

Industrial	Office Research	General Business	Mixed Residential Business	Garden Apt/ Mobile Home
To accommodate industrial, wholesale and storage uses whose operation and physical characteristics do not have detrimental impacts on surrounding areas.	To provide for campus-style development of offices buildings, research and development facilities, and complementary uses.	To provide for a wide range of retail and commercial uses in areas with excellent regional highway access.	To provide areas where a limited range of business establishments, including live/work units, can be located near or adjacent to residential development, providing a transition between residential neighborhoods and commercial districts.	To provide areas for garden apartment development at moderate densities (up to 4 dwelling units per acre), and to accommodate existing developed mobile home parks.
<p>Permitted uses:</p> <ol style="list-style-type: none"> 1. Post secondary school 2. Municipally operated park and related activities 3. Professional Office 4. Business Office 5. Financial Services Office-No retail bank 6. Social Service Campus nonresidential (25 acres) 7. Media Studio excluding any transmitting antenna tower 8. Publishing facility or similar electronic production operation 9. Trade, craft and general service establishments such as shop for plumbers, electricians, painters, paper hangers, upholsterers, sign painters and printers 10. Dry cleaning establishment with on-site cleaning facilities. 11. Manufacture of goods sold at retail on the premises, such as crafts, coffee roasting and bakery goods 12. Wholesale use 13. Wholesale lumber yards, lumber and contractor sales 14. Light industry 15. Research and development 16. Food processing not including seafood processing 17. Electronics manufacturing 18. General manufacturing 	<p>Permitted uses:</p> <ol style="list-style-type: none"> 1. Post secondary School 2. Historic preservation building 3. Museum 4. Municipally operated park and related activities 5. Profession office 6. Business office including real estate office 7. Financial services office 8. Publishing facility or similar electronic production operation 9. Hospital 10. Medical offices and clinics outpatient only 11. Trade, craft and general service establishments, such as shops for plumbers, electricians, painters, paper hangers, upholsterers, sign painters and printers 12. Hotel or motel up to 125 rooms 13. Satellite dish receiver 42 inches or less in diameter 	<p>Permitted uses:</p> <ol style="list-style-type: none"> 1. Assisted living center 2. Primary, secondary and post-secondary school 3. Historic preservation building 4. Museum 5. Performance facility indoor up to and more than 500 occupancy 6. Club, fraternal or service organization 7. Religious, sectarian or private non-profit recreational use 8. Cinema or similar indoor amusement use with no live performance 9. Indoor recreation use such as bowling alley or arcade 10. Health club, yoga studio, marital arts school, or similar use up to and more than 2,000 GFA 11. Professional Office 12. Business office including real estate office 13. Financial institution services office and retail bank 14. Media studio excluding any transmitting antenna tower 	<p>Permitted uses:</p> <ol style="list-style-type: none"> 1. Single family dwellings (thereby allowing ADUs) 2. Two family dwellings 3. Multifamily dwellings 3 to 8 4. Conversion of a building existing on January 1, 1980, with less than the required minimum lot area per dwelling unit specified in Article 5- 2 to 4 units 5. Live/Work Units 6. Primary, secondary and post-secondary school 7. Historic preservation building 8. Municipally operated park and related activities 9. Health club, yoga studio, marital arts school, or similar use up to 2,000 GFA 10. Business office including real estate office 11. Financial institution services office and retail bank 12. Family day care facility 13. Group day care facility including private preschool and kindergarten 14. Drop-off/pick up only for items to be dry cleaned or laundered off site 15. Self-service laundry for use by the general public 	<p>Permitted uses:</p> <ol style="list-style-type: none"> 1. Two family dwellings 2. Townhouses 3. Multifamily dwellings 3 to more than 8 4. Manufactured housing park 5. Municipally operated park and related activities 6. Boat landings, boat docks, boathouses and associated marine uses non commercial 7. Satellite dish receiver 42 inches or less in diameter 8. Construction Trailer temporary use 9. Temporary structures up to 30 days 10. Manufactured Housing not on a foundation, as temporary replacement housing for a dwelling on the same lot destroyed by natural causes, provided that there is an active building permit for rebuilding the destroyed dwelling up to 180 days 11. Accessory use to a permitted principal use, but not including any outdoor storage 12. Home Occupation 1

