Key:					P:	Peri	mitte	ed U		t pe	rmi	tted	(	C: C	ond	itio	nal L	Jse []: use
Use	۷۱	R-5	RM-1	B-1 B	B-2 B	В-3 В	B <b>-5</b> ⊆	BD	0-1 □	ORT	REC-W	REC-C	REC-I	REC-M	_	SP	<u> 18</u>	Additional Standards
Animal and Agriculture Uses	&¦	R-5	RM-1	B-1 B	В-2 в	В-3 в	⊒ 2-8	ВD	0-1 □	ORT	REC-	***************************************	REC-	REC-		SP	FB	Additional Standards
Agriculture	Р																	Section 138-4.401
Kennels <sup>1</sup>	С										С		С		С			Section 138-4.422
Pet Boarding¹ Facilities	<b>-</b>			Р	Р	Р					Р		Р		Р			Section 138-4.432
Plant Material Nurseries	С																	Section 138-4.434
Private Stables <sup>2</sup>	Р																	Section 138-4.437
Public Stables, <sup>2</sup> Riding Academies and Hunt Clubs	<b>-</b>															С		Section 138-4.437
Raising and Keeping of Animals	Р		Р	Р	Р	Р	Р		Р		Р	Р	Р	Р	Р	Р		Section 138-4.438
Veterinary Hospitals or Clinics <sup>1</sup>	-			Р	Р	Р			С		Р	Р	Р	Р	Р			Section 138-4.444
Residential Uses	۷۱ ۲		RM-1	B-1	B-2 B	B-3 B	⊒ S-8	BD	0-1 □	ORT	REC-	REC-C	REC-I	REC-		SP	<u> </u>	Additional Standards

<sup>&</sup>lt;sup>1</sup> Combine pet boarding and vet clinics with provision that only indoor facilities are permitted in residential districts. Consider combining kennels and pet boarding, with limits on the number of animals permitted at any one time in residential districts.

KENNEL. The boarding, breeding, raising, grooming, or training of three or more dogs, cats, or other household pets of any age either 1) not owned by the owner or occupant of the premises, or 2) for commercial gain. PET BOARDING FACILITY. A business for the temporary boarding and care of common household pets generally during daytime hours, but in some cases including overnight boarding. Pet boarding facilities may provide related services such as grooming or training. No animals may be bred or sold at a pet boarding facility. VETERINARY CLINIC. A place for the care, diagnosis and treatment of sick or injured animals, and those in need of medical or minor surgical attention. A veterinary clinic may include customary pens or cages which are permitted only within the walls of the clinic structure.

<sup>&</sup>lt;sup>2</sup> Combine private and public stables

One-Family Detached Dwellings	Р	Р	Р	 		 	 	 			 С		In the RM-1 district follow the requirements of the R-3 district In the SP district follow the requirements of the R-1 district  Section 138-6.700 – Section 138-6.702
Attached Dwelling Units	-	Р	Р	 		 	 	 	Р	Р	 	Р	Not permitted on first floor in REC-I Section 138-6.700— Section 138-6.702 (up to 4 units attached)
Two-Family Dwellings	-		Р	 		 	 	 			 		In the RM-1 district follow the requirements of the R- 4 district
Boarding and Rooming Dwellings	-		Р	 		 	 	 			 		
Nursing Homes, Convalescent Homes and Assisted Living Facilities	-		Р	 С	С	 	 	 		С	 Р		Section 138-4.424
State Licensed Residential Facilities (6 or fewer residents)	Р		Р	 		 	 	 			 	Р	Section 138-4.440
State Licensed Residential Facilities (more than 7 but not more than 12 residents)	С		С	 		 	 	 			 	Р	Section 138-4.440
Dwelling unit in a <sup>3</sup> mixed use building	-			 		 Р	 	 			 	Р	Residential not permitted on first floor in Brooklands District - Section 138-6.300
Live/work Unit <sup>3</sup>	-			 		 Р	 	 			 	Р	Residential not permitted on first floor in Brooklands District
Facilities  State Licensed Residential Facilities (6 or fewer residents)  State Licensed Residential Facilities (more than 7 but not more than 12 residents)  Dwelling unit in a 3 mixed use building				 		 	 	 			 	P	Section 138-4.440  Residential not permitted on first floor in Brooklands District Section 138-6.300  Residential not permitted on first floor in Brooklands District In Brooklands District

