices (I-1, I-2, UM "Offices and administrative activities")	P
Parking lot or parking garage	P
Place of worship § 255-199A(32)	S
Professional studio	P
Public Utility § 255-199A(33)	S
Retail sales of goods or groceries	P
Standard or fast-food restaurant (no drive through) § 255-199A(36)	P

ATTACHMENT 3

Tavern, provided that such building is not attached to a building that is principally residential	S
Testing, cleaning and repairing of small machines for household or business use	S
Trade school § 255-199A(38)	S
Video arcade	X
Warehousing or storage as a principal use	X

ACCESSORY USES	C-1
Accessory buildings and uses customarily incidental to and associated with permitted uses	p
Commercial communication antenna § 255-199A(50)	p
Community Gardens 255-199A(53)	p

P - Permitted

S - Special Exception

C - Condition Use Permit

X - Prohibited Use (listed)

p - Permitted Accessory Use

BLANK - unlisted variance only

Residential buffers may apply

ATTACHMENT 3

Zoning District

LAND USES	C-2
Adult bookstore § 255-199A(1)	S
Adult day-care-center § 255-199A(2)	P
Adult movie theater § 255-199A(1)	S
Auditorium	S
Auto repair garage § 255-199A(6)	S
Auto service station § 255-199A(8)	S
Beverage distributor	P
Bus terminal	P
Cabaret § 255-199A(1)	S
Child nursery/day-care center § 255-199A(29); § 255-200D(8)	P
Community Gardens § 255-199A(53)	P
Commercial convenience store § 255-199A(51)	S
Commercial recreation, including a bowling alley, movie theater, skating rink or miniature golf course	P
Commercial studios	P
Exercise club	P
Forestry	P
Financial institutions, with or without drive-through facilities § 255-199A(15)	P
Fire, emergency services and ambulance stations	P
Funeral homes § 255-199A(16)	S
Laboratories for research and development	S
Massage therapist business	P
Massage parlor § 255-199A(1)	S
Non-tower wireless communications facilities § 255-199A(50)	P
Offices (I-1, I-2, UM "Offices and administrative activities")	P
Pawn shop	P
Personal services	P
Public Utility § 255-199A(33)	S
Recycling collection center § 255-199A(35)	S
Retail sales of goods or services	P
Standard or fast-food restaurant (no drive through) § 255-199A(36)	P
Standard or fast-food restaurant (with drive-through service) § 255-199A(36)	P
Tattoo parlor or establishment	P
Tavern, provided that such building is not attached to a building that is principally residential	S
Testing, cleaning and repairing of small machines for household or business use	S
Trade school § 255-199A(38)	P
Video arcade	P

ATTACHMENT 3

ACCESSORY USES	C-2
Auto service station retail § 255-71.B, 78-D; Article XXV	p
Commercial communication antenna § 255-199A(50)	p
Community Gardens 255-199A(53)	p
Convenience store fast food § 255-71.C	S
Place of worship in a theater or any other assembly use area that is principal	p

P - Permitted

S - Special Exception

C - Condition Use Permit

X - Prohibited Use (listed)

p - Permitted Accessory Use

BLANK - unlisted variance only

Residential buffers may apply

ATTACHMENT 3

Zoning District

LAND USES	C-3
Adult day-care-center § 255-199A(2)	P
Adult bookstore § 255-199A(1)	X
Adult movie theater § 255-199A(1)	X
Age restricted mid-rise condominium § 255-199A(2.1)	P
Auditorium	S
Auto repair garage § 255-199A(6)	S
Auto service station § 255-199A(8)	S
Auto, boat or mobile/manufactured home sales § 255-199A(7)	S
Beverage distributor	P
Boardinghouse § 255-199A(10)	S
Building contractor's office and storage § 255-90.AA; § 255-199A(46)	S
Building supplies sales (aka Building supply sales)	P
Business machine shop sales and service(s)	P
Cabaret § 255-199A(1)	X
Car wash § 255-199A(11)	S
Child nursery/day-care center § 255-199A(29); § 255-200D(8)	P
Commercial convenience store § 255-199A(51)	P
Community Gardens § 255-199A(53)	P
Drive-through uses § 255-199A(36)	S
Exercise club	P
Farm implements sales	P
Fire, emergency services and ambulance stations	P
Financial institutions, with or without drive-through facilities § 255-199A(15)	P
Forestry	P
Funeral homes § 255-199A(16)	S
Group home § 255-199A(18); § 255-90.BB	S
Home occupation § 255-200D(5)	P
Hotels or motels § 255-199A(27)	S
Junkyard	X
Laundromat § 255-83.M.	P
Massage parlor § 255-199A(1)	X
Massage therapist business	P
Membership club § 255-199A(23)	P
Mid-rise stacked flats	P
Neighborhood convenience store § 255-83.P (See UM [28])	P
Non-tower wireless communications facilities § 255-199A(50)	P
Offices (I-1, I-2, UM "Offices and administrative activities")	P
Personal services	P

