

ZONING

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Town of Johnston Table of Use Regulations

[Amended 4-9-2007 by Ord. No. 2006-6; 4-12-010 by Ord. No. 2010-10; 2-17-2011 by Ord. No. 2010-24; 2-17-2011 by Ord. No. 2010-31; 10-11-2011 by Ord. No. 2011-3; 4-9-2012 by Ord. No. 2012-5; 4-9-2012 by Ord. No. 2012-6; 9-9-2013 by Ord. No. 2013-17; 9-14-2015 by Ord. No. 2015-3; 6-13-2016 by Ord. No. 2016-4; 7-10-2017 by Ord. No. 2017-5; 8-14-2018 by Ord. No. 2018-13; 9-10-2018 by Ord. No. 2018-15; 7-8-2019 by Ord. No. 2019-10; 7-13-2020 by Ord. No. 2019-23; 12-14-2020 by Ord. No. 2020-9; 11-14-2023 by Ord. No. 2023-16; 8-13-2024 by Ord. No. 2024-10]

KEY:

P = The use is permitted in the designated zoning district.

S = The use is permitted only as a special use in the designated zoning district.

N = The use is not permitted in the designated zoning district.

Use Classification	R-40	R-20	R-15	R-10	R-7	B-1	B-2	B-3	PD	PMUD	I	I-S	I-L	ROD
Subsection 1. Agricultural uses.														
1. Commercial raising of crops	P	S	N	N	N	N	N	N	N	N	P	P	P	N
2. Commercial raising of animals, fowl, or fish. This includes breeding kennels for the raising of dogs or cats.	P	N	N	N	N	N	N	N	N	N	P	P	P	N
3. Reservation for the production or protection of wildlife and plant life	P	S	N	N	N	N	N	N	N	N	P	P	P	N
4. The keeping of animals for recreational or educational purposes or for appropriate 4-H Club activities on a limited scale, provided there is adequate land area to prevent the creation of a nuisance to abutting properties	P	S	N	N	N	N	N	N	N	N	P	P	P	N
5. A building or structure to be used for the display and sale of products produced by the uses allowed herein on said land	S	S	N	N	N	N	N	N	N	N	S	S	S	N
6. Accessory buildings, including a garage, accessory living quarters, greenhouses, stable, barn, pen, coop, crib, silo and any other buildings, equipment or activities incidental to, necessary for, and located on the same lot as the agricultural use permitted	P	S	N	N	N	N	N	N	N	N	S	S	S	N
7. Commercial greenhouse or nursery	S	S	S	S	S	S	P	N	N	N	P	N	P	P
8. Commercial composting: Any commercial composting of any materials, including, but not limited to, leaves, brush, grass clippings, food scraps, meat, fish, dairy products, vegetables or fruit scraps, garden waste and animal waste is prohibited. No commercial greenhouse or nurseries shall be used as composting facilities.	N	N	N	N	N	N	N	N	N	N	N	N	N	N
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Subsection 2. Residential uses.														
1. Single-family dwelling	P	P	P	P	P	N	N	S	P	P	N	N	N	N
2. Two-family duplex dwelling	N	N	N	P	P	N	N	S	P	P	N	N	N	N
3. Two-family dwelling	N	N	N	N	P	N	N	S	P	P	N	N	N	N
4. Multi-family dwelling ¹	N	N	N	P	P	N	N	S	P	P	N		N	N
5. Taking of boarders or the renting of rooms by a resident family ²	N	N	N	N	P	N	N	N	P	P	N	N	N	N
6. Lodging or boarding house for not more than 12 persons	N	N	N	N	S	N	N	N	N	N	N	N	N	N
7. Dormitory for a permitted use	S	S	S	S	S	N	N	N	S	S	N	N	N	N
8. Motel, hotel or tourist court	N	N	N	N	N	N	P	P ²⁷	S	S	N	N	N	P
9. Customary home occupation carried on by the occupant ⁴	S	S	S	S	S	N	N	N	S	S	N	N	N	N
10. Sale of handicraft or home craft products manufactured on the premises ⁵	S	S	S	S	S	N	N	N	S	S	N	N	N	N
11. Keeping of customary animals as household pets	P	P	P	P	P	P	P	N	P	P	N	N	N	N
12. Households	P	P	P	P	P	N	N	N	P	P	N	N	N	N
13. Community residences	P	P	P	P	P	N	N	N	P	P	N	N	N	N
14. Family day-care homes	P	P	P	P	P	S	S	N	S	S	N	N	N	N
15. Conservation development ²³	P	P	P	N	N	N	N	N	S	S	N	N	N	N
16. Flexible design residential properties	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N
17. Room reseller	N	N	N	N	N	N	P	P	S	S	N	N	N	P
Subsection 3. Open recreation uses.														
1. Golf courses ⁶	P	S	N	N	N	N	N	N	S	S	N	N	N	N
2. Public park, playground or reservations: (a) To include structure to be used, arranged or designed for shelter, and comfort of the users; (b) To include the furnishings of food and drink, and personal services and equipment incidental to the uses of such park or reservation.	P	P	P	P	P	N	N	N	S	S	N	N	N	N
3. Bathing beach	P	N	N	N	N	N	N	N	N	N	N	N	N	N
4. Municipal or commercial swimming pools	S	N	N	N	N	S	P	N	S	S	N	N	N	N
5. Swimming pools as an accessory use	P	P	P	P	P	S	P	N	P	P	N	N	N	N
6. Drive-in theater	N	N	N	N	N	N	S	N	N	N	N	N	N	N
7. Riding stables or academies	S	N	N	N	N	N	N	N	N	N	N	N	N	N
8. Camp for girls or boys	S	N	N	N	N	N	N	N	N	N	N	N	N	N
9. Other open commercial recreation	S	N	N	N	N	S	S	N	S	S	N	N	N	N
Subsection 4. Public and semipublic uses.														
1. Church or other place of worship	S	S	S	S	S	S	S	N	S	S	N	N	N	N
2. Clubs, lodges, social and community center buildings ⁷	N	N	N	S	S	S	N	N	S	S	N	N	N	P
3. Charitable institutions ⁸	S	S	S	S	S	N	N	N	P	P	N	N	N	P
4. Municipal and government buildings ⁹	P	P	P	P	P	P	P	N	P	P	P	S	P	P
5. Municipal and governmental buildings, penal, public work and utility	S	S	S	S	S	N	N	N	N	N	S	S	S	N
6. Fire or police station	P	P	P	P	P	P	P	N	P	P	P	S	P	P
7. Municipal recreation hall	N	N	N	S	S	N	N	N	S	S	N	N	N	N
8. Cemetery	S	S	N	N	N	N	N	N	S	S	N	N	N	N
9. Crematorium	S	N	N	N	N	N	N	N	N	N	N	N	N	N
10. Individual instruction	P	P	P	P	P	P	P	N	P	P	N	N	N	P
11. Day nursery, nursery schools, kindergarten or other agency giving day care to children	S	S	S	S	S	N	N	N ¹⁰	S	P	N	N	N	P

