



**APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS**

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (**see Fee Schedule below**), payable to the City of Stamford.

**NOTE:** Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

**Fee Schedule**

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): CITY OF STAMFORD-ZONING BOARD

APPLICANT ADDRESS: 888 WASHINGTON BOULEVARD, STAMFORD, CT 06901

APPLICANT PHONE 203-977-4711

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? NO

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

PROPOSED TEXT CHANGE: Proposing a Text Amendment to combine Tables I and II in Appendix A and to Update certain Uses and Use Definitions.

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 21<sup>st</sup> DAY OF June 20 23

SIGNED: Ralph Blessing

**NOTE:** Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT  
 COUNTY OF FAIRFIELD ss STAMFORD June 21, 20 23

Personally appeared Ralph Blessing, signer of the foregoing application, who made oath to the truth of the contents hereof, before me.  
**Notary Public, State of Connecticut**  
 My Commission Expires 9/30/2023  
Mary Judge  
 Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

APPL. #: 223-30 Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_

# **NARRATIVE: Proposed Text Amendment to Combine Tables I and II in Appendix A and to Update Certain Uses and Use Definitions**

06/20/2023

## **1. Purpose**

The purpose of this text change, proposed by the City of Stamford Land Use Bureau, is to:

- a. Combine the use tables in Appendix A to one table. This would make it easier to identify which uses are permitted in which district.
- b. Update uses. Some use descriptions are outdated and, therefore, difficult to understand. For example, the use that is commonly known as “Bed and Breakfast” is currently listed as “Tourist Home”.
- c. Create a unified nomenclature. For example, “gas stations” are currently referred to as “motor vehicle service station”, “gas filling station” or “filling station”. The proposed text change would uniformly refer to the use as “Gasoline Filling Stations”
- d. Add cross references to make it easier to find uses in the table. For example, currently, the use “Insurance Agency” would be listed under “Agency, Real Estate, Insurance, Employment”. A newly added cross reference would refer the user from “Insurance Agency” to “Agency”.
- e. Streamline Uses. Currently, the Use Regulations contain uses that are similar or the same. For example, current regulations contain a “Hotel, Inn, Extended Stay” and “Apartment Hotel” definition which are essentially the same. This text change would eliminate such duplications.

The purpose of this text change is NOT to add new uses or to propose changes to the districts where certain uses are currently permitted. The goal is for the streamlining and rationalizing of the use regulations.

## **2. Proposed Changes**

The following changes are proposed in particular:

- a. **Reorganization of the Use tables in Appendix A.** All uses currently contained in Tables I and II of Appendix A would be combined in one use table and uses organized alphabetically (note: the proposed text keeps some uses that have been renamed in its original order to allow for the easier comparison of changes. If (and when) the proposed changes are approved, the table would be resorted alphabetically) to make it easier to find uses, cross references would be added. For example, the new cross reference “Hospice” would refer to the current definition for “Residence for End-of-Life Care” while no changes are proposed for where this use is permitted.

In addition, the symbology would be updated and “x” for a permitted use replaced with a

checkmark (√) the checkmark is more intuitive than “x” to indicate a permitted use. Current size limitations or other requirements (such as special permit requirements) are generally not proposed to be changed.

- b. **Changes to Section 5.A.** The proposed change would amend Section 5.A. of the Regulations to refer to the revised use table and to simplify the introductory paragraph. It would also clarify that if there is a conflict between the use regulations in the district regulations in Section 4 or 9 and Appendix A, the regulations in the district regulations would take precedence. A further clarification is that uses permitted under Stamford zoning become non-permitted uses if they fail to obtain or maintain State or other licenses.
- c. **Clarification and reorganization of certain auto-related uses.** Currently, regulations relating to gasoline filling stations and car wash establishments are specified in Section 11 of the regulations. The proposed text change would move the requirements from Section 11 to the other use definitions and standards in Section 5.E. of the Zoning Regulations and would update them. Parking regulations and sign regulations for these uses would be moved to the appropriate sections of the Zoning Regulations (Section 12.D. for parking and 13 for signs). The proposed changes would also eliminate the “Garage, Community” use and combine it with the “Garage, Public” use (which are essentially the same). “Garage, Private” would be replaced with the term “Garage, Accessory” to indicate that this use is only permitted in conjunction with a principal use.
- d. **Clarification of transitory accommodation uses.** Uses for hotels and other transitory accommodations would be streamlined as follows:

Use	Current	Proposed
<b>Hotel</b>	6 or more sleeping rooms	7 or more guestrooms
<b>Inn</b>	Same as hotel	4-6 guestrooms, proprietor lives on premises
<b>Boutique Hotel</b>	Does currently not exist	7-100 guestrooms, no banqueting / conferencing facilities, only permitted in CC and C-G districts
<b>Hotel, Extended Stay</b>	Same as hotel, with kitchen facilities in guestrooms	Same as hotel, with kitchen facilities in guestrooms
<b>Apartment Hotel</b>	Similar definition as Hotel, Extended Stay	Proposed to be deleted
<b>Tourist Home</b>	No more than 5 guests	Renamed to “Bed & Breakfast”, no more than three guestrooms, proprietor must live on site

<b>Tourist Court</b>		Rename to “Motel”
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The proposed change would not modify in which districts the respective uses are permitted

- e. **Deletion of “Apartment House or Dwelling” definition.** The definition for “Apartment House or Dwelling” would be deleted as it overlaps with the “Dwelling, multi-family” definition.
- f. **Move use regulations from district regulations to Appendix A.** The use regulations for Sections 4.B.1 (RA-3, RA-2, RA-1 districts), 4.B.2. (R-20, R-10, R-7<sup>1/2</sup>) 4.B.3 (R-6 district) and 4.B.5 (C-B district) would be deleted and refer to Appendix A. Generally, no changes are proposed, just some minor clarifications made (e.g., currently, private garages are not allowed in the RA-3 district – the proposed changes would allow private garages in all single-family districts).

### 3. Future Intended Changes to the Use Regulations

As part of a future text change, it is intended that for all district regulations reference would be made to the uses in Appendix A, and the list of uses in the district regulations to be eliminated. However, for some districts the uses in the district regulations do not fully match with the uses in the Appendix. Correcting these inconsistencies will take more time and review.

