

Section 10.440

Table of Uses – Residential, Mixed Residential, Business and Institutional

Use	Mixed Use Districts (MU)			Supplemental Regulations
	G1	G2	G3	
1. Residential Uses and Mixed Uses				
1.10 Single family dwelling	P	P	P	
1.20 Accessory dwelling unit				10.814 (Accessory Dwelling Units)
1.21 Attached	CU	CU	CU	
1.22 Detached	N	N	N	
1.25 Garden Cottage	N	N	N	10.815 (Garden Cottages)
1.30 Two-family dwelling	P	P	P	10.640 (Downtown Overlay district)
1.40 Townhouse	P	P	P	10.640 (Downtown Overlay district)
1.50 Multifamily dwelling				10.5A32 (Character district permitted uses)
1.51 3 or 4 dwelling units	P	P	P	10.640 (Downtown Overlay district)
1.52 5 to 8 dwelling units	P	P	P	
1.53 More than 8 dwelling units	P	P	P	10.813 (Multifamily Dwellings in the Business District)
1.60 Conversion of a building existing on January 1, 1980, with less than the required minimum lot area per dwelling unit specified in Article 5				10.640 (Downtown Overlay District)
1.61 To 2 dwelling units	N	N	N	10.812 (Conversion of Existing Dwelling to Multifamily Dwelling)
1.62 To 3 or 4 dwelling units	N	N	N	
1.63 To 5 to 8 dwelling units	N	N	N	
1.64 To more than 8 dwelling units	N	N	N	
1.70 Live/work unit	P	P	P	
1.80 Manufactured housing park	N	N	N	10.816 (Manufactured Housing Park Dimensional Standards)
1.90 Planned unit development (PUD)				
1.91 Open space PUD	N	N	N	10.720 (Planned Unit Developments)
1.92 Residential density incentive PUD	N	N	N	
1.100 Gateway Development Types				
1.101 Pocket Neighborhood (PN)	CU	CU	CU	
1.102 Homestead Retrofit Development (HRD)	CU	CU	CU	
1.103 General Residential Development (GRD)	CU	CU	CU	
1.104 Mixed Use Development (MUD)	P	P	P	
1.105 General Commercial Development (GCD)	P	P	P	
2. Institutional Residence or Care Facilities				
2.10 Assisted living facility				
2.11 Assisted living center	S	S	N	
2.12 Assisted living home	S	S	S	
2.20 Residential care facility				
2.21 5 or fewer residents	S	S	S	
2.22 More than 5 residents	S	S	S	
3. Educational, Religious, Charitable, Cultural and Public Uses				
3.10 Place of assembly				
3.11 Religious	S	S	S	
3.12 Other nonprofit	S	S	S	
3.20 School				
3.21 Primary or secondary	S	S	S	
3.30 Post-secondary	S	S	S	
3.30 Historic preservation building	P	P	P	10.821 (Historic Preservation Buildings and Museums)
3.40 Museum	S	S	N	10.821 (Historic Preservation Buildings and Museums)
3.50 Performance facility				
3.51 Indoor performance facility				10.592 (location)
3.511 Occupancy up to 500 persons	S	S	N	10.860 (hours of operation)
3.512 Occupancy more than 500	N	N	N	
3.52 Outdoor performance facility				10.592 (location)
3.521 Occupancy up to 500 persons	S	S	N	10.822 (yards)
3.522 Occupancy more than 500	N	N	N	10.860 (hours of operation)
3.60 Cemetery	N	N	N	
3.70 Club, fraternal or service organization	S	S	S	
3.80 Municipally operated park and related activities	P	P	P	For other municipal uses see Section 10.460 (Municipal districts)
4. Recreational Uses				
4.10 Religious, sectarian or private non-profit recreational use	S	S	N	
4.20 Cinema or similar indoor amusement use with no live performance	S	S	N	10.825 (noise) 10.860 (hours of operation)