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12. Elementary or secondary school, junior college, college or university	S	S	S	S	S	N	N	N	S	S	N	N	N	N
13. Trade, professional, or other school	N	N	N	N	N	S	S	N	S ¹¹	S	S	N	S	N
14. School conducted as private gainful business for teaching subjects as instrumental music, singing and dancing	N	N	N	N	N	N	P	N	P	P	P	N	P	P
15. Adult day care	N	N	N	P	P	P	P	P	S	S	N	N	N	N
16. Public/semipublic office related use with drive-through window and/or exterior (outside) automated service center/facility as a principal use	N	N	N	N	N	S	S	S	S	P	N	N	N	P
17. Public/semipublic office related use with drive-through window and/or exterior (outside) automated service center/facility as an accessory use	N	N	N	N	N	S	S	S	S	P	N	N	N	P
18. Continuing Care Retirement Community (CCRC)	P	N	N	N	N	N	S	N	S	N	N	N	N	P
Subsection 5. Public utility uses.														
1. Electric power substation	S	S	S	S	S	S	S	S	S	S	S	S	S	N
2. Electric power generating plant, however fueled	S	S	S	S	S	S	S	S	S	S	S	S	S	N
3. High voltage electric transmission towers	S	S	S	S	S	S	S	S	S	S	S	S	S	N
4. Wireless telecommunications transmission facilities														
(a) Antenna co-location on preexisting wireless communications tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P
(b) Monopole ²⁴	S	S	S	N	N	N	S	S	N	S	P	P	P	N
(c) Building-mounted facility on a 10- or more story building	P	P	P	P	P	P	P	P	P	P	P	P	P	P
(d) Building-mounted facility on a building less than 10 stories	S	S	S	S	S	S	S	S	S	S	S	S	S	S
(e) Disguised antenna ²⁵	P	P	P	P	P	P	P	P	P	P	P	P	P	P
(f) Pole-mounted facility ²⁵	P	P	P	P	P	P	P	P	P	P	P	P	P	P
(g) Lattice tower	N	N	N	N	N	N	N	N	N	N	S	S	S	N
5. Public utility tower not otherwise specified herein	S	S	S	S	S	S	S	S	S	S	S	S	S	N
6. Public utility pole	P	P	P	P	P	P	P	P	P	P	P	P	P	N
7. Telephone exchange ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	N
8. Water tower	P	P	P	P	P	P	P	P	P	P	P	P	P	N
9. Water pumping station	P	P	P	P	P	P	P	P	P	P	P	P	P	N
10. Sewage treatment or disposal plant	S	S	S	S	S	S	S	S	N	N	S	S	S	N
11. Sewage pumping station	P	P	P	P	P	P	P	P	P	P	P	P	P	N
12. Any other structure which is part of a public utility service system	S	S	S	S	S	S	S	S	S	S	S	S	S	N
13. Public utility building, structure, facilities or use not otherwise specified	S	S	S	S	S	S	S	S	S	S	S	S	S	N
14. Incinerator	N	N	N	N	N	N	N	N	N	N	N	N	N	N
15. Dumps or sanitary landfills	N	N	N	N	N	N	N	N	N	N	N	N	N	N
16. Solid waste transfer station	N	N	N	N	N	N	N	N	N	N	N	N	N	N
17. Wind Turbine ²⁹	N	N	N	N	N	N	N	N	N	N	S	S	S	N

