

ZONING

340 Attachment 2

Town of North Smithfield

District Use Regulations Table

Use	Zone										
	REA	RA	RS	RU	BH	BN	LC	M	MU 1	MU 2	OS
A. Agricultural uses											
1. Animals, noncommercial raising	Y ¹	Y ¹	Y ¹	Y ¹	N	N	N	N	N	N	N
2. Chicken hens - subject to § 123-27 of the Town Code	Y	Y	Y	N	N	N	N	N	N	N	N
3. Livestock, commercial raising, except pig and/or mink	Y ¹	Y ¹	N	N	N	N	N	N	N	N	N
4. Crops and trees, noncommercial raising	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. Crops and trees, commercial raising	Y	Y	N	N	Y	Y	Y	N	N	N	Y
6. Greenhouse and nursery, commercial	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
7. Farm stand and farm-related products, retail sales	Y	Y	N	N	Y	Y	Y	Y	Y	Y	Y
8. Natural Christmas tree sales	Y	Y	N	N	Y	Y	Y	Y	Y	N	Y
9. Animal hospital or veterinary facility	Y	Y	N	N	Y	Y	Y	N	N	N	N
10. Animal shelter, kennel or animal boarding	Y ¹	Y ¹	N	N	Y	N	N	Y	Y	N	N

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	REA	RA	RS	RU	BH	BN	LC	M	MU 1	MU 2	OS
B. Residential uses											
1. Dwelling, single-family detached	Y	Y	Y	Y	N	N	N	N	N	N	N
2. Accessory dwelling unit (ADU) - subject to Article XIX	Y	Y	Y	Y	N	N	N	N	N	N	N
3. Dwelling, duplex	Y	Y	Y	Y	N	N	N	N	N	N	N
4. Dwelling, multifamily and apartments; 3 to 6 units with no more than 12 bedrooms ² subject to § 340-3.13	N	S	S	Y	N	N	N	N	Y	Y	N
5. Dwelling, multifamily and apartments; 7 or more units with greater than 12 bedrooms ² - subject to § 340-3.13	N	N	S	S	N	N	N	N	Y	Y	N
6. Dwelling, attached for operator or owner of a principal business or manufacturing use	N	N	N	N	N	N	N	N	Y	Y	N
7. Home occupation, utilizing no more than 200 square feet - subject to § 340-4.6	Y	Y	Y	Y	N	N	N	N	Y	Y	N
9. Bed-and-breakfast ²	Y	Y	Y	Y	N	N	N	N	Y	N	N
10. Dormitory for a permitted use ²	N	N	N	N	N	N	N	N	Y	Y	N
11. Transient lodging, exceeding 8 guest bedrooms ²	N	N	N	N	Y	N	N	N	Y	Y	N

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	REA	RA	RS	RU	BH	BN	LC	M	MU 1	MU 2	OS
12. Mobile home, park	N	N	N	N	N	N	N	N	N	N	N
13. Loft, commercial artist	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N
14. Community residences - subject to R.I.G.L. 40.1-24	Y	Y	Y	Y	N	N	N	N	Y	Y	N
15. Elderly housing, limited care facility ²	N	N	Y	Y	N	N	N	N	Y	Y	N
16. Residential care and assisted living ²	Y	Y	Y	Y	N	N	N	N	Y	Y	N
17. Halfway house	N	N	N	N	N	N	N	N	N	N	N
18. Transient residential facility	N	N	N	N	N	N	N	N	Y	N	N
19. Mobile home, single unit	N	N	N	N	N	N	N	N	N	N	N
20. Tiny house on wheels	N	N	N	N	N	N	N	N	N	N	N
21. Short-term rentals single-family home, less than 30 days	N	N	N	N	N	N	N	N	N	N	N
C. Office uses											
1. Home office - subject to § 340-4.6	Y	Y	Y	Y	N	N	N	N	N	N	N
2. Temporary real estate office and/or construction trailers (Not to exceed one year)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
3. Office, accessory to a wholesale or manufacturing use	N	N	N	N	Y	Y	Y	Y	Y	Y	N
4. Medical office building excluding clinic	N	N	N	N	Y	Y	Y	N	Y	Y	N
5. Medical clinic	N	N	N	N	Y	N	N	Y	Y	Y	N

