**ARTICLE VI. TABLE OF USES (TABLE I) \*\***

All uses permitted in this article are subject to the height, ~~and~~ area, and setback requirements contained in Article VII and all other applicable requirements of the zoning regulations.

**ZONES:**

R-A Residential/Agricultural

R Residential

C-B Central Business

C Commercial

I Industrial

\*\* See Text Amendment on Page 97, APPROVED May 13, 2019, effective May 17, 2019 (Under Appeal in Superior Court  [LLI-CV-19-6022392-S](http://civilinquiry.jud.ct.gov/LoadDocket.aspx?DocketNo=LLI-CV-19-6022392-S)) re prohibition of Manufacture, Production, and Storage of Asphalt in all Zones

Housatonic River Overlay Zone Regulations apply to all uses within the overlay area.

Flood Plain Management Regulations apply to uses within the designated flood plain.

X = NOT PERMITTED

P = PERMITTED

SP = SPECIAL PERMIT REQUIRED

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **USES** | **R-A** | **R** | **C-B** | **C** | **I** |
| ACCESSORY USES (must see specific use) | P | P | P | P | P |
| ACCESSORY APARTMENT | SP | SP | X | X | X |
| AGRICULTURAL | P | ~~P X~~ | ~~SP X~~ | ~~P X~~ | ~~P X~~ |
| AIRBNB, VRBO, ETC. | SP | SP | SP | X | X |
| ASSISTED LIVING FACILITY | SP | SP | SP | SP | X |
| AUTO SALVAGE YARDS | X | X | X | X | SP |
| BAKERY | SP | SP | P | P | P |
| BACKYARD FARM ANIMALS | P | P | X | X | X |
| BACKYARD FARMING | P | P | P | X | X |
| BANK | X | X | P | P | SP |
| BAR ~~CAFE~~/TAVERN | X | X | P | P | SP |
| BED AND BREAKFAST | SP | SP | SP | ~~SP X~~ | X |
| BOARDING HOUSE | SP | SP | SP | ~~SP X~~ | X |
| BOAT LIVERY | SP | X | P | P | P |
| ~~BUILDING/EXCAVATING CONTRACTOR ESTABLISHMENTS~~ | ~~SP~~ | ~~X~~ | ~~SP~~ | ~~P~~ | ~~P~~ |
| BUILDING SUPPLIES AND OTHER DISTRIBUTORS | X | X | SP | P | P |
| **USES** | **R-A** | **R** | **C-B** | **C** | **I** |
| CAMPGROUND | P  | SP | ~~SP X~~ | ~~P X~~ | ~~P X~~ |
| COMMERCIAL GREENHOUSE/NURSERY | P | ~~P SP~~ | SP | P | ~~P X~~ |
| COMMERCIAL/PUBLIC PARKING LOT or GARAGE | SP | ~~X~~ | SP | SP | ~~SP~~ |
| COMMUNITY RESIDENCE 7+ | SP | SP | SP | X | X |
| CONTRACTOR – BUILDING RELATED | SP | X | SP | p | p |
| CONVIENIENCE STORE | X | X | P | P | X |
| COTTAGE INDUSTRY | SP | X | SP | SP | SP |
| DAYCARE OR CHILDCARE FACILITIES | P | SP | P | P | ~~P X~~ |
| DOG KENNEL | SP | X | X | P | SP |
| EDUCATIONAL USES | P | SP | P | SP | P |
| FOOD TRUCK |  |  |  |  |  |
| GARAGE/PRIVATE | P | P | P | P | P |
| GARAGE/PUBLIC | ~~X~~ | ~~X~~ | P | P | SP |