For the same reason, the zoning districts currently not listed in Appendix A will be added later.

Proposed Text Amendment to Combine Tables I and II in Appendix A and to Update Certain Uses and Use Definitions  
08/25/2023

DELETE Appendix A, Tables 1 & 2 and REPLACE with the following:


**NOTE: AFTER APPROVAL, THE USES WILL BE ORGANIZED ALPHABETICALLY. THE CURRENT ORDER SERVES TO SHOW WHICH USES ARE CROSS-REFERENCED AND WHICH USES HAVE BEEN RENAMED.**

RENUMBER Tables III and IV

APPENDIX A – TABLE I  
LAND USE SCHEDULE

NOTES: Permitted Uses in the various districts are indicated with an

- Indicates that a Use is not permitted in the respective Zoning District.

 Indicates a cross reference.

v"X" indicates a Use that is permitted as-of-right in the respective district, but Site Plan or Large-Scale Development Plan approval pursuant to Sections 19.D. or 19.E., respectively, may be required. Section 7.5 "Review of Large-Scale Development" should be consulted to determine if *Special Permit* approval is required. ~~Where such use is marked with an~~

A Indicates that a ~~Where such Use is marked with an "A", it~~ that is subject to approval by the Zoning Board of Appeals, in accordance with procedures and standards as set forth in the statutes and as provided for under Section 19.C. of these Regulations.

B ~~Indicates a Use that Where such use is marked with a "B", it is~~ subject to approval by the Zoning Board, pursuant to the regulations for the respective Zoning District and Section 19.C. of these Regulations ~~in accordance with procedures and standards as set forth under Section 9 and Section 19 of these Regulations.~~

XB Indicates a Use that is ~~Where such use is marked "XB", it is~~ subject to administrative approval by the Zoning Board.

"XM" ~~indicates a such Use limited to is permitted with a maximum of 1,500 square feet of Gross Floor Area for each such establishment, and a total of 30,000 square feet of gross floor area for all such establishments in the CC-S District.~~

XO Indicates that this Use that is only permitted if ~~Where such use is marked "XO", it shall mean that~~ the Short-Term Rental Operator resides in such Short-Term Rental Property at all times when guests occupy ~~the such~~ Short-Term Rental Property.

XR Indicates a Use limited to a maximum of ~~Where such use is marked with an "XR", such retail use shall not exceed 5,000 square feet of Gross Floor Area for each such separate retail establishment, and in In~~ the aggregate, such retail use shall not exceed 50 percent of maximum permitted Gross Floor Area for any parcel, excluding retail which is accessory to an industrial use. Such approval by the Zoning Board of Appeals or the Zoning Board shall be subject to appropriate conditions and safeguards as more particularly set forth in Section 19.C under provisions relating to Special Permits.

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7½	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
Adult Establishment (see Sect. 7.P).	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A
Adult Use Cannabis Retailer <sup>1)</sup>	-	-	-	-	-	-	-	-	-	-	-	B <sup>1)</sup>	B	B	-	-	B	B	B
Agency: Real Estate, Insurance, Employment	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√
<u>Real Estate Agency or Office: SEE Agency</u>																			
<u>Insurance Agency or Office SEE Agency</u>																			
<u>Employment Agency or Office SEE Agency</u>																			
Ambulance Facility, Non-Profit (Assisted by Federal, State and/or Municipal funding)	-	-	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Amusements, <u>Indoor: Dance Hall, Billiard Parlor, Bowling Alley</u> <del>Indoor,</del> <u>5,000 or more sf Gross Floor Area</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-√	√	√	A√	√	√
Amusements, <u>Indoor: Dance Hall, Billiard Parlor Bowling Alley, less than 5,000sf of Gross Floor Area</u>	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√
Amusements, <u>Outdoor: Temporary, Circus, Fairs, etc.</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	√	√

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7 <sup>1/2</sup>	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
Amusements <u>Outdoor</u> : Theater, Pool, Arena; <u>Outdoor</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	√	√
<u>Theater, Outdoor</u> <u>SEE Amusements, Outdoor</u>																			
<u>Arena, Outdoor</u> <u>SEE Amusements, Outdoor</u>																			
<u>Pool, Outdoor</u> <u>SEE Amusements, Outdoor</u>																			
<u>Pool, Indoor</u> <u>SEE Gymnasium</u>																			
<u>Apartment Building</u> <u>SEE Dwelling, Multi-Family</u>																			
<del>Apartment – Garden Type</del>	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√	√	√	-	-
Apartment Building for Supportive Housing	-	-	-	-	-	-	-	-	-	B	B	-√	-	-	-	-	-	-	-
Apartment Building for the Elderly <u>For-Profit</u>	-	-	-	-	-	-	-	-	-	√	√	-	-	-	√	√	-	-	-
Apartment Building for the Elderly Municipally-Owned	-	-	-	-	-	A	-	-	-	-	-	-	-	-	-	-	-	-	-
Apartment Building for the Elderly-Non-Profit	-	-	-	-	A	-	√	√	-	-	-	-	-	-	-	√	-	-	-
Apartment Hotel <u>SEE Hotel, Extended Stay</u>														√	√	√	√	-	-
Apartment Hotel for the Elderly	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	-	-	-

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7 <sup>1/2</sup>	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
Apartment House Building <u>SEE Dwelling, Multi-Family</u>	-	-	-	-	-	-	-	-	-	B	√	√	√	√	√	√	√	-	-
Apparel Shop <u>SEE Clothing Store</u>	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-
Art & or Antique Shop	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-
Antique Shop <u>SEE Art or Antique Shop</u>																			
Art Gallery	=	=	=	=	=	=	=	=	=	=	=	√	√	√	√	√	√	=	=
Assembly of Parts, Retail only	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	-
Assisted Living Facility	A	A	A	A	A	A	-	B	B	B	B	-	-	√	√	-	√	√	√
Auto & Airplane Assembly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√
Auto Court, Motel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	-	-	-
Auto Court <u>SEE Motel</u>																			
Auto Parking Area, Commercial or Municipal	-	-	-	-	-	-	-	-	-	-	-	A	A	√	√	√	√	√	√
Parking Lot, commercial or municipal <u>SEE Auto Parking Area</u>																			
Parking Garage, commercial or municipal <u>SEE Auto Parking Area</u>																			