<p>19. Public or private transformer station, substation, pumping station or automatic telephone exchange, not including any business office storage yard or storage building essential to service the area in which it is located</p> <p>20. Satellite dish receiver 42 inches or less in diameter</p> <p>21. Whip antenna not more than 30 feet in height</p> <p>22. Construction trailer</p> <p>23. Temporary structure up to 90 days</p> <p>24. Manufactured housing not on a foundation, as temporary replacement housing for a dwelling on the same lot destroyed by natural causes, provided that there is an active building permit for rebuilding the destroyed dwelling up and more than 180 days</p> <p>25. Carts or trailers, including outdoor display area, used for the seasonal sale of dry goods, Christmas trees, flowers, fruits, vegetables, seasonal products and prepared food</p> <p>26. Accessory use to a permitted principal use, but not including any outdoor storage</p> <p>27. Concessions and services located within the principal building</p> <p>28. Indoor storage of motor vehicles or boats as an accessory use</p> <p>29. Outdoor storage of registered motor vehicles owned by residents of the premises or business. Such vehicles may include only one commercial vehicle, which shall be limited to no more than 2 axles and 6 wheels</p> <p>30. Outdoor storage for not more than 9 consecutive months of boats owned by residents of the</p>	<p>14. Whip antenna not more than 30 feet in height</p> <p>15. Construction Trailer temporary use</p> <p>16. Temporary structures up to 90 days</p> <p>17. Manufactured Housing not on a foundation, as temporary replacement housing for a dwelling on the same lot destroyed by natural causes, provided that there is an active building permit for rebuilding the destroyed dwelling more than 180 days</p> <p>18. Carts or trailers, including outdoor display area, used for the seasonal sale of dry goods, Christmas trees, flowers, fruits, vegetables, seasonal products and prepared food</p> <p>19. Accessory use to a permitted principal use, but not including any outdoor storage</p> <p>Accessory use to a permitted principal use, but not including any outdoor storage</p> <p>20. Concessions and services located within the principal building</p> <p>21. Indoor storage of motor vehicles or boats as an accessory use</p>	<p>15. Publishing facility or similar electronic production operation</p> <p>16. Call center</p> <p>17. Medical offices and clinics outpatient only</p> <p>18. Group day care facility including private preschool and kindergarten</p> <p>19. Personal services</p> <p>20. Consumer services such as a copy shop, bicycle repair, and pet grooming</p> <p>21. Trade, craft and general service establishments, such as shops for plumbers, electricians, painters, paper hangers, upholsterers, sign painters and printers</p> <p>22. Drop-off/pick up only for items to be dry cleaned or laundered off site</p> <p>23. Self-service laundry for use by the general public</p> <p>24. Undertaking establishment, funeral parlor or mortuary chapel, excluding crematorium</p> <p>25. Convenience goods 1 both 6-11 and 24/7</p> <p>26. Convenience goods 2 6AM to 11PM</p> <p>27. Retail sales conduction within building</p> <p>28. Shopping center</p> <p>29. Fish market</p> <p>30. Manufacture of goods sold at retail on the premises, such as crafts, coffee roasting and bakery goods</p> <p>31. Nightclub or bar less than 250 occupancy</p>	<p>16. Undertaking establishment, funeral parlor or mortuary chapel, excluding crematorium</p> <p>17. Convenience goods 1 6AM to 11PM</p> <p>18. Bed and Breakfast 1</p> <p>19. Bed and Breakfast 2</p> <p>20. Boat landings, boat docks, boathouses and associated marine uses non commercial</p> <p>21. Research