

**EXISTING USES MATRIX
(AS CURRENTLY ALLOWED BY THE ZONING ORDINANCE)**

#	EXISTING USE	R-2	R-3	R-3A	R-8	R-15	C-1	MC	C-4	CM-1	M-1	PDH	X	IP	AC	R-T
1	Accessory buildings and uses	X							X							X
2	Accessory buildings and uses, including but not limited to accessory garages, home occupations, accessory storage, accessory off-street parking and loading spaces, and accessory signs.			X												
3	Accessory buildings and uses, including but not limited to accessory private garages, swimming pools, home occupations, accessory storage, accessory off-street parking and loading spaces, and accessory signs as herein regulated.		X		X	X										
4	Accessory buildings and uses, including but not limited to the following: a. Any accessory use permitted in the R-2 residential district. b. Coin-operated vending machines for food, tobacco, ice, soft drinks, and sundries inside a building and primarily for the use of occupants thereof. c. Storage of supplies, merchandise, equipment, or goods normally carried in stock, used or produced in connection with a permitted office, business, commercial or industrial use subject to applicable district regulations.									X	X					
5	Accessory buildings or structures associated with uses requiring a commission permit							CP								
6	Accessory buildings, uses and structures													X		
7	Accessory dwelling units											SE				
8	Accessory dwelling units are permitted as a special exception by the board of zoning appeals under article 9	SE	SE													SE
9	Accessory uses and structures customarily appurtenant to a permitted or approved special exception use, including barns and bona fide farm buildings, private and farm garages, and greenhouses without on-site sales. Except for wayside stands, accessory structures shall only be located in the side or rear yards														X	
10	Accessory uses, accessory service uses and home occupations as permitted by article 3											SPU				
11	Accessory uses, as follows: a. Coin-operated and vending machines for food, tobacco, ice, soft drinks, and sundries inside a building and for the use of occupants thereof. b. Cafeteria, lunchroom or snack bar for the use of employees who work in the building where such facility is located, provided such facility has no exterior entrances or exits or signs. c. Storage of office supplies or merchandise normally carried in stock or used in connection with a permitted use, subject to applicable district regulations and provided such storage area does not exceed 25 percent of the total floor area of the building.						X									
12	Accessory uses.							X								
13	Adult care center						X		X							
14	Affordable dwelling units											PPU				
15	Agriculture, forestry, and fisheries, provided however, that no such use shall be permitted which, because of the nature, location, or manner of operation, is noxious, offensive, or dangerous because of noise, odor, fumes, gas, glare, vibration, smoke, emission or particulate matter or effluent, or for other reasons												X			
16	Agriculture, including crop farms, horse farms, livestock farms, but excluding hog and poultry farms, commercial stockyards and feed lots														X	
17	Alternate use of public facilities (adaptive reuse)											SPU				
18	Animal hospital														SUP	
19	Any other permitted or permissible freestanding, commercial used listed in section 7.2 of 10,000 square feet or greater							SUP								

