

ZONING
164 Attachment 1

Town of Warwick
§ 164-40M

Table of Use Requirements

[Amended 1-24-2002 by L.L. No. 2-2002; 10-24-2002 by L.L. No. 6-2002; 9-11-2003 by L.L. No. 4-2003; 2-18-2010 by L.L. No. 1-2010; 12-9-2010 by L.L. No. 6-2010; 8-11-2011 by L.L. No. 6-2011; 10-25-2012 by L.L. No. 3-2012; 2-26-2013 by L.L. No. 3-2013; 12-3-2014 by L.L. No. 7-2014; 6-11-2015 by L.L. No. 2-2015; 10-27-2016 by L.L. No. 4-2016; 4-26-2018 by L.L. No. 2-2018; 2-14-2019 by L.L. No. 1-2019; 5-13-2021 by L.L. No. 2-2021; 11-18-2021 by L.L. No. 4-2021; 4-14-2022 by L.L. No. 3-2022; 8-18-2022 by L.L. No. 4-2022; 11-30-2023 by L.L. No. 8-2023]

Residential Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
1. One-family dwelling	P* (z) (23) (114)	P* (b) (23) (114)	P* (a) (4-5) (23) (95) (114)	P* (y) (23) (95) (114)	P* (u) (23) (114)	P* (s) (23) (114)	P (23) (112) (114)		P* (u) (23) (53) (96) (114)			P* (y) (23) (95) (114)	
	S** (z) (23) (100) (114)	S* (b) (23) (100) (114)	S** (a) (4-5) (100) (23) (95) (114)	S** (y) (23) (95) (100) (114)	S** (u) (23) (100) (114)	S** (s) (23) (100) (114)			S** (u) (23) (53) (100) (114)			S** (y) (23) (95) (100) (114)	
2. Two-family dwelling	P (aa) (23) (96)	P (b) (23) (96)	S (a) (23) (95-96)		P (u) (23) (96)	P (t) (23) (96)	P (23) (96) (112)		P (v) (23) (53) (96)		S (112)		
3. One accessory apartment	S (23) (51)						S (23) (51)		S (23) (51)				
4. Class 1 home occupation	P (6-9) (50)	P (6-9) (50)	P (6-9) (50)	P (6-9) (50)	P (6-9) (50)	S (6-9) (50)	S (6-9) (50)		P (6-9) (50)			P (6-9) (50)	
5. Class 2 home occupation	S (6-9) (28)	S (6-9) (28)	S (6-9) (28)	S (6-9) (28)	S (6-9) (28)				S (6-9) (28)				
6. Congregate housing, apartments											S (23) (112)		
7. Conversion of an existing one-family dwelling to a two-family dwelling	S (aa) (17) (23) (96)	S (b) (17) (23) (96)	S (a) (17) (23) (96)		S (u) (17) (23) (96)	S (t*) (17) (23) (96)	S (96) (112)		S (v) (17) (23) (53) (96)				
8. ECHO housing	P (12) (23)												
9. Guest house	S (11) (23)	S (11) (23)	S (11) (23)	S (11) (23)									
10. Mobile home court					S (x) (23) (54) (117-119)								
11. Townhouses		S (b◆) (10) (23) (27) (53) (112)			S (u◆) (10) (23) (27) (53) (112)	S (s◆) (10) (23) (27) (53) (112)	P (10) (23) (112)				S (23) (112)		

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Agricultural Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
12. Two-story mixed-use building									S (uu) (13) (53) (76) (147)				
13. Building housing a farm stand for display and sale of agricultural and nursery products grown primarily on land that is considered part of the same farming operation.							S (22) (53) (129) (145)		S (22) (53) (129) (145)				
14. Commercial agricultural operations: a. Raising of field, greenhouse, and garden crops; sod, vineyard and orchard farming; the maintenance of nurseries. b. Keeping, breeding and raising of cattle (including dairies), sheep, goats, pigs and horses. c. Keeping, breeding and raising of fish or fowl. d. Energy production primarily for use on the farm and not to exceed 110% of the farm's anticipated electrical energy needs, involving solar, wind, biomass, hydropower or other alternative nonfossil fuel source produced on the farm.	P (bb) (19)	P (d) (19)	P (d) (19)	P (d) (19)	P (d) (19)			P (d) (19)		P (d) (19)			P(d) (19) T1
14.1. Agri-tourism businesses													S (139)(145) (152) T1
15. Reserved													