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Subsection 6. Office uses.														
Use Classification	R-40	R-20	R-15	R-10	R-7	B-1	B-2	B-3	PD	PMUD	I	I-S	I-L	ROD
1. Not more than one office or studio of a physician, surgeon, dentist, lawyer, architect, engineer, real estate broker, accountant or insurance agent, residing on the premises, and not having more than two employees or associates	S	S	S	S	S	S	N	N	P	P	N	N	N	N
2. Professional office, real estate, insurance agency, etc.	N	N	N	N	N	P	P	N	P	P	N	N	N	P
3. Bank or bank building, credit union or office building	N	N	N	N	N	P	P	P	P	P	N	N	N	P
4. Temporary real estate office (one year only)	S	S	S	S	S	N	N	N	P	P	N	N	N	N
5. Office for wholesale or manufacturing use	N	N	N	N	N	P	P	N	N	N	P	N	P	P
6. Office building	N	N	N	N	N	P	P	P	P	P	N	N	N	P
7. Office complex for one or more tenants, veterinary office (no outside runs or exercise areas), medical uses, financial institutions	N	N	N	N	N	N	P	P	P	P	N	N	N	P
8. Office use with drive-through window and/or exterior (outside) automated service center/facility as a main use	N	N	N	N	N	S	S	S	S	P	N	N	N	P
9. Office use with drive-through window and/or exterior (outside) automated service center/facility as an accessory use	N	N	N	N	N	S	S	S	S	P	N	N	N	P
Subsection 7. Transportation uses.														
1. Airport	S	N	N	N	N	N	N	N	N	N	S	S	S	N
2. Heliport	S	N	N	N	N	N	N	N	N	N	S	S	S	N
3. Commercial off-street parking terminal	N	N	N	N	N	S	P	N	P	P	S	N	S	P
4. Motor or rail freight terminal	N	N	N	N	N	N	S	N	N	N	P	N	P	P
5. Bus or rail passenger terminal	N	N	N	N	N	N	S	N	N	N	P	N	P	P
Subsection 8. Restaurants and entertainment.														
1. Lunchroom or restaurant														
a. Not including entertainment or liquor	N	N	N	N	N	P	P	P	P	P	N	N	N	P
b. Including entertainment or liquor	N	N	N	N	N	S	P	S	S	S	N	N	N	P
2. Tavern or nightclub	N	N	N	N	N	S	P	S	S	S	N	N	N	P
3. Theater or concert hall	N	N	N	N	N	S	P	P	S	S	N	N	N	P
4. Indoor commercial recreation	N	N	N	N	N	S	P	P	S	S	N	N	N	P
5. Drive-in or car-hop restaurant ²⁸	N	N	N	N	N	S	S	N	N	N	N	N	N	P
6. Interchange business theater complex	N	N	N	N	N	N	N	P	N	N	N	N	N	N
7. Interchange business restaurant	N	N	N	N	N	N	N	P	N	N	N	N	N	N
8. Adult entertainment	N	N	N	N	N	N	N	N	N	N	S	S	S	N
9. Food service/restaurant use with drive-through window and/or exterior (outside) automated service center/facility as a main use ²⁸	N	N	N	N	N	S	S	S	S	P	N	N	N	P
10. Food service/restaurant use with drive-through window and/or exterior (outside) automated service center/facility as an accessory use ²⁸	N	N	N	N	N	S	S	S	S	P	N	N	N	P