**EXISTING USES MATRIX
(AS CURRENTLY ALLOWED BY THE ZONING ORDINANCE)**

#	EXISTING USE	R-2	R-3	R-3A	R-8	R-15	C-1	MC	C-4	CM-1	M-1	PDH	X	IP	AC	R-T
20	Apartments within the upper stories of a building or group of buildings containing offices, retail or other commercial uses. Apartment units may be served by ground floor entrances or lobbies, but no greater than 50 percent of the gross floor area of the ground floor may be used for residential living space, provided that such residential living space is at the rear of the building and the front half of the ground floor is habitable space used for other, non-residential permitted uses.								X							
21	Art gallery, craft gallery or similar														X	
22	Artist studios in conjunction with residential uses of the property			X												
23	Attached single-family dwellings (townhouses) subject to the regulations of section 5.12					X										
24	Attached single-family dwellings (townhouses) subject to the special regulations of section 4.11				X											
25	Automobile or truck parts sales, wholesale, but not junk							SUP								
26	Automobile or truck sales, service, and repair, including body or fender repair, but not auto salvage or junk, subject to the provisions of article 4, section 7.13							SUP								
27	Automobile painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, and automobile service station provided all storage tanks are underground										X					
28	Automobile service station									SUP						
29	Automobile service station, subject to the provisions of article 4, section 7.13							SUP								
30	Automobile storage lot, new or used cars, but not storage or sale of junk							SUP								
31	Automobile used car lot, or used truck sales subject to the provisions of article 4, section 7.13							SUP								
32	Automobile, motorcycle, off-road vehicle, bus or truck sales, service or repair, assembly, painting, upholstering, or body or fender work or rebuilding, but not a salvage or wrecking yard									X						
33	Bakeries, retail							X	X							
34	Bakery														X	
35	Bank teller machines, unmanned, located within a multiple-family dwelling											SPU				
36	Bed and Breakfast	SUP														SUP
37	Bed and breakfast facilities of not more than four guest bedrooms.			X												
38	Bed and breakfast facility		SUP	SUP		SUP		X							X	
39	Bed and breakfast home stay establishments												X			
40	Boat and boat trailer sales and storage							SUP								
41	Brewery, winery or distillery provided all such facilities are open to the public on a regular basis for tastings, tours or retail sales.						X	X	X	X	X					
42	Building materials (cement, lime in bags or container, sand, gravel, stone, lumber, hardware, structural or reinforcing steel, pipe and the like) storage and sales, open or enclosed, but not manufacture or steel fabricating or junk storage									SUP						
43	Building materials sales yards										X					
44	Bus depot and associated maintenance facilities										X					
45	Business service establishments									X						
46	Car wash						SUP									
47	Car-wash or automobile laundry, automatic, or attended, or self-service. Such uses are required to have a water recycling system operating to minimize the water usage of such a use.							SUP								
48	Catering							X							X	
49	Cemetery												SUP		SUP	
50	Child care center, subject to the provisions of article 6, 7.2						X		X	SUP						
51	Child care centers and nursery schools											SPU				
52	Church or place of worship													X		
53	Church, parish house, convent, monastery												X			

**EXISTING USES MATRIX
(AS CURRENTLY ALLOWED BY THE ZONING ORDINANCE)**

#	EXISTING USE	R-2	R-3	R-3A	R-8	R-15	C-1	MC	C-4	CM-1	M-1	PDH	X	IP	AC	R-T
54	Churches and other places of worship							X							X	
55	Churches and other places of worship, and their accessory uses associated therewith. Accessory uses may include daycare, "soup kitchens," temporary shelters, special camps and other services provided by the congregation but which are considered by this ordinance to be secondary to the primary function of the church for religious services.		SUP				SUP									
56	Churches, chapels, temples, synagogues and other such places of worship which may contain a child care center or nursery											SPU				
57	Circuses, carnivals, or similar temporary activities when organized or sponsored by nonprofit organizations.												X			
58	Clinics, medical or dental						X			SUP						
59	Colleges and universities subject to article 6, section 7.4													X		
60	Colleges, universities or technical schools											SPU				
61	Commercial recreation facilities, indoor and outdoor								X							
62	Commercial recreation facilities, indoor and/or outdoor of greater than 10,000 square feet						SUP									
63	Commercial recreation facilities, indoor and/or outdoor, of not more than 10,000 square feet.						X									
64	Commercial recreation facility, indoor														SUP	
65	Commercial recreation facility, outdoor														SUP	
66	Commercial stable												SUP			
67	Community center and senior center													X		
68	Community centers												SUP			
69	Community garden													X		
70	Community uses including community recreation centers											SPU				
71	Community utility facility, provided any such facility is located on public property														SUP	
72	Commuter parking lot. Parking lots or structures designed for short term parking of vehicles, the occupants of which transfer to public transit to continue their trips.													SUP		
73	Concrete plants								SUP							
74	Conference center														SUP	
75	Conservancy subdivision														X	
76	Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors									SUP	X					
77	Contractor's office with accessory warehouse and outdoor storage yard								SUP							
78	Convalescent homes, rest homes, nursing homes or homes for the aged	SUP	SUP		SUP	SUP										
79	Convalescent homes, rest homes, nursing homes, homes for the aged or retirement homes															SUP
80	Corporate retreat														SUP	
81	Country inn														X	
82	Country inns												SUP			
83	Cultural center, including only museums and botanical gardens of historic, cultural, scientific or educational interest														SUP	
84	Cultural center, museums and similar facilities											SPU				
85	Day camp, boarding camp												SUP			
86	Detached single-family dwellings	X	X										X			X
87	Detached single-family dwellings and accessory dwelling units subject to the regulations of the R-3 duplex residential district.				X											
88	Detached single-family dwellings and accessory dwelling units subject to the regulations of the R-3 duplex residential district. An accessory unit in an accessory building is permitted as a special exception by the board of zoning appeals					X										
89	Drive-in Banks											SPU				