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	REA	RA	RS	RU	BH	BN	LC	M	MU 1	MU 2	OS
6. Professional office building non-medical, including real estate, insurance, law office, accountant, architect, or other nonmedical professional services	N	N	N	N	Y	Y	Y	Y	Y	Y	N
D. Public and semi-public uses											
1. School, public or private including college or university ²	Y	Y	N	N	Y	N	N	N	Y	Y	N
2. Day-care center/nursery school, up to 12 children	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N
3. Day-care center/nursery school, over 12 children ²	N	N	N	N	Y	Y	Y	Y	Y	Y	N
4. Day care, family day care home	Y	Y	Y	Y	N	N	N	N	N	N	N
5. School, trade or professional	N	N	N	N	Y	N	N	Y	Y	Y	N
6. Religious institution or place of worship	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
7. Cultural activities, including library, museums, aquariums	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N
8. Rest home, convalescent home, nursing home ²	Y	Y	Y	Y	Y	N	N	N	Y	Y	N
9. Hospital or health services facility greater than 5,000 square feet ²	N	N	N	N	Y	N	N	N	N	N	N

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10. Fire, police, or rescue station	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
11. Sewage or water plant	N	N	N	N	Y	Y	Y	Y	Y	Y	N
12. Landfill	N	N	N	N	N	N	N	N	N	N	N
13. Incinerator	N	N	N	N	N	N	N	N	N	N	N
14. Government, other municipal uses	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N
15. Government, municipal garage or utility	N	N	N	N	Y	N	Y	Y	Y	Y	N
16. Hall, general purpose used for recreation, social or other intermittent functions - not serving alcohol	N	N	N	N	Y	Y	Y	N	Y	N	N
17. Hall, general purpose used for recreation, social or other intermittent functions - serving alcohol	N	N	N	N	Y	N	N	N	Y	N	N
18. Cemetery	Y	Y	Y	Y	N	N	N	N	N	N	N
19. Community center	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N
20. Penal facility or prison	N	N	N	N	N	N	N	N	N	N	N
21. Rehabilitation facility, drug or alcohol	N	N	N	N	N	N	N	N	N	N	N
E. Open recreation											
1. Public parks, playgrounds, picnic groves, open land refuges and preserves, etc.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Golf course	Y	Y	Y	Y	N	N	N	N	N	N	Y
3. Country club ²	Y	Y	Y	Y	N	N	N	N	N	N	Y
4. Riding academy or stable, commercial ¹	Y	N	N	N	N	N	N	N	N	N	N

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	REA	RA	RS	RU	BH	BN	LC	M	MU 1	MU 2	OS
5. Amusement park	N	N	N	N	N	N	N	N	N	N	N
6. Carnival or circus (not to exceed 60 days)	Y	Y	N	N	Y	N	N	N	N	N	N
7. Fairground or exposition grounds - subject to § 340-3.10	S	N	N	N	N	N	N	N	N	N	N
8. Day camp	Y	Y	N	N	N	N	N	N	N	N	Y
9. Drive-in theater - subject to § 340-3.9	N	N	N	N	S	N	N	N	N	N	N
10. Summer theater or amphitheater	Y	N	N	N	N	N	N	N	Y	N	N
11. Recreation, outdoor commercial	N	N	N	N	Y	N	N	Y	Y	Y	N
F. Restaurants and entertainment											
1. Restaurant	N	N	N	N	Y	Y	Y	N	Y	Y	N
2. Banquet facility seating capacity of 300+ people ²	N	N	N	N	Y	N	N	Y	Y	N	N
3. Fast food restaurant – drive-through ² - subject to § 340-3.14	N	N	N	N	S	N	N	N	N	N	N
4. Fast food restaurant – no drive-through ²	N	N	N	N	Y	N	N	N	N	N	N
5. Night club, tavern, lounge	N	N	N	N	Y	N	N	N	Y	N	N
6. Adult entertainment	N	N	N	N	N	N	N	N	N	N	N
7. Theater or concert hall	N	N	N	N	Y	N	N	N	Y	N	N
8. Recreation, indoor commercial	N	N	N	N	Y	Y	Y	Y	Y	Y	N
9. Casino or racetrack	N	N	N	N	N	N	N	N	N	N	N