<sup>&</sup>lt;sup>3</sup> Combine with live/work

Community, Public, and Recreation Uses												Additional Standards
Cemeteries	С	 	 	 		 	 		 			Minimum site size of 5 acres
Civic and Education Uses⁴	-	 	 	 	Р	 	 		 			
Colleges, Universities, or Other Institutions of Higher Learning Offering Courses in General, Technical, or Religious Education	-	 	 	 		 Р	 С	С	 	Р		Section 138-4.427 (ORT district only)
Community Facilities <sup>5</sup>	-	 	 	 		 	 		 		Р	
Concert Halls and Auditoriums <sup>6</sup>	- -	 	 	 	С	 	 		 	С		
Facilities for Community Groups such as Theatrical Groups <sup>7</sup>	-	 	 	 		 	 		 	Р		
Fraternities and Sororities <sup>8</sup>	-	 	 	 		 	 		 	С		
Golf Courses (may or may not be operated for-Profit) <sup>9</sup>	С	 	 	 		 	 		 			Section 138-4.413
Government Offices and Assembly Halls <sup>10</sup>	-	 	 	 	С	 	 		 			
Hospitals	-	 	 	 		 	 		 	С		<u>Section 138-4.416</u>

<sup>&</sup>lt;sup>4</sup> Combine with community facilities

<sup>&</sup>lt;sup>5</sup> Combine with civic and education uses. COMMUNITY FACILITY. A non-commercial facility for the benefit of and service to the general public, including, but not limited to, community centers, cultural facilities such as libraries or museums, police and fire stations, and municipal and government uses.

<sup>&</sup>lt;sup>6</sup> Create new use: places of assembly.

<sup>&</sup>lt;sup>7</sup> Combine with concert halls/auditoriums as places of assembly

<sup>&</sup>lt;sup>8</sup> If this is a residence, it should move up to the residential category; if not, then combine with clubs below

<sup>&</sup>lt;sup>9</sup> Combine with recreation uses

<sup>&</sup>lt;sup>10</sup> Combine with libraries and museums

<sup>&</sup>lt;sup>11</sup> Combine with community facilities

Libraries and Museums	С	Р	Р	Р	Р	Р	Р	С	Р	Р	Р	Р	Р	Р	Р	Р		Section 138-4.427 (ORT district only) Section 138-4.433
Nursery Schools, Day Nurseries, Child Care Centers, Adult Foster Care Large Group Homes, and Adult Foster Care Congregate Facilities	С	С	С	Р	Р	Р			Р				С	Р			Р	Section 138-4.423
Places of Worship	С	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Section 138-4.433
Primary and Secondary Schools (public, private and parochial)	С	Р	Р															
Private Clubs, Fraternal Organizations and Lodge Halls <sup>12</sup>	-				Р	Р								Р				
Private Recreation Areas, Swim Clubs and Tennis Courts	С	С																Section 138-4.435
Privately Operated Recreational Facilities Located on Publicly Owned Parkland <sup>13</sup>	Ρ	Р	Р	Р	Р	Р	Р		Р		Р	Р	Р	Р	Р	Р		Section 138-4.436
Public Parking Facilities	-																Р	
Recreational Facilities, Non- Commercial <sup>14</sup>	-																Р	
Utilities and Publicly Owned Buildings and Uses <sup>15</sup>	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р		Section 138-4.427 (ORT district only) Section 138-4.442