**EXISTING USES MATRIX
(AS CURRENTLY ALLOWED BY THE ZONING ORDINANCE)**

#	EXISTING USE	R-2	R-3	R-3A	R-8	R-15	C-1	MC	C-4	CM-1	M-1	PDH	X	IP	AC	R-T
90	Drive-in facilities not listed or addressed above, including but not limited to drive through pharmacies, photo processing, dry-cleaning, video, free standing unmanned teller machines and uses not otherwise addressed in this district							SUP								
91	Drive-in or drive-through facilities for financial institutions, pharmacies or eating establishments, subject to the standards of Section 4.6.10						SUP									
92	Drive-in or drive-through facility accessory to a financial institution								SUP							
93	Duplex dwellings, detached or semi-detached, subject to the regulations of the R-2 [R-3] duplex residential district.				X											
94	Duplex dwellings, detached or semi-detached, subject to the special regulations below. (Dwellings in accessory buildings are not permitted if there are two dwelling units in the main building or if the main building is semi-detached.)		X													
95	Dwelling or lodging units for persons employed on the premises, provided that if in a separate structure not more than one such dwelling or lodging unit shall be permitted for each three acres in the principal use.												X			
96	Dwellings, mixture of types listed above [single-family detached, single-family attached, multiple-family]											PPU				
97	Dwellings, multiple-family											PPU				
98	Dwellings, single-family attached											PPU				
99	Dwellings, single-family detached											PPU				
100	Eating establishment exceeding 4,000 square feet							SUP								
101	Eating establishment, drive-in or otherwise									SUP						
102	Eating establishment, provided that any such freestanding use be limited to not more than 15 percent of the total floor area of a unified, mixed-use development plan on a lot of no less than two acres. Nothing here shall prohibit the division of the site into lots of less than two acres after approval of the unified, mixed-use development plan.						X									
103	Eating establishment, sit-down or carry out, 4,000 square feet or less of gross floor area														X	
104	Eating establishment, sit-down or carry out, greater than 4,000 square feet of gross floor area.														SUP	
105	Eating establishments without drive-in or drive-through facilities								X							
106	Eating establishments, restaurants											SPU				
107	Eating establishments, with drive-through or drive-in service, subject to the limitations of section 7.14 below.							SUP								
108	Eating establishments, without drive-in										SUP					
109	Eating establishments, without drive-through or drive-in service, not to exceed 4,000 square feet							X								
110	Equestrian facilities, indoor or unlighted outdoor, non-spectator														X	
111	Equestrian facilities, lighted outdoor and/or spectator														SUP	
112	Facilities and structures necessary for rendering public utility service, including poles, wires, transformers, telephone booths and the like for electrical power distribution or communication service, and underground pipelines or conduits for electrical, gas, sewer, or water service	X	X		X	X										X
113	Facilities and structures necessary for rendering utility service, including poles, wires, transformers, telephone booths and the like for normal electrical power distribution or communication service, and pipelines or conduits for electrical, gas, sewer, or water service.									SUP	X					
114	Family care homes or foster homes	SUP	SUP		SUP	SUP										SUP
115	Farm and community market							X	X					X		
116	Farm co-op														X	
117	Farm implement and tractor sales, service and repair									X	X					