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Subsection 9. Service business.														
1. Personal convenience service, including but not limited to the following: barber shop, beautician, shoe repair, cleanser, laundry pickup	N	N	N	N	N	P	P	N	P	P	N	N	N	P
2. Specialty services, including but not limited to the following: printing and Photostat shop, tailor, photo studio, interior decorating shop, catering services	N	N	N	N	N	P	P	N	P	P	N	N	N	P
3. Mortuary or funeral home	N	N	N	N	S	S	S	N	N	S	N	N	N	N
4. Radio, television, or appliance repair	N	N	N	N	S	P	P	N	P	P	N	N	N	N
5. Veterinary hospital	S	N	N	N	N	N	P	N	P	P	N	N	N	P
5a. Veterinary office, no outside runs or exercise areas. Note: building for said use shall not exceed 2,500 gross sq. ft. in a B-1 Zone.	N	N	N	N	N	P	P	N	P	P	N	N	N	P
6. Gasoline filling station, including the temporary storage of inoperable vehicles (no major repairs)	N	N	N	N	N	S	S	N	N	N	N	N	N	P
7. General automobile repair including outdoor storage of repairable vehicles	N	N	N	N	N	S	S	N	N	N	N	N	N	P
8. Auto body shop ¹⁴	N	N	N	N	N	S	S	N	N	N	N	N	N	N
9. Truck, tractor-trailer or similar heavy-duty vehicle repair, including outdoor storage of repairable vehicles	N	N	N	N	N	N	S	N	N	N	S	N	S	N
10. Vehicle rental agency	N	N	N	N	N	S	S	N	N	N	N	N	N	P
11. Coin-operated car wash	N	N	N	N	N	N	S	N	N	N	N	N	N	P
12. Coin-operated aundromat or dry-cleaning shop	N	N	N	N	N	S	S	N	P	P	N	N	N	P
13. Parking and/or storage of trucks, backhoes, bulldozers, excavating equipment, tractor-trailer trucks, garbage trucks, cesspool trucks and similar vehicles	N	N	N	N	N	N	S	N	N	N	P	P	P	N
14. Service business use with drive-through window and/or exterior (outside) automated service center/facility as a main use	N	N	N	N	N	S	S	S	S	P	N	N	N	P
15. Service business with drive-through window and/or exterior (outside) automated service center/facility as an accessory use	N	N	N	N	N	S	S	S	S	P	N	N	N	P
16. Automotive recycling facility	N	N	N	N	N	N	N	N	N	N	S	N	N	N
17. Pawnbrokers	N	N	N	N	N	N	N	N	N	N	S	S	S	N
18. Boarding, daycare and grooming services. Note: building for said use shall not exceed 2,500 gross sq. ft. in a B-1 Zone	N	N	N	N	N	P	P	N	P	P	N	N	N	P
18a. Animal shelter. Building for said use shall not exceed 2,500 gross sq. ft. in a B-1 Zone	N	N	N	N	N	P	P	N	N	N	P	P	P	N
19. Self-storage facility	N	N	N	N	N	N	S	N	N	N	P	P	P	N
20. Self-storage facility, multistory	N	N	N	N	N	N	P	N	N	N	P	P	P	N

