

classification (office and service operations conducted entirely indoors and designed to attract customers or clients to the premises). However, classification 3.130, “physicians’ and dentists’ offices and clinics occupying not more than 10,000 square feet of gross floor area” more specifically covers this use and therefore is controlling.

Section 64. Accessory Uses

64.1 The Table of Permissible Uses (Section 66) classifies principal uses according to their impacts. Whenever an activity is conducted in conjunction with a principal use and this activity (a) constitutes only an incidental or insubstantial part of the total activity that takes place on a lot, or (b) is commonly associated with the principal use and integrally related to it, then that activity may be regarded as accessory to the principal use and may be carried on underneath the umbrella of the permit issued for the principal use. For example, a swimming pool/tennis court complex is customarily associated with and integrally related to a residential subdivision or multi-family development and would be regarded as accessory to such principal uses.

Section No. 65 is reserved

Section 66. Table Of Permissible Uses (March 2016)

66.1 Subject to Section 64, when used in connection with a particular use in the Table of Permissible Uses (Section 66), the letter “L” means that the use is permissible in the indicated district with a land use permit issued by the Land Use Administrator. The letter “S” means a special use permit must be obtained from the Town Commissioners. The letter “E” indicates the use is exempt from permit requirements. The letter “X” indicates the use is prohibited. Use of the designation “L” or “S” for combination uses is explained in Section 62.(Dec 2015)

Use Description	DISTRICT				
	R1	R2	R3	MU	MU-1
<i>E = Exempt (no permit needed) L = Land Use Permit Required S = Special Use Permit Required X = Prohibited Use</i>					
1.000 RESIDENTIAL					
1.100 Single-Family Residences					
1.110 Single-family detached, one dwelling unit per lot					
1.111 Site built	L	L	L	L	L
1.112 Class A MFD. homes	X	L	L	L	L
1.113 Class B MFD homes	X	X	X	L	X
1.120 Single-family detached, more than one dwelling unit per lot					
1.121 Site built and class A MFD homes	X	L	L	L	L
1.130 Attached Multi-Unit Residences					
1.130.1 Apartment(s) accessory to a commercial use	X	X	X	S	S
1.400 Homes Emphasizing Special Services, Treatment or Supervision					

Use Description	DISTRICT				
	R1	R2	R3	MU	MU-1
1.410 Domiciliary homes: homes for handicapped, aged, or infirm; child care homes; nursing care homes; intermediate care homes	X	S	S	S	S
1.420 Halfway houses	X	S	S	S	S
1.430 Family care homes (see Section 129)	L	L	L	L	L
1.440 Homeless Shelters	X	X	X	S	S
1.500 Miscellaneous Rooms For Rent Situations					
1.510 Rooming houses, boarding houses	X	S	S	L	L
1.520 Bed and breakfast establishments	X	S	S	L	L
1.530 Tourist homes and other temporary residences renting for less than (1) one month	X	S	S	L	L
1.540 Hotels, motels, and similar businesses or institutions providing overnight accommodations	X	X	X	L	L
1.550 Fraternities, sororities, dormitories and similar housing	X	S	S	L	S
1.600 Temporary Residences					
1.610 Temporary emergency, construction and repair residences	L	L	L	L	L
1.620 Temporary dependent care residences	L	L	L	L	L
1.700 Home Occupations	L	L	L	L	L
1.800 Planned Residential Developments	X	S	S	S	S
2.000 SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT					
2.100 No Storage or Display of Goods Outside Fully Enclosed Building					
2.110 High volume traffic generation					
2.111 Convenience stores	X	X	X	L	S
2.112 Shopping center	X	X	X	S	S
2.113 All other	X	X	X	L	S
2.120 Low-volume traffic generation	X	X	X	L	S
2.130 Wholesale sales	X	X	X	L	S
2.200 Storage and Display of Goods Within and/or Outside Fully Enclosed Building					
2.210 High-volume traffic generation	X	X	X	L	S
2.220 Low-volume traffic generation	X	X	X	L	S
2.230 Wholesale sales	X	X	X	L	S
2.240 Manufactured homes sales	X	X	X	L	S
3.000 OFFICE, CLERICAL, RESEARCH AND SERVICES NOT PRIMARILY RELATED TO GOODS OR MERCHANDISE					
3.100 All Operations Conducted Entirely Within Fully Enclosed Building					
3.110 Operations designed to attract and serve	X	X	X	L	L