ATTACHMENT 3

Place of worship § 255-199A(32)	P
Plant nursery/greenhouse	P
Recycling collection center § 255-199A(35)	S
Retail sales of goods or groceries	P
Retail sales of goods or services	P
Retirement village § 255-199A(37)	S
Small animal hospital § 255-199A(3)	P
Standard or fast-food restaurant (no drive through) § 255-199A(36)	P
Tavern, provided that such building is not attached to a building that is principally residential	S
Trade school § 255-199A(38)	P
Truck terminal § 255-199A(44)	X
Video arcade	S
Wholesale sales and storage of machinery, electrical equipment or manufactured goods	S

ACCESSORY USES	C-3
Auto service station retail § 255-71.B, 78-D; Article XXV	p
Commercial communication antenna § 255-199A(50)	p
Community Gardens 255-199A(53)	p
Storage	p
Uses that are customary and incidental to a permitted use	p

P - Permitted

S - Special Exception

C - Condition Use Permit

X - Prohibited Use (listed)

p - Permitted Accessory Use

BLANK - unlisted variance only

Residential buffers may apply

ATTACHMENT 3

ATTACHMENT 3

Zoning District

LAND USES	C-4
Adult bookstore § 255-199A(1)	X
Auto repair garage § 255-199A(6)	X
Auto service station § 255-199A(8)	X
Adult movie theater § 255-199A(1)	X
Auto, boat or mobile/manufactured home sales § 255-199A(7)	X
Adult day-care-center § 255-199A(2)	P
Bed and breakfast § 255-199A(9)	P
Cabaret § 255-199A(1)	X
Car wash § 255-199A(11)	X
Community Gardens § 255-199A(53)	P
Community service facilities including libraries, community recreation centers and post office	P
Custom printing and copying, not industrial scale	P
Child nursery/day-care center § 255-199A(29); § 255-200D(8)	P
Forestry	P
Fire, emergency services and ambulance stations	P
Financial institutions, with or without drive-through facilities § 255-199A(15)	P
Garden apartments § 255-199A(17); 255-90.F (& UM specific standards)	P
Group home § 255-199A(18); § 255-90.BB	S
Home occupation § 255-200D(5)	P
Junkyard	X
Laundromat § 255-83.M.	P
Massage therapist business	S
Motor vehicle racetrack	X
Massage parlor § 255-199A(1)	X
Medical marijuana dispensary § 255-83.U (Subject to all state and local laws...)	P
Neighborhood convenience store § 255-83.P (See UM [28])	P
Non-tower wireless communications facilities § 255-199A(50)	P
Offices (I-1, I-2, UM "Offices and administrative activities")	P
Plant nursery/greenhouse	P
Parking lot or parking garage	S
Personal services	P
Place of worship § 255-199A(32)	P
Photography studio, crafts, dance or artisan's studio	P
Retail sales of goods or services	P
Standard restaurant, not including drive-through service	P

ATTACHMENT 3

Single-family detached dwelling	P
Single-family semidetached dwelling	P
Townhouses (single-family attached dwelling) § 255-199A(17)	P
Truck terminal § 255-199A(44)	X
Two-family detached dwellings	P
Two-family semidetached dwellings	P

