

ZONING

340 Attachment 2

Town of North Smithfield

District Use Regulations Table  
[Amended 11-20-2023; 9-3-2024]

Use	ZONE											
	REA	RA	RS	RU	BH	B N	LC	M	MU 1	MU 2	OS	
<b>A. Agricultural uses</b>												
1. Pets and watchdogs	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
2. Animals, noncommercial raising (excluding pets, watchdogs, apiary)	Y	Y <sup>1</sup>	Y <sup>1</sup>	Y <sup>1</sup>	N	N	N	N	N	N	N	N
3. Apiary	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
4. Chicken hens per § 123-27 of the Town Code	Y	Y	Y	N	N	N	N	N	N	N	N	N
5. Livestock, commercial raising, except pig and/or mink	Y <sup>1</sup>	Y <sup>1</sup>	N	N	N	N	N	N	N	N	N	N
6. Crops and trees, noncommercial raising	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7. Crops and trees, commercial raising	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y
8. Greenhouse and nursery, commercial	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y
9. Farm stand	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N
10. Farm retail sales building	Y	N	N	N	Y	N	Y	N	Y	Y	Y	N
11. Farm and farm-related products, retail sales	Y	Y	N	N	Y	N	Y	N	Y	Y	Y	N
12. Natural Christmas tree sales	Y	Y	N	N	Y	Y	Y	Y	Y	Y	N	N
13. Animal hospital or veterinary facility	Y	Y	N	N	Y	Y	Y	N	N	N	N	N
14. Livestock, commercial raising, pig and/or mink	N	N	N	N	N	N	N	N	N	N	N	N
15. Kennel or animal boarding	Y <sup>1</sup>	Y <sup>1</sup>	N	N	N	N	N	N	N	N	N	N
16. Medical marijuana	N	N	N	N	N	N	N	N	N	N	N	N
<b>B. Residential uses</b>												
1. Dwelling, single-family detached	Y	Y	Y	Y	N	N	N	N	N	N	N	N
2. Dwelling, accessory	Y	Y	Y	Y	N	N	N	N	N	N	N	N
3. Dwelling, duplex	Y	Y	Y	Y	N	N	N	N	N	N	N	N

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	REA	RA	RS	RU	BH	B N	LC	M	MU 1	MU 2	OS
4. Dwelling, multifamily and apartments; 3 to 6 units with no more than 12 bedrooms <sup>2,4</sup>	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 <sup>2,4</sup>	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, performed by the resident of the premises utilizing no more than 200 square feet of the area of one floor	Y	Y	Y	Y	N	N	N	N	Y	Y	N
9. Bed-and-breakfast <sup>4</sup>	Y	Y	Y	Y	N	N	N	N	Y	N	N
10. Dormitory for a permitted use <sup>4</sup>	N	N	N	N	N	N	N	N	Y	Y	N
11. Transient lodging, not to exceed 8 guest bedrooms <sup>4</sup>	N	N	N	N	Y	N	N	N	Y	Y	N
12. Transient lodging, exceeding 8 guest bedrooms <sup>4</sup>	N	N	N	N	Y	N	N	N	Y	Y	N
13. Mobile home, park	N	N	N	N	N	N	N	N	N	N	N
14. Loft, commercial artist	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N
15. Community residences up to 5 bedrooms; community residences greater than 5 bedrooms <sup>4</sup>	Y	Y	Y	Y	N	N	N	N	Y	Y	N
16. Elderly housing, limited care facility <sup>4</sup>	N	N	Y	Y	N	N	N	N	Y	Y	N
17. Residential care and assisted living <sup>4</sup>	Y	Y	Y	Y	N	N	N	N	Y	Y	N
18. Halfway house	N	N	N	N	N	N	N	N	N	N	N
19. Transient residential facility	N	N	N	N	N	N	N	N	Y	N	N
20. Mobile home, single unit	N	N	N	N	N	N	N	N	N	N	N
21. Residential cooperative cultivation	N	N	N	N	N	N	N	N	N	N	N
22. Patient cultivation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
23. Caregiver cultivation	N	N	N	N	N	N	N	N	N	N	N
24. Tiny house on wheels	N	N	N	N	N	N	N	N	N	N	N
<b>C. Office uses</b>											
1. Office, home	Y	Y	Y	Y	N	N	N	N	Y	Y	N
2. Office, temporary real estate (up to one year)	Y <sup>T</sup>	Y <sup>T</sup>	Y <sup>T</sup>	Y <sup>T</sup>	Y <sup>T</sup>	Y <sup>T</sup>	Y <sup>T</sup>	Y <sup>T</sup>	Y <sup>T</sup>	Y <sup>T</sup>	N