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G. Retail business and service											
1. Health and fitness facility/gymnasium or gym	N	N	N	N	Y	Y	Y	N	Y	Y	N
2. Adult entertainment specialty shops	N	N	N	N	N	N	N	N	N	N	N
3. Engine repair, non-automotive excluding heavy equipment	N	N	N	N	Y	N	N	N	N	Y	N
4. Automotive, fueling area; gas stations	N	N	N	N	Y	Y	N	N	N	N	N
5. Automotive, car wash ²	N	N	N	N	Y	N	N	N	N	N	N
6. Automotive, light repair garage (excluding body work)	N	N	N	N	Y	Y	N	Y	N	Y	N
7. Automotive, heavy repair garage (excluding body work)	N	N	N	N	Y	N	N	Y	N	Y	N
8. Automotive, rental	N	N	N	N	Y	Y	Y	Y	Y	Y	N
9. Automotive, sales	N	N	N	N	Y	N	N	N	N	N	N
10. Liquor store	N	N	N	N	Y	Y	N	N	Y	Y	N
11. Funeral home or mortuary	N	N	N	N	Y	Y	N	N	N	N	N
12. Crematorium	N	N	N	N	N	N	N	N	N	N	N
13. Radio or television studio	N	N	N	N	Y	Y	Y	Y	Y	Y	N
14. Amateur radio antenna and/or tower, less than 70 feet in height	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
15. Broadcast radio and/or television towers	N	N	N	N	N	N	N	Y	N	N	N

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16. Cellular communications antenna array on an existing structure or building - subject to § 340-3.15	N	N	N	N	S	S	S	S	S	S	N
17. Cellular communications tower - monopole up to 125 feet in height - subject to § 340-3.15	S	N	N	N	S	N	N	S	S	S	N
18. Cellular communications tower - monopole over 125 feet in height and up to 200 feet in - subject to § 340-3.15	S	N	N	N	S	N	N	S	N	S	N
19. Cellular communications tower - lattice or guyed, any height up to 200 feet in height - subject to § 340-3.15	N	N	N	N	N	N	N	S	N	N	N
20. Retail sales on a vacant lot	N	N	N	N	N	N	N	N	N	N	N
21. Shopping center - subject to § 340-3.12	N	N	N	N	S	N	N	N	N	N	N
22. Propane tanks, wholesale or retail filling	N	N	N	N	Y	N	N	Y	N	N	N
23. Retail sales and service establishments 5,000 square feet GLA ⁴ or less	N	N	N	N	Y	Y	Y	N	Y	Y	N
24. Retail sales and service establishments 5,000 to 20,000 square feet GLA ⁴	N	N	N	N	Y	Y	N	N	N	N	N

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25. Retail sales/service, over 20,000 feet GLA ⁴	N	N	N	N	Y	N	N	N	N	N	N
26. Bank or financial institution with drive-through - subject to § 340-3.14	N	N	N	N	S	S	S	N	S	S	N
27. Bank or financial institution, without drive-through	N	N	N	N	Y	Y	Y	N	Y	Y	N
28. Hotel or motel ²	N	N	N	N	Y	N	Y	Y	Y	Y	N
H. Wholesale business and storage											
1. Wholesale business and storage of non-flammable and non-explosive material in a building	N	N	N	N	Y	N	N	Y	N	Y	N
2. Open lot storage of building materials, machinery, and/or serviceable automotive and boat equipment, excluding retail sales ³	N	N	N	N	N	N	N	Y	N	Y	N
3. Open lot storage, solid fuel, sand and gravel, excluding retail sales ³	N	N	N	N	N	N	N	Y	N	N	N
4. Open lot storage, junk and salvage material, excluding retail sales ³	N	N	N	N	N	N	N	N	N	N	N

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5. Storage of flammable, hazardous, or explosive materials, not integral to a manufacturing process	N	N	N	N	N	N	N	N	N	N	N
6. Retail outlet for a wholesale or storage use, including the sale of ice, fuel oil, coal, wood on site	N	N	N	N	Y	N	N	Y	N	N	N
7. Self-storage, mini-storage, mini-warehouse facility	N	N	N	N	Y	N	N	Y	N	Y	N
8. General warehouse	N	N	N	N	N	N	N	Y	N	Y	N
9. Building trades contractor, landscaper, tree service, plumber, electrician, HVAC, fuel oil, carpenter, construction company and/or other similar services	N	N	N	N	Y	N	N	Y	Y	Y	N
I. Service industries											
1. Laundry or dry-cleaning plant ⁴	N	N	N	N	N	N	N	Y	N	Y	N
2. Furniture, carpet, and rug cleaning plant	N	N	N	N	N	N	N	Y	N	Y	N
3. Auto body or paint shop	N	N	N	N	N	N	N	Y	N	N	N
4. Blacksmith or welding shop	N	N	N	N	N	N	N	Y	N	N	N
5. Power-generating station or substation using fossil fuels (e.g., coal, oil, gas)	N	N	N	N	N	N	N	N	N	N	N