ACCESSORY USES	C-4
Community Gardens 255-199A(53)	p
Accessory buildings and uses customarily incidental to and associated with permitted uses	p

P - Permitted

S - Special Exception

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Residential buffers may apply

ATTACHMENT 3

Zoning District

LAND USES	C-5
Auto repair garage § 255-199A(6)	S
Auto service station § 255-199A(8)	S
Building supplies sales (aka Building supply sales)	P
Bus or train terminal, park-and-ride lot and related vehicle parking	P
College or university - educational and support buildings	P
Community Gardens § 255-199A(53)	P
Custom printing, photocopying, faxing, mailing or courier (or delivery) service	P
Conversion of principal building to apartments	S
Day-care center, adult or child § 255-199A(2) and (29)	P
Exercise club	P
Fire, emergency services and ambulance stations	P
Financial institutions, with or without drive-through facilities § 255-199A(15)	P
Garden apartments § 255-199A(17); 255-90.F (& UM specific standards)	P
Group home § 255-199A(18); § 255-90.BB	P
Hotels or motels § 255-199A(27)	P
Manufacture of paper products (no raw pulp; I-1& I-2 include recycling)	S
Manufacture of scientific, electronic and other precision instruments	S
Manufacture of apparel, textiles, shoes and apparel accessories	S
Manufacture of ceramic products	S
Manufacture of computers and electronic and microelectronic products	S
Manufacture of electrical equipment, appliances and components	S
Manufacture of food (human) and beverage products (and tobacco in UM)	S
Manufacture of glass and glass products, jewelry and silverware	S
Manufacture of medical equipment and supplies	S
Manufacture of products from previously manufactured materials § 255-199A(47)	S
Manufacture of sporting goods, toys, games, musical instruments or signs	S
Manufacture of wood products and furniture (not including raw paper pulp)	S
Massage therapist business	P
Membership club § 255-199A(23)	P

ATTACHMENT 3

Non-tower wireless communications facilities § 255-199A(50)	P
Offices, which may include but is not limited to a business, medical, dental or veterinarian office and/or outpatient medical center	P
Packaging	P
Printing or bookbinding	P
Parks, conservation areas and recreation areas held open to the public, no charge	P
Plant nursery/greenhouse	P
Personal services	P
Public utility facility (other than trash-to-energy plant)	P
Place of worship § 255-199A(32)	P
Research (and development), engineering or testing facility or laboratory	P
Retail store, not including an adult use	P
Restaurant, with drive-through service being prohibited	P
Tavern, provided that such building is not attached to a building that is principally residential	P
Trade school § 255-199A(38)	P
Trade/hobby school	P
Wholesale sales (other than motor vehicles) § 255-199A(45)	P

ACCESSORY USES	C-5
Community Gardens 255-199A(53)	p
Commercial communication antenna § 255-199A(50)	p
Uses that are customary and incidental to a permitted use	p
Restaurant, day-care or cafeteria for employees and families	p
Warehousing, storage and distribution § 255-106.E	p
On-site retail of products produced on the premises	p

P - Permitted

S - Special Exception

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X - Prohibited Use (listed)

p - Permitted Accessory Use

BLANK - unlisted variance only

Residential buffers may apply

ATTACHMENT 3

Zoning District

LAND USES	INS
Adult day-care-center § 255-199A(2)	P
Cemetery § 255-199A(12)	P
College or university, private or public elementary or secondary school, nursery school, day-care center (no trade school) YMCA, YWCA and like § 255-199A(29) and (38)	P
Community Gardens § 255-199A(53)	P
Community services and resources center § 255-199A(13.1)	P
Crop farming	P
Forestry	P
Government building, community center, public library or public park	P
Group home § 255-199A(18); § 255-90.BB	P
Hospital (general, medical or surgical) medical or health center or nursing home § 255-199A(20) and (30)	P
Non-tower wireless communications facilities § 255-199A(50)	P
Public conservation areas for the conservation of open space, water, soil and wildlife resources	P
Public park and recreation areas, game refuges and similar nonintensive public uses	P
Personal care center	P
Place of worship § 255-199A(32)	P
Single-family detached dwelling	P