and development not marine-dependent</p> <p>22. Satellite dish receiver 42 inches or less in diameter</p> <p>23. Construction Trailer temporary use</p> <p>24. Temporary structures up to 30 days</p> <p>25. Manufactured Housing not on a foundation, as temporary replacement housing for a dwelling on the same lot destroyed by natural causes, provided that there is an active building permit for rebuilding the destroyed dwelling up to 180 days</p> <p>26. Accessory use to a permitted principal use, but not including any outdoor storage</p> <p>27. Home Occupation 1 & 2</p> <p>28. Concessions and services located within the principal building</p> <p>29. Indoor storage of motor vehicles or boats as an accessory use</p> <p>30. Outdoor storage of registered motor vehicles owned by residents of the premises or business. Such vehicles may include only one commercial vehicle, which shall be</p>	<p>13. Concessions and services located within the principal building</p> <p>14. Indoor storage of motor vehicles or boats as an accessory use</p> <p>15. Outdoor storage of registered motor vehicles owned by residents of the premises or business. Such vehicles may include only one commercial vehicle, which shall be limited to no more than 2 axles and 6 wheels</p> <p>16. Outdoor storage for not more than 9 consecutive months of boats owned by residents of the property: not more than one motorboat or sailboat longer than 12 feet. Any number of motorboats or sailboats up to 12 feet in length or hand-powered craft without restriction as to length 9canoes and kayaks)</p> <p>17. Outdoor storage of lobster traps, lobster buoys and associated rope</p>
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<p>property: not more than one motorboat or sailboat longer than 12 feet. Any number of motorboats or sailboats up to 12 feet in length or hand-powered craft without restriction as to length (canoes and kayaks)</p> <p>31. Outdoor storage of lobster traps, lobster buoys and associated rope</p>	<p>22. Outdoor storage of registered motor vehicles owned by residents of the premises or business. Such vehicles may include only one commercial vehicle, which shall be limited to no more than 2 axles and 6 wheels</p> <p>23. Outdoor storage for not more than 9 consecutive months of boats owned by residents of the property: not more than one motorboat or sailboat longer than 12 feet. Any number of motorboats or sailboats up to 12 feet in length or hand-powered craft without restriction as to length (canoes and kayaks)</p>	<p>32. Restaurant take out only</p> <p>33. Restaurant fast food</p> <p>34. Restaurant, place of public assembly or function room up to 250 occupancy</p> <p>35. Inn</p> <p>36. Conference hotel</p> <p>37. Conference Center</p> <p>38. Sales, renting or leasing of passenger cars and light trucks, motorcycles, tractors, snowmobiles and small power equipment (ie lawn mowers) including accessory repair services</p> <p>39. Boat landings, boat docks, boathouses and associated marine uses non commercial and fishing boat landing 1</p> <p>40. Wholesale sales devoted to and in the same establishment as a permitted retail use occupying up to 20% of GFA of establishment and 21% to 40% GFA</p> <p>41. Food processing not including seafood processing</p> <p>42. Satellite dish receiver 42 inches or less in diameter</p> <p>43. Whip antenna not more than 30 feet in height</p> <p>44. Construction Trailer temporary use</p> <p>45. Temporary structures up to 30 days</p> <p>46. Manufactured Housing not on a foundation, as temporary replacement housing for a dwelling on the same lot destroyed by natural causes, provided</p>	<p>limited to no more than 2 axles and 6 wheels</p> <p>31. Outdoor storage for not more than 9 consecutive months of boats owned by residents of the property: not more than one motorboat or sailboat longer than 12 feet. Any number of motorboats or sailboats up to 12 feet in length or hand-powered craft without restriction as to length (canoes and kayaks)</p> <p>32. Outdoor storage of lobster traps, lobster buoys and associated rope</p>	