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Agricultural Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
16. Farm markets and retail establishments of 4,000 square feet or more devoted primarily to the sale or production of farm and food-processing supplies	S (bb) (3) (80) (152)	S (cc) (3) (80) (152)	S (cc) (3) (80) (152)	S (cc) (3) (80) (152)	S (cc) (3) (80) (152)			S (xx) (3) (53) (80) (152)	S (cc) (3) (53) (80) (129) (145) (152)	S (cc) (3) (53) (73-76) (80) (126) (128-129) (145) (152)			S(cc) (3) (53) (80) (145) (152) T1
17. Reserved													
18. Reserved													
19. Manufacturing, assembling, altering, finishing, converting, fabricating, cleaning or any other processing, packaging or repackaging of agricultural products or materials	S (ll) (3) (84-86) (133-134)	S (ll) (3) (81) (84-86) (97) (133-134)	S (ll) (3) (81) (84-86) (97) (133-134)	S (ll) (3) (81) (84-86) (97) (133-134)	S (ll) (3) (81) (84-86) (97) (133-134)			S (xx) (3) (84-86) (97)		S (ll) (3) (53) (73-76) (81) (84-86) (97) (126) (128-129) (133-134) (145)			S (ll) (3) (53) (74-75) (81) (84-86) (97)(126) (128-129) (133-134) (145) T1
20. Secondary use of agricultural wastes	S (19)	S (19)	S (19)	S (19)	S (19)			S (19)		S (19)			S (19) T1
21. Storage and sale of seed, feed, fertilizer, manure and other agricultural products	S (h) (19)	S (h) (19)	S (h) (19)	S (h) (19)	S (h) (19)			S (h) (19)		S (h) (19) (73-76) (126) (128-129)			S(h) (19) (74-75) (126) (128-129) (149) T1
22. Cannabis microbusiness	S (ll) (3) (84-86) (133-134)							S (ll) (3) (84-86) (133-134)					
23. Use of mobile homes on farms to house tenant and migrant farm laborers	S (20) (141)	S (20) (141)	S (20) (141)	S (20) (141)	S (20) (141)			S (20) (141)		S (20) (73-76) (126) (128-129) (141)			S (20) (141) (145) T1
24. Adaptive reuse of nonresidential agricultural structures	S (cc) (83) (120)	S (cc) (83) (120)	S (cc) (83) (120)	S (cc) (83) (120)	S (cc) (83) (120)			S (cc) (83) (120)		S (cc) (73-76) (83) (120) (126) (128-129)			S(cc) (74-75) (83) (120) (126) (128-129) (139) T1

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Business Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
25. Animal hospitals, veterinary kennels	S (i) (2) (14) (102)	S (i) (2) (14) (102)	S (i) (2) (14) (102)	S (i) (2) (14) (102)	S (i) (2) (14) (102)			S (i) (2) (14) (53) (81) (97) (102) (124) (127) (131- 137) (145)					S(i) (2) (14) (53) (81) (97) (102) (139) (145) T2
26. Country inn								S (xx) (53)(142)					S(hh) (53) (139) (142) T2
27. Bowling alleys, dance halls, physical fitness studios and similar commercial recreation activities in fully enclosed structures							S (53) (129) (145)	S (ww) (53) (81) (87) (97) (124) (127) (131-137) (145)	S (ee) (53) (83) (87) (129) (145)	S (kk) (53) (87) (73-76) (126) (128- 129) (145)			S(kk) (53) (139) T2
28. Bulk storage, including warehouses; oil, gasoline and gas storage								S (rr) (53) (81) (88) (97) (124) (127) (131-137) (145)					
29. Business and professional offices							P (53) (129) (145)	S (xx) (53) (81) (97) (124) (127) (131- 137) (145)	S (ll) (53) (121- 123) (129) (145)	S (kk) (53) (73-76) (126) (128- 129) (145)		S (rr) (53)	S (53) (126) (139) (145) T1
30. Commercial garages or parking lots							S (53) (129) (145)	S (xx) (53) (57) (65) (81) (97) (124) (127) (131- 137) (145)	S (ll) (53) (57) (65) (129) (145)				
31. Commercial group of motor vehicle use Nos. 48-51								S (53) (70) (81) (97) (124) (127) (131-137) (145)	S (53) (70) (129) (145)				
32. Commercial lumbering and sawmill operations		S (h) 🏠 (44) (82)	S (h) 🏠 (44) (82)	S (h) 🏠 (44) (82)				S (h) 🏠 (44) (53) (81) (82) (97) (124) (127) (131- 137) (145)					