ACCESSORY USES	INS
Community Gardens 255-199A(53)	p
Commercial communication antenna § 255-199A(50)	p
Uses that are customary and incidental to a permitted use	p
Play field or recreation facility (may be off site but related)	p
Dormitory for college or university	p
Living accommodations for institution staff	p
Offices of licensed physicians or dentists	p
Boardinghouse for college or university	p

P - Permitted

S - Special Exception

C - Condition Use Permit

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ATTACHMENT 3

Residential buffers may apply

ATTACHMENT 3

Zoning District

LAND USES	I-C
Auto service station § 255-199A(8)	P
Adult bookstore § 255-199A(1)	X
Adult movie theater § 255-199A(1)	X
Billboard signs § 255-221.1 of Article XXVI	P
Business machine shop sales and service(s)	P
Cabaret § 255-199A(1)	X
Community Gardens § 255-199A(53)	P
Commercial convenience store § 255-199A(51)	P
Crystal manufacture and testing	P
Forestry	P
Farm implements sales	P
Fire, emergency services and ambulance stations	P
Financial institutions, with or without drive-through facilities § 255-199A(15)	P
Finishing of previously prepared resin, vinyl, polymers, plastic or rubber	P
Industrial outdoor storage	X
Junkyard	X
Manufacture and assembly of electronic and electronic machines	P
Manufacture and assembly of microelectronic components	P
Manufacture of jewelry, precision instruments, optical goods, and similar products	P
Manufacture of glass and glass products	P
Manufacture of leather, clay, and pottery products (excepting a tannery)	P
Manufacture of pharmaceuticals	P
Manufacture of products from previously manufactured materials § 255-199A(47)	P
Manufacture of natural and synthetic rubber (products)	P
Manufacture of fabricated metal and/or plastic products, except ammunition or explosives	P
Massage parlor § 255-199A(1)	X
Non-tower wireless communications facilities § 255-199A(50)	P
Offices (I-1, I-2, UM "Offices and administrative activities")	P
Packaging and bottling operation, with on-site sales of these items	P
Research (and development), engineering or testing facility or laboratory	P
Retail sales of goods or services	P
Retail and wholesale of goods and services of products manufactured on-site	P

ATTACHMENT 3

Standard or fast-food restaurant (no drive through) § 255-199A(36)	P
Standard or fast-food restaurant (with drive-through service) § 255-199A(36)	P
Truck terminal § 255-199A(44)	X
Trade school § 255-199A(38)	P
Warehousing/storage/distribution	P
Wholesale sales	P

ACCESSORY USES	I-C
Community Gardens 255-199A(53)	p
Accessory buildings and uses customarily incidental to and associated with permitted uses	p
Retail sales of goods and services § 255-115.B	p

P - Permitted

S - Special Exception

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Residential buffers may apply

ATTACHMENT 3

Zoning District

LAND USES	I-1
Auditorium	P
Animal feed mill	S
Animal husbandry § 255-199A(4)	S
Assembly or finishing products with off-site materials	P
Billboard signs § 255-221.1 of Article XXVI	X
Building material sales	P
Bulk manufacture of chemicals (excepting highly hazardous chemicals)	S
Bulk manufacture of highly hazardous chemicals	X
Bulk storage, except a U.S. military or state facility	X
Bulk storage of natural gas or gasoline as a principal use	X
Building contractors headquarters and storage	P
Bottling operations	P
Bus or taxi terminal	P
Bus or train terminal, park-and-ride lot and related vehicle parking	P
College or university - educational and support buildings	P
Custom printing, photocopying, faxing, mailing or courier (or delivery) service	P
Coke Oven	X
Creosote treatment or manufacture	X
Crystal manufacture and testing	P
Day-care center, adult or child § 255-199A(2) and (29)	P
Exercise club	P
Explosives, fireworks, ammunition and gunpowder manufacture	X
Forestry	P
Fire, emergency services and ambulance stations	P
Financial institutions, with or without drive-through facilities § 255-199A(15)	P
Finishing of previously prepared resin, vinyl, polymers, plastic or rubber	P
Heliport	S
Horse stable	S
Slaughterhouse waste (management)	X
Industrial laundries	P
Industrial activities similar to others in I-1 District § 255-98	S
Junkyard	S
Kennel § 255-199A(22)	S
Manufacture of transportation equipment	P
Manufacture of paper products (no raw pulp; I-1& I-2 include recycling)	P