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		<p>that there is an active building permit for rebuilding the destroyed dwelling up to 180 days</p> <p>47. Carts or trailers, including outdoor display area, used for the seasonal sale of dry goods, Christmas trees, flowers, fruits, vegetables, seasonal products and prepared food</p> <p>48. Accessory use to a permitted principal use, but not including any outdoor storage</p> <p>49. Home Occupation 1 & 2</p> <p>50. Concessions and services located within the principal building</p> <p>51. Outdoor dining or drinking area, as accessory use to a permitted principal use</p> <p>52. Indoor storage of motor vehicles or boats as an accessory use</p> <p>53. Outdoor storage of registered motor vehicles owned by residents of the premises or business. Such vehicles may include only one commercial vehicle, which shall be limited to no more than 2 axles and 6 wheels</p> <p>54. Outdoor storage for not more than 9 consecutive months of boats owned by residents of the property: not more than one motorboat or sailboat longer than 12 feet. Any number of motorboats or sailboats up to 12 feet in</p>		
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		length or hand-powered craft without restriction as to length (canoes and kayaks)		
		55. Outdoor storage of lobster traps, lobster buoys and associated rope		
<p>Uses by Special Exception:</p> <ol style="list-style-type: none"> 1. Health club, yoga studio, martial arts, school, or similar use 2. Social Service Campus residential (25 acres) 3. Media Studio including any transmitting antenna tower 4. Call center 5. Veterinary Care 6. Motor vehicle service station, motor vehicle repair or washing facility for passenger cars and light trucks 10.581, 10.592, 10.843 7. Sales, rental, leasing, distribution, and repair of trucks over 10,000lb GVW, recreational vehicles, marine craft or manufactured housing, and related equipment 10.581, 10.592, 10.843 8. Impound Lot principal or accessory use 9. Truck fueling facility 10.581, 10.592, 10.843 10. Truck terminal 10.592, 10.843 11. Repair of commercial marine craft and marine-related structures 10.581, 10.592, 10.860 12. Food processing including seafood processing 13. Biological or chemical laboratory 14. Recycling facility or recycling plant 10.592, 10.853 15. High hazard use including other uses listed in section but not including 14.90 16. Public or private transformer station, substation, pumping station or automatic telephone 	<p>Uses by Special Exception:</p> <ol style="list-style-type: none"> 1. Residential care facility of more than 5 residents 2. Retail bank 3. Clinics with inpatient care 4. Ambulatory surgical center 5. Veterinary Care 6. Drop-off/pick up only for items to be dry cleaned or laundered off site 7. Hotel or motel 126 to 250 rooms 8. Research and development 9. Public or private transformer station substation, pumping station or automatic telephone exchange, not including any business office, storage yard or storage building essential to service the area in which is located 10. Helipad, as an accessory use to a permitted hospital use 11. Satellite dish receiver more than 42 inches in diameter 12. Temporary structures up to 180 days 	<p>Uses by Special Exception:</p> <ol style="list-style-type: none"> 1. Residential care facility more than 5 residents 2. Place of assembly religious or other nonprofit 3. Outdoor performance facility up and more than 500 occupancy 4. Club, fraternal or service organization 5. Media studio including accessory transmitting antenna tower 6. Clinics with inpatient care 7. Ambulatory surgical center 8. Veterinary Care 9. Convenience goods 2 24/7 10. Retail sales large format 11. Sexually oriented business 12. Nightclub or bar 250 to 500 occupancy 13. Restaurant, place of public assembly or function room from 250 to greater than 500 occupancy 14. Boarding House 15. Hotel or motel any amount of rooms 16. Boat landings, boat docks, boathouses and 	<p>Uses by Special Exception:</p> <ol style="list-style-type: none"> 1. Conversion of a building existing on January 1, 1980, with less than the required minimum lot area per dwelling unit specified in Article 5-5 to 8 units 2. Assisted living home 3. Residential care facility 5 or fewer residents and 5 or more than 5 residents. 4. Place of assembly religious or other nonprofit 5. Club, fraternal or service organization 6. Profession Office 7. Media studio excluding any transmitting antenna tower 8. Publishing facility or similar electronic production operation 9. Medical offices and clinics outpatient only 10. Personal services 11. Consumer services such as copy shop, bicycle repair, and pet grooming 12. Trade, craft and general service establishments, such as shops for plumbers, electricians, painters, paper hangers, upholsterers, sign painters and printers. 