**EXISTING USES MATRIX
(AS CURRENTLY ALLOWED BY THE ZONING ORDINANCE)**

#	EXISTING USE	R-2	R-3	R-3A	R-8	R-15	C-1	MC	C-4	CM-1	M-1	PDH	X	IP	AC	R-T	
118	Farm machinery sales and service														SUP		
	Farm machinery sales and service. (The following specific guides and standards shall be applied.) a. The establishment shall be located on a paved, state maintained road not more than 1,000 feet from a primary state road. b. The structures and parking areas and/or the perimeter of the property shall have a landscaped screen sufficient to protect adjacent residential properties. c. Buildings shall be setback a minimum of 75 feet from all property lines. d. Parking, driveways (other than entrance) and storage yards shall be setback a minimum 75 feet from the property line along the state road entrance frontage, and a minimum of 50 feet from all other property lines. e. Sites for such establishments shall not be less than five nor more than ten acres. f. Accessory retail sales shall be strictly limited to farm and garden equipment parts and related tools and accessories. In no case shall the floor area devoted to the display and sale of such related tools and accessories be more than 15 percent of the floor area of the building site. No other nonfarm equipment sales shall be permitted, including, but not limited to 119 lumber, hardware, building materials, or like items.												SUP				
	<i>Farm machinery sales and service. (Continued)</i> g. No structure shall be located within 500 feet of an existing residential structure. h. The town will encourage the structures to be designed and sited so as to emulate a typical traditional complex of buildings on a farmstead.																
120	Farm market, subject to the use limitations of section 15.9														X		
121	Farm supply and service establishments, implement sales, rental and service, feed and seed store, including custom milling of grain and feed							SUP							SUP		
122	Feed and seed sales and storage, blending or packaging									X							
123	Feed and seed stores										X						
124	Feed, seed and garden stores, with accessory outdoor storage and display								X								
125	Financial institutions									SUP		SPU					
126	Financial institutions without drive-in facilities, or with drive-in facilities subject to the provisions of article 4, section 7.13, Use limitations							X									
127	Financial institutions, without drive-through or drive-in facilities						X		X								
128	Fire, rescue or police station													X			
129	Fitness center								X	SUP	SUP						
130	Fitness centers of greater than 10,000 square feet						SUP										
131	Fitness centers of not more than 10,000 square feet						X										
132	Funeral home or undertaking establishment						X	X	X								
133	Game preserves, wildlife sanctuaries and the like												X				
134	Garage, parking, but not auto or truck repair								X								
135	Garages and accessory buildings in a front yard except when shown on an approved development plan											SE					