ATTACHMENT 3

Manufacture of scientific, electronic and other precision instruments	P
Manufacture of apparel, textiles, shoes and apparel accessories	P
Manufacture of ceramic products	P
Manufacture of computers and electronic and microelectronic products	P
Manufacture of electrical equipment, appliances and components	P
Manufacture of food (human) and beverage products (and tobacco in UM)	P
Manufacture of glass and glass products, jewelry and silverware	P
Manufacture of leather and allied products (excepting a tannery)	P
Manufacture of machinery and gaskets	P
Manufacture of medical equipment and supplies	P
Manufacture of pharmaceuticals and medicines	P
Manufacture of products from previously manufactured materials § 255-199A(47)	P
Manufacture of sporting goods, toys, games, musical instruments or signs	P
Manufacture of wood products and furniture (not including raw paper pulp)	P
Manufacture of natural and synthetic rubber (products)	P
Manufacture of coatings, adhesives, and sealants	P
Manufacture of manufactured or modular housing	P
Manufacture of fabricated metal and/or plastics	P
Manufacture of paints, varnishes, enamels and solvents	S
Manufacture of plastics, polymers, resins or vinyl	S
Manufacture of gypsum, concrete or plastic products	S
Manufacture of abrasive or nonmetallic mineral products	S
Manufacture of asphalt or cement	X
Manufacture of roofing and asphalt saturated materials	P
Manufacture of bituminous materials other than asphalt	S
Manufacture of soaps, detergents and water-based adhesives	S
Manufacture of printing ink or photographic film	P
Mineral extraction § 255-199A(24)	S
Massage therapist business	
Mobile food vending § 255-199A(54)	P
Membership club § 255-199A(23)	P
Medical marijuana grower/prcessor (Subject to all state and local laws...)	P

ATTACHMENT 3

Non-tower wireless communications facilities § 255-199A(50)	P
Oilcloth manufacture	X
Offices (I-1, I-2, UM "Offices and administrative activities")	P
veterinarian office and/or outpatient medical center.	P
On-site retail sales produced on premises	S
Packaging	P
Package delivery services	P
Petroleum or kerosene refining or distillation	X
Potash work	X
Printing or bookbinding	P
Parks, conservation areas and recreation areas held open to the public, no charge	P
Photo finishing lab	P
Plant nursery	P
Planned industrial development § 255-96.A; 255-104&107	C
Public Utility § 255-199A(33)	S
Public utility facility (other than trash-to-energy plant)	P
Primary (as opposed to fabricated) metal products	S
Raw paper or pulp mill	X
Recycling collection center § 255-199A(35)	P
Research (and development), engineering or testing facility or laboratory	P
Sales/rental of industrial equipment	P
Self storage development	P
Solid waste disposal facility § 255-199A(40)	S
Stockyard, slaughterhouse or meat-packing plant	X
Small or large animal hospital	P
Tar distillation or manufacture	X
Tire retreading	S
Truck terminal § 255-199A(44)	S
Testing/repair of manufactured products	P
Trade/hobby school	P
Treatment center § 255-199A(52)	S
Tower-based wireless communications § 255-199A(50)	C
Warehousing/storage/distribution	P
Welding	P
Wholesale sales (other than motor vehicles) § 255-199A(45)	P
Wholesale sales - motor vehicles	P

ACCESSORY USES	I-1
Community Gardens 255-199A(53)	p
Commercial communication antenna § 255-199A(50)	p

ATTACHMENT 3

Uses that are customary and incidental to a permitted use	p
Restaurant, day-care or cafeteria for employees and families	p
Warehousing, storage and distribution § 255-106.E	p
Heliport § 255-199A(19)	S
Industrial storage	p
Industrial outdoor storage	p
Fire apparatus and equipment areas	p