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3. Office, accessory to a wholesale or manufacturing use	N	N	N	N	Y	Y	Y	Y	Y	Y	N
4. Office, construction trailer	Y <sup>T</sup>	Y <sup>T</sup>	Y <sup>T</sup>	Y <sup>T</sup>	Y <sup>T</sup>	Y <sup>T</sup>	Y <sup>T</sup>	Y <sup>T</sup>	Y <sup>T</sup>	Y <sup>T</sup>	N
5. Office, building under 3,000 square feet GLA	N	N	N	N	Y	Y	Y	N	Y	Y	N
6. Office, building 3,000 square feet or greater GLA	N	N	N	N	Y	N	Y	Y	Y	Y	N
<b>D. Public and semipublic uses</b>											
1. School, public or private including college or university <sup>4</sup>	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 <sup>4</sup>	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	Y	Y	N
5. School, trade or professional utilizing heavy machinery for instructional purposes	N	N	N	N	N	N	N	Y	N	Y	N
6. School, trade or professional not utilizing heavy machinery for instructional purposes	N	N	N	N	Y	N	N	Y	Y	Y	N
7. Tutoring, utilizing less than 200 square feet	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
8. Religious institution or place of worship	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N
9. Cultural activities, including library, museums, aquariums	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N
10. Rest home, convalescent home, nursing home <sup>3,7,4</sup>	Y	Y	Y	Y	Y	N	N	N	Y	Y	N
11. Hospital or health services facility greater than 5,000 square feet <sup>4</sup>	N	N	N	N	Y	N	N	N	N	N	N
12. Fire, police, or rescue station	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
13. Sewage or water plant, municipal	N	N	N	N	Y	Y	Y	Y	Y	Y	N
14. Sewage or water plant, nonmunicipal	N	N	N	N	N	N	N	N	N	N	N
15. Landfill	N	N	N	N	N	N	N	N	N	N	N
16. Incinerator	N	N	N	N	N	N	N	N	N	N	N
17. Government, other municipal uses	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N
18. Government, municipal garage or utility	N	N	N	N	N	N	Y	Y	N	Y	N
19. 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
20. Hall, general purpose used for recreation, social or other	N	N	N	N	Y	N	N	N	Y	N	N

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intermittent functions - serving alcohol											
21. Cemetery	Y	Y	Y	Y	N	N	N	N	N	N	N
22. Community center	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N
23. Penal facility or prison	N	N	N	N	N	N	N	N	N	N	N
24. Rehabilitation facility, drug or alcohol	N	N	N	N	N	N	N	N	N	N	N
<b>E. Open recreation</b>											
1. Commercial bathing facility, outdoors	N	N	N	N	N	N	N	N	N	N	N
2. Public parks, playgrounds, picnic groves, open land refuges and preserves, etc.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Golf course, minimum of 3 holes	Y	Y	N	N	N	N	N	N	N	N	N
4. Country club <sup>4</sup>	Y	Y	N	N	N	N	N	N	N	N	N
5. Riding academy or stable, commercial	Y	N	N	N	N	N	N	N	N	N	N
6. Amusement park, commercial	N	N	N	N	N	N	N	N	N	N	N
7. Carnival or circus	Y <sup>T</sup>	Y <sup>T</sup>	N	N	Y	N	N	N	N	N	N
8. Fairground or exposition grounds	Y <sup>T</sup>	N	N	N	N	N	N	N	N	N	N
9. Day camp	Y	Y	N	N	N	N	N	N	N	N	Y
10. Drive-in theater	N	N	N	N	Y	N	N	N	N	N	N
11. Summer theater or amphitheater	Y	N	N	N	N	N	N	N	Y	N	N
12. Recreation, outdoor commercial	N	N	N	N	Y	N	N	Y	Y	Y	N
<b>F. Restaurants and entertainment</b>											
1. Restaurant/banquet facility (principal sales - food):											
(a) Seating capacity of up to 50 people	N	N	N	N	Y	Y	N	N	Y	N	N
(b) Seating capacity of 51-299 people <sup>8</sup>	N	N	N	N	Y	N	N	Y	Y	N	N
(c) Seating capacity of 300+ people <sup>8</sup>	N	N	N	N	Y	N	N	Y	N	N	N
2. Restaurant – drive-through/take-out (no inside dining)	N	N	N	N	Y	N	N	N	N	N	N
3. Restaurant – drive-through and inside eating <sup>8</sup>	N	N	N	N	Y	N	N	N	N	N	N
4. Night club, tavern, lounge (no adult entertainment)	N	N	N	N	Y	N	N	N	Y	N	N
5. Night club, tavern, lounge (adult entertainment)	N	N	N	N	N	N	N	N	N	N	N
6. Lunchroom or cafeteria (accessory use to a permitted use)	N	N	N	N	Y	Y	Y	Y	Y	Y	N