Use	RA-3	RA-2	RA-1	R-20	R-10	R-7 <sup>1/2</sup>	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
Auto Rental Service Facility <u>Passenger cars and light trucks of ¾ tons or less only</u>	-	-	-	-	-	-	-	-	-	B	-	-	-	-	-	-	-	√	√
Auto Rental Service Facility, <u>vehicles including trucks exceeding ¾ tons</u>	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	√	√
Car Rental <u>SEE Auto Rental Service Facility</u>																			
Auto Sales and/or Leasing Agency, New with and/or Used, <u>Passenger Cars and light trucks of ¾ tons or less only</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√
Auto Sales Area, Used (provided that within the C-L District, the lot must front on U.S. Route 1)	-	-	-	-	-	-	-	-	-	-	-	-	-	A	√	-	√	√	√
Auto Sales and/or Leasing, <u>New and/or Used Vehicles, including trucks exceeding ¾ tons</u>	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	√	√
Auto Service Station (See Section 11) <u>SEE Gasoline Filling Station, Automotive Service &amp; Repair</u>	-	-	-	-	-	-	-	-	-	-	-	A	A	-	-	-	A	A	A
<u>Gasoline Filling Station, 4 or fewer pumps, no diesel permitted</u>	=	=	=	=	=	=	=	=	=	=	=	√	√	√	√	√	√	√	√

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7 <sup>1/2</sup>	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
<u>Gasoline Filling Station, more than 4 pumps, diesel permitted</u>	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	√	√	√
Auto Truck Storage Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A
Auto Wrecking Area, <del>Junk Yard</del> SEE <u>Junk Yard</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B
<del>Automatic</del> Car Wash Establishments <del>Subject to Section 11</del>	-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	A	A	A
<del>Automotive Equipment and Parts Sales &amp; Service except in the C-N and C-L Zones retail only and no automotive service shall be provided (No Repairs)</del> <u>Passenger Cars and light trucks of ¾ tons or less only</u>	-	-	-	-	-	-	-	-	-	-	-	√	-	B	√	√	√	√	√
<u>Automotive Equipment and Parts Sales, including trucks exceeding ¾ tons (No Repairs)</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√
<u>Automotive Service and Repair one or two bays only, Passenger Cars and light trucks of ¾ tons or less only</u>	=	=	=	=	=	=	=	=	=	=	=	√	=	√	√	√	√	√	√
<u>Automotive Service and Repair three or more bays, including trucks exceeding ¾ tons</u>	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	√	√

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7½	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G	
Bakeries, Commercial or Wholesale, engaged in the production and storage of bakery products for resale off premises	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	
Bakeries, Retail	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	XR	XR
Bank & or Financial Institutions	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√	
Barber, Beauty Shops	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	XR	XR
Beach Club	-	-	B	B	B	B	-	-	-	-	-	-	-	-	-	-	-	B	B	
Boarding House, Rooming House	-	-	-	-	-	-	-	-	B	B	√	A	√	√	-	√	-	-	-	
Boat Storage & Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	
Boat, Marine Accessories; Outboard Motor Sales and Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	
Book Store	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-	
Bottling Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	
Boutique Fitness Studio	-	-	-	-	-	-	-	-	-	-	-	√	-	-	√	√	√	√	√	
Bowling Alleys <u>SEE Amusements, Indoor</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	A	A	-	
Brewery, Distillery, <u>more than 10,000 sf Gross Floor Area with or without Retail on Site</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√
Brewery, Distillery, <u>10,000 sf or less of Gross Floor Area without Retail on Site</u>	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	√	√
Brewery, Distillery, <u>10,000 sf or less of Gross Floor Area with Retail on Site</u>	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	√	=	√	√	

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7 <sup>1/2</sup>	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
<u>Distillery</u> <u>SEE Brewery, Distillery</u>																			
Brick, Tile, Terra Cotta, Cement Block, Cast Stone Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√
Building Material, Sales & Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√
Cafe, excludes Entertainment but includes Liquors	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√
Cafe, includes Entertainment & Liquors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√
Camera Shop	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-
Camp Ground	A	A	A	A	A	A	-	-	-	-	-	-	-	√	-	-	-	√	-
Camp, Summer Day	A	A	A	A	A	A	A	B	B	B	B	√	√	√	√	-	√	√	-
Camp, Trailer; Trailer Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-
Canvas Products Mfg.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√
Carpentry, Woodworking Shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√
Casting, Foundry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√
Cemeteries & Mausoleums	A	A	A	A	A	A	A	B	B	B	B	-	-	-	-	-	-	-	-
Chemical Mfg. & Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A
Child Day Care Center	B	B	B	B	B	B	B	B	B	B	B	√	√	√	√	√	√	-	-
<u>Child Day Care Services</u> <u>SEE: Family Day Care Home, Group Day Care Home and Child Day Care Center</u>																			

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7 <sup>1/2</sup>	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
<u>Day Care Services</u> <u>SEE: Family Day Care Home, Group Day Care Home and Child Day Care Center</u>																			
Christmas Trees, Holly Wreaths & Similar Christmas Decorations, the sale of	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√
Christmas Trees, Holly Wreaths and similar Christmas Decorations; the temporary sale of, outdoors only, Nov. 15 & Dec. 31	A	A	A	A	A	A	A	B	B	B	B	-	-	-	-	-	-	-	-
<del>Churches &amp; Religious Institutions</del> <u>SEE House of Worship</u>	A	A	A	A	A	A	A	B	B	B	B	√	√	√	√	√	√	√	√
<u>House of Worship</u>	A	A	A	A	A	A	A	B	B	B	B	√	√	√	√	√	√	√	√
<u>Religious Institution</u> <u>SEE House of Worship</u>																			
Clinic, Community Health Center	-	-	-	-	-	-	-	-	-	B	-	-	-	-	-	-	-	-	-
Clinics	-	A	A	A	A	A	-	-	-	-	-	-	-	√	√	√	√	√	-
Clothing Store	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-
Club, Swim or Tennis (222-34)	B	B	B	B	B	B	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Swim Club</u> <u>SEE Club, Swim or Tennis</u>																			
<u>Tennis Club</u> <u>SEE Club, Swim or Tennis</u>																			
Club, Country, Golf	B	B	B	B	B	-	-	-	-	-	-	-	-	-	-	-	-	√	√