13. Veterinary Care 14. Convenience Goods 2 6AM to 11PM 15. Manufacture of goods sold at retail on the premises, such as 	<p>Uses by Special Exception:</p> <ol style="list-style-type: none"> 1. Assisted living home 2. Residential care facility of 5 or fewer residents 3. Historic preservation building 4. Public or private transformer station substation, pumping station or automatic telephone exchange, not including any business office, storage yard or storage building essential to service the area in which is located 5. Satellite dish receiver more than 42 inches in diameter 6. Whip antenna not more than 30 feet in height 7. Temporary structures up to 90 days 8. Manufactured Housing not on a foundation, as temporary replacement housing for a dwelling on the same lot destroyed by natural causes, provided that there is an active building permit for rebuilding the destroyed dwelling more than 180 days

<p>exchange, not including any business office storage yard or storage building providing community-wide or regional service</p> <p>17. Helipad as an accessory use to a permitted hospital use</p> <p>18. Satellite dish receiver more than 42 inches in diameter</p> <p>19. Temporary structure up to 180 days</p> <p>20. Outdoor storage of raw or partially finished material</p> <p>21. Outdoor storage of machinery equipment and vehicles other than 20.30 or 20.40</p>		<p>associated marine uses fishing boat landing 2</p> <p>17. Light industry</p> <p>18. Research and development</p> <p>19. Food processing including seafood processing</p> <p>20. Electronics manufacturing</p> <p>21. Public or private transformer station substation, pumping station or automatic telephone exchange, not including any business office, storage yard or storage building essential to service the area in which is located and providing community-wide or regional service</p> <p>22. Satellite dish receiver more than 42 inches in diameter</p> <p>23. Temporary structures up to 90 days</p> <p>24. Manufactured Housing not on a foundation, as temporary replacement housing for a dwelling on the same lot destroyed by natural causes, provided that there is an active building permit for rebuilding the destroyed dwelling more than 180 days</p> <p>25. Outdoor storage of machinery equipment and vehicles other than 20.30 or 20.40</p>	<p>crafts, coffee roasting and bakery goods</p> <p>16. Inn</p> <p>17. Public or private transformer station substation, pumping station or automatic telephone exchange, not including any business office, storage yard or storage building essential to service the area in which is located</p> <p>18. Satellite dish receiver more than 42 inches in diameter</p> <p>19. Whip antenna not more than 30 feet in height</p> <p>20. Temporary structures up to 90 days</p> <p>21. Manufactured Housing not on a foundation, as temporary replacement housing for a dwelling on the same lot destroyed by natural causes, provided that there is an active building permit for rebuilding the destroyed dwelling more than 180 days</p>	
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	Conditional Permit Uses: 1. Drive-through facility, as accessory use to a permitted principal use	Conditional Permit Uses: 1. Drive-through facility, as accessory use to a permitted principal use		
Dimensional Standards Minimum Lot Dimensions 2 acres, 200 feet continuous street frontage and depth Minimum Yard Dimensions Front 70 feet, Side 50 feet and rear 50 feet Maximum structure dimensions Height 70 feet except 10.532.20 Roof appurtenance height 10 feet Building coverage 50% Floor area ratio No Requirement Minimum open space 20%	Dimensional Standards Minimum Lot Dimensions 3 acres, street frontage 300 feet and depth of lot 300 feet, exceptions for properties adjacent to North Mill Pond Minimum Yard Dimensions Front 50 feet, Side 75 feet, Rear 50 feet exceptions for properties adjacent to North Mill Pond Maximum Structure Dimensions Height 60 feet, roof appurtenance 10 feet building coverage 30% and Minimum open space 30% Exceptions for north mill pond and Piscataqua river	Dimensional Standards Minimum Lot