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Subsection 10. Retail business.														
1. Grocery, bakery, drug, dairy product store, egg and poultry store, delicatessen store, meat, fish and seafood store	N	N	N	N	N	P	P	P	P	P	N	N	N	P
2. Supermarket	N	N	N	N	N	S	P	P ¹⁵	S	P	N	N	N	P
3. Fruit or vegetable stand	N	N	N	N	N	S	S	N	S	S	N	N	N	P
4. Garden supply store, florist shop	S	N	N	N	N	P	P	N	P	P	N	N	N	P
5. Package liquor store	N	N	N	N	N	P	P	N	P	P	N	N	N	P
6. Book store, card shop, gifts, novelty or souvenir store, hobby supply store, jewelry store, musical instruments and record store, newsstand, notions store, tobacco store, toy store	N	N	N	N	N	P	P	P	P	P	N	N	N	P
7. General merchandise, department store, furniture and household goods ¹⁶	N	N	N	N	N	S	P	P	S	P	N	N	N	P
8. Apparel and accessories store, dry goods store, luggage store, sporting goods store and hardware store	N	N	N	N	N	P	P	P	P	P	N	N	N	P
9. Automobile accessories store; bicycle store	N	N	N	N	N	S	P	P	S	P	N	N	N	P
10. Automobile sales in a building, including snowmobiles, minibikes, motorcycles and all similar land and amphibious motor vehicles ¹⁷	N	N	N	N	N	N	S	N	N	N	N	N	N	N
11. Automobile sales in an open lot ¹⁸	N	N	N	N	N	N	S	N	N	N	N	N	N	N
12. Boat and boat accessory or supply sales	N	N	N	N	N	N	S	N	N	N	N	N	N	N
13. Used furniture ¹⁹	N	N	N	N	N	S	S	N	S	P	N	N	N	P
14. Antique sales ²⁰	N	N	N	N	N	S	S	N	P	P	N	N	N	P
15. Trailer sales and services	N	N	N	N	N	N	S	N	N	N	N	N	N	N
16. Interchange business commercial and retail uses: supermarket, department store, furniture store, lumber yard/supply store, shopping mall, either enclosed or open, hotels, theater complex, restaurants, drugstores, discount department store, children's recreational facility including custodial care, bookstore, office supply store, arts, crafts and hobby store, electronic and computer store, similar uses	N	N	N	N	N	N	N	P	N	N	N	N	N	N
17. Retail use with drive-through window and/or exterior (outside) automated service center/facility as a main use	N	N	N	N	N	S	S	S	S	P	N	N	N	P
18. Retail use with drive-through window and/or exterior (outside) automated service center/facility as an accessory use	N	N	N	N	N	S	S	S	S	P	N	N	N	P
19. Cannabis and cannabis accessories, retail	N	N	N		N	N	Y	N	N	N	Y	Y	Y	N
20. Cannabis and cannabis accessories, retail with drive-through	N	N	N		N	N	S	N	N	N	S	S	S	N
Subsection 11. Wholesale business and storage.														

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1. Wholesale business, storage and distribution of nonflammable and nonexplosive materials with a structure	N	N	N	N	N	S	S	N	N	N	P	N	P	P
2. Wholesale business and open lot storage of new building materials and machinery	N	N	N	N	N	S	S	N	N	N	P	N	P	N
3. Open lot storage of solid fuel, sand, gravel or stone	S	N	N	N	N	S	S	N	N	N	S	S	S	N
4. Storage of flammable or explosive material	N	N	N	N	N	N	N	N	N	N	S	S	N	P
5. Junkyards or salvage yards, including outdoor storage of used materials, scrap or other salvage material	N	N	N	N	N	N	N	N	N	N	S	S	N	N
6. Retail outlet for a wholesale storage or manufacturing use ²¹	N	N	N	N	N	S	S	N	N	N	P	N	S	P
7. Storage of heating fuels	N	N	N	N	N	S	S	N	N	N	P	N	S	P
8. Natural gas pipeline injection station. ²⁶	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Subsection 12. Industrial and related uses.														
1. Manufacturing, storing, processing, fabricating, packaging or assembling activities ²²	N	N	N	N	N	N	N	N	N	N	P	P	P	N
2. Flammable material storage	N	N	N	N	N	N	N	N	N	N	S	S	S	N
3. Structure or facilities created for the manufacturing or storage of industrial gas	N	N	N	N	N	N	N	N	N	N	N	N	N	N
4. Manufacturing, storing, processing, or packaging of cement, asphalt, bituminous asphalt, lime, chalk, or other similar products	N	N	N	N	N	N	N	N	N	N	S	S	S	N
5. Interchange business, nonnoxious, low impact manufacturing processes, computers – component or complete assemblies, electronic assembly, subcomponent assembly, etc.	N	N	N	N	N	N	N	P	N	N	N	N	N	N
Subsection 13. Accessory uses.														
1. Any use or structure accessory to, normally incidental to and necessary for the operation of use permitted in the district located on the same lot or site with the principal use or structure	P	P	P	P	P	P	P	P	P	P	P	P	P	N
2. Any use or structure accessory to, normally incidental to and necessary for the operation of a use permitted as a special use in the district, located on the same lot or site with the principal use or structure	S	S	S	S	S	S	S	S	S	S	S	S	S	N