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with no exterior advertising)											
8. Theater or concert hall	N	N	N	N	Y	N	N	N	Y	N	N
9. Recreation, indoor commercial	N	N	N	N	Y	Y	Y	Y	Y	Y	N
10. Casino or racetrack	N	N	N	N	N	N	N	N	N	N	N
<b>G. Retail business and service</b>											
1. Health and fitness facility	N	N	N	N	Y	Y	Y	N	Y	Y	N
2. Adult entertainment specialty shops <sup>6</sup>	N	N	N	N	N	N	N	N	N	N	N
3. Engine repair, nonautomotive 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
4A. Fueling facility (accessory use)	N	N	N	N	N	N	N	N	N	N	N
5. Automotive, car wash <sup>4</sup>	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, up to 5 vehicles	N	N	N	N	Y	Y	Y	Y	Y	Y	N
8A. Automotive, rental, over 5 vehicles	N	N	N	N	Y	N	N	N	N	N	N
9. Automotive, sales	N	N	N	N	Y	N	N	N	N	N	N
10. Package store (where alcoholic beverages are sold)	N	N	N	N	Y	N	N	N	Y	N	N
11. Funeral home or mortuary or crematorium	N	N	N	N	Y	Y	N	N	N	N	N
12. Crematorium, only in conjunction with a cemetery	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
16. Cellular communications antenna array on an existing structure or building (subject to restrictions of Part 6)	N	N	N	N	Y	Y	N	Y	Y	Y	N
17. Cellular communications tower - monopole up to 125 feet in height (subject to the restrictions of Part 6)	S	N	N	N	Y	N	N	Y	S	Y	N
18. Cellular communications tower - monopole over 125 feet in height and up to 200 feet in height (subject to the	S	N	N	N	S	N	N	Y	N	S	N

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restrictions of Part 6)											
19. Cellular communications tower - lattice or guyed, any height up to 200 feet in height (subject to the restrictions of Part 6)	N	N	N	N	N	N	N	S	N	N	N
20. Retail sales in an open lot	N	N	N	N	N	N	N	N	N	N	N
21. Shopping center, up to 15 acres	N	N	N	N	Y	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, under 3,000 square feet GLA <sup>7</sup> with drive-through	N	N	N	N	Y	N	Y	N	N	N	N
24. Retail sales, under 3,000 square feet GLA <sup>7</sup> without drive-through	N	N	N	N	Y	Y	Y	N	Y	N	N
25. Service establishments, under 3,000 square feet GLA <sup>7</sup> with drive-through	N	N	N	N	Y	N	Y	N	N	N	N
26. Service establishments, under 3,000 square feet GLA <sup>7</sup> without drive-through	N	N	N	N	Y	Y	N	N	Y	Y	N
27. Retail sales/service, 3,000 to 20,000 square feet GLA <sup>7</sup> with drive-through	N	N	N	N	Y	N	Y	N	N	N	N
28. Retail sales/service, 3,000 to 20,000 square feet GLA <sup>7</sup> without drive-through	N	N	N	N	Y	N	Y	N	Y	Y	N
29. Retail sales/service, over 20,000 to 40,000 square feet GLA <sup>7</sup>	N	N	N	N	Y	N	N	N	N	N	N
30. Retail sales/service, over 20,000 to 40,000 square feet GLA <sup>7</sup> without drive-through	N	N	N	N	Y	N	N	N	N	N	N
31. (Reserved)											
32. Bank or financial institution, with or without drive-through	N	N	N	N	Y	Y	Y	N	Y	N	N
33. Compassion center	N	N	N	N	N	N	N	N	N	N	N
<b>H. Wholesale business and storage</b>											
1. Wholesale business and storage of nonflammable and nonexplosive material in a building	N	N	N	N	Y	N	N	Y	N	Y	N