<sup>12</sup> Combine with places of assembly

<sup>&</sup>lt;sup>13</sup> Keep the standards associated with such facilities, but remove from the use table as they are permitted consistent with community facilities

<sup>&</sup>lt;sup>14</sup> Combine with other recreational uses in the next section

<sup>15</sup> Combine with community facilities

Transit Passenger Stations	-			Р	Р	Р	Р		Р				Р		Р	Р	Р	
Vocational Training Facilities <sup>16</sup>	-																Р	
Commercial and Retail Uses	∢۱ ۲	R-5	RM-1	B-1	В-2 В	В-3 в	⊒ <b>2-</b> 8	BD	0-1 □	ORT	REC-W	REC-C	REC-I	REC-M	_	SP	£	Additional Standards
Adult Regulated Businesses	-					С												<u>Section 138-4.400</u>
Alcoholic Beverage Sales (for on- premises consumption) Accessory to a Permitted Use	С		С	С	С	С			С	С	С	С	С	С	С	С	С	
Automotive Gasoline Service Stations and Associated Retail Uses <sup>17</sup>	-						Р	Р					С					Section 138-4.404 Section 138-6.300 (Brooklands District – Existing Only)
Automotive Service Centers <sup>17</sup>	- -					С	С				С	С	С		С			Section 138-4.405
Banks, Credit Unions and Similar Uses <sup>18</sup>	-			Р	Р	Р		Р	Р				Р	Р			Р	<u>Section 138-4.406</u>
Banquet Halls and Conference Centers <sup>19</sup>	-				Р	Р			С	Р			Р					Section 138-4.407 Section 138-4.427 (ORT district only)
Car Washes <sup>17</sup>	-						С						С					
Drive-Through Accessory to a Permitted Use	-			С	С	С	С	Р	С				С	С			С	Section 138-4.410 Section 138-6.300 (Brooklands District – Existing Only)
Dry Cleaners	-			Р	Р	Р							Р	Р				<u>Section 138-4.411</u>

<sup>&</sup>lt;sup>16</sup> Combine with Colleges, universities...technical facilities...

<sup>&</sup>lt;sup>17</sup> Consolidate auto-oriented uses

<sup>&</sup>lt;sup>18</sup> Combine with office uses

<sup>&</sup>lt;sup>19</sup> Combine with places of assembly, with standards based on size of assembly area

<sup>&</sup>lt;sup>20</sup> Clarify pickup establishments only; include in personal service uses

<sup>&</sup>lt;sup>21</sup> Create new use: Health and physical education facilities; regulate by size of establishment

Health or Exercise Clubs <sup>21</sup>	- -	 	Р	Р	Р	 	 С	 	Р	Р	 Р		Section 138-4.427 (ORT district only)
Home Improvement Stores	-	 		С	Р	 	 	 			 		fabrication, processing, or manufacturing shall not occur on site <sup>23</sup>
Indoor Theatres, including Movie Theatres <sup>24</sup>	-	 		Р	Р	 	 	 			 		
New Car Offices, Sales or Showrooms	-	 			Р	 	 	 			 		Accessory bump shops incidental to the main business may be permitted by the Planning Commission if screened
Offices/Showrooms or Workshop Establishments	-	 	Р	Р	Р	 	 	 	Р	Р	 		A maximum of 5 persons may be employed at any time in the fabrication, repair and other processing of goods
Open Air Retail	<b>-</b>	 				 	 	 			 	С	
Outdoor Display and Sales of Goods	- -	 	Р	Р	Р	 	 	 	Р	Р	 		Section 138-4.426
Outdoor Recreation, Commercial	-	 			Р	 	 	 			 		Section 138-4.429
Outdoor Sales of Used Cars, Recreational Vehicles, Travel Trailers and Manufactured Homes	-	 		С	С	 	 	 		С	 		Section 138-4.430
Physical Fitness Facility <sup>25</sup>	-	 				 Р	 	 			 		