**EXISTING USES MATRIX
(AS CURRENTLY ALLOWED BY THE ZONING ORDINANCE)**

#	EXISTING USE	R-2	R-3	R-3A	R-8	R-15	C-1	MC	C-4	CM-1	M-1	PDH	X	IP	AC	R-T
136	General agriculture, farming and forestry, including tilling the soil, raising of crops, truck gardens, field crops, orchards or nurseries for growing or propagation and harvesting of plants, turf, trees and shrubs and in general uses commonly classified as general agriculture; provided that temporary open air stands not exceeding 200 square feet in area for seasonal sales of products raised on the premises, and the raising of large animals, such as pigs, cows, horses, sheep, or goats, on a farm of ten acres or more, or the raising for sale of birds, bees, fish, rabbits, or other small animals on a lot of two acres or more shall be permitted only as a special exception; and provided no retail or wholesale business office or store is permanently maintained on the premises, and not including commercial slaughtering or processing of animals or poultry.										X					
137	Golf courses, commercial											SPU				
138	Government offices and assembly rooms													X		
139	Green houses, commercial, wholesale, or retail							SUP								
140	Greenhouse or nursery, commercial, wholesale or retail										X		SUP			
141	Guest farms or ranches												SUP			
142	Guest house (not to exceed 90 days)												X			
143	Health club or fitness center							X							SUP	
144	Home occupations												X		X	X
145	Home occupations as defined in article 3, section 8	X	X		X	X										
146	Horticulture and plant nurseries, including the growing of fruits, vegetables, flowers, or ornamental plants; vineyards, and commercial greenhouses with on-site wholesale and/or retail sales														X	
147	Hospital for humans							SUP								
148	Hospital or clinic for humans		SUP													
149	Hospitals												SUP			
150	Hotel, inn, or bed and breakfast facility								X							
151	Hotel, motel or suites hotel						X									
152	Hotel, motel, motor lodge, or tourist home							SUP								
153	Housing for the elderly											SPU				
154	Ice cream shop														X	
155	Indoor commercial recreation facilities							X		X	X					
156	Indoor performing arts center or theater													X		
157	Indoor theater								X							
158	Institutional use											SPU				
159	Institutions, educational or philanthropic, including museums and art galleries							SUP	X							
160	Kennel												SUP			
161	Laboratories, research, experimental or testing, but not testing explosives										X					
162	Laundries, laundromats or dry-cleaning establishments								X							
163	Laundries, laundromats or dry-cleaning establishments of not more than 2,500 square feet							X								
164	Laundries, laundromats or dry-cleaning establishments over 5,000 square feet							SUP								
165	Lawn mower, yard and garden equipment, rental, sales and service							SUP							SUP	
166	Library													X		
167	Library, public or private														X	
168	Light public utility uses including electric substations											SPU				
169	Lighted playing fields													SUP		
170	Living quarters for resident watchmen and caretakers employed on the premises									X	X					
171	Local, state and federal government operations consisting of one or more of the following: warehouses, storage yards and substations, distribution and facility maintenance operations, and accessory buildings							CP								
172	Lumber and building supply subject to the provisions of article 4, section 7.13, Use limitations.							SUP								
173	Lumber yard									SUP						
174	Manufacture of stairs and similar wood products							SUP								

**EXISTING USES MATRIX
(AS CURRENTLY ALLOWED BY THE ZONING ORDINANCE)**

#	EXISTING USE	R-2	R-3	R-3A	R-8	R-15	C-1	MC	C-4	CM-1	M-1	PDH	X	IP	AC	R-T
175	Manufactured home for use as a tenant house for an agricultural, forestal, or fisheries operation												SUP			
176	Manufactured home for use during the construction of permanent dwelling												SUP			
177	Manufacturing - any use permitted by-right in the CM-1 local service industrial district, and manufacturing of a generally light nature, such as sheet-metal products, bottling, medical equipment, fabrics, furniture, pharmaceutical and ceramics and similar uses										X					
178	Medical offices						SUP									
179	Medical or dental clinics.								X							
180	Monument sales establishments with incidental processing to order, but not including the shaping of headstones							SUP								
181	Monumental stone works										X					
182	Monuments and architectural stone									X						
183	Motorcycle or off-road vehicle sales and service							SUP								
184	Multi family dwelling provided that it is in conjunction with the permitted non-residential use of the structure in which it is located			X												
185	Multi-family residential dwellings, provided that such units are located only on the second floor above first floor non-residential uses and do not exceed 12 dwelling units per gross acre. Such multi-use buildings shall not exceed two stories							SUP								
186	Multiple-family dwellings subject to the special regulations of section 5.13					X										
187	Museum and art gallery													X		
188	Nature preserve, such as wildlife sanctuary or conservation area, arboretum, or botanical garden, but not a petting zoo														X	
189	Noncommercial fairgrounds												X			
190	Nurseries for growing plants, trees, and shrubs							SUP								
191	Nursery														X	
192	Nursery or landscaping service									X						
193	Nursery schools, kindergartens, child care centers, day nurseries, or day care centers, subject to article 6, section 7.2							SUP								
194	Nursery schools, kindergartens, child care centers, day nursery, or day care centers subject to article 6, section 7.2, special regulations for residential day care or home child care, nursery schools, kindergartens, child care centers, day nursery or day care centers.		SUP													
195	Nursing home			SUP												
196	Office - business, professional, or administrative offices, in conjunction with residential uses of the property			X												
197	Offices											SPU				
198	Offices - medical or dental, in conjunction with residential uses of the property, provided that such offices do not exceed a maximum of 1,600 square feet in floor area.			X												
199	Offices and office buildings, business, professional, or administrative						X									
200	Offices and office buildings, studios and the like, business, professional or administrative									X						
201	Offices, general business or professional								X							
202	Offices, medical or dental							X								
203	Offices, professional, business or administrative							X							X	
204	Outdoor commercial recreation facilities							SUP								
205	Outdoor commercial recreation facility									SUP	SUP					
206	Outdoor performing arts center or amphitheater													SUP		
207	Park, playground and playfields, unlighted													X		
208	Parking lots								X							
209	Parks, and other public facilities as identified in the comprehensive plan						X									
210	Personal service establishment							X								
211	Personal service establishments								X			SPU				

