TABLE 3.6.A.1 LAND USES IN THE BASE ZONING DISTRICTS

X=Permitted Use (requires a permit from the Code Enforcemnt Officer)
CU=Conditional Use (requires Planning Board review and a public hearing)
CS=City Staff
PB=Planning Board (a public hearing is not mandatory)
SE=Special Exception Use (requires Planning Board review and Public Hearing)
(pz)=performance zoning

	LAND USES	DISTRICT																					
		RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPDS	RV	RR2	MED	RBV
ASSEMBLIES																							
1	Civic, Social, and Fraternal Associations						CU						CU	CU (pz)			CU (pz)	CU		CU(pz)	CU		X
2	Funeral Homes	CU	CU		CU	CU	CU						CU	CU (pz)									
3	Religious Activities and Associated Uses	X	X	X	CU	X	CU						X	X	CU		X	X		X	X	X	
BUSINESS																							
4	Agriculture													CU (pz)			CU (pz)	CU	X	CU (pz)	CU		
5	Business/Professional Associations						X						X	CU (pz)	X								
6	Business and Professional Offices and Services				X[5]	CU[15]	X	X	X	X	X	X	X	X	X		CU (pz)[1]	SE		X	SE	X	X
7	Veterinary					CU	X	X	X	X	X	X	X	CU			CU (pz)	SE[3]		CU (pz)	SE	X	CU
8	Temporary, Habitable Trailers built on a permanent chassis to be used as portable classrooms and/or offices and/or medical diagnostic units for a specified (limited) time and as a public facility only	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]		CU (pz)[14]	CU[14]								
9	Research, Experimental, and Testing Laboratories												X	CU (pz)									CU
10	Services (All establishments primarily providing assistance rather than merchandise, except as otherwise listed below.)							X	X	X	X	X		X									CU
11	Auto Repair/Service (no auto sales)									CU	X			CU (pz)									
12	Bed and Breakfast/Tourist Home		CU	CU[8]	CU	X		X	X	X	X	X		X	X								X
13	Cemeteries	CU	CU	CU	CU	CU	X	X	X	X	X	X		X			X	X	X	X	X		
14	Construction Services							X	X	X	X	X		CU (pz)						CU (pz)			
15	Finance, Insurance, and Real Estate Services						X	X	X	X	X	X	X	X	X			SE			SE		X
16	Hotels							X	X	X	X	X	X	X									X
17	Restaurants							X	X	X	X	X	X	X	X		CU (pz)[2]			X			CU
18	Specialty Print Shop					CU		X	X	X	X	X	X	CU (pz)									
19	Personal Services (All establishments providing individual services related to personal goods or needs, except as otherwise listed below.)						X	X	X	X	X	X	CU	CU (pz)	X					X			X
20	Barber/Beauty Shops				X	X	X	X	X	X	X	X	CU	X	X			SE[3]		X			X
21	Laundry Services						X	X	X	X	X	X	CU	CU (pz)						X			
22	Self-Service Laundromats				CU	CU	X	X	X	X	X	X	CU	CU (pz)						X			
23	Shoe Repair Shops				CU	CU	X	X	X	X	X	X	CU	CU (pz)	X					X			CU
24	Social Services (excluding offender rehabilitation and offender self-help agencies and parole and probation offices)						CU	X	X	X	X	X		CU (pz)									X
25	Taxi and Local/Commuter bus line service					CU		X	X	X	X	X		CU (pz)									CU
EDUCATIONAL																							
26	Educational Services	X	X	X[9]	X	X	X					X	CU	X		X	CU (pz)	CU		CU (pz)	CU		X
FACTORY/INDUSTRIAL																							
27	Heavy Equipment Repair												CU	CU (pz)									
28	Manufacturing, Heavy (including possessing, packaging, storage, and distribution of goods)												CU	CU (pz)									
29	Manufacturing, Light							CU			CU		X	CU (pz)									CU
30	Mineral Extraction Activities																CU (pz)				CU		
31	Truck Terminals												CU	CU (pz)									

		RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPDS	RV	RR2	MED	RBV
32	Recycling Centers				CU	CU								CU (pz)			CU (pz)			CU (pz)			
33	Waste Facilities, Class 1										CU		CU	CU (pz)			CU (pz)						
34	Waste Facilities, Class 2												CU	CU (pz)			CU (pz)						
GOVERNMENT/MUNICIPAL																							
35	Correctional Institutions						CU							CU (pz)		X							
36	Courts						CU							CU (pz)		X							
37	Government Offices				X[5]	CU[15]		X	X	X	X	X	X	CU (pz)	CU	X						CU	CU
38	Government Services						X[10]							CU(pz)	CU	X							CU
39	Municipal or Public Utilities and Communication Facilities	CU	CU		CU	CU								CU (pz)		X							
40	Major Municipal or Public Utilites and Communication Facilities	CU	CU		CU	CU	CU	CU	CU	CU	CU	CU	CU	CU (pz)		X	CU (pz)						
41	Minor Municipal or Public Utilities and Communication Facilities	CU	CU	CU	CU	CU	X	X	X	X	X	X	X	PB		X	PB (pz)	CU	PB (pz)	PB (pz)	CU		CU
42	Wireless Municipal or Public Utilities and Communication Facilities	X	X		X	X	X	X	X	X	X	X	X	X		X	X		X				CU
43	Parks, Public	CU	CU	CU	CU	CU								CU(pz)	CU	X	CU (pz)	CU	CU(pz)	CU(pz)	CU		X
44	Public Safety Services						CU		CU					CU (pz)	CU	X							
45	Recreational Areas and Facilities, Public					CU								CU (pz)	CU	X	CU (pz)	CU	CU (pz)	CU (pz)	CU		
INSTITUTIONAL																							
46	Daycare Centers	X	X		X	X	CU	CU		X	X	X	CU	X	X		CU (pz)	SE[3]	CU (pz)	CU (pz)	SE	X	X
47	Group and Boarding Home	X	X	X	X	X	X	X		X	X	X	CU	X	X		X	CU	X	X	CU	X	
48	Hospitals						X						X	X								CU	
49	Medical Clinics						CU						CU	CU (pz)				SE			SE	CU	
50	Specialized Medical Clinic																					X	
51	Medical Marijuana Grow-only Facility												X									X	
52	Nursing Homes	X	X		X	X	X						X	X	X		X			CU (pz)	SE	CU	X
MERCANTILE/RETAIL																							
53	Retail (All establishments primarily selling or renting products, except as otherwise listed below.)							X	X	X	X	X	X	CU (pz)						X			CU[18]
54	Retail, Convenience					X		X	X	X	X	X	X	X			CU (pz)			X			CU[18]
55	Neighborhood Groceries/Variety Stores				X	X		X	X	X	X	X	X	X				SE[3]		X			CU[18]
56	Retail, Medical Sales						CU	X	X	X	X	X	X	CU (pz)						X		CU	
57	Retail, Specialty				X[13]			X	X	X	X	X	X	X	X			SE[3,12]		X			CU[18]
58	Farm Stands							X	X	X	X	X	X	X	X			SE3		X			
59	Flooring Showroom					X		X	X	X	X	X	X	X						X			
60	Garden Center							X	X	X	X	X	X	CU (pz)	CU		CU (pz)	SE		CU (pz)	SE		X
61	Pharmacies				X	X	CU[11]	X	X	X	X	X	X	X								CU	CU[18]
62	Specialty Food Markets				X	X		X	X	X	X	X	X	X	X			SE[3]		X			
63	Automobile Business, as defined										X		X	CU (pz)						CU (pz)			
64	Filling Stations									CU		CU		CU (pz)									
RESIDENTIAL																							
65	Manufactured Housing, Type 1	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X	X[17]	X[17]	X[16]	X	X[16]	X	X	X[16]		
66	Manufactured Housing, Type 2	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
67	Manufactured Housing Park/Land Lease Community		CU										CU	PB			PB (pz)		PB (pz)	PB (pz)			
68	Multiple Family Dwellings	X	X	X	X	X	X	X	X	X	X	X	CU		X								X
69	One and Two Family Dwellings	X	X	X	X	X	X	X	X	X	X	X	CU	X	X		X	X	X	X	X	X	X
70	Rooming Houses	X	X		X	X	X						CU		X								
STORAGE/WAREHOUSING																							
71	Self-Service Storage Units													CU (pz)						CU(pz)[7]			
72	Warehousing							CU			CU		X	X									

		RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPDS	RV	RR2	MED	RBV
73	Wholesaling							CU			CU		X	CU (pz)									
OTHER																							
74	Recreational Areas and Facilities, Private													CU (pz)	CU		CU (pz)	SE	CU (pz)	CU (pz)	SE		
75	Sexually Oriented Businesses												CU										

1) Up to 5,000 sq. ft. total floor area on Route 27/Civic Center Drive Only
2) On Route 27/Civic Center Drive Only
3) Uses limited to maximum gross building size of 5,000 sq. ft.
4) Four lots or less
5) Map 30, Lot 1, Unit 1 only, business/professional/government offices only
6) Excepting Conventional Residential Subdivisions
7) Limited to no more than 75 units or 10,000 sq.ft. of building area
8) Limited to maximum of eight rooms
9) Limited to elementary and middle schools
10) Excluding protective functions/correctional institutions
11) Excluding convenience retail
12) Limited to florists, art gallery, pottery/craft/gift shops
13) Limited to small specialized stores that are located within buildings having existing, storefronts built prior to April 1, 2001 and that predominantly serve the needs of a walking clientele.
14) This restriction is not intended to restrict the temporary placement of construction related trailers on project sites provided that such trailers are removed immediately upon the completion of project work at that site. Planning Board approval is not required prior to the placement of such trailers.
15) Excluding Financial Institutions
16) See Section 5.2.10.2 for additional regulations
17) See Section 5.2.10.3 for additional regulations
18) 30,000 square foot floor area per structure maximum