<sup>&</sup>lt;sup>22</sup> Combine with retail uses; regulate by size of use

<sup>&</sup>lt;sup>23</sup> Consider whether this standard is needed; removing it and mitigating potential impacts could allow flexibility of uses in some districts

<sup>&</sup>lt;sup>24</sup> Combine with places of assembly

<sup>&</sup>lt;sup>25</sup> Combine with health and physical education facilities; regulate by size of establishment

<sup>&</sup>lt;sup>26</sup> Consolidate with listing in previous section

Places of Assembly <sup>26</sup>	-	 	 	 	С	 	 	 	 	Р	 	 	

Private Indoor Recreational Facilities <sup>22</sup>	- -				Р	Р					Р	Р	Р		Р	Р	Р	Section 138-4.408 Section 138-4.420
Restaurants, Carry Out <sup>27</sup>	-																Р	
Restaurants, Drive- In or Drive- Through <sup>28</sup>	-				С	С							С	С				Section 138-4.410
Restaurants, Sit Down	- -				Р	Р		Р		Р			Р	Р			Р	Section 138-4.427 (ORT district only)
Retail Sales Establishments	-			Р	Р	Р		Р		Р			Р	Р			Р	Section 138-4.427 (ORT district only)
Sales and Service of Food Outdoors <sup>29</sup>	- -				Р	Р	Р	Р					Р	Р			Р	<u>Section 138-4.428</u>
Office and Service Uses <sup>30</sup>	∢۱ <b>۲</b>	R-5	RM-1	B-1 <sup>B</sup>	В-2 В	В-3 в	B-5 ⊆	BD	0-1 □	ORT	REC-	REC-	REC-	REC-	: _	SP	FB	Additional Standards
Artist Studios and Galleries <sup>31</sup>	-							Р										
Dry Cleaners	-			Р	Р	Р							Р	Р				Service only, not plants
Funeral Homes	С								Р									Section 138-4.412
Hotels, Motels and Residential Inns	-					С				С	Р	Р					С	Section 138-4.417 Section 138-4.427 (ORT district only)
Medical Offices and Clinics	-			Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р		Р	Section 138-4.427 (ORT district only)
Personal Service Establishments	-			Р	Р	Р		Р	Р				Р	Р			Р	
Professional Offices	-			Р	Р	Р		P/ C	Р	Р	Р	Р	Р	Р	Р		Р	Section 138-4.427 (ORT district only) Section 138-6.300 and Section 138-6.301 (Brooklands District)

<sup>&</sup>lt;sup>27</sup> Consolidate restaurant uses

<sup>&</sup>lt;sup>28</sup> Remove – drive through uses are listed previously

<sup>&</sup>lt;sup>29</sup> Remove as separate use; Include standards with restaurant uses

<sup>&</sup>lt;sup>30</sup> Consolidate uses and include with "commercial and retail" category above

<sup>&</sup>lt;sup>31</sup> If workshops are permitted with retail, this use does not need to be called out separately

<sup>32</sup> Add as "accessory use" in the Office district

Retail Businesses Normally Associated with and Complementary to Office Districts (e.g. stationery shops, office supplies, coffee shops, etc.) <sup>32</sup>	-								Р									Entrances or exits directly to the outside of the building from the retail businesses shall not be permitted
Research and Development and/or Technical Training, including Data Processing and Computer Centers <sup>33</sup>	-								Р	Р	Р	Р	Р		Р			Section 138-4.427 (ORT district only)
Studios or Instruction Centers for Music, Art, Dance, Crafts, Martial Arts, etc. <sup>34</sup>	-			Р	Р	Р							Р	Р			Р	
Industrial, Research, and Technology Uses	«۱ <b>۲</b>	R-5	RM-1	B-1 B	B-2 B	В-3 В	⊒ <b>2-</b> 8	BD	0-1 □	ORT	REC-W	REC-C	REC-I	REC-M		SP	В	Additional Standards
Airports, Landing Fields, Heliports, Platforms, Hangars, Masts and other Aeronautical Facilities	-														С			<u>Section 138-4.402</u>
Assembly and Machining Operations <sup>35</sup>	-							С									Р	Section 138-4.402 (Brooklands District Only)