Use Description	DISTRICT				
	R1	R2	R3	MU	MU-1
customers or clients on the premises, such as the offices of attorneys and other professionals, insurance and stock brokers, travel agents, government office buildings, etc.					
3.120 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use	X	X	X	L	L
3.130 Offices or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area	X	X	X	L	L
3.140 Banks and other offices and services with drive-in windows	X	X	X	L	L
3.150 Home Office, with no customer/client traffic and all employees reside on the premises. (Dec 2015)	E	E	E	E	E
3.200 Operations Conducted Within and/or Outside Fully Enclosed Building					
3.210 Operations designed to attract and serve customers or clients on the premises	X	X	X	L	L
3.220 Operations designed to attract little or no customer or client traffic other than the employees of the entity operating the principal use	X	X	X	L	L
4.000 MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS, MERCHANDISE AND EQUIPMENT					
4.100 All Operations Conducted Entirely Within Fully Enclosed Building					
4.110 Majority of dollar volume of business done with walk-in trade	X	X	X	L	S
4.120 Majority of dollar volume of business not done with walk-in trade	X	X	X	L	S
4.200 Operations Conducted Within or Outside Fully Enclosed Building					
4.210 Sawmills and planing mills	X	X	X	S	X
5.000 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, AND FRATERNAL USES					
5.100 Schools					
5.110 Elementary and secondary (including associated grounds and athletic and other	X	L	L	L	S

Use Description	DISTRICT				
	R1	R2	R3	MU	MU-1
facilities)					
5.120 Trade or vocational schools	X	X	X	L	L
5.200 Institutions (including associated residential structures for religious personnel, and associated buildings including school buildings)	X	S	S	L	L
5.300 Libraries, Museums, Art Galleries, Art Centers and Similar Uses (including associated educational and instructional activities)	X	S	S	L	L
5.400 Fraternal Clubs and Lodges and Similar Uses	X	S	S	L	L
6.000 RECREATION, AMUSEMENT, ENTERTAINMENT					
6.100 Activity Conducted Entirely Within Building or Substantial Structure					
6.110 Bowling alleys, skating rinks, indoor tennis and squash courts, indoor athletic and exercise facilities and similar uses	X	X	X	S	X
6.120 Theatres & Music Venues	X	X	X	S	X
6.130 Coliseums, stadiums and all other facilities listed in the 6.100 classification designed to seat or accommodate simultaneously more than 1,000 people	X	X	X	S	X
6.140 Game rooms, bingo, billiards, pool halls, dance hall	X	X	X	S	S
6.150 Internet Sweepstakes and Electronic Gaming Operations	X	X	X	S	X
6.160 Adult Bookstore, Adult Entertainment or Tattoo Parlors	X	X	X	S	X
6.200 Activity Conducted Primarily Outside Enclosed Buildings or Structures					
6.210 Privately-owned outdoor recreational facilities such as golf and country clubs, etc. (but not including campgrounds), not constructed pursuant to a permit authorizing the construction of some residential development	S	S	S	S	S
6.220 Publicly-owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, campgrounds, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school	S	S	S	S	S
6.230 Golf driving ranges not accessory to golf courses, Par 3 golf courses, miniature golf courses	S	S	S	S	X
6.240 Horseback riding stables (not constructed					

Use Description	DISTRICT				
	R1	R2	R3	MU	MU-1
pursuant to a permit authorizing residential development)	X	S	S	S	X
6.250 Automobile and motorcycle racing tracks, skateboard parks, water slides, and similar uses	X	X	X	S	X
6.260 Drive-in movie theatres	X	X	X	S	X
6.270 Campgrounds, Travel Trailer/Recreational Vehicle (RV) Camps/Parks	X	X	X	S	S
6.280 Marinas	S	S	S	S	S
7.000 INSTITUTIONAL RESIDENCES OR CARE OR CONFINEMENT FACILITIES					
7.100 Hospitals, Clinics, Other Medical (including mental health) Treatment Facilities in Excess of 10,000 Square Feet of Floor Area	X	X	X	S	S
7.200 Nursing Care Institutions, Intermediate Care Institutions, Handicapped, Aged or Infirm Institutions, Child Care Institutions	X	X	X	S	S
7.250 Residential: Nursing Care Institutions, Intermediate Care Institutions, Handicapped, Aged or Infirm Institutions, Child Care Institutions	X	X	S	S	S
7.300 Institutions (other than halfway houses) Where Mentally Ill Persons Are Confined	X	X	X	S	S
7.400 Penal & Correctional Facilities	X	X	X	S	S
8.000 RESTAURANTS, BARS, NIGHT CLUBS					
8.100 Restaurants					
8.110 Eat-in, carry out or delivery service; no drive-in service	X	X	X	L	L
8.120 Drive-in service	X	X	X	S	
8.200 Bars, Night Clubs	X	X	X	S	S
9.000 MOTOR VEHICLE AND BOAT-RELATED SALES AND SERVICE OPERATIONS					
9.100 Motor Vehicle and Farm Equipment	X	X	X	L	X
9.120 Automobile Service Stations	X	X	X	L	X
9.130 Gas Sales Operations	X	X	X	L	X
9.140 Automobile Repair Shop or Body Shop	X	X	X	L	X
9.150 Car Wash (see Section 131)	X	X	X	LS	X
9.2 Boat-Related					
9.210 Boat Sales or Rental	S	S	S	L	L
9.230 Boat Service	X	X	X	L	L
9.240 Boat Fuel Services	X	X	X	L	S
9.250 Boat Wash	X	X	X	S	S
10.000 STORAGE AND PARKING					
10.100 Automobile Parking Garages or Parking Lots	X	X	X	L	L