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7½	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
<u>Country Club SEE Club, Country, Golf</u>																			
<u>Golf Club SEE Club, Country, Golf</u>																			
Clubs & Lodges Non-Profit	-	-	-	-	-	-	A	B	B	B	B	√	√	√	√	√	√	√	√
Coal Storage and Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√
Colleges & Universities	-	-	-	-	-	-	-	-	-	B	B	-	-	B	B	-	B	-	-
Color Scanning Shop, except no limit on employees in Industrial Districts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√
<del>Commercial – Apartment Building</del>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-
Community Center	<u>A B</u>	<u>A B</u>	<u>A B</u>	<u>A B</u>	<u>A B</u>	<u>A B</u>	-	-	-	B	B	-	<u>A B</u>	√	√	√	√	√	√
Confectionery Store	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-
Contractor's Material Storage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√
Copy and Communication Center	-	-	-	-	-	-	-	-	-	-	-	√	√	√	-	√	-	-	-
Corporate Retreat	-	B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Crematory, except in cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	√	-	-	√
Custom Tailor, Dressmaker, Milliner	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-
Demolition Materials Recycling Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B
Department Store	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	-	-
Dormitory (See Section 7.8)	-	-	-	-	-	-	-	-	-	B	B	-	-	-	B	B	-	-	-

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7 <sup>1/2</sup>	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G	
<u>Drive-Thru, except Banks and Pharmacies</u>	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	<u>B</u>	<u>B</u>
<u>Drive-Thru, Banks and Pharmacies only</u>	=	=	=	=	=	=	=	=	=	=	=	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	=	<u>B</u>	<u>B</u>	<u>B</u>	
Drug Store	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√	
Dry Goods, Notions Store	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-	
Dwelling, Single-Family	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	√	-	-	
Dwelling, Two-Family	-	-	-	-	-	-	√	√	√	√	√	√	√	√	√	-	√	-	-	
Dwelling, <del>Multiple</del> Multi-Family (see App. B, Note #2 for M-L)	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√	√	√	<u>B</u>	-	
Dwelling-Group or Town Houses <u>SEE Dwelling, Multi-Family</u>	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	-	√	-	-	
<u>Town House</u> <u>SEE Dwelling, Multi-Family</u>																				
Electrical & or Manual Household Appliances (small), Repair & or Service	-	-	-	-	-	-	-	-	-	-	-	√	√	-	-	-	-	-	-	
Electrical Appliance Stores, Retail	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-	
Electronics Scientific Instrument Mfg.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	
Emergency Shelter	-	-	-	-	-	-	-	-	-	B	B	-	-	-	A	A	A	A	A	
Equipment Rental Store, Residential	-	-	-	-	-	-	-	-	-	-	-	√	√	-	√	-	√	-	-	
Equipment Rental, General	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	√	
Family Day Care Home	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	A	A	

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7½	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
Family Estate	√	√	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feed Stores, Hay, Grain	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-
Fire Station, Volunteer	-	A	A	A	A	A	A	B	B	B	B	A	A	A	A	A	A	A	A
Floor Covering Shop, Retail	-	-	-	-	-	-	-	-	-	-	-	√	√	A	√	√	√	√	XR
Florist Shop	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	-
Food Catering, including preparation of all foods for off-premises consumption, providing the number of persons working in any one location shall not exceed 5 except no limit on employees in Industrial Districts	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√
Food Processing, Live & Dressed Poultry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√
Food Processing, Retail on Premises	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√
Food Processing, Wholesale, excludes Meat, Fish, Vinegar, Yeast, Fat	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√
Food Shops, Retail	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√
Freight Classification Yard.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√
Funeral Parlor	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	-	√
Furniture Store	-	-	-	-	-	-	-	-	-	-	-	A	A	√	√	√	√	√	-
Garages, Bus & Taxi Service (See Section 11)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√
Garages, Community	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	-	-



Use	RA-3	RA-2	RA-1	R-20	R-10	R-7 <sup>1/2</sup>	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G	
Garages, <del>Private</del> <u>Accessory</u>	-	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Garages, Public (See Section 11)(subject to the standards of Sect. 11 C 2 and 11 C 3; provided further that within the C-L District, the lot must front on U.S. Route 1).....	-	-	-	-	-	-	-	-	-	-	-	-	A	A	√	√	√	√	√	
Gardening Supplies, Retail	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	-	√	-	-	
Gas Mfg. & or Storage, <u>Wholesale (not gasoline)</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	
Gift Shop	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-	
Glass Fabricators & Installation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	
Glass Mfg. or Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	
Golf Course, Miniature or Simulated	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	√	√	
Group Day Care Home (223-10)	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	-A	
Gutters, Leaders	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	
Gymnasium, <del>or</del> Physical Culture Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	
<u>Physical Culture Establishment, SEE Gymnasium</u>																				
Hardware Store	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	XR	XR
Historic Site	A	A	A	A	A	A	-	-	B	B	B	A	A	A	A	A	A	A	A	
Home Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B	-	
Home Occupation	-√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	-	
Hospital Complex	-	-	-	-	-	B	-	B	B	B	B	-	-	-	-	-	-	-	-	
Hotel <del>or Inn</del> , Extended Stay	-	-	-	-	-	-	-	-	-	-	-	-	-√	-√	-√	B√	-√	-B	-	