**EXISTING USES MATRIX
(AS CURRENTLY ALLOWED BY THE ZONING ORDINANCE)**

#	EXISTING USE	R-2	R-3	R-3A	R-8	R-15	C-1	MC	C-4	CM-1	M-1	PDH	X	IP	AC	R-T
212	Personal service establishments, provided that any such freestanding use be limited to not more than 15 percent of the total floor area of a unified, mixed-use development plan.						X									
213	Pet farm														SUP	
214	Pharmacies, without drive-through facilities						X									
215	Plumbing and electrical supplies, manufacture, sale or storage									X						
216	Plumbing and electrical supply sales, subject to the provisions of article 4, section 7.13.							SUP								
217	Printing, publishing and engraving establishment, blueprinting, photocopying and similar uses provided that no use permitted in this item shall occupy more than 5,000 square feet of floor area.						X									
218	Printing, publishing and engraving establishment, photographic processing, blueprinting, photocopying and similar uses.									X						
219	Printing, publishing, and engraving establishments, photocopying, photographic processing or blueprinting, over 5,000 square feet							SUP								
220	Printing, publishing, and engraving establishments, photocopying, photographic processing or blueprinting.								X							
221	Printing, publishing, and engraving establishments, photographic processing or blueprinting of not more than 5,000 square feet.							X								
222	Private airport, heliport, flight strip												SUP			
223	Private club or lodge												SUP			
224	Private club, lodge, meeting hall, labor union or fraternal organization or sorority										SUP					
225	Private club, lodge, meeting or assembly hall														SUP	
226	Private club, lodge, meeting or assembly hall, or fraternal organization or sorority							SUP								
227	Private clubs and public benefit associations											SPU				
228	Private clubs, lodge, meeting or assembly hall, fraternal organization or sorority								SUP							
229	Private school for not over 15 pupils												X			
230	Private school for over 15 pupils												SUP			
231	Private schools of general education											SPU				
232	Private schools of special education											SPU				
233	Private schools, business or technical schools, colleges or universities subject to the standards contained in article 6, section 7.3.							SUP								
234	Private schools, colleges, or universities subject to the standards contained in article 6, section 7.3		SUP							SUP						
235	Private schools, colleges, or universities, subject to article 6, section 7.3															
236	Public and private schools, K-12													X		
237	Public or government buildings and uses, including governmental offices, libraries, schools, fire stations (volunteer or otherwise), parks, parkways and playgrounds, subject to the provisions of article 8 regarding commission permits, as applicable.							X								
238	Public or governmental buildings and uses, including governmental offices, libraries, schools, fire stations (volunteer or otherwise), parks, parkways and playgrounds, except those which have been approved as part of a subdivision or site plan		CP										SUP			
239	Public or parks, without lighted playing fields; community gardens														X	
240	Public parks and public recreational facilities, unlighted														X	
241	Public parks, with lighted playing fields														SUP	
242	Public uses											PPU				
243	Public utility or public service or transportation uses, treatment plants, water storage tanks, pumping stations or regulator stations, utility storage yards, substations and major transmission lines		CP										SUP			
244	Public utility, major							CP								
245	Public utility, minor							X						X		
246	Quick service food stores											SPU				