P - Permitted

S - Special Exception

C - Condition Use Permit

X - Prohibited Use (listed)

p - Permitted Accessory Use

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Residential buffers may apply

ATTACHMENT 3

Zoning District

LAND USES	I-2
Auto repair garage § 255-199A(6)	X
Auto service station § 255-199A(8)	X
Animal feed mill	X
Assembly or finishing products with off-site materials	P
Billboard signs § 255-221.1 of Article XXVI	P
Bulk manufacture of highly hazardous chemicals	X
Bulk storage, except a U.S. military or state facility	X
Bulk storage of liquid fuels for off-site use	X
Bulk storage of natural gas or gasoline as a principal use	X
Bus or train terminal, park-and-ride lot and related vehicle parking	P
College or university - educational and support buildings	P
Custom printing, photocopying, faxing, mailing or courier (or delivery) service	P
Coke Oven	X
Creosote treatment or manufacture	X
Crystal manufacture and testing	P
Day-care center, adult or child § 255-199A(2) and (29)	P
Exercise club	P
Explosives, fireworks, ammunition and gunpowder manufacture	X
Forestry	P
Fire, emergency services and ambulance stations	P
Financial institutions, with or without drive-through facilities § 255-199A(15)	P
Hotels or motels § 255-199A(27)	X
Slaughterhouse waste (management)	X
Manufacture of transportation equipment	P
Manufacture of paper products (no raw pulp; I-1& I-2 include recycling)	P
Manufacture of scientific, electronic and other precision instruments	P
Manufacture of apparel, textiles, shoes and apparel accessories	P
Manufacture of ceramic products	P
Manufacture of computers and electronic and microelectronic products	P
Manufacture of electrical equipment, appliances and components	P
Manufacture of food (human) and beverage products (and tobacco in UM)	P
Manufacture of glass and glass products, jewelry and silverware	P

ATTACHMENT 3

Manufacture of leather and allied products (excepting a tannery)	P
Manufacture of machinery and gaskets	P
Manufacture of medical equipment and supplies	P
Manufacture of pharmaceuticals and medicines	P
Manufacture of products from previously manufactured materials § 255-199A(47)	P
Manufacture of sporting goods, toys, games, musical instruments or signs	P
Manufacture of wood products and furniture (not including raw paper pulp)	P
Manufacture of natural and synthetic rubber (products)	P
Manufacture of coatings, adhesives, and sealants	P
Manufacture of agricultural chemicals, fertilizers or pesticides	X
Manufacture of plastics, polymers, resins or vinyl	P
Manufacture of gypsum, concrete or plastic products	X
Manufacture of asphalt or cement	X
Manufacture of roofing and asphalt saturated materials	P
Manufacture of soaps, detergents and water-based adhesives	P
Manufacture of printing ink or photographic film	P
Mineral extraction § 255-199A(24)	X
Non-tower wireless communications facilities § 255-199A(50)	P
Nursing home or personal care center	
Oilcloth manufacture	X
Offices (I-1, I-2, UM "Offices and administrative activities")	P
Offices or outpatient or inpatient medical health care facility	P
Packaging	P
Petroleum or kerosene refining or distillation	X
Potash work	X
Printing or bookbinding	P
Public utility facility (other than trash-to-energy plant)	P
Raw paper or pulp mill	X
Retail sales of fuel for dispensing into motor vehicles (ALSO SEE "auto service station")	X
Self storage development	X
Tar distillation or manufacture	X
Truck terminal § 255-199A(44)	X
Trade school § 255-199A(38)	P
Warehousing/storage/distribution	X
Wholesale sales (other than motor vehicles) § 255-199A(45)	P

ATTACHMENT 3

ACCESSORY USES	I-2
Community Gardens 255-199A(53)	p
Commercial communication antenna § 255-199A(50)	p
Uses that are customary and incidental to a permitted use	p
Restaurant, day-care or cafeteria for employees and families	p
Warehousing, storage and distribution § 255-106.E	p
Heliport § 255-199A(19)	S
Fire apparatus and equipment areas	p

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ATTACHMENT 3

Zoning District

LAND USES	OS
Community Gardens § 255-199A(53)	P
Forestry	P
Front, side and rear yards of uses in other abutting districts within the same lot	P