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7 <sup>1/2</sup>	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G	
Hotel, <del>Inn</del>	-	-	-	-	-	-	-	-	-	-	-	-	-	<u>-</u>	<u>-</u>	√	√	<u>A</u>	<u>AB</u>	-
Hotel, Boutique	=	=	=	=	=	=	=	=	=	=	=	=	=	=	√	√	=	=	=	
<u>Boutique Hotel</u> <u>SEE Hotel, Boutique</u>																				
<u>Inn</u>	=	=	=	=	=	=	=	=	=	√	√	√	√	√	√	√	=	=	=	
Ice Dispensing Service, Retail	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√	
Ice Mfg. & Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	
Ice Skating Rink – Indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	√	√	√	√	
Ice Skating Studio, Private	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	√	-	-	-	
Interior Decorating Shop	-	-	-	-	-	-	-	-	-	-	-	√	-	√	√	√	√	-	-	
Jewelry Mfg.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	
Jewelry Store, <u>Retail and/or</u> Repairs	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-	
Junk Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	
Kennels	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B	√	√	
Laboratories, Research	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	
Laundry & Dry Cleaning Establishment, Retail	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	√	
Laundry, Cleaning & Dyeing <u>Agency</u>	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√	
Laundry, Cleaning & Dyeing Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	
Laundry, Self-Service; Dry Cleaning, Self-Service	-	-	-	-	-	-	-	-	-	-	-	√	√	√	-	√	√	√	√	

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7 <sup>1/2</sup>	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
Machine Shop, Blacksmith Shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√
Manufacture & Assembly of: Art Goods; Boxes; Candy; Clothing; Cosmetics; Drugs; Electrical Goods; Excelsior; Felt; Fiber; Firearms; Flavoring; Furniture; Glass Products; Hats; House, Office and Theatre Equipment; Ladders; Leather & Sporting Goods; Mattresses; Models, Tools & Appliances; Musical Instruments; Novelties; Paper Products; Perfumes; Playground Equipment; Signs; Staging; Stationery; Store & Office Equipment; Synthetic & Plastics Products; Textiles; Toilet Preparations; Toys	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√
Meat Processing excluding Slaughtering, Curing & Smoking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√
Marijuana, Medical Dispensary Facility* <sup>(1)</sup>	-	-	-	-	-	-	-	-	-	-	-	B*	B	B	-	-	B	B	B
<u>Marijuana, Adult Use Dispensary Facility SEE Adult Use Cannabis Retailer</u>																			
Marijuana or Cannabis Delivery Facility	-	-	-	-	-	-	-	-	-	-	-	B	B	B	-	-	B	B	B
Marijuana or Cannabis Processing Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B	B

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7 <sup>1/2</sup>	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
Marijuana Producer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B	B
Marijuana or Cannabis Transport Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B	B	B
<u>Medical Marijuana Dispensary Facility</u> <u>SEE Marijuana, Medical Dispensary Facility</u>																			
Metal Fabrication of Light Sheet Metal Ducts,	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B	B
Microwave Transmission Facilities, Commercial; Principal or Accessory Use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	A
Millwork, Cabinet Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√
Museum Complex	-	B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Museum, Non-Profit	A	A	A	A	A	-	-	-	-	-	-	-	-	A	A	√	A	-	-
Music Store	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-
Newsstand, Variety Store	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	XR	XR
Nursing Home	A	A	A	A	A	A	-	B	B	B	B	-	-	√	√	-	√	√	√
<u>Offices, es, Business &amp; Professional, Principal Use</u>	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√
Offices, Housing Authorities	-	-	-	-	-	-	-	-	-	√	√	-	-	-	-	-	-	-	-
Official Emissions Inspection Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A
Optical & Scientific Instrument Mfg.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√
Optician, <u>Retail and/or Repairs</u>	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7 <sup>1/2</sup>	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
Package Liquor Store	-	-	-	-	-	-	-	-	-	-	-	√	√	-	√	√	-	-	-
Package Liquor Stores	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	XR	XR
Paint Stores, including Wholesale Paint Stores for Resale off Premises	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√
Paint Stores, Retail	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	XR	XR
Party Rental Store	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-
Passenger Terminals & Stations	-	-	-	-	-	-	-	-	√	-	A	A	√	√	√	√	√	√	-
Pawn Shop, Second-Hand Store, Auction Store	-	-	-	-	-	-	-	-	-	-	-	√	-	-	√	-	√	XR	-
Personal Wireless Communication – Retail	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√
Personal Wireless Service Facility <sup>† 2)</sup>	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Pet Daycare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√
Pet Stores; Including Food & Accessories	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	XR
Petroleum Products, Bulk Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√
Photo Engraving	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√
Photographic Studio	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-
Plating, Lacquering & Finishing of Metals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√
Plumbing & Heating Shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√
Prenatal Care & Transitional Residence	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-
Printing, Industrial, Wall Paper	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√
Printing, Job Shop, Publisher	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7 <sup>1/2</sup>	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
Professional Offices, Accessory Use	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-
<del>Professional Offices, Medical</del> <u>SEE Medical Offices</u>																			
<u>Medical Offices</u> <u>SEE Professional Offices</u>																			
Professional Offices, Principal Use	-	-	-	-	-	-	-	-	-	-√	-√	√	√	√	√	√	√	√	√
<del>Professional Pharmacy</del>	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√
Propane Filling Station, Retail <sup>3)</sup>	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	-	√	-	-
Public & or Charitable Agencies	-	A	A	A	A	A	-	-	B	B	B	√	√	√	√	√	√	√	√
Public Library or Branch thereof	A	A	A	A	A	A	A	B	B	B	B	A	A	A	A	A	A	A	A
Public Utility Buildings	-	-	-	-	-	-	-	-	-	-	-	A	A	√	√	√	√	√	√
Public Utility Generating Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A
Public Utility Service Yards	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	-	√	√	√
Public Utility Transformer & Pump Stations	A	A	A	A	A	A	A	B	B	B	B	√	√	√	√	√	√	√	√
Public Youth Services Agency	-	-	-	-	-	-	B	-	-	-	-	-	-	-	-	-	-	-	-
Pulp, Paper, Cardboard, Building Board Mfg.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√
Racquetball Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√
Radio & Television Broadcasting Stations & Masts	A	A	A	A	A	A	-	-	B	B	B	A	A	A	A	A	A	A	A
Radio Controlled Miniature Car Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7 <sup>1/2</sup>	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
Rag, Bag & Carpet Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√
Recycling Preparation Operation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B	B
<u>Hospice</u> <u>SEE Residence for End-of-Life Care (222-38)</u>																			
Residence for End-of-Life (222-38)	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Recreational Area	-	A	A	A	A	A	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Rehabilitation Center, Non-Profit (Federal, State or Municipal Assisted Programs)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
Restaurant, Carry-Out	-	-	-	-	-	-	-	-	-	-	-	A	A	A	√	-	√	√	√
Restaurant, excludes Entertainment but includes Liquors	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√
Restaurant, Fast-Food	-	-	-	-	-	-	-	-	-	-	-	-	-	A	√	√	√	A	√
Restaurant, includes Entertainment & Liquors, provided, however, that within the C-L District the lot shall abut a less restrictive zoning district, shall abut or be within the CBD and shall be limited to sites north of Broad Street	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√
Roller Skating Rink	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7½	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
Rug and Carpet Cleaning in Conjunction with Storage Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-
Safe Deposit Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	-	-
<del>Sand &amp; Gravel Bank, No Crushing.</del>	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	-	√	√	√
Sand & Gravel Pit, No Crushing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A
School, <del>Non-Public</del> Private	A	A	A	A	A	A	A	B	B	B	B	A	A	A	B	B	A	A	A
School, Public	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Schools, Vocational, Secretarial & Languages	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√
Screen & Storm Doors & Windows; Porch Enclosures; Awnings; Retail Sale, Repair & Installation of	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-
Self-Storage Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B	-	-	√	√
Senior Housing and Nursing Home Facility Complex	-	-	-	-	B	-	-	-	-	-	B	-	-	-	-	-	-	-	-
Ship & Boat Building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√
Shoe Repair Shop	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√
Shoe Stores	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-
Shooting Range Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B
Short Term Rentals	XO	XO	XO	XO	XO	XO	XO	√	XO	√	√	√	√	√	√	√	√	-	-
Sign Painting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√
Smoke Shop, Tobacco Store	-	-	-	-	-	-	-	-	-	-	-	B	B	B	B	B	B	B	B
Social Hall	-	-	-	-	-	-	-	-	-	XB	-	-	-	-	-√	√	-	√	√



