

ZONING

*B Attachment 1*

**Town of Cumberland**

**Table 1  
Use Table**

[Amended 8-20-2014 by Ord. No. 14-15A; 10-5-2016 by Ord. No. 16-19; 2-15-2017 by Ord. No. 17-01A; 4-18-2018 by Ord. No. 17-20B; 2-6-2019 by Ord. No. 18-25A; 6-5-2019 by Ord. No. 19-09A; 4-7-2021 by Ord. No. 21-01A; 10-6-2021 by Ord. No. 21-18A; 12-6-2023 by Ord. No. 23-26; 2-7-2024 by Ord. No. 23-31A; 5-15-2024 by Ord. No. 24-07; 9-3-2025 by Ord. No. 25-18]

Y - Allowed N - Prohibited S - Special Use Permit
--

<b>Principal Uses</b>	<b>A-1</b>	<b>A-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>I-1</b>	<b>I-2</b>	<b>OS</b>	<b>Use Criteria</b>
<b>AGRICULTURAL</b>											
1. Dairy farm	Y	Y	N	N	N	N	N	Y	N	Y	
2. Fruit orchard	Y	Y	N	N	N	N	N	Y	N	Y	
3. General crops	Y	Y	N	N	N	N	N	Y	N	Y	
4. Animal husbandry	Y	Y	N	N	N	N	N	Y	N	Y	
5. Riding stable/horse boarding facility	Y	Y	N	N	N	N	N	N	N	N	
6. Reserved											
7. Reserved											
<b>RESIDENTIAL</b>											
8. One-household detached dwelling	Y	Y	Y	Y	Y	N	N	N	N	N	
9A. Accessory family dwelling unit, permitted only when accessory to single-family dwelling unit and complies with the requirements of Section 6-6(a)	Y	Y	Y	Y	Y	N	N	N	N	N	

CUMBERLAND CODE

<b>Principal Uses</b>	<b>A-1</b>	<b>A-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>I-1</b>	<b>I-2</b>	<b>OS</b>	<b>Use Criteria</b>
9B. Accessory dwelling unit, permitted only when accessory to single-family dwelling unit and complies with the requirements of Section 6-6(b)	Y	Y	Y	Y	Y	N	N	N	N	N	
10. Two-household dwelling	N	N	N	Y	Y	N	N	N	N	N	
11. Multi-household dwelling, three or more units	N	N	N	N	Y	N	N	N	N	N	
12. Mixed-use residential	N	N	N	N	N	Y	Y	N	N	N	
13. Group quarters, short-term rentals and lodging	N	N	N	N	N	N	N	N	N	N	
14. Nursing home	N	N	N	N	N	Y	Y	S	N	N	18-3(b)
15. Assisted living/continuing care facility	N	S	S	S	S	Y	Y	S	N	N	18-3(b)
16. Community residence	Y	Y	Y	Y	Y	Y	Y	N	N	N	
17. Hotel, bed and breakfast: 10 rooms or less <sup>1</sup>	N	Y	N	N	S	N	S	N	N	N	18-3(n)
18. Hotel: 11 to 29 rooms <sup>1</sup>	N	N	N	N	N	N	Y	N	N	N	
19. Hotel: 30 rooms or more <sup>1</sup>	N	N	N	N	N	N	Y	N	N	N	
20. Temporary shelter, with supervision: 20 residents or less	N	N	N	N	N	N	N	N	N	N	
21. Reserved											
22. Reserved											
<b>INSTITUTIONAL AND GOVERNMENTAL</b>											
23. Educational institutions: Post secondary	N	N	N	N	N	N	S	S	N	S	18-3(l)
24. Educational institutions: Elementary through high school, public	N	S	Y	Y	Y	Y	Y	N	N	Y	18-3(l)
25. Educational institutions: Elementary through high school, private	N	S	Y	Y	Y	Y	Y	N	N	S	18-3(l)
26. Trade schools	N	N	N	N	N	N	Y	Y	Y	N	
27. Religious services	N	N	N	N	N	Y	Y	N	N	N	
28. Medical and health services hospital/medical services/clinic	N	N	N	N	N	N	N	N	N	N	