Dimensions 43,560 SF, street frontage 200 feet, depth 100 feet Minimum Yard Dimensions Front 30 feet, side 30 feet and rear 50 feet Maximum Structure Dimensions Height 60 feet, roof appurtenance 10 feet, building coverage 30% and minimum open space 20%	Dimensional Standards Minimum Lot Dimensions 7,500 sf with same for per dwelling unit, 100 feet street frontage and 80 feet of depth. Minimum Yard Dimensions Front 5 feet special for Lafayette Rd, side 10 feet and rear 15 feet Maximum Structure Dimensions Sloped roof 40 feet flat roof 30 feet, roof appurtenance 10 feet building coverage 40% Minimum open space 25%	Dimensional Standards Minimum Lot Dimensions 5 acres with lot area per dwelling unit 10,000 sf Minimum Yard Dimensions Front 30 feet, 10.533 special for Lafayette Rd side 25 feet and rear is 25 feet Maximum Structure Dimensions Sloped or flat roof 35 feet with exceptions for parking on first floor roof appurtenance 8 feet building coverage 20% see 10.816 for MHP Minimum open space 50%

Special Yard Requirements on Lafayette Road

Notwithstanding the minimum **front yard** requirements specified in Section 10.521 or Section 10.531, for any **lot** adjoining Lafayette Road between the Route 1 Bypass and the Rye town line, no **building, structure**, parking area, or display or storage area shall be located less than 80 feet from the centerline of Lafayette Road or 30 feet from the sideline of Lafayette Road, whichever represents the greater **setback**, except as otherwise permitted by this Ordinance.

Gateway 1	Gateway 2
<p>The purpose of this district is to facilitate a broad range of housing types together with compatible commercial, fabrication, and civic uses in a high-quality pedestrian environment with moderate to high density.</p>	<p>This district is intended to facilitate a broad range of residential and mixed use development at a pedestrian scale and moderate density providing commercial uses that benefit residents of the district and surrounding neighborhoods along major corridors.</p>
<p>Permitted Uses:</p> <ol style="list-style-type: none"> 1. Single Family Dwelling 2. Two-Family Dwellings 3. Townhouse 4. Multifamily dwellings more than 8 units 5. Live/Work Units 6. Historic Preservation building 7. Municipally operated park or related activities 8. Health club, yoga studio, martial arts school, or similar use up to 2,000 GFA 9. Outdoor recreation use 10. Professional office 11. Business office including real estate office 12. Financial institutions services office and retail bank 13. Publishing facility or similar electronic production operation 14. Medical offices and clinics outpatient only 15. Family day care facility 16. Personal services 17. Consumer services such as copy shop, bicycle repair and pet grooming 18. Trade, craft and general service establishments, such as shops for plumbers, electricians, painters, paper hangers, upholsterers, sign painters and printers 19. Drop-off/Pick-up only for items to be dry cleaned or laundered off site 20. Self-service laundry for use by the general public 21. Convenience goods 1, 6AM to 11PM 22. Convenience goods 2, 6AM to 11PM 23. Retail sales conducted within a building 24. Shopping center 	<p>Permitted Uses:</p> <ol style="list-style-type: none"> 1. Single Family Dwelling 2. Two-Family Dwellings 3. Townhouse 4. Multifamily dwellings more than 8 units 5. Live/Work Units 6. Historic Preservation building 7. Municipally operated park or related activities 8. Health club, yoga studio, martial arts school, or similar use up to 2,000 GFA 9. Outdoor recreation use 10. Professional office 11. Business office including real estate office 12. Financial institutions services office and retail bank 13. Publishing facility or similar electronic production operation 14. Medical offices and clinics outpatient only 15. Family day care facility 16. Drop-off/Pick-up only for items to be dry cleaned or laundered off site 17. Convenience goods 1, 6AM to 11PM 18. Convenience goods 2, 6AM to 11PM 19. Retail sales conducted within a building 20. Shopping center 21. Fish markets 22. Manufacture of goods sold at retail on the premises, such as crafts, coffee roasting and bakery goods 23. Restaurant take-out only 24. Restaurant fast food 25. Restaurant occupancy up to 50