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4.30 Indoor recreation use, such as bowling alley or arcade	S	S	N	10.825 (noise) 10.860 (hours of operation)
4.40 Health club, yoga studio, martial arts school, or similar use				
4.41 Up to 2,000 sq. ft. GFA	P	P	P	
4.42 More than 2,000 sq. ft. GFA	S	S	N	
4.50 Outdoor recreation use	P	P	P	10.592 (location) 10.860 (hours of operation)
4.60 Amusement park, water park or theme park	N	N	N	
5. Office Uses, Non-Medical				
5.10 Professional office	P	P	P	10.833 (Mixed Residential districts)
5.20 Business office (incl. real estate office)	P	P	P	10.833 (Mixed Residential districts)
5.30 Financial institution				
5.31 Financial services office	P	P	P	
5.32 Retail bank	P	P	S	
5.40 Social service campus				10.823
5.41 Nonresidential	N	N	N	
5.42 Residential	N	N	N	
5.50 Media studio				
5.51 Excluding any transmitting antenna tower	S	S	S	
5.52 Including accessory transmitting antenna tower	N	N	N	10.834
5.60 Publishing facility or similar electronic production operation	P	P	S	
5.70 Call Center	N	N	N	
6. Medical Services and Health Care				
6.10 Hospital	N	N	N	
6.20 Medical offices and clinics (outpatient only)	P	P	S	
6.30 Clinics with inpatient care	S	N	N	
6.40 Ambulatory surgical center	S	N	N	
6.50 Substance abuse treatment facility	N	N	N	
6.60 Psychiatric hospital for the criminally insane	N	N	N	
7. Services, Other Than Health Care				
7.10 Day Care				
7.11 Family day care facility	P	P	P	
7.12 Group day care facility including private preschool and kindergarten	S	S	S	10.824 (group day care facilities) 10.860 (hours of operation)
7.20 Personal services	P	S	S	
7.30 Consumer services such as copy shop, bicycle repair, and pet grooming	P	S	S	
7.40 Trade, craft and general service establishments, such as shops for plumbers, electricians, painters, paper hangers, upholsterers, sign painters and printers	P	S	S	All storage of materials and equipment shall be located within a building
7.50 Veterinary Care	S	S	S	10.832
7.60 Laundry and dry cleaning establishments				
7.61 Drop-off/pick-up only for items to be dry cleaned or laundered off site	P	P	P	
7.62 Self-service laundry for use by the general public	P	S	S	
7.63 Dry cleaning establishment with on-site cleaning facilities.	N	N	N	
7.70 Undertaking establishment, funeral parlor or mortuary chapel, excluding crematorium	S	S	S	
8. Retail Trade				
8.10 Convenience goods				10.860 (hours of operation)
8.11 Convenience goods 1				
8.111 Hours of operation between 6:00 AM and 11:00 PM	P	P	P	
8.112 24 hours per day operation	S	N	N	
8.12 Convenience goods 2				
8.121 Hours of operation between 6:00 AM and 11:00 PM	P	P	P	
8.122 24 hours per day operation	S	N	N	
8.30 Retail sales conducted within a building				
8.31 Not marine-related	P	P	P	
8.32 Marine-related	P	P	P	
8.40 Shopping center	P	P	N	
8.50 Retail sales, large format	N	N	N	
8.60 Fish market	P	P	P	10.860 (hours of operation)
8.70 Manufacture of goods sold at retail on the premises, such as crafts, coffee roasting and bakery goods	P	P	S	Maximum of 5 persons employed in manufacture

