

ZONING

168 Attachment 1

Borough of Baldwin

Land Use Chart
[Amended 7-18-2023 by Ord. No. 927]

The following principal land uses are authorized in the identified zoning districts as indicated in the chart below. Such uses are permitted as follows:

- N - Not Permitted
- R - Permitted as Use by Right
- C - Permitted as Conditional Use
- S - Permitted as Special Exception

Principal Land Use Chart.

	<u>R-1</u> Low Density Single- Family Residential District	<u>R-2</u> Medium and High Density Residential District	<u>C-1</u> Neighborhood Commercial District	<u>C-2</u> Large Retail and Professional Office District	<u>I-1</u> Light Industrial District	<u>I-2</u> Heavy Industrial District
Residential uses						
Multiple-family	N	R	R	R	N	N
Multistorey multiple-family	N	C	N	R	N	N
Single-family attached	C	R	N	N	N	N
Single-family detached	R	R	N	N	N	N
Two-family dwelling	N	R	N	N	N	N
Nonresidential uses						
Addiction treatment facility	N	N	N	N	C	N
Artist and photography studio	N	N	R	R	N	N
Automobile fuel station	N	N	N	C	C	R
Automobile laundry	N	N	N	R	R	R
Automobile service and repair	N	N	N	C	C	R
Bar or nightclub	N	N	C	C	C	C
Billboards	N	N	N	N	C	C
Building and landscape materials sales or storage yard	N	N	N	N	C	R
Cemetery	N	N	C	R	N	N
Communications facility	N	N	N	N	C	R
Crematorium	N	N	N	N	N	C
Day-care or day nursery	N	C	R	R	N	N
Dry cleaning (retail)	N	N	R	R	N	N
Dry cleaning facility	N	N	N	N	N	C
Entertainment facility	N	N	C	C	R	N

BALDWIN CODE

Essential services	R	R	R	R	R	R
Farm	N	N	N	C	C	C

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Financial institution, with drive-through	N	N	N	C	N	N
Financial institution, without drive-through	N	N	R	R	N	N
Forestry	R	R	R	R	R	R
Funeral home	N	N	R	R	N	N
Garden center	N	N	R	N	N	N
Hospital	N	N	N	C	C	N
Institutional home	N	N	C	C	N	N
Library or museum	N	N	R	R	N	N
Manufacturing	N	N	N	N	R	R
Mixed-use or live/work building	N	N	R	R	N	N
Mobile home park	N	C	N	N	R	R
Motel-hotel	N	N	N	R	N	N
Municipal facilities	R	R	R	R	R	R
No-impact home-based business	R	R	R	R	R	R
Personal care residence, large	N	N	C	R	N	N
Personal care residence, small	N	N	C	R	N	N
Personal services	N	N	R	R	R	N
Private outdoor recreation	N	N	C	C	C	C
Professional office	N	N	R	R	N	N
Public administration or education facility	R	R	R	R	R	R
Public recreation	R	R	R	R	R	R
Public utility service buildings, structures or facilities	R	R	R	R	R	R
Religious establishment	R	R	R	R	R	R
Restaurant, with drive-through	N	N	C	C	N	N
Restaurant, without drive-through	N	N	R	R	N	N
Retail, large	N	N	N	R	R	N
Retail, small	N	N	R	R	N	N
Self-service laundry	N	N	R	R	R	N
Sexually oriented business	N	N	N	N	S	S
Uses not listed	N	N	N	N	S	S
Veterinarian facility	N	N	R	R	N	N