Use Description	DISTRICT				
	R1	R2	R3	MU	MU-1
Not Located on a Lot on Which There is Another Principal Use to Which the Parking is Related					
10.200 Storage of Goods Not Related to Sale or Use of Those Goods on the Same Lot Where They Are Stored					
10.210 All storage within completely enclosed structures	X	X	X	L	X
10.220 Storage outside completely enclosed structures	X	X	X	L	X
10.230 Self-service storage facility	X	X	X	L	X
10.240 Storage of Vehicles, boats and other items	X	X	X	S	X
11.000 SCRAP MATERIALS, SALVAGE YARDS, JUNKYARDS, AUTOMOBILE GRAVEYARDS	X	X	X	S	X
12.000 SERVICES AND ENTERPRISES RELATED TO ANIMALS					
12.100 Veterinarian, Animal Clinic, No Outside Kennel	X	X	X	L	L
12.200 Veterinarian, Animal Clinic, Outside Kennel	X	X	X	S	S
12.300 Pet Cemetery	X	X	X	L	X
13.000 EMERGENCY SERVICES					
13.100 Police Stations	S	S	S	L	L
13.200 Fire Stations	S	S	S	L	L
13.300 Rescue Squad, Ambulance Service	X	X	X	L	L
13.400 Emergency Management Operation	L	L	L	L	L
14.000 AGRICULTURE, FORESTRY, MINING, QUARRYING OPERATIONS					
14.100 Agricultural Operations, Farming					
14.110 Excluding livestock	L	L	L	L	X
14.200 Mining or Quarrying Operations, Including On-site Sales Of Products	X	X	X	S	X
14.300 Reclamation Landfill	X	X	X	S	X
14.400 Agricultural Product Warehousing	X	X	X	L	X
15.000 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES AND RELATED USES					
15.100 Main Post Office	X	X	X	L	X
15.110 Post office substation	X	X	X	L	L
15.210 Publicly-owned or operated airports	X	X	X	L	X
15.220 Privately-owned airport	S	S	S	L	X
15.300 Sanitary Landfill	X	X	X	S	X
15.310 County-owned or operated	X	X	X	S	X
15.320 Other	X	X	X	S	X
15.400 Military Reserve, National Guard Centers	X	X	X	L	X
15.500 Recycling Materials Collection Operations	X	X	X	L	X
16.000 DRY CLEANER, LAUNDROMAT	X	X	X	L	S

Use Description	DISTRICT				
	R1	R2	R3	MU	MU-1
17.000 UTILITY FACILITIES					
17.100 Neighborhood	S	S	S	S	S
17.200 Community or Regional	S	S	S	S	S
17.300 County-owned or Operated	S	S	S	S	S
17.400 Electric Substations	S	S	S	S	S
18.000 TOWERS AND RELATED STRUCTURES					
18.100 Towers and Antennas 75 Feet Tall or Less	L	L	L	L	L
18.200 Towers and Antennas More Than 75 Feet Tall	S	S	S	S	S
19.000 OPEN AIR MARKETS					
19.100 Farm, Craft, Produce Markets	X	X	X	L	L
19.200 Flea Markets	X	X	X	L	X
20.000 FUNERAL HOME				L	X
21.000 CEMETERY AND CREMATORIUM					
21.100 Cemetery Not On Same Property As Church	S	S	S	S	X
21.200 Cemetery On Same Property As Church	X	L	L	L	X
21.300 Crematorium	X	X	X	S	X
22.000 NURSERY SCHOOLS; DAYCARE CENTERS (Child/Adult)	S	S	S	L	S
23.000 TEMPORARY STRUCTURES USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NON-RECURRING PURPOSE (See Section 133)	L	L	L	L	L
24.000 BUS STATION; TRAIN STATION; TAXI OPERATION					
24.100 Bus Station, Train Station	X	X	X	L	L
24.200 Taxi Operation	X	X	X	L	L
25.000 COMMERCIAL GREENHOUSE OR NURSERY					
25.100 No On-Premises Sales	X	X	X	L	L
25.200 Sales of Products Grown on Premises	X	X	X	L	L
25.300 On-Premises Sales, Including Related Accessory Products	X	X	X	L	L
26.000 COMBINATION USES (See Section 63)	LS	LS	LS	LS	LS
27.000 PLANNED UNIT DEVELOPMENT	S	S	S	S	S

Sections 67 through 69 Reserved

ARTICLE V. PERMITS

Section 70. Permits Required

70.1 The use made of property may not be changed (see Section 61, Change in Use), clearing, grading or excavation may not be commenced, and buildings or