**EXISTING USES MATRIX
(AS CURRENTLY ALLOWED BY THE ZONING ORDINANCE)**

#	EXISTING USE	R-2	R-3	R-3A	R-8	R-15	C-1	MC	C-4	CM-1	M-1	PDH	X	IP	AC	R-T
247	Radio and television stations and studios or recording studios, but not towers							X	X							
248	Radio or television broadcasting studios and offices, and transmission and receiving towers of height not greater than 125 feet										X					
249	Radio or television broadcasting studios or offices or telephone, or radio or television communications center						X									
250	Radio or television transmission or receiving tower more than 60 feet in height, measured from grade, provided that for portions of the structure greater than 35 feet in height, required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.						SUP									
251	Radio or television transmission or receiving tower not more than 50 feet in height	SUP	SUP		SUP	SUP										SUP
252	Radio, television or other communications tower more than 125 feet in height									SUP	SUP					
253	Recreational structures or uses related to outdoors recreation, commercial or noncommercial												SUP			
254	Recreational uses or facilities for a private membership, such as clubs and lodges, golf courses, game courts, swimming pools, archery range, fishing or boating lakes, picnic grounds, or similar activities, and accessory facilities, including sale of food, and beverages, bait, incidentals, supplies and equipment		SUP					SUP								
255	Rental of household items, tools, and appliances, subject to the provisions of article 4, section 7.13							X	SUP							
256	Rental or sale of luggage trailers and pick-up truck caps but not including truck trailer bodies except campers and travel trailers							SUP								
257	Repair service establishment (excluding motor vehicle repair)							X								
258	Residential day care or home child care for six or fewer children subject to article 6, section 7.1.		X													
259	Residential day or home child care for five or fewer children subject to Article 6, Section 7.1	X			X	X										X
260	Rest home, nursing home, convalescent home, orphanage, or similar institution												SUP			
261	Retail establishments									SUP	SUP					
262	Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing or distributing use on the same site										X					
263	Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing or distributing use, not exceeding 30 percent of the area of the principal use									X						
264	Retail sales establishment												SPU			
265	Retail sales establishment of not more than 10,000 square feet							X								
266	Retail sales establishments								X							
267	Retail sales, internet only, via electronic advertisement with remote storage and shipment, in conjunction with residential uses of the property. No significant storage of inventory shall be permitted on the premises with the exception of prototypes and models.			X												
268	Riding and boarding stables												SPU			
269	Rug and carpet cleaning and storage with incidental sales of rugs and carpets										X					
270	Rug, carpet and flooring sales, cleaning and storage									X						
271	Sand, gravel and landscaping materials sales and storage								SUP							
272	School - technical, trade or business			SUP												
273	School, special instruction			SUP			X		X	SUP	X					
274	School, technical, trade or business						X		X							
275	School, technical, trade or business, but not including instruction in heavy trucks or heavy construction or materials handling equipment or similar vehicles and equipment										X					
276	Self-service storage										X					

