

ZONING

180 Attachment 4

Town of North East

ATTACHMENT 1NR - SCHEDULE OF PERMITTED PRINCIPAL USES - NON-RESIDENTIAL DISTRICTS

Principal Use	Non-Residential Zoning District					
	*BD-4: Principal Uses as permitted in § 180-19C *BD WEST includes BD-West-North and South					Supplemental Provisions
	BD WEST	BD EAST	IB	LC	M-A	
KEY: ZP = Zoning Enforcement Officer Zoning Permit SP = Planning Board Site Plan Approval SUP = Planning Board Special Use Permit (also requires SP) X = Use Not Permitted KEY: BD-4: Boulevard District 4 • BD-West: Boulevard District West • BD-EAST: Boulevard District East • IB: Irondale Business District • LC: Land Conservation District • M-A: Light Industrial District						
AGRICULTURE						
Agriculture, Indoor	X	X	X	SP	SP	
Agriculture/Farm	X	X	X	ZP	X	
Farm Equipment Sales and Rental	X	SP	SP	X	X	
Farmers' Market	SP	SP	SP	X	X	§ 180-69
Riding Academy	X	X	X	SUP	X	Animal housing buildings and storage of manure shall be located no less than 200 feet from any lot line.
AUTOMOTIVE						
Gas Station/Gas Station with Convenience Store	X	SP	X	X	X	§ 180-71
Motor Vehicle Body Shop	X	SP	SP	X	X	§ 180-52
Motor Vehicle Repair Shop	SP	SP	SP	X	X	§ 180-52
Motor Vehicle Sales and Rentals	X	SP	SP	X	X	§ 180-52
MUNICIPAL/UTILITY						
Communications Facilities/Towers Personal Wireless Service Facilities	X	X	X	X	X	§ 180-70 Prohibited in Non-Residential Districts
Municipal Uses - Town of North East Facilities	ZP	ZP	ZP	ZP	ZP	
Public Utility Facility and/or Substation	X	X	X	X	X	Prohibited in Non-Residential Districts

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Solar Farm	X	X	SUP	SUP	SUP	§ 180-72.1
OFFICE/MEDICAL						
Business and Professional Offices	SP	SP	SP	X	X	
Medical and Dental Offices	SP	SP	SP	X	X	
Medical Clinic	SP	SP	SP	X	X	
Medical Radiology/Diagnostic Lab	SP	SP	SP	X	X	
Tradesman (and Workshop) Office	SP	SP	SP	X	X	
Urgent Care Facility	SP	SP	SP	X	X	
Veterinary Office/Animal Hospital	SP	SP	SP	X	X	
RECREATION						
Indoor Recreation	X	SP	SP	X	X	BD-East: 5,000 sf maximum gross floor area.
Makerspace	SP	SP	SP	X	X	BD-West: 3,500 sf maximum gross floor area.
Museum	SP	SP	X	X	X	
Outdoor Recreation Commercial	X	X	X	SUP	X	Structures are not permitted in a floodplain.
Outdoor Recreation Passive	X	X	X	SP	X	Structures are not permitted in a floodplain.
Public Park	X	X	X	SP	X	
Wildlife or Nature Preserve	X	X	X	SP	X	§ 180-66 - SP required for site alterations, except passive walking trails less than 6 feet in width and not involving any structures or changes in contour elevations of more than 2 feet.

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RESIDENTIAL						
Dwelling, One-Family	X	X	X	SP	X	Structures are not permitted in a floodplain. Density per nearest adjoining Residential District.
Dwelling, Two-Family	X	X	X	SP	X	Structures are not permitted in a floodplain. Density per nearest adjoining Residential District.
Dwelling, Semidetached	X	X	X	SP	X	Structures are not permitted in a floodplain. Density per nearest adjoining Residential District.
Dwelling, Multifamily	SP	SP	X	X	X	§ 180-72.3
Dwelling, Rental Apartments above Commercial	SP	SP	SP	X	X	§ 180-72.4
RESTAURANT						
Brew Pub (Micro Brewer)	SP	SP	X	X	X	May include accessory outdoor dining.
Caterer/Commercial Kitchen	SP	SP	SP	X	X	
Restaurant	SP	SP	X	X	X	May include accessory outdoor dining.
Restaurant, Take-Out	SP	SP	X	X	X	May include accessory outdoor dining.
Retail Bakery/Specialty Foods	SP	SP	X	X	X	May include accessory wholesale component.
RETAIL						
Adult or Child Day Care Center	SUP	SUP	SUP	X	X	§ 180-61

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Artisan Workshop	SP	SP	SP	X	X	BD-West: 3,500 sf maximum gross floor area
Cannabis Dispensary	X	SP	X	X	X	§ 180-59
Bank	SP	SP	X	X	X	
Beverage and Liquor Store	SP	SP	X	X	X	
Building Supply Store	X	SP	X	X	X	
Funeral Home	X	SP	X	X	X	§ 180-64
Furniture Store, New and Used	SP	SP	SP	X	X	
Gallery	SP	SP	SP	X	X	BD-West: 3,500 sf maximum gross floor area
Garden Center Retail	SP	SP	SP	X	X	
General Merchandise Retail	SP	SP	X	X	X	Storefront interaction with point of sale primarily to patrons on-site, may also include online sales
General Merchandise Retail, Online Call Center	SP	SP	SP	X	X	No storefront interaction with patrons, 100% sales transactions via online or phone
General Repair Business	SP	SP	SP	X	SP	
Grocery Store	SP	SP	X	X	X	
Hotel	X	SP	X	X	X	§ 180-48
Instructional Retail	SP	SP	SP	X	X	
Laundry (self or full service)	SP	SP	X	X	X	
Outdoor Play Equipment and Accessory Sheds Sales	SP	X	SP	X	X	
Personal Service Business	SP	SP	SP	X	X	
Pet Grooming Business	SP	SP	SP	X	X	
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Pharmacy	SP	SP	X	X	X	
Vape Store and Any Tobacco Specialty Business	X	X	X	X	X	Prohibited Use § 180-13
WAREHOUSE/COMMERCIAL INDUSTRY						
Junkyard	X	X	X	X	X	Prohibited Use § 180-13
Light Industry	X	X	SUP	X	SUP	§ 180-72.6
Shooting Range	X	X	X	X	X	Prohibited Use § 180-13
Solar Farm	X	X	SUP	SUP	SUP	§ 180-72.1
Quarry, Sand Pit, Gravel Pit, Topsoil Stripping	X	X	X	X	X	Prohibited Use § 180-13
Storage of Alcohol, Gasoline, Crude Oil, Liquefied Petroleum Gas or Other Highly Flammable Substance	X	X	X	X	X	Prohibited Use § 180-13
Warehousing, Self-Storage	X	X	SUP	X	X	§ 180-72.7
Warehousing, Commercial Storage Buildings	X	X	SUP	X	SUP	§ 180-72.8
Wholesale Distribution Business	X	X	SUP	X	SUP	§ 180-72.9