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3. Accessory family dwelling unit: Any such use allowed by special use permit under this chapter shall be conditioned upon the annual written representation to the Zoning Enforcement Officer, accompanied by satisfactory evidence, that the occupant (or occupants, as the case may be) of the accessory family dwelling unit is a member (or are members, as the case may be) of the family of the occupant or occupants of the principal residence.	S	S	S	S	S	N	N	N	S	S	N	N	N	N
Subsection 14. Miscellaneous.														
1. Any use not specifically listed which is not prohibited in Subsections 1 through 13 will require a ruling as to general classification by the Zoning Board of Review. If such a classification is listed as a special use, the provisions of § 340-75 will apply.														N
Subsection 15. Special uses.														
1. Compassion center	N	N	N		N	N	N	N	N	N	S	S	S	N
2. Marijuana cultivation center	N	N	N		N	N	N	N	N	N	S	S	S	N
3. Marijuana emporium	N	N	N		N	N	N	N	N	N	S	S	S	N
4. Medical marijuana facility	S	S	S		S	S	S	S	S	S	S	S	S	S

NOTES:

- ¹ Subject to and in accordance with the requirements of §§ 340-47 through 340-61.
- ² For more than two or more boarders or renters.
- ³ See also Subsection 10, No. 16, of this Table III D-1.
- ⁴ Provided that not more than 150 square feet of the area of one floor is devoted to such use and such activity shall not be visible from a lot line and there shall be no exterior advertising.
- ⁵ Provided that such merchandise is not displayed outside of a structure.
- ⁶ Except driving tees or ranges, or miniature courses and similar uses operated for commercial purposes.
- ⁷ Provided that they are nonprofit organizations.
- ⁸ No commercial activity.
- ⁹ Except penal, public works, and utility.
- ¹⁰ See also Subsection 10, No. 16, of this Table III D-1.
- ¹¹ Trade school requiring outdoor activity such as tractor trailer driving school is prohibited in a PD and PMUD.
- ¹² Provided no business is conducted therein.
- ¹³ The outdoor storage area of vehicles must be suitably screened by closed fencing from abutting properties and the street.
- ¹⁴ See Subsection 10, Interchange business commercial and retail uses, as applicable, of this Table III D-1.
- ¹⁵ Including storage up to 30% of the gross floor area.
- ¹⁶ Including repairs.
- ¹⁷ Excluding major repairs.
- ¹⁸ Provided that there is no outside display other than advertising.
- ¹⁹ No outside display.
- ²⁰ Provided that the floor area devoted to such selling shall not exceed 1,000 square feet.
- ²¹ Subject to and in compliance with Article IV, Industrial Performance Standards, and § 340-27, Site plan review and approval for industrial uses.
- ²² The provisions of this table notwithstanding, the uses permitted in a conservation development in any zoning district where permitted shall be governed by the provisions of §§ 340-145 through 340-151.
- ²³ No more than one antenna array may be co-located on the exterior of a monopole. The requirements of Article XXIII, entitled "Wireless Telecommunications Facilities," must be satisfied for co-locations in any industrial zone.
- ²⁴ The Building Official may approve by right, or by right with conditions, in accordance with § 340-155A, if the telecommunications facility is not visible from the exterior of the structure.
- ²⁵ Subject to and in accordance with §§ 340-10 through 340-18 and 340-27.
- ²⁶ Only hotels, as defined, are permitted.
- ²⁷ Not permitted within 250 feet of a residential zone.
- ²⁸ No wind turbine may be located within 500 feet of a residential zone.