**EXISTING USES MATRIX
(AS CURRENTLY ALLOWED BY THE ZONING ORDINANCE)**

#	EXISTING USE	R-2	R-3	R-3A	R-8	R-15	C-1	MC	C-4	CM-1	M-1	PDH	X	IP	AC	R-T
277	Self-service storage compartments commonly known as mini-warehouses including the storage of recreational trailers/vehicles, campers, luggage trailers, boats and boat trailers and similar recreational equipment									X						
278	Sheet metal shop										X					
279	Sign fabricating and painting									X	X					
280	Single-family detached dwelling								X							
281	Single-family detached farmhouse with no more than one tenant house located on a parcel of at least one acre with an active, permitted agricultural, horticultural or vineyard use														X	
282	Single-family Dwelling			X												
283	Stable, private, or keeping of horses, ponies or other livestock for personal enjoyment and not as a business, provided that any building for keeping of animals shall be located at least 100 feet from any side or rear lot line and provided that no more than one such animal shall be kept for each acre of land on the premises, as a special exception	X														X
284	Structured parking garage								X							
285	Structures for exhibits and/or demonstrations operated by nonprofit organizations												SUP			
286	Studio space--Artist, crafts person, writer, etc.														X	
287	Studios or shops for artists, photographers, writers, teachers, jewelers, weavers or other crafts, sculptors or musicians.							X								
288	Taxidermists							SUP								
289	Temporary stands, or outdoor areas for sale of produce, Christmas trees, wreaths, holly, and the like							X	X							
290	Temporary stands, or outdoor areas or temporary truck parking, for sale of produce, Christmas trees, wreaths, holly, and the like.									X	X					
291	Temporary uses as defined by article 9, section 5.1											SE				
292	The above ground and below ground storage, distribution, but not refining, of petroleum, propane and other flammable liquids; the parking and storage of vehicles designed to distribute such liquids off site; the fueling of propane fueled vehicles; and, the outside or inside storage of propane tanks									X						
293	Trade or business school									X						
294	Transmitting and receiving facilities for cellular communications systems and similar facilities													SUP		
295	Two-family or duplex dwellings, detached or semi-detached, subject to the regulations of the R-3 duplex residential district.					X										
296	Uses permitted below shall be modified by the existing county zoning as it applies to the PDH-6 and PD-GI. Those parcels zoned PD-GI shall be permitted the uses designated for the town zoning classification of CM-1. Those parcels zoned PDH-6 shall be permitted the uses designated for the town PDH-8 zoning classification subject to proffers and/or executed agreements that run with the land.												X			
297	Veterinary clinic or hospital for small animals		SUP													
298	Veterinary hospital						X		X							
299	Veterinary hospital or clinic for small animals							X								
300	Veterinary hospital or clinic for small animals, dogs, cats, birds, and the like, provided that such hospital or clinic and any treatment rooms, cages, pens, or kennels, be maintained within a completely enclosed, soundproof building, and that such hospital or clinic be operated in such a way as to produce no objectionable noise or odors outside its walls									X						
301	Veterinary service; animal hospital												SUP			
302	Veterinary hospitals, but only ancillary to riding and boarding stables											SPU				

**EXISTING USES MATRIX
(AS CURRENTLY ALLOWED BY THE ZONING ORDINANCE)**

#	EXISTING USE	R-2	R-3	R-3A	R-8	R-15	C-1	MC	C-4	CM-1	M-1	PDH	X	IP	AC	R-T
303	Volunteer fire and/or rescue squad structures or uses												SUP			
304	Wayside bus shelters												SUP			
305	Wayside stands for display and sale of products produced on the premises												X			
306	Welding and soldering shops; machine shop									SUP						
307	Welding or machine shop excluding punch presses exceeding 40-ton rated capacity and drop hammers										X					
308	Well drilling establishment, water, gas or oil, offices, storage or service of supplies and equipment									SUP						
309	Wholesale merchandising or storage warehouse or distribution center but not a truck or freight terminal									X						
310	Wholesale merchandising or storage warehouse or distribution center but not a truck or freight terminal or package distribution center										X					
311	Wholesale sales with accessory warehouse storage								SUP							
312	Winery, with related retail sales														X	
313	Winery, with related retail sales and special events														SUP	
314	Yard sale or garage sale for disposal of used household items, provided such sales are not conducted for more than three days per year, and include items assembled only from households in the immediate neighborhood. Signs associated with the sale shall comply with the district regulations and shall not be attached to trees or utility poles, and shall be removed within 24 hours.	X	X		X	X										
315	Yard sale or garage sale for the disposal of used household items, provided such sales are not conducted for more than three days per year, and include items assembled only from households in the immediate neighborhood. Signs associated with the sale shall comply with the district regulations and shall not be attached to trees or utility poles, and shall be removed by the owner of the sign(s) within 24 hours following the day of the sale. Failure to remove the sign(s) will result in removal by Town staff.															X

Permitted by right	X
Requires a Special Use Permit	SUP
Requires BZA approval as a Special Exception	SE
Requires Planning Commission approval of a Commission Permit	CP
Allowed to be proposed on a PDH development plan as a Principal Permitted Use	PPU
Allowed to be proposed on a PDH development plan as a Secondary Permitted Use	SPU
Blank space---Not an allowed use	