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Business Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
32.1. Conference center													S (53) (97) (138-139) T1
32.2. Convenience stores													S (53) (139) T2
33. Conversion of existing residential structures to hotels or motels, residential hotels or tourist homes								S (xx) (53) (81) (97) (124) (125) (127) (131-137) (145)	S (dd) (53) (125) (129) (145)				
34. Dance instruction studios, physical fitness studios and similar commercial recreation activities in fully enclosed structures							S (53) (129) (145)			S (kk) (53) (73-76) (126) (128-129) (145)			
35. Dog kennels	S (p) (2) (81) (102)	S (p) (2) (81) (102)	S (p) (2) (81) (102)	S (p) (2) (81) (102)				S (rr) (2) (53) (81) (97) (102) (124) (127) (131-137) (145)					
36. Drive-in theaters								S (xx) (43) (53) (81) (97) (124) (127) (131-137) (145)		S (kk) (43) (53) (73-76) (126) (128-129) (145)			
37. Eating and drinking places, but excluding drive-in restaurants and fast-food restaurants							P (53) (129) (145)	S (xx) (53) (81) (97) (124) (127) (131-137) (145)	S (dd) (53) (129) (130) (145)				
38. Eating and drinking places, delicatessen, coffee shop, and luncheonette, but excluding drive-in restaurants										S (kk) (53) (73-76) (126) (128-129) (145)			S (53) (76) (126) (129) (139) (145) T2

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Business Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
39. Extractive operations involving sandpits, gravel banks, removal of topsoil and fill, quarries, mines or other extractive activities, excluding fissionable materials and natural gas, oil or other subsurface hydrocarbons.		S (p) (45) (110) (140)	S (p) (45) (110) (140)					S (p) (45) (53) (81) (97) (110) (124) (127) (131-137) (140) (145)					
39.1. Financial institutions													S (53) (139) T1
40. Residential hotels and tourist homes							S (53) (129) (145)		S (dd) (53) (125) (129) (145)				
41. Hotels and motels, health spas, health resorts, and tourist homes		S (j) (53) (81) (97) (103)	S (j) (53) (81) (97) (103)	S (j) (53) (81) (97) (103)	S (j) (53) (81) (97) (103)			S (xx) (53) (81) (97) (103) (124) (127) (131-137) (145)					
42. Reserved													
43. Manufacturing, assembling, converting, altering, finishing, fabricating, cleaning or any other processing, packing, packaging or repackaging of products or materials								S (xx) (53) (81) (84-86) (97) (124) (127) (131-137) (145)					
44. Manufacturing, assembling, converting, altering, finishing, cleaning or any other processing of products where goods so produced or processed are to be sold primarily on the premises							S (53) (55-56) (84) (97) (129) (145)	S (xx) (53) (55-56) (81) (84-86) (97) (121-122) (124) (127) (131-137) (145)	S (dd) (53) (55-56) (84) (97) (121-122) (129) (145)	S (kk) (53) (55-56) (73-76) (84) (126) (128-129) (145)			S(kk) (53) (84) (126) (128-129) (139) (145) T2
44.1. Medical or dental clinics													S (53) (74-75) (126) (139) (145) T1

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Business Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
45. Miniature golf, golf courses, batting cages and driving range facilities								S (rr) (53) (81) (97) (124) (127) (131-137) (145)		S (kk) (53) (73-76) (126) (128-129) (145)			S(kk) (53) (126) (128-129) (145) T2
46. Mortuaries and funeral parlors							P (53) (129) (145)	S (xx) (53) (81) (97) (124) (127) (131-137) (145)	S (jj) (53) (129) (145) (148)				
47. Motor vehicle junkyard and/or dismantling, crushing and recycling operation								S (nn) (53) (58) (81) (97) (124) (127) (131-137) (145)					
48. Motor vehicle laundries								S (xx) (53) (57) (65) (69) (81) (97) (124) (127) (131-137) (143) (145)	S (hh) (53) (57) (65) (69) (129) (143) (145)				S (kk) (53) (57) (65) (81) (97) (127) (143) (145) T2
49. Motor vehicle repair shop							S (53) (57-59) (65-67) (129) (145)	S (xx) (53) (57-59) (65-67) (81) (97) (124) (127) (131-137) (145)	S (gg) (53) (57-59) (65-67) (129) (145)				
50. Motor vehicle service stations							S (53) (57-67) (129) (145)	S (xx) (53) (57-67) (81) (97) (124) (127) (131-137) (145)	S (hh) (53) (57-67) (129) (145)				
51. Motor vehicle sales									S (gg) (53) (57-68) (129) (145)	S (kk) (53) (57-68) (73-78) (126) (128-129) (145)			S(kk) (53) (57-60) (65) (67) (77) (126) (128-129) (139)(145) T2

