

Table 8-1: Table of Permitted and Special Uses

Use Description	Zoning Districts							
	RA	R-1	R-2	MU	HC	I	IL	C
Residential								
Single-Family Detached (Site Built & Modular)	P	P	P	P				
Class A Manufactured Home (double-wide or multisectional)	PS		PS					
Class B Manufactured Home (single-wide)	PS							
Manufactured Home Parks	PS							
2-Family Conversion	P		P	P				
Primary Residence with Accessory Dwelling	PS	PS	PS	PS				
Duplex	P	P	P	P				
Multi-Family Townhomes			PS	S				
Multi-Family Apartments			S	S				
Family Care Home	PS	PS	PS	PS				
Group Care Home	PS	PS	PS	PS				
Hotels & Motels				S	S			
Bed & Breakfast Establishment	PS	PS	PS	PS				
Home-Based Business, Level-1	PS	PS	PS	PS				
Home-Based Business, Level-2	PS		PS	PS				
Temporary Emergency, Construction, or Repair Residences	PS	PS	PS	PS	PS	PS		
Sales & Rental of Goods, Merchandise & Equipment								
ABC Store				PS	P			
Convenience Store & Convenience w/Drive-Through					S			
Wholesale Sales					PS	P	PS	
Businesses with Drive-thru Windows				PS	PS			
Retail Sales				P	P	P		
Retail Sales with Subordinate Manufacturing & Processing				PS	PS	PS	PS	
Retail Sales from and Storage in Tractor-Trailers				S		S		
Shopping Center					S			
Manufactured Housing Sales					PS	PS		
Mobile Vendor					PS			
Office, Clerical, Research & Services Not Primarily Related to Goods or Merchandise								
Operations Designed to Attract & Serve Customers or Clients on the Premises, Such as the Office of Attorneys, Physicians, Other Professions, Insurance & Stock Brokers, Travel Agents, Governmental Office Buildings, etc.				P	P	P		
Operations Designed to Attract Little or No Customer or Client Traffic Other Than Employees of the Entity Operating the Principal Use (i.e. Trucking Dispatch Terminal, without oversized vehicle traffic and parking)				P	P	P	P	
Banks without Drive-In Window				P	P			
Banks with Drive-In Window				PS	PS			
Automatic Teller Machine, Freestanding				S	PS			
Trade and repair shops such as carpentry, electrical, plumbing, heating, upholstery and similar enterprises catering to homes and businesses, provided that all materials are stored and operations take place within an enclosed building.				P	P	P	P	
P = Permitted with Zoning Compliance Permit PS = Permitted with Supplemental Requirements (See Article 12) S = Permitted with Special Use Permit (See Section 3.3 and Article 12)								