Use	RA-3	RA-2	RA-1	R-20	R-10	R-7 <sup>1/2</sup>	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
Sorting, Baling, Processing or Storage of Junk, Wood, Metal, Paper	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A
Sporting Goods Store, Retail***4)	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	-
Stationery Store	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-
Stone & Monument Works, Mfg., Display & Sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√
Storage of Road Construction & Grading Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√
Surgery Center, Out-Patient (See Sect. 4AA-6.3f)	-	-	-	-	-	-	-	-	-	B	-	-	-	√	√	√	√	√	-
Tailor Shop	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-
Taxidermist	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	-
Tennis Courts, Indoor (also includes Pickleball)	-	-	-	-	-	-	-	-	-	-	-	-	-	AB	AB	AB	AB	AB	AB
Textile Goods, Retail	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	-	-
Theatre	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	A	-	-
Tobacco Store, SEE Smoke Shop, Tobacco Store																			
<del>Tourist Home Bed &amp; Breakfast</del>	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	-	√	√	-
<del>Tourist Home SEE Bed &amp; Breakfast</del>																			
Truck & Terminal, Classification Bldg. and/or Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√

Use	RA-3	RA-2	RA-1	R-20	R-10	R-7½	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
Upholsterer except no limitation on number of employees in Industrial Districts	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√
Veterinary Clinic	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√
Veterinary Office	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	√
Vinegar & Sauerkraut Mfg.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√
Vitreous Ware, Pottery & Porcelain Mfg.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√
Wearing Apparel Fabrication & Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√
Welding Supplies & Equipment Including Welding Gases, Storage and Sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	√	√
Wholesale, Closed Storage Bldg. & Warehouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√
Yacht Club	-	-	B	B	B	B	-	-	-	-	-	-	-	-	-	-	-	B	B

- 1) ~~\*Use 133.1 (Medical Marijuana Dispensary Facility):~~ This use is expressly not permitted in other Districts that allow uses allowed in the C-N District.
- 4) 2) A Personal Wireless Service Facility shall also be a permitted use in accordance with the application procedure set forth in the definition in Section 5 in the following Design Districts (Section 9): R-D Designed Residential District; P-D Planned Development District; MX-D Mixed Use Development District - Part A and Part B; DW-D Designed Waterfront Development District; B-D Designed Business District; TCDD Transportation Center Design District; C-D Designed Commercial District; M-D Designed Industrial District; IP-D Designed Industrial Park District; R-H Multiple Family Design District, High Density; RM-1 Multi-Family, Low Density Design District; R-5 Multi-Family, Medium Density Design District; R-MF Multi-Family Design District; CSC-D Community Shopping Center District - Designed; MRD-D Designed Mill River District; and, in the following non-design districts (Section 4): CW-D Coastal Water Dependent District and P Park District. (201-25
- 3) ~~\*\*~~In commercial zones the subject ~~property~~ Lot must front on a state or interstate highway including but not limited to Route 1, does not adjoin any residentially zoned ~~property~~ Lot and is approved by the Land Use Bureau Chief, the Zoning Enforcement Officer and the Fire Marshall
- 4) ~~\*\*\*~~Use 171 (Sporting Goods Store, Retail): This use is expressly permitted in the M-L Zone provided that: (1) the gross square footage of such use is a minimum of 4,000 square feet and does not exceed 10,000 square feet; and (2) equipment and apparel sold therein shall be limited to specific equipment and apparel used in or required to participate or train in a particular sport, and related novelty and team apparel.