<sup>&</sup>lt;sup>33</sup> Combine with office

<sup>&</sup>lt;sup>34</sup> Combine with health and education uses

<sup>35</sup> Consolidate with industrial use

<sup>&</sup>lt;sup>36</sup> Consolidate with industrial use

Assembly and Machining Operations when adjunct to Research and Development Activities occurring at the same Location <sup>36</sup>	-	 	 	 	 	С	Р	Р	Р	 Р	 	Section 138-4.418 Section 138-4.427 (ORT district only)
Auto Racetracks, including Midget, Carting, and Snow- Manufactured Tracks <sup>37</sup>	-	 	 	 	 					 С	 	Section 138-4.403
Automobile and Machinery Assembly Plants <sup>38</sup>	-	 	 	 	 		Р	Р	Р	 Р	 	Section 138-4.420
Building Material Storage and Sales <sup>39</sup>	-	 	 	 	 		Р	Р	Р	 Р	 	Section 138-4.420
Caretaker's or Manager's Residence	-	 	 	 	 					 Р	 	Permitted only when accessory to a principal use. Residence may not exceed 750 square feet of total living area
Commercial Communication Towers, including Commercial Television, Radio, and Public Utility Transmitting and/or Receiving Towers and Receiving Microwave Antennas	-	 	 	 	 					 С	 	Section 138-4.409

<sup>&</sup>lt;sup>37</sup> Covered as outdoor recreation

<sup>38</sup> Consolidate with industrial use

<sup>&</sup>lt;sup>39</sup> Is building material sales needed in the industrial district? Otherwise, covered as retail sales in other districts and storage can be covered in definition of industrial use

<sup>&</sup>lt;sup>40</sup> Move to residential uses section

<sup>&</sup>lt;sup>41</sup> Similar to building material storage

Contractor's or Builder's Office including a Storage													
Equipment Yard if related to the Contracting or Building Business <sup>41</sup>	-	 	 	 							 Р	 	
Dry Cleaning Plants <sup>42</sup>	<b>-</b>	 	 	 				С	С		 С	 	Section 138-4.419
Equipment and Trailer Rental Facilities	-	 	 	 				Р	Р	С	 Р	 	
Freight Yards and Terminals	-	 	 	 				С	С		 С	 	
Gun Clubs (for- profit or not-for- profit)	-	 	 	 				Р	С		 С	 	<u>Section 138-4.414</u>
Heating and Electric Power Generating Plants	-	 	 	 							 Р	 	Section 138-4.419
Junkyards	-	 	 	 				С			 С	 	Section 138-4.421
Laboratories (experimental, film, or testing)	-	 	 	 		Р	С	Р	Р	Р	 Р	 	<u>Section 138-4.420</u> <u>Section 138-4.427</u> (ORT district only)
Lumber and Planing Mills	-	 	 	 							 С	 	Such uses shall be completely enclosed and located in the interior of the district so that no property line shall form the exterior boundary of the I district
Makerspaces	-	 	 	 	С						 	 Р	

<sup>&</sup>lt;sup>42</sup> Consolidate with industrial uses

Manufacture, Compounding, Processing, Packaging or Treatment of finished or semi- finished Products, Articles, or Merchandise where the External and Physical Effects are Restricted to the Site and will not Impact Neighboring Land Uses.		 	 	 	 		Р	Р	Р	 Р	 	Section 138-4.420
Manufacture, Compounding, Processing, Or Packaging of Raw Materials into finished or semi- finished Products, or Manufacturing, Compounding, Packaging or Recycling Operations that will Generate External Physical Effects that will be Felt to some Degree by Neighboring Land Uses	-	 	 	 	 		С	С	С	 С	 	Section 138-4.419
Manufacture of Scientific Instruments, Electrical or Electronic Prototypes, and Specialized Display and Exhibit Materials	-	 	 	 	 	С	Р	Р	Р	 Р	 	Section 138-4.427 (ORT district only)
Metal Plating, Buffing and Polishing	-	 	 	 	 		С	С	С	 С	 	Appropriate measures to control noxious odors and/or nuisances shall be provided