ZONING

Use	ZONE										
	REA	RA	RS	RU	BH	B N	LC	M	MU 1	MU 2	OS
2. Open lot storage, building materials and machinery excluding retail sales	N	N	N	N	N	N	N	N	N	Y <sup>5</sup>	N
3. Open lot storage, serviceable automotive and boat equipment excluding retail sales <sup>3</sup>	N	N	N	N	N	N	S	N	N	S <sup>5</sup>	N
4. Open lot storage, solid fuel, sand and gravel, excluding retail sales	N	N	N	N	N	N	N	Y <sup>5</sup>	N	N	N
5. Open lot storage, junk and salvage material, excluding retail sales	N	N	N	N	N	N	N	N	N	N	N
6. Storage of flammable, hazardous, or explosive materials, not integral to a manufacturing process	N	N	N	N	N	N	N	N	N	N	N
7. 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
8. Self-storage facility	N	N	N	N	Y	N	N	N	N	Y	N
9. General warehouse	N	N	N	N	N	N	Y	Y	N	Y	N
10. Nonresidential cooperative cultivation	N	N	N	N	N	N	N	N	N	N	N
11. Licensed cultivator	N	N	N	N	N	N	N	N	N	N	N
<b>I. Service industries</b>											
1. Laundry or dry-cleaning plant <sup>4</sup>	N	N	N	N	N	N	N	Y	N	N	N
2. Furniture, carpet, and rug cleaning plant	N	N	N	N	N	N	N	Y	N	N	N
3. Auto body or paint shop	N	N	N	N	Y	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
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. Ground-mounted solar photovoltaic systems as accessory	S	S	S	S	Y	Y	Y	Y	S	S	N

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use to residential or commercial buildings											
10. Ground-mounted solar photovoltaic systems for commercial use	N	N	N	N	S <sup>10</sup>	S	S <sup>10</sup>	S <sup>10</sup>	S	S	N
11. Renewable energy generated by wind	N	N	N	N	N	N	N	N	N	N	N
<b>J. Industrial uses</b>											
1. Retail outlet for industrial operation	N	N	N	N	N	N	Y	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	Y	Y	Y	Y	N
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
<b>K. Transportation uses</b>											
1. Airport	N	N	N	N	N	N	N	N	N	N	N
2. Landing strip or pad, private	N	N	N	N	N	N	N	N	N	N	N
3. Heliport	N	N	N	N	N	N	N	Y	N	N	N
4. Parking, off-street as an accessory to a permitted use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
5. Parking, commercial off-street facility	N	N	N	N	Y	Y	Y	Y	Y	N	N
6. Rail or motor freight, terminal	N	N	N	N	N	N	N	Y	N	Y	N
7. Rail or bus passenger, station	N	N	N	N	Y	N	N	Y	N	N	N
8. Taxicab, dispatching office	N	N	N	N	Y	Y	Y	Y	Y	Y	N
9. Taxicab, garage; limousine livery	N	N	N	N	Y	N	Y	Y	N	N	N
<b>L. Accessory uses</b>											
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

## ZONING

### FOOTNOTE KEY

Y<sub>T</sub> The use shall be permitted under provisions of this chapter for a limited time as customarily appropriate to the use and not to exceed one year.

1. Special-use permit required for lots under five acres.
2. Falls under § 340-3.15.
3. (Reserved)
4. Only in areas served by municipal water and sewers.
5. Must be screened by an opaque fence or hedge no less than seven feet in height.
6. Adult entertainment specialty shops shall not be located within 1,000 feet of a residential district, a house of worship, a school, or a playground. No explicit material or advertising shall be visible from the exterior of the building.
7. 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.
8. Only in areas served by municipal water.
9. Light-industrial only.
10. Allowed by right within developed portions of existing developed sites of two acres or more.