AMEND Section 5.A., Permitted Uses as follows:

**5.A. PERMITTED USES**

**5.A.1. Uses Permitted in Zoning Districts**

~~Permitted Uses in the various districts are indicated with an "X" in the LAND USE SCHEDULE under APPENDIX A and/or the district regulations in Section 4 and 9 of these Regulations. APPENDIX A and the district regulations also indicate uses that are permitted subject to certain additional provisions, including, but not limited to, Special Permits or size restrictions. Where such use is marked with an "A", it is subject to *Special Permit* approval by the Zoning Board of Appeals. Where such use is marked with "B", it is subject to *Special Permit* approval by the Zoning Board. Where such use is marked with "XR" or "XM", it is subject to a size limitation specified in Appendix A. Where such use is marked "XB", it is subject to administrative approval by the Zoning Board. Such approval by the Zoning Board of Appeals or the Zoning Board shall be subject to appropriate conditions and safeguards as more particularly set forth in Section 19.C under provisions relating to *Special Permits*.~~

In case of a conflict between the district regulations and APPENDIX A, the district regulations shall prevail.

**5.A.2. Uses Operating Without Licenses**

Uses requiring State or other licenses or approvals (in addition to approvals required under these Regulations) shall be considered Non-Permitted Uses if they are operating without such licenses or approvals. Uses operating without licenses or approvals shall be considered a zoning violation, and any Use or Zoning Permit shall be immediately revoked.

**DELETE current Definition for Gasoline Station in Section 5.E., Use Definitions and Standards, and REPLACE with the following:**

**Gasoline Filling Station**

A Gasoline Filling Station is a facility for the retail sale of fuel and engine lubricants for motor vehicles. Accessory Uses may include repair facilities for cars and trucks, sale of automotive parts and accessories, and a convenience store, pursuant to the standards below.

Gasoline Filling Stations shall be subject to the following standards:

1. General Provisions applicable to all Gasoline Filling Stations:
  - a. The sale of new or used vehicles shall not be permitted unless such use is specifically permitted in the zoning district the Gasoline Filling Station is located in.

- b. The rental or lease of vehicles including trailers shall not be permitted unless such use is specifically permitted in the zoning district the Gasoline Filling Station is located in.
- c. Car Wash facilities shall not be permitted unless such use is specifically permitted in the zoning district the Gasoline Filling Station is located in.
- d. The site of a Gasoline Filling Station shall have a frontage on one (1) Street of at least one hundred feet (100') and shall have a minimum area of at least ten thousand (10,000) square feet.
- e. Gasoline pumps and other service equipment shall be set back from any Street Line at least twenty feet (20') and not less than twenty-five feet (25') from any Interior Lot Line.
- f. All other Buildings and Structures on site shall be set back at least thirty feet (30') from any Interior Lot Line abutting on a Lot in a Residence District and no less than 10 feet (10') from any Interior Lot Line in any other zoning district.
- g. A solid Fence at least six feet (6') in height and a landscaped area of at least ten feet (10') in depth containing a dense screen of evergreens at least six feet (6') in height shall be provided for the full length of the Interior Lot Line between any Gasoline Filling Station and any Lot in a Residence District. Such Fence and planted area shall always be well maintained and in a state of good repair.
- h. There shall be no more than two (2) curb cuts for any Gasoline Filling Station. Such curb cuts shall not be more than twenty-five feet (25') wide.
- i. There shall be no curb cuts less than thirty feet (30') from any intersection and less than ten feet (10') from any Interior Lot Line.
- j. All driveways, parking areas and automobile service areas shall be permanently improved with a paved surface.
- k. There shall not be more than two (2) pump islands with no more than two (2) pumps per island for every ten thousand (10,000) square feet of Lot Area.
- l. Storage tanks for gasoline or other motor vehicle fuels shall be located underground at least sixteen inches (16") below finished grade, with a six inch (6") reinforced cover. The amount of fuel stored shall be limited to thirty thousand (30,000) gallons, and storage tanks shall be set back at least thirty feet (30') from the Interior Lot Line of any Lot abutting a residential zoning district, and fifteen feet (15') from any other Lot Line and unless greater distances are required under any other law or regulation.
- m. Parking shall be provided pursuant to Section 12 of these Regulations.
- n. All repair and service activities shall be conducted entirely within a Building.

- o. There shall be no outdoor storage of partially dismantled or non-operational motor vehicles except for temporary parking not exceeding one week before and after servicing.
- 2. Standards for Gasoline Filling Stations with four (4) pumps or fewer
  - a. If provided, there shall be no more than two (2) repair bays.
  - b. If provided, the retail area shall not exceed 1,500 square feet.
  - c. The storage or sale of diesel fuel shall not be permitted.
- 3. Standards for Gasoline Filling Stations with more than four (4) pumps
  - a. If provided, the retail area shall not exceed 2,500 square feet.
  - b. The storage and sale of diesel fuel is permitted.
  - c. If provided, all repair and service activities may be permitted.

REPLACE terms “Gas Station”, “Gasoline Station”, “Filling Station” or similar with “Gasoline Filling Station” throughout the Regulations.

**ADD New Section 12.D.27 to Section 12, Mobility**

**12.D.27. Gasoline Filling Stations**

Parking for Gasoline Filling Stations shall be provided as follows: 1.5 Parking Space per pump and two (2) Parking Spaces per service bay (the service bay shall not be counted as parking) and one (1) parking space for every 400 sf of retail space. When diesel fuel is sold there shall be one truck Parking Space per pump with minimum dimensions of 10’ x 80’.

**ADD New Section 12.D.28 to Section 12, Mobility**

**12.D.28. Car Wash Establishments**

Off-street Parking Spaces shall be provided to accommodate not less than the number of cars equal to one-half (1/2) of the hourly maximum operational capacity.

**ADD New Section 13.O. to Section 13, Sign Regulations**

**13.O. SPECIAL REGULATIONS FOR GASOLINE FILLING STATIONS AND CAR WASH ESTABLISHMENTS**

The following additional standards shall apply to signage for Gasoline Filling Stations and Car Wash Establishments in all districts where such uses are permitted:

- 1. When the Gasoline Filling Station or Car Wash Establishment is fronting on one Street, one Pole Sign and one Ground Sign shall be permitted. When fronting on two or

more Streets, one Pole Sign and one Ground Sign shall be permitted for every street frontage exceeding 100' in length.