ACCESSORY USES	OS
Community Gardens 255-199A(53)	p
Uses that are customary and incidental to a permitted use	p

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ATTACHMENT 3

Zoning District

LAND USES	UM
Activities similar to permitted or special exception in UM	S
Auditorium	P
Assembly or finishing products with off-site materials	P
Building contractor's office and storage § 255-90.AA; § 255-199A(46)	S
Business or personal services	P
Beverage distributor	P
Bus or train terminal, park-and-ride lot and related vehicle parking	P
Bed and breakfast § 255-199A(9)	P
Car wash § 255-199A(11)	S
College or university - educational and support buildings	P
Convention center	P
Community Gardens § 255-199A(53)	P
Community service facilities including libraries, community recreation centers and post office	P
Commercial convenience store § 255-199A(51)	S
Custom printing, photocopying, faxing, mailing or courier (or delivery) service	P
Commercial recreation, including a bowling alley, movie theater, skating rink or miniature golf course	P
Conversion of principal building to apartments	P
Day-care center, adult or child § 255-199A(2) and (29)	P
Emergency services station	P
Exercise club	P
Exposition center	P
Forestry	P
Financial institutions, with or without drive-through facilities § 255-199A(15)	S
Financial institutions, without drive-through facilities	P
Funeral homes § 255-199A(16)	S
Garden apartments § 255-199A(17); 255-90.F (& UM specific standards)	P
Group home § 255-199A(18); § 255-90.BB	S
Hotels or motels § 255-199A(27)	S
Laundromat § 255-83.M.	P
Manufacture of printing and related support activities	P
Manufacture of wood products	S
Manufacture of furniture and related products	S
Manufacturing, miscellaneous	S
Manufacturing of textile and apparel products	S
Manufacture of apparel, textiles, shoes and apparel accessories	S

ATTACHMENT 3

Manufacture of computers and electronic and microelectronic products	S
Manufacture of food (human) and beverage products (and tobacco in UM)	S
Manufacture of printing and related products	S
Massage therapist business	P
Mid-rise apartments	P
Mid-rise stacked flats	P
Museum	P
Membership club § 255-199A(23)	P
Membership club, clubhouse or lodge, private	S
Medical office or small animal hospital § 255-199A(3)	P
Neighborhood convenience store § 255-83.P (See UM [28])	P
Non-tower wireless communications facilities § 255-199A(50)	P
Offices (I-1, I-2, UM "Offices and administrative activities")	P
Packaging	P
Pharmacy with drive-through facilities § 255-199A(15)	S
Printing or bookbinding	P
Plant nursery/greenhouse	S
Professional studio	P
Parking lot or parking garage	S
Personal care center	S
Public Utility § 255-199A(33)	S
Place of worship § 255-199A(32)	P
Private recreation (and semiprivate in UM) facilities § 255-199A(34)	S
Recycling collection center § 255-199A(35)	S
Research (and development), engineering or testing facility or laboratory	P
Retail sales of goods and/or services, not including an adult use	P
Retirement village § 255-199A(37)	S
School § 255-199A(38)	S
Standard or fast-food restaurant (no drive through) § 255-199A(36)	P
Standard or fast-food restaurant (with drive-through service) § 255-199A(36)	S
Single-family detached dwelling	P
Single-family semidetached dwelling	P
Townhouses (single-family attached dwelling) § 255-199A(17)	P
Two-family detached dwellings	P
Two-family semidetached dwellings	P

ATTACHMENT 3

Tavern, provided that such building is not attached to a building that is principally residential	S
Trade school - education and support buildings	P
Video arcade	P
Wholesale sales (other than motor vehicles) § 255-199A(45)	P
Youth center	P

ACCESSORY USES	UM
Accessory uses listed in § 255-200C	p
Home occupation § 255-200D(5)	p
Commercial communication antenna § 255-199A(50)	p
Uses that are customary and incidental to a permitted use	p
Warehousing, storage and distribution § 255-200D(1)	p
Indoor retail shops and concessionaires for convention and exposition centers	p

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