| GOLF COURSE | SP | SP | ~~SP X~~ | ~~P X~~ | ~~P X~~ |
| GRAVEL/SAND EXTRACTION | ~~P SP~~ | ~~P X~~ | X | ~~P X~~ | ~~P SP~~ |
| HOME OCCUPATION | P | ~~P~~ | P | X | X |
| HOME OCCUPATION PLUS | SP | SP | ~~SP-----P~~ | ~~SP------X~~ | ~~SP-----X~~ |
| HOSPITAL | SP | SP | SP | SP | X |
| HOTEL/INN/MOTEL/MOTOR INN | X | X | ~~P SP~~ | ~~P SP~~ | X |
| LABORATORIES | X | X | SP | SP | P |
| LANDSCAPING OPERATION | SP | X | SP | P | P |
| MACHINE/WELDING/SHEET METAL SHOPS | X | X | SP | SP | P |
| MANUFACTURING ~~OPERATIONS~~ - REG | X | X | X | SP | ~~P SP~~ |
| MANUFACTURING – ARTISANAL | SP | X | P | P | P |
| MOBILE HOME | SP | ~~SP X~~ | ~~P X~~  | ~~SP X~~ | X |
| MOBILE HOME PARK | X | X | X | X | X |
| MULTI-FAMILY DWELLING | SP | SP | SP | ~~SP X~~ | ~~SP X~~ |
| MULTI-USE STRUCTURE(S) | SP | SP | p | X | X |
| MUNICIPAL USES | P | ~~P SP~~ | ~~P SP~~ | ~~P SP~~ | P |
| NON-PROFIT RECREATIONAL USES | P | ~~P SP~~ | P | P | ~~P X~~ |
| NON-RESIDENTIAL/INDUSTRIAL USES GREATER THAN 10,000 SQ. FT. GROSS FLOOR AREA | X | X | SP | SP | SP |
| NURSING HOME | SP | SP | SP | SP | X |
| OFFICE – PROFESSIONAL OR BUSINSS | SP | SP | p | p | X |
| PETROLEUM STATIONS | X | X | SP | SP | SP |
| PRINTING ESTABLISHMENTS | ~~X~~ | ~~X~~ | ~~P~~ | ~~P~~ | ~~P~~ |
| **USES** | **R-A** | **R** | **C-B** | **C** | **I** |
| PRIVATE CLUB | SP | SP | P | P | SP |
| ~~PROFESSIONAL OFFICE~~ | ~~X~~  | ~~X~~  | ~~P~~ | ~~P~~ | ~~SP~~  |
| PUBLIC UTILITY INTALLATIONS | P | ~~P SP~~ | P | P | P |
| QUARRY/GRAVEL PROCESSING AND CEMENT MIXING PLANTS | X | X | X | X | SP |
| RELIGIOUS USES | P | SP | P | SP | ~~P X~~ |
| REPAIR SHOP (not Automobiles) | SP | X | P | P | SP |
| RESTAURANT ~~SNACK BAR~~ | SP | X | P | P | P |
| RESTAURANT – FAST FOOD | X  | X | SP | SP | X |
| RETAIL ESTABLISHMENTS | X | X | P | P | SP |
| RIFLE RANGE | SP | X | X | X | SP |
| SOLAR PANEL ARRAY | SP | X | X | P | P |
| SERVICE ESTABLISHMENTS | SP | X | P | P | SP |
| SHOWROOM/SALESROOM | X | X | P | P | SP |
| SHOWROOM – AUTOMOBILE | X | X | SP | SP | SP |
| SINGLE-FAMILY/TW0-FAMILY DWELLING | P | P | ~~P SP~~ | ~~P X~~ | ~~P X~~ |
| SKI AREA | SP | X | X | X | ~~SP X~~ |
| SUBSTANCE ABUSE TREATMENT RESIDENTIAL FACILITY | SP | X | X | X | ~~X~~ |
| SUMMER CAMP | P | SP | SP | P | ~~SP X~~ |
| SWIMMING POOLS/PRIVATE | P | P | ~~P X~~ | ~~P X~~ | ~~P X~~ |
| TELECOMMUNICATIONS FACILITES | SP | SP | SP | SP | SP |
| TRANSPORTATION SERVICES | X | X | X | SP | SP |
| VETERINARY HOSPITAL | P | X | SP | P | SP |
| WAREHOUSE/DISTRIBUTOR | X | X | SP | P | P |