2. Pole Signs shall not exceed sixty (60) square feet in area and no side of the sign face may exceed ten (10) feet in length. No part of any Pole Signs shall exceed a height of twenty-one (21) feet from the finished curb.
3. Ground signs shall not exceed five feet (5') in height, six feet (6') in width, and thirty square feet (30 sf) in area.
4. For each Street on which the Lot fronts, a maximum of twenty (20) square feet of additional signage may be erected on a canopy over pump islands.
5. No Sign shall obstruct visibility for drivers or pedestrians.
6. There shall be no illuminated signage facing any Interior Lot Lines.
7. Signs on Buildings shall not exceed two feet (2') for each foot (1') of building frontage on a public Street.

#### **ADD New Definition Car Wash Establishment to Section 5.E. Use Definitions and Standards**

##### **Car Wash Establishment**

A Car Wash Establishment is a facility used to clean the exterior, and in some cases the interior of motor vehicles. Car Wash Establishments may be self-service, full-service (with attendants who wash the vehicle), or fully automated.

For Automatic Car Wash Establishments, the following standards shall apply:

1. There shall be no more than two (2) curb cuts for any automatic Car Wash Establishment. Each curb cuts shall not be more than twenty-five feet (25') wide.
2. There shall be no curb cuts less than thirty feet (30') from any intersection and less than ten feet (10') from any Interior Lot Line.
3. All driveways, Parking Areas, and automobile service areas shall be permanently improved with a paved surface.
4. The minimum distance between any Street Line and the nearest part of any Principal or Accessory Building or Structure used in connection with the operations (e.g., washing, waxing and drying cars) shall not be less than forty feet (40').
5. No vehicle shall be parked or left standing within ten feet (10') of any Lot Line.
6. All Buildings and Structures on site shall be set back at least thirty feet (30') from any Interior Lot Line abutting on a Lot in a residential zoning district and no less than ten feet (10') from

any Interior Lot Line in any other zoning district.

7. A solid Fence at least six feet (6') in height and a landscaped area of at least ten feet (10') in depth containing a dense screen of evergreens at least six feet (6') in height shall be provided for the full length of the Lot Line between any Car Wash Establishment and any Lot abutting a residential zoning district. Such Fence and planted area shall always be well maintained in a state of good repair.
8. The minimum Lot Area for the location of a Car Wash Establishment shall be not less than 30,000 square feet.
9. Parking shall be provided pursuant to Section 12 of these Regulations.

DELETE Section 11 and ADD [DELETED]

DELETE Definition for “Garage – Community” from Section 5.E. Use Definitions and Standards.

REPLACE all terms “Garage, Community” with “Garage, Public” throughout the Regulations.

AMEND Definition for “Garage, Public” in Section 5.E., Use Definitions and Standards as follows:

**Garage, Public**

~~A Building or part thereof, other than an private garage~~ Accessory Garage, used for parking or the storage, care, or repair of motor vehicles for or without remuneration, including any sale of motor vehicle accessories, or where any such vehicles are kept for hire.

REPLACE Title of Definition “Garage, Private” with “Garage, Accessory” in Section 5.E., Use Definitions and Standards, and replace the term throughout the Regulations.

AMEND Definition for “Hotel or Inn” and “Hotel or Inn, Extended Stay” in Section 5.E., Use Definitions and Standards as follows:

~~Hotel or Inn~~

~~A Hotel is a Building designed~~ used as ~~a the more or less temporary~~ abiding place for ~~more than twelve (12) persons or providing seven (7) six (6) or more sleeping rooms~~ guestrooms in which lodging is provided for compensation, with or without meals. ~~The word "inn" shall be used as~~

being synonymous with "hotel".

### Inn

An Inn is a Building used as a temporary abiding place providing more than three (3) but no more than six (6) guestrooms in which lodging is provided for compensation, with or without meals and where the proprietor or operator lives on premises.

### Hotel, Boutique

A Boutique Hotel is a Hotel with no more than 100 guestrooms and no conferencing and banqueting facilities.

### Hotel, ~~or Inn~~, Extended Stay

An Extended Stay Hotel is a Building ~~designed~~ used as a Hotel, generally intended to accommodate longer lengths of stay, where all guest rooms are fully furnished and have a full kitchen. (213-09)

DELETE Definitions for "Apartment Hotel" and "Apartment Hotel for the Elderly" in Section 5.E., Use Regulations, Appendix A and in the district regulations in Sections 4 and 9.

REPLACE definition for "Tourist Court" throughout the Regulations with "Motel"

Delete Definition "Tavern" from Section 5.E.

AMEND Definition for "Tourist Home" in Section 5.E., Use Definitions and Standards as follows:

### Tourist Home Bed & Breakfast

A Bed & Breakfast is a Building of residential character offering lodging with or without meals to transients for compensation, providing there are no more than three (3) guest rooms with the proprietor or operator living on premises. ~~and not to accommodate more than five (5) guests.~~

REPLACE "Tourist Home" with "Bed & Breakfast" throughout the Regulations.

DELETE Definition for "Apartment House or Dwelling" in Section 5.E., Use Regulations, and



REPLACE with the following:

**Apartment Building**

SEE: Dwelling, Multi-Family

DELETE Subsections 4.B.1.b and c, RA-3, RA-2, RA-1 Single Family Districts, Very Low Density and replace with:

4.B.1. RA-3, RA-2, RA-1 Single Family Districts, Very Low Density

[...]

b. **Permitted Uses**

See Appendix A, Land Use Schedule

c. [DELETED]

DELETE Subsections 4.B.2.b and c, R-20, R-10, R-7<sup>1</sup>/<sub>2</sub> Single Family Districts, Low Density and replace with:

4.B.2. R-20, R-10, R-7<sup>1</sup>/<sub>2</sub> Single Family Districts, Low Density

[...]

b. **Permitted Uses**

See Appendix A, Land Use Schedule

c. [DELETED]

DELETE Subsections 4.B.3.b and c., R-6 One- and Two-Family District and replace with:

4.B.3. R-6 One- and Two-Family District

[...]

b. **Permitted Uses**

See Appendix A, Land Use Schedule

c. [DELETED]

DELETE Subsection 4.B.5.b, C-B Community Business District and replace with:

4.B.5. C-B Community Business District

[...]

b. **Permitted Uses**

See Appendix A, Land Use Schedule