<sup>&</sup>lt;sup>43</sup> These are office uses

Media and Entertainment Production Facilities	-	 	 Р	Р	 Р	P	Р	Р	Р	Р	 P	 	Such uses shall be primarily operated within an enclosed building, but may include an outdoor element provided that the use is operated in conformance with Error! Reference source not found., Performance Standards
Oil or Gas Wells	-	 	 		 						 Р	 	Section 138-4.425
Painting and Varnishing Shops⁴⁴	- -	 	 		 			Р	Р		 Р	 	Section 138-4.420
Recreational Vehicle Storage Yards	-	 	 		 			С	С	С	 Р	 	Section 138-4.443
Research Facilities <sup>45</sup>	- -	 	 		 						 	 Р	
Small-scale Breweries, Wineries, and Distilleries	-	 	 		 С						 	 Р	
Tool, Die, Gauge and Machine Shops <sup>46</sup>	- -	 	 		 			Р	Р	Р	 Р	 	Section 138-4.420
Tractor and Trucking Facilities, including Storage and Repair <sup>47</sup>	-	 	 		 			С	С	С	 С	 	Outdoor storage of vehicles subject to the requirements of Section 138-4.443
Vehicle Collision Repair and Undercoating <sup>48</sup>	-	 	 		 			Р	Р	Р	 Р	 	Section 138-4.420
Warehousing and Wholesale Establishments	-	 	 		 			Р	Р	Р	 Р	 	Section 138-4.420

<sup>44</sup> Consolidate with industrial uses

<sup>&</sup>lt;sup>45</sup> Consolidate with office

<sup>&</sup>lt;sup>46</sup> Consolidate with industrial uses

<sup>&</sup>lt;sup>47</sup> Consolidate with freight yards

<sup>&</sup>lt;sup>48</sup> Consolidate with industrial uses

								,										
Waste Lagoon Ponds	-														С			<u>Section 138-4.445</u>
Water Supply and Sewage Disposal Plants	-														Р			
Water and Gas Tank Holders	-														Р			
Temporary, Special Event, and Other Uses <sup>49</sup>	∢۱ ۲	R-5	RM-1	B-1 B	В-2 в	В-3 в	B-5 c	BD	0-1 □	ORT	REC-W	REC-C	REC-I	REC-M	_	SP	FB	Additional Standards
Accessory Buildings and Accessory Uses customarily incidental to the Permitted Uses in this Section	Ρ	Ρ	Р	Р	Р	Ρ	Ρ		Р	Р	Р	Ρ	Р	Р	Р	Р		Article 10, Chapter 1
Home Occupations	Р	Р										<b></b>	Р	Р				Section 138-4.415
Outdoor Storage	-				Р	Р					Р	Р	Р		Р			Section 138-4.431
Roadside Stands and Markets and Christmas Tree Sales	Р	Р	Р	Р	Р	Р	Р		Р		Р	Р	Р	Р	Р	Р		<u>Section 138-4.439</u>
Temporary Construction	Р	Р	Р	Р	Р	Р	P		Р		Р	Р	Р	Р	Р	Р		Section 138-4.441
Wireless Telecommunication Facilities	С	С	С	С	Р	Р	Р		С	Р	Р	Р	С	С	Р	С		<u>Section 138-4.446</u>

<sup>&</sup>lt;sup>49</sup> This section isn't needed – can be addressed elsewhere as use standards