<ul style="list-style-type: none"> 25. Fish markets 26. Manufacture of goods sold at retail on the premises, such as crafts, coffee roasting and bakery goods 27. Nightclub or bar less than 250 occupancy 28. Restaurant take-out only 29. Restaurant fast food 30. Restaurant occupancy up to 250 31. Boat landings, boat docs, boathouses and associated marine uses non-commercial 32. Satellite dish receiver 42 inches or less in diameter 33. Construction Trailer 34. Temporary structures up to 30 days 35. Manufactured housing not on a foundation, as temporary placement housing for a dwelling on the same lot destroyed by natural causes, provided that there is an active building permit for rebuilding the destroyed dwelling up to 180 days 36. Accessory use to a permitted principal use but not including any outdoor storage 37. Home occupation 1 and 2 38. Concession and services located within the principal building 39. Outdoor dining or drinking area, as accessory use to a permitted principal use 40. Outdoor dining or drinking area, as accessory use to a permitted principal use 41. Indoor storage of motor vehicles or boats as an accessory use Outdoor storage of registered motor vehicles owned by residents of the premises or business. Such vehicles may include only one commercial vehicle, which shall be limited to no more than 2 axles and 6 wheels 42. Outdoor storage for not more than 9 consecutive months of boats owned by residents of the property: not more than one motorboat or sailboat longer than 12 feet. Any number of motorboats or sailboats up to 12 feet in length or hand-powered craft without restriction as to length (canoes and kayaks) 43. Outdoor storage of lobster traps, lobster buoys and associated rope 	<ul style="list-style-type: none"> 26. Boat landings, boat docs, boathouses and associated marine uses non-commercial 27. Satellite dish receiver 42 inches or less in diameter 28. Construction trailer 29. Temporary structures up to 30 days 30. Manufactured housing not on a foundation, as temporary placement housing for a dwelling on the same lot destroyed by natural causes, provided that there is an active building permit for rebuilding the destroyed dwelling up to 180 days 31. Accessory use to a permitted principal use but not including any outdoor storage 32. Home occupation 1 and 2 33. Concession and services located within the principal building 34. Outdoor dining or drinking area, as accessory use to a permitted principal use 35. Indoor storage of motor vehicles or boats as an accessory use 36. Indoor storage of motor vehicles or boats as an accessory use Outdoor storage of registered motor vehicles owned by residents of the premises or business. Such vehicles may include only one commercial vehicle, which shall be limited to no more than 2 axles and 6 wheels 37. Outdoor storage for not more than 9 consecutive months of boats owned by residents of the property: not more than one motorboat or sailboat longer than 12 feet. Any number of motorboats or sailboats up to 12 feet in length or hand-powered craft without restriction as to length (canoes and kayaks) 38. Outdoor storage of lobster traps, lobster buoys and associated rope
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Uses By Special Exception:

1. Assisted living centers and homes
2. Residential care facilities up to and more than 5 residents
3. Place of assembly religious and other nonprofit
4. School primary, secondary or post-secondary
5. Museum
6. Indoor performance facility up to 500 persons
7. Outdoor performance facility up to 500 persons
8. Club, fraternal or service organization
9. Religious, sectarian or private non-profit recreational use
10. Cinema or similar indoor amusement use with no live performance
11. Indoor recreation use such as bowling alley or arcade
12. Health club, yoga studio, martial arts school, or similar use more than 2,000 GFA
13. Media Studio, excluding any transmitting antenna tower
14. Clinics with inpatient care
15. Ambulatory surgical center
16. Group day care facility including private preschool and kindergarten
17. Veterinary Care
18. Undertaking establishment, funeral parlor or mortuary chapel, excluding crematorium
19. Convenience goods 1, 24/7
20. Convenience goods 2, 24/7
21. Nightclub or bar from 250-500 occupancy
22. Restaurant occupancy 250 to 500
23. Boarding house
24. Bed and breakfast 1 and 2
25. Inn