ZONING

<b>Principal Uses</b>	<b>A-1</b>	<b>A-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>I-1</b>	<b>I-2</b>	<b>OS</b>	<b>Use Criteria</b>
29. Drug or alcohol rehabilitation facility not in conjunction with a hospital	N	N	N	N	N	N	S	S	N	N	18-3(k)
30. Medical or dental office	N	N	N	N	N	Y	Y	Y	N	N	
31. Town government	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	
32. State government	N	N	N	N	N	Y	Y	Y	Y	N	
33. Family day care home	Y	Y	Y	Y	Y	Y	Y	N	N	N	
34. Day care center	N	N	N	N	N	N	Y	S	S	N	18-3(i)
35. Pre-schools	N	N	N	N	N	N	S	N	N	N	18-3(s)
36. Service organization	N	N	N	N	N	Y	Y	Y	Y	N	
37. Cemetery	Y	Y	N	N	N	N	N	N	N	N	
38. Arts education	N	N	N	N	N	N	Y	N	N	N	
39. Reserved											
40. Reserved											
<b>CULTURAL, ENTERTAINMENT AND RECREATIONAL</b>											
41. Nonprofit library, museum or art gallery	N	N	N	N	N	Y	Y	N	N	N	
42. Spectator assembly	N	N	N	N	N	N	Y	N	N	N	
43. Outdoor recreation facility	N	N	N	N	N	N	Y	N	N	N	
44. Indoor sports facility	N	N	N	N	N	N	Y	Y	Y	N	
45. Nonprofit community park and playground	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
46. Town community center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
47. Nonprofit community center	N	N	N	N	N	N	Y	Y	Y	N	
48. Passive recreation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
49. Open space	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
50. Reserved											
51. Reserved											
52. Reserved											
<b>GENERAL SERVICES</b>											
53. Finance, insurance and real estate service	N	N	N	N	N	Y	Y	Y	N	N	
54. Personal service	N	N	N	N	N	Y	Y	Y	N	N	
55. Funeral home	N	N	N	N	N	S	S	S	N	N	18-3(m)

CUMBERLAND CODE

<b>Principal Uses</b>	<b>A-1</b>	<b>A-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>I-1</b>	<b>I-2</b>	<b>OS</b>	<b>Use Criteria</b>
56. Limited business service	N	N	N	N	N	Y	Y	Y	N	N	
57. General business service	N	N	N	N	N	N	Y	Y	N	N	
58. Car wash	N	N	N	N	N	N	S	S	N	N	18-3(e)
59. Auto repair service/gas station	N	N	N	N	N	N	S	S	S	N	18-3(d)
60. Professional service	N	N	N	N	N	Y	Y	Y	N	N	
61. Veterinarian and animal hospital; kennel	S	S	N	N	N	N	Y	Y	Y	N	18-3(v)
62. Veterinarian and animal hospital, non-agricultural	S	S	N	N	N	Y	Y	Y	Y	N	18-3(v)
63a. Contract construction service, including outdoor storage	N	N	N	N	N	N	S	Y	Y	N	18-3(h)
63b. Contract construction service, not including outdoor storage	N	N	N	N	N	N	Y	Y	Y	N	
64. Warehousing and storage not including open lot storage	N	N	N	N	N	N	N	Y	Y	N	
65. Warehousing and storage including open lot storage	N	N	N	N	N	N	N	Y	Y	N	
66. Self-storage facility	N	N	N	N	N	N	N	N	N	N	
67. Adult entertainment	N	N	N	N	N	N	N	N	S	N	18-3(a)
68. Auto body repair	N	N	N	N	N	N	S	S	S	N	18-3(c)
69. Medical marijuana cultivation center	N	N	N	N	N	N	N	S	S	N	18-3(o)
70. Compassion center	N	N	N	N	N	N	N	S	S	N	18-3(o)
<b>TRADE</b>											
71. Wholesale trade within enclosed structure	N	N	N	N	N	N	N	Y	Y	N	
72. Wholesale trade with outdoor storage	N	N	N	N	N	N	N	N	Y	N	
73. Retail trade: Building and related material	N	N	N	N	N	N	N	Y	Y	N	
74. Retail trade, 15,000 square feet total GFA or less	N	N	N	N	N	Y	Y	N	N	N	
75. Retail trade, more than 15,000 square feet total GFA	N	N	N	N	N	N	Y	N	N	N	
76. Gasoline sales, automotive	N	N	N	N	N	N	S	N	N	N	18-3(d)