Use Description	Zoning Districts							
	RA	R-1	R-2	MU	HC	I	IL	C
Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise, & Equipment								
Operations Conducted Entirely Within Fully Enclosed Buildings				PS	PS	PS	PS	
Manufacturing, Minor						PS	PS	
Manufacturing, Major						PS		
Petroleum Products (Storage & Distribution)						PS		
Warehousing or Distribution Center with Freight Movement						P	P	
Wholesale Trade						PS	PS	
Educational, Cultural, Religious, Philanthropic, Social & Fraternal Uses								
Elementary, Middle & Secondary Schools (including Associated Grounds & Athletic & Other Facilities)	PS	PS	PS	PS	PS			
Trade or Vocational Schools	S	S	S	S	S			
Churches, Synagogues & Temples (Including Associated Residential Structures for Religious Personnel & Associated Buildings, but not Including Elementary or Secondary School Buildings)	P	P	P	P	P	P		
Libraries, Museums, Art Galleries, Art Centers & Similar Uses (Including Associated Educational & Instructional Activities)				P	P			
Social & Fraternal Clubs & Lodges, Union Halls, & Similar Uses				S	S			
Recreation, Amusement, Entertainment								
Arcade/Game Room (Amended 2/14/11)				PS	PS			
Bingo Games (Amended 2/14/11)				S	S			
Billiard Parlor/Pool Room (Amended 2/14/11)				S	S			
Electronic Game Promotions (Amended 2/14/11)						S		
Recreation Facility (Non-Profit)	S	S	S	S	S			S
Recreation Facility (Profit)	S	S	S	S	S			S
Gym, including yoga, cross fit, and similar exercise studios				P	P	P		
Indoor Archery Range (Amended 3/19/18)				PS				
Indoor Movie Theaters					P			
Community Center	S			S	S			S
Camp/Retreat Center	S							S
Golf Course (Independent & Country Club)	S							
Golf Driving Range Not Accessory to a Golf Course	S				S	P		
Institutional Residence or Care and Confinement Facilities								
Nursing Care Homes	PS			PS				
Nursing Care Institutions	PS				PS			
Restaurants (Including Food Delivery Services), Bars, Night Clubs								
Restaurant (Amended 9/12/11)				P	P			
Outside Service/Consumption (Amended 9/12/11)				P	P			
Drive-In (Service to & Consumption In Vehicle On Premises) (Amended 9/12/11)				S	PS			
Drive-In Windows (Service Directly to Vehicles Primarily for Off-Premises Consumption) (Amended 9/12/11)				S	PS			
Carry Out Service (Food Picked Up Inside for Off-Premises Consumption) (Amended 9/12/11)				S	P			
Night Clubs, Bars, Breweries & Taprooms				PS	PS	PS	PS	
Mobile Food Vendor					PS	PS	PS	
Alcoholic Beverage Sales Store	P			P	P			
Motor Vehicle Related Sales & Service Operations								
Motor Vehicle Sales & Rental or Sales & Service					PS	PS		
Automobile Service Stations					PS	PS		
Automobile Repair Shop or Body Shop					PS	PS		
Car Wash				S	PS	PS		
Automobile towing and wrecker service					PS	PS		
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Use Description	Zoning Districts							
	RA	R-1	R-2	MU	HC	I	IL	C
Storage & Parking								
Self-Storage/Mini-Warehouses				S	S	S		
Parking of Vehicles or Storage of Equipment Outside Enclosed Structures Where: (1) Vehicles or Equipment are Owned and Used by the Person Making Use of the Lot, and (2) Parking or Storage is More Than a Minor & Incidental Part of the Overall Use Made of the Lot.						P		
Scrap Materials Salvage Yards, Junkyards, & Automobile Graveyards						S		
Services & Enterprises Related to Animals								
Veterinarians Offices	S				PS	PS	PS	
Kennels	PS				PS	PS		
Horse Stable (Private and Public)	PS	PS	PS	PS				
Riding Stables/Academies	S							
Emergency Services								
Police Stations	P	P	P	P	P	P		
Fire Stations	P	P	P	P	P	P		
Rescue Squad, Ambulance Service	P	P	P	P	P	P		
Civil Defense Operation	P	P	P	P	P	P		
Agricultural, Silvicultural Operations								
Agricultural Operations & Farming Excluding Livestock	P							
Agricultural Operations & Farming Including Livestock	PS							
Forestry & Timbering Operations (Excluding Properties Currently Participating in the Forest Use Value Program and Operations Conducted in Accordance with an Approved Forest Management Plan) (Amended 11/12/2012)	P	S	S	S	S	S		P
Solar Farms	PS					PS		
Miscellaneous Public & Semi-Public Facilities								
Post Office				P	P			
Military Reserve, National Guard Centers	P					P		
Park, Athletic & Community	PS	PS	PS	PS	PS			PS
Park, Neighborhood	PS	PS	PS	PS	PS			PS
Government Offices	S	S	S	S	S	S		
Dry Cleaner, Laundromat								
With Drive-In Windows				PS	PS			
Without Drive-In Windows				P	P			
Utility Facilities								
Neighborhood Utility Facilities	P	P	P	P	P	P	P	P
Public Utility Stations & Substations, Water or Sewage Treatment Plants, Switching Stations, Telephone Exchanges, Elevated Water Storage Tanks	P	P	P	P	P	P	P	P
Transmission Lines	P	P	P	P	P	P	P	P
Towers & Related Structures								
Telecommunications Towers & Antennas 35 Feet Tall or Less	P	P	P	P	P	P	P	
Telecommunications Towers & Antennas Attached Thereto That Exceed 35 Feet in Height	S					S	S	
Publicly Owned Towers & Antennas Of All Sizes That are Used in the Provision of Public Safety Services	P	P	P	P	P	P	P	
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Use Description	Zoning Districts							
	RA	R-1	R-2	MU	HC	I	IL	C
Open Air Markets & Horticultural Sales								
Open Air Markets (Farm & Craft Markets, Flea Markets, Farmers Markets)	PS			PS	PS	PS		
Horticultural Sales With Outdoor Display	PS				PS	PS	PS	
Seasonal Christmas Tree or Pumpkin Sales	PS				PS	PS	PS	
Funeral Homes								
					P	P		
Cemetery & Crematorium								
Cemetery (Commercial)	S				PS	P		
Crematorium						P		
Nursery Schools, Day Care								
Adult Day Care Facility	S	S	S	S	S			
Child Day Care Facility	S	S	S	S	S			
Family Child Care Home	PS	PS	PS	PS				
Temporary Structure or Parking Lots Used In Connection With the Construction of a Permanent Building or for Some Non-Recurring Purpose								
Temporary Structures Located on the Same Lot as the Activity Generating the Need for the Structure	PS	PS	PS	PS	PS	PS	PS	
Temporary Parking Facilities Located On or Off-Site of Activity Generating the Need for Parking	PS	PS	PS	PS	PS	PS	PS	
Commercial Greenhouse Operations								
	P					P	P	
Event Venue								
	PS			PS	PS	PS		S
Special Events								
	PS	PS	PS	PS	PS	PS	PS	PS
Outdoor Advertising Signs/Billboards								
						S		
Sexually Oriented Businesses								
						S		
Shooting Ranges (Indoor)								
	PS					PS		
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8.2 Use of the Designation “P”, “PS”, and “S” in the Table of Permitted Uses

Subject to Section 8.3 (Town Board of Commissioners Jurisdiction Over Uses Otherwise Permissible with a Zoning Compliance Permit), when used in connection with a particular use in the Table of Permitted Uses, the letter “P” means that the use is permitted in the indicated zone with a Zoning Compliance Permit issued by the Administrative Officer. The letters “PS” means that the use is permitted with supplemental requirements in the indicated zone with a Zoning Compliance Permit issued by the Administrative Officer. The letter “S” means a Special Use Permit must be obtained from the Town Board of Commissioners. Additionally, any structures in which the height will be 50’ or greater, will require a Special Use Permit.

8.3 Permitted Uses and Specific Exclusions

- A. The presumption established by this Ordinance is that all legitimate uses of land are permissible within at least one (1) zoning district in the Town’s planning jurisdiction. Therefore, because the Table of Permitted Uses set forth in Section 8.1 (Table of Permitted Uses) cannot be all inclusive, those uses that are listed