Use	G1	G2	G3	Supplemental Regulations
8.90 Sexually oriented business	N	N	N	10.930 (Sexually Oriented Businesses)
9. Eating and Drinking Places				
9.10 Nightclub or bar				10.590 (location)
9.11 Occupant load less than 250	P	S	S	
9.12 Occupant load from 250 to 500	S	S	N	
9.13 Occupant load greater than 500	N	N	N	
9.20 Restaurant, take-out only	P	P	P	
9.30 Restaurant, fast food	P	P	P	
9.40 Restaurant, place of public assembly or function room				10.590 (location) 10.860 (hours of operation)
9.41 Occupant load less than 50	P	P	P	
9.42 Occupant load from 50 to 250	P	S	S	
9.43 Occupant load from 250 to 500	S	S	N	
9.44 Occupant load greater than 500	N	N	N	
9.50 Permanently moored vessel used as restaurant or bar , with occupant load less than 250	N	N	N	
10. Lodging Establishments				
10.10 Boarding house	S	N	N	
10.20 Bed and breakfast				
10.21 Bed and Breakfast 1	S	S	S	
10.22 Bed and Breakfast 2	S	S	S	
10.30 Inn	S	S	S	
10.40 Hotel or motel				10.836 (Office Research districts)
10.41 Up to 125 rooms	S	N	N	
10.42 126 to 250 rooms	S	N	N	
10.42 251 to 500 rooms	N	N	N	
10.43 More than 500 rooms	N	N	N	
10.50 Conference hotel	N	N	N	
10.60 Conference center	S	N	N	
11. Motor Vehicle-Related Uses				
11.10 Sales, renting or leasing of passenger cars and light trucks, motorcycles, tractors, snowmobiles and	S	N	N	10.592 (location) 10.843 (motor vehicle related uses)
11.20 Motor vehicle service station, motor vehicle repair or washing facility for passenger cars and light trucks	S	N	N	10.581 (lot area) 10.592 (location) 10.843 (motor vehicle related uses)
11.30 Sales, rental, leasing, distribution, and repair of trucks over 10,000 lb gross vehicle weight (GVW), recreational vehicles, marine craft or manufactured	S	N	N	10.581 (lot area) 10.592 (location) 10.843 (motor vehicle related uses)
11.40 Impound lot (principal or accessory use)	N	N	N	
11.50 Truck fueling facility	N	N	N	10.581 (lot area) 10.592 (location) 10.843 (motor vehicle related uses)
11.60 Truck terminal	N	N	N	10.592 (location) 10.843 (motor vehicle related uses)
12. Marine Craft Related Uses				
12.10 Boat landings, boat docks, boathouses and associated marine uses				
12.11 Non-commercial	P	P	P	
12.12 Fishing boat landing 1	N	N	N	10.837.10 (Residential districts)
12.13 Fishing boat landing 2	N	N	N	
12.20 Marina				
12.21 With no repair, servicing or fueling facilities	N	N	N	
12.22 With repair, servicing or fueling facilities	N	N	N	10.581 (lot area) 10.592 (location) 10.860 (hours of operation)
12.30 Repair of commercial marine craft and marine-related structures	N	N	N	10.581 (lot area) 10.592 (location) 10.860 (hours of operation)
12.40 Landside support facility for commercial passenger vessel	N	N	N	
13. Wholesale Trade, Warehousing and Distribution				
13.10 Wholesale use				
13.11 Not marine-dependent	N	N	N	
13.12 Marine-dependent	N	N	N	
13.20 Wholesale sales devoted to, and in the same establishment as, a permitted retail use				
13.21 Occupying up to 20% of gross floor area of establishment	S	N	N	
13.22 Occupying 21% to 40% of gross floor area of establishment	N	N	N	