26. Hotel or motel up to 500 rooms
27. Conference Hotel
28. Conference Center
29. Sales, renting or leasing of passenger cars and light trucks, motorcycles, tractors, snowmobiles and small power equipment (i.e. lawn mowers) including accessory repair services

Uses By Special Exception:

1. Assisted living centers and homes
2. Residential care facilities up to and more than 5 residents
3. Place of assembly religious and other nonprofit
4. School primary, secondary or post-secondary
5. Museum
6. Indoor performance facility up to 500 persons
7. Outdoor performance facility up to 500 persons
8. Club, fraternal or service organization
9. Religious, sectarian or private non-profit recreational use
10. Cinema or similar indoor amusement use with no live performance
11. Indoor recreation use such as bowling alley or arcade
12. Health club, yoga studio, martial arts school, or similar use more than 2,000 GFA
13. Media Studio, excluding any transmitting antenna tower
14. Group day care facility including private preschool and kindergarten
15. Personal services
16. Consumer services such as copy shop, bicycle repair and pet grooming
17. Trade, craft and general service establishments, such as shops for plumbers, electricians, painters, paper hangers, upholsterers, sign painters and printers
18. Veterinary Care
19. Self-service laundry for use by the general public
20. Undertaking establishment, funeral parlor or mortuary chapel, excluding crematorium
21. Nightclub or bar less than 250 occupancy
22. Nightclub or bar from 250-500 occupancy
23. Restaurant occupancy 50 to 500
24. Bed and breakfast 1 and 2
25. Inn
26. Hotel or motel up to 250 rooms
27. Light industry not marine dependent
28. Public or private transformer station, substation, pumping station or automatic telephone exchange, not including any business office,

<ul style="list-style-type: none"> 30. Motor vehicle service station, motor vehicle repair or washing facility for passenger cars and light trucks 31. Sales, rental, leasing, distribution and repair of trucks over 10,000lbs GVW recreational vehicles, marine craft or manufactured housing and related equipment 32. Wholesale sales devoted to and in the same establishment as a permitted retail use, occupying up to 20% GFA of establishment 33. Light industry not marine dependent 34. Research and development not marine dependent 35. Food processing not including seafood processing 36. Electronics manufacturing 37. General manufacturing not marine dependent 38. Public or private transformer station, substation, pumping station or automatic telephone exchange, not including any business office, storage yard or storage building essential to service the area in which it is located 39. Satellite dish receiver more than 42 inches in diameter 40. Whip antenna not more than 30 feet in height 41. Temporary structures 31 to 90 days 42. Manufactured housing not on a foundation, as temporary placement housing for a dwelling on the same lot destroyed by natural causes, provided that there is an active building permit for rebuilding the destroyed dwelling more than 180 days 43. Carts or trailers, including outdoor display area, used for the seasonal sale of dry goods, Christmas trees, flowers, fruits, vegetables, seasonal products and prepared food 	<p>storage yard or storage building essential to service the area in which it is located</p> <ul style="list-style-type: none"> 29. Satellite dish receiver more than 42 inches in diameter 30. hip antenna not more than 30 feet in height 31. Temporary structures 31 to 90 days 32. Manufactured housing not on a foundation, as temporary placement housing for a dwelling on the same lot destroyed by natural causes, provided that there is an active building permit for rebuilding the destroyed dwelling more than 180 days
<p>Uses By Conditional Use Permit:</p> <ul style="list-style-type: none"> 1. ADU attached 2. Drive-through facility, as accessory use to a permitted principal use 	<p>Uses By Conditional Use Permit:</p> <ul style="list-style-type: none"> 1. ADU attached

Not allowed Planned Unit Development?? Residential density incentive PUD??Manufactured housing park??

Amusement park, water park or theme park not allowed in any of our districts....

There is a big gap in restaurant occupancy beginning at 50 then up 250, Maybe the lower amount should be 100??