ZONING

<b>Principal Uses</b>	<b>A-1</b>	<b>A-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>I-1</b>	<b>I-2</b>	<b>OS</b>	<b>Use Criteria</b>
77. Retail trade: Automotive, marine craft, aircraft and accessories	N	N	N	N	N	N	Y	Y	N	N	
78. Restaurant <sup>1</sup>	N	N	N	N	N	Y	Y	Y	N	N	
79. Fast food restaurant <sup>1</sup>	N	N	N	N	N	N	S	S	N	N	
80. Adult book/video store	N	N	N	N	N	N	N	N	S	N	18-3(a)
81. Commercial kitchen	N	N	N	N	N	N	Y	Y	Y	N	
82. Reserved											
83. Reserved											
<b>TRANSPORTATION, COMMUNICATION AND UTILITIES</b>											
84. Transportation center	N	N	N	N	N	N	N	N	Y	N	
85. Freight terminal	N	N	N	N	N	N	N	N	Y	N	
86. Aircraft transportation	N	N	N	N	N	N	N	N	N	N	
87. Automobile parking (principal use)	N	N	N	N	N	S	Y	Y	N	N	18-3(r)
88. Communication and utilities	S	S	S	S	S	S	Y	Y	Y	N	18-3(f)
89. Wireless antennae/satellite dish	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	
90. Communication towers	S	S	S	S	S	S	S	S	S	N	18-3(g)
91(A). Ground-mounted medium-scale solar energy system (principal use)	S	S	N	N	N	S	S	S	S	N	18-8
91(B). Ground-mounted major-scale solar energy system (principal use)	S	S	N	N	N	N	S	S	S	N	18-8
91(C). Roof-mounted major-scale solar energy system	S	S	N	N	S	S	S	Y	Y	N	18-8
91(D). Ground-mounted minor-scale solar energy system (accessory use), minimum lot size of 30,000 sq ft	Y	Y	S	S	S	S	Y	Y	Y	Y	18-8
91(E). Ground-mounted medium-scale solar energy system (accessory use)	S	S	N	N	S	S	Y	Y	Y	N	18-8
91(F). Roof-mounted medium-scale solar energy	S	S	N	N	S	S	S	Y	Y	N	18-8

CUMBERLAND CODE

<b>Principal Uses</b>	<b>A-1</b>	<b>A-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>I-1</b>	<b>I-2</b>	<b>OS</b>	<b>Use Criteria</b>
91(G). Roof-mounted minor-scale solar energy system (accessory use)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	18-8
92. Small hydroelectric generation facilities	S	S	S	S	S	S	S	S	S	S	18-7
93. Wind energy system	N	N	N	N	N	N	N	N	N	N	
<b>MANUFACTURING, PROCESSING AND PRODUCTION</b>											
94. Food and kindred products, including canning and/or packaging	N	N	N	N	N	N	N	N	Y	N	
95. Bakery products	N	N	N	N	N	N	Y	Y	Y	N	
96. Textile mill products and apparel	N	N	N	N	N	N	N	Y	Y	N	
97. Lumber and wood products	N	N	N	N	N	N	N	Y	Y	N	
98. Paper and allied products, printing and publishing	N	N	N	N	N	N	N	Y	Y	N	
99. Chemicals and allied products	N	N	N	N	N	N	N	N	S	N	18-3(p)
100. Agricultural chemicals	N	N	N	N	N	N	N	N	S	N	18-3(p)
101. Pharmaceuticals	N	N	N	N	N	N	N	Y	Y	N	
102. Rubber and miscellaneous plastic products	N	N	N	N	N	N	N	Y	Y	N	
103. Stone, clay and glass products	N	N	N	N	N	N	N	Y	Y	N	
104. Cement, lime, gypsum or Plaster of Paris manufacture	N	N	N	N	N	N	N	S	Y	N	18-3(p)
105. Primary metal industries	N	N	N	N	N	N	N	S	Y	N	18-3(p)
106. Fabricated metal products	N	N	N	N	N	N	N	Y	Y	N	
107. Drop forge industries	N	N	N	N	N	N	N	S	Y	N	18-3(p)
108. Machinery and machine parts	N	N	N	N	N	N	N	Y	Y	N	
109. Reserved											
110. Ship and boat building and repair	N	N	N	N	N	N	N	S	Y	N	18-3(p)
111. Precision instruments and scientific equipment	N	N	N	N	N	N	N	Y	Y	N	
112. Jewelry and silverware	N	N	N	N	N	N	N	Y	Y	N	
113. Manual assembly of jewelry parts	N	N	N	N	N	N	S	Y	Y	N	18-3(p)

## ZONING

<b>Principal Uses</b>	<b>A-1</b>	<b>A-2</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>I-1</b>	<b>I-2</b>	<b>OS</b>	<b>Use Criteria</b>
114. Plating of jewelry and metal parts	N	N	N	N	N	N	N	Y	Y	N	
115. Arts and crafts	N	N	N	N	N	S	Y	Y	Y	N	18-3(p)
116. Biological technologies	N	N	N	N	N	N	N	Y	Y	N	
117. Reserved											
118. Reserved											
119. Reserved											
<b>EXTRACTIVE INDUSTRIES</b>											
120. Mining and mineral extraction	N	N	N	N	N	N	N	N	Y	N	
121. Quarrying of sand, gravel and stone	N	N	N	N	N	N	N	N	Y	N	

**NOTES:**

<sup>1</sup> If outdoor dining and/or drive-through or drive-up window is established, this use shall comply with Special Use Criteria for Outdoor Dining (18-3(g)) and/or Drive-Through Service (18-3(j)).