Use	G1	G2	G3	Supplemental Regulations
13.30 Wholesale lumber yards, lumber and contractor sales				
13.31 Not marine-dependent	N	N	N	
13.32 Marine-dependent	N	N	N	
13.40 Warehousing or distribution of non-flammable, non-hazardous materials, not classified as a high hazard use				
13.41 Not marine-dependent	N	N	N	
13.42 Marine-dependent	N	N	N	
14. Industrial Uses				
14.10 Light industry				
14.11 Not marine-dependent	S	S	N	
14.12 Marine-dependent	N	N	N	
14.20 Research and development				
14.21 Not marine-dependent	S	N	N	
14.22 Marine-dependent	N	N	N	
14.30 Food processing				10.592 (location) 10.851 (use contained in building)
14.31 Not including seafood processing	S	N	N	
14.32 Including seafood processing	N	N	N	
14.40 Electronics manufacturing	S	N	N	
14.50 General manufacturing				
14.51 Not marine-dependent	S	S	N	
14.52 Marine-dependent	N	N	N	
14.60 Biological or chemical laboratory				
14.61 Not marine-dependent	N	N	N	
14.62 Marine-dependent	N	N	N	
14.70 Recycling facility or recycling plant	N	N	N	10.592 (location) 10.853
14.80 High hazard use, including other uses listed in this section but not including uses described in 14.90	N	N	N	10.593 (location)
14.90 Storage (other than normal accessory use), processing, disposal, or transfer of petroleum, petrochemicals, natural gas and liquid petroleum products, coal, alcohol, wood pulp, solid or liquid waste, junk or hazardous waste as classified by Federal or State law	N	N	N	
15. Transportation and Utilities				
15.10 Public or private transformer station, substation, pumping station or automatic telephone exchange, not including any business office, storage yard or storage building				
15.11 Essential to service the area in which it is located	S	S	S	
15.12 Providing community-wide or regional service	N	N	N	
15.20 Heliport or helipad				
15.21 Helipad, as an accessory use to a permitted hospital use	N	N	N	
15.22 Heliport	N	N	N	
16. Wireless Telecommunications Facilities				
16.10 Satellite dish receiver 42 inches or less in diameter:				
16.11 Building-mounted, maximum height less than or equal to 4 feet from the roof surface	P	P	P	
16.12 Ground-mounted, complying with all yard requirements for the district	P	P	P	
16.20 Satellite dish receiver more than 42 inches in diameter:				
16.21 Building-mounted, maximum height less than or equal to 4 feet from the roof surface	S	S	S	
16.22 Ground-mounted, complying with all yard requirements for the district	S	S	S	
16.30 Whip antenna not more than 30 feet in height	S	S	S	
16.40 Other wireless telecommunications facility not included above	N	N	N	10.460 (Municipal districts) 10.920 (Wireless telecommunications facilities)
17. Agricultural Uses				
17.10 Farm, not including the keeping of farm animals	N	N	N	
17.20 Keeping of farm animals	N	N	N	

Use	G1	G2	G3	Supplemental Regulations
18. Temporary Uses				
18.10 Construction trailer	P	P	P	
18.20 Temporary structure				
18.21 Up to 30 days	P	P	P	
18.22 31 to 90 days	S	S	S	
18.23 91 to 180 days	N	N	N	
18.24 More than 180 days	N	N	N	
18.30 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				
18.31 Up to 180 days	P	P	P	
18.32 More than 180 days	S	S	S	
18.40 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	S	N	N	
19. Accessory Uses				
19.10 Accessory use to a permitted principal use, but not including any outdoor storage	P	P	P	10.811 (residential accessory uses)
19.20 Home occupation				
19.21 Home occupation 1	P	P	P	
19.22 Home occupation 2	P	P	P	
19.30 Concessions and services located within the principal building	P	P	P	
19.40 Drive-through facility, as accessory use to a permitted principal use	CU	N	N	10.835 (accessory drive-through uses)
20. Accessory Storage				
20.10 Indoor storage of motor vehicles or boats as an accessory use	P	P	P	
20.20 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	P	
20.30 Outdoor storage for not more than 9 consecutive months of boats owned by residents of the property:				
20.31 Not more than one motorboat or sailboat longer than 12 feet	P	P	P	
20.32 Any number of (a) motorboats or sailboats up to 12 feet in length, or (b) hand-powered craft (canoes and kayaks) without restriction as to length	P	P	P	
20.40 Outdoor storage of lobster traps, lobster buoys and associated rope	P	P	P	10.811.20
20.50 Outdoor storage of raw or partially finished material				
20.51 Not marine-dependent	N	N	N	
20.52 Marine-dependent	N	N	N	
20.60 Outdoor storage of machinery, equipment and vehicles				
20.61 Not marine-dependent	N	N	N	
20.62 Marine-dependent (other than allowed by 20.30 or 20.40 above)	N	N	N	