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6. Waste-to-energy power generation station or substation (e.g., methane, excluding burning solid waste)	N	N	N	N	N	N	N	N	N	N	N
7. Renewable energy power generation plant using water	N	N	N	N	Y	Y	Y	Y	Y	Y	N
8. Roof-mounted solar photovoltaic systems as accessory use to residential or commercial buildings	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
9. Utility scale ground-mounted solar photovoltaic systems for commercial use	ZCH ⁵	ZCH ⁵	ZCH ⁵	ZCH ⁵	ZCH ⁵	ZCH ⁵	ZCH ⁵	ZCH ⁵	ZCH ⁵	ZCH ⁵	N
10. Renewable energy generated by wind	N	N	N	N	N	N	N	N	N	N	N
J. Industrial uses											
1. Retail outlet for industrial operation	N	N	N	N	N	N	N	Y	Y	Y	N
2. Mining, quarrying, sand and gravel extraction, loam stripping, stone cutting	N	N	N	N	N	N	N	N	N	N	N
3. Recycling facility	N	N	N	N	N	N	N	N	N	N	N
4. Transfer station	N	N	N	N	N	N	N	N	N	N	N
5. Light-industrial, including on-site retail outlet	N	N	N	N	N	N	N	Y	Y	Y	N

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6. Heavy-industrial, excluding on-site retail outlet	N	N	N	N	N	N	N	Y	N	N	N
7. Noxious industrial	N	N	N	N	N	N	N	N	N	N	N
8. Concrete and/or asphalt plant	N	N	N	N	N	N	N	N	N	N	N
9. Hazardous waste management facility	N	N	N	N	N	N	N	N	N	N	N
K. Transportation uses											
1. Airport landing strip or pad	N	N	N	N	N	N	N	N	N	N	N
2. Heliport	N	N	N	N	N	N	N	Y	N	N	N
3. Parking, commercial off-street facility	N	N	N	N	Y	Y	Y	Y	Y	N	N
4. Rail or motor freight, terminal	N	N	N	N	N	N	N	Y	N	Y	N
5. Rail or bus passenger, station	N	N	N	N	Y	N	N	Y	N	N	N
6. Taxicab, dispatching office	N	N	N	N	Y	Y	Y	Y	Y	Y	N
7. Taxicab, garage; limousine livery	N	N	N	N	Y	N	Y	Y	N	N	N
L. Accessory uses											
1. Any accessory use customarily incidental to a use permitted in the district and located on the same site	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
M. Medical and recreational marijuana											
1. Retail sales - cannabis	N	N	N	N	S	N	S	S	S	S	N

ZONING

Use	Zone										
	REA	RA	RS	RU	BH	BN	LC	M	MU 1	MU 2	OS
2. Testing laboratories - cannabis	N	N	N	N	S	N	S	S	S	S	N
3. Compassion center	N	N	N	N	N	N	N	N	N	N	N
4. Medical marijuana - card holder and/or caregiver	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
5. Licensed cultivator	N	N	N	N	N	N	N	S	N	N	N
6. Non-residential cooperative cultivation	N	N	N	N	N	N	N	N	N	N	N

FOOTNOTE KEY

1. Requires a minimum area of five acres.
2. Only in areas served by municipal water and sewers.
3. Must be screened by an opaque fence or hedge no less than seven feet in height.
4. GLA: gross leasable area. The gross leasable area shall include indoor and outdoor space utilized for retail display and sale of goods. The gross leasable area of adjacent stores shall be aggregated in cases where the stores are: 1) engaged in the selling of similar or related goods, wares, or merchandise and operate under common ownership or management; 2) share check stands, a warehouse, or a distribution facility; or 3) otherwise operate as associated, integrated, or cooperative business enterprises.
5. Requires Town Council Zone Change to Solar Photovoltaic Overlay District in accordance with R.I.G.L. § 45-24-52 and Article VII of this Zoning Ordinance.