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Business Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
52 Motor vehicle sales, services, accessories and parts										S (kk) (53) (57-68) (73-78) (126) (128-129) (145)			S(kk) (53) (57-68) (77) (128-129) (139) (145) T2
53 Clean renewable energy technology businesses devoted to research, education, distribution or application of technological innovation in alternative energy	S (ll) (53) (81) (97) (124) (127) (131-137) (145) (154)	S (w) (53) (81) (97) (127) (154)						S (xx) (53) (81) (97) (124) (127) (131-137) (145) (154)					S (ll) (53) (81) (97) (124) (127) (131-137) (145) (154) T1
54 Outdoor sales lot for boats and travel and camping trailers								S (xx) (53) (81) (94) (97) (124) (127) (131-137) (145)					
55. Personal service establishments							P (53) (129) (145) (147)		S (dd) (53) (121-123) (129) (145) (147)	S (kk) (53) (73-76) (126) (128-129) (145) (147)			S (53) (126) (139) (145) (147) T2
56. Printing							S (53) (129) (145)	S (xx) (53) (81) (97) (124) (127) (131-137) (145)	S (dd) (53) (129) (145)	S (kk) (53) (73-76) (126) (128-129) (145)			S(kk) (53) (81) (126) (139) (145) T2
56.1. Public libraries, business services													S (53) (139) (145) T2
57. Research, design and development laboratories, telecommunications businesses, data technology and related software development facilities.								S (xx) (53) (81) (97) (124) (127) (131-137) (145)					S (53) (81) (139) (145) T1
58. Retail stores, banks, convenience stores and drive-in uses ^a										S (kk) (48-49) (53) (78) (73-76) (126) (128-129) (145)			

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Business Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
58.1. Tier 1 retail limited to apparel, farm equipment and supplies, hardware, bookstores, home furnishings, electronics stores and sporting goods stores													S (53) (139) T1
58.2. Tier 2 other retail stores													S (53) (139) T2
59. Retail stores, rental stores and banks, excluding automotive, vehicular and mobile home retail and rental stores; and no gasoline sales							P (52) (53) (129) (145)		S (ss) (52-53) (129) (145)				
60. Sales and storage of lumber and building materials and equipment								S (xx) (53) (81) (84) (97) (124) (127) (131-137) (145)					
61. Scrap iron, scrap paper or rag storage, sorting or baling								S (tt) (53) (81) (82) (84) (92-93) (97) (124) (127) (131-137) (145)					
62. Service establishments furnishing services, other than of a personal nature, including a laundrette							S (53) (129) (145)	S (xx) (53) (81) (97) (124) (127) (131-137) (145)	S (dd) (53) (121-123) (129) (145) (149)	S (kk) (53) (73-76) (78) (126) (128-129) (145)			S (53) (81) (126) (139) (145) T2
63. Large-scale solar energy installations	S (ll) (53) (81) (97) (124) (127) (131-137) (154)	S (w) (53) (81) (97) (127) (131-137) (154)	S (w) (53) (81) (97) (127) (131-137) (151) (154)					S (xx) (53) (81) (97) (124) (127) (131-137) (154)					
64. Service of farm machinery	S							S					
65. Commercial large-scale solar energy installations		S (w) (53) (81) (97) (127) (131-137) (154)						S (xx) (53) (81) (97) (127) (131-137) (154)					
66. Reserved													
67. Theaters including drive-in							P (53) (129) (145)		S (cc) (53) (129) (145) (150)	S (kk) (53) (73-76) (126) (128-129) (145) (150)			S(kk) (53) (139) (145) (150) T1

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Business Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
68. Truck or railroad freight terminal primarily to serve commercial agricultural operations	S (ll) (89-91)												
69. Warehouses								S (xx) (53) (81) (97) (124) (127) (131-137) (145)					
70. Warehouses, self-storage								S (oo) (53) (99) (81) (97) (124) (127) (131-137) (145)					
71. Wholesale sales and storage							S (53) (71-72) (84) (129) (145-146)	S (xx) (53) (72) (81) (84) (97) (124) (127) (131-137) (145)	S (jj) (53) (71-72) (84) (129) (145) (146)				
72. Wholesale sales or storage								S (hh) (53) (72) (81) (84) (97) (124) (127) (131-137) (145)					
General Uses													
73. Annual membership clubs providing outdoor recreational facilities such as private playgrounds, golf clubs, swimming pools, tennis courts, fishing and hunting preserves and trap and skeet shooting	S (l) (29-30) (105) (109)	S (l) (29-30) (105) (109)	S (l) (29-30) (105) (109)	S (l) (29-30) (105) (109)				S (kk) (29-30) (53) (81) (97) (105) (109) (124) (127) (131-137) (145)					
74. Cannabis retail dispensary								S (kk) (48-49) (53) (74-76) (126) (128) (145) (155)		S (kk) (48-49) (53) (74-76) (126) (128) (145) (155)			S (kk) (48-49) (53) (74-76) (126) (128) (145) (155)
75. Camping ground for recreational vehicles; camping and travel trailer camps		S (n) (46-47) (112)	S (n) (46-47) (112)	S (n) (46-47) (112)									

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General Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
76. Camps			S (o) (32) (36-37) (106-107) (112)	S (o) (32) (36-37) (106-107) (112)									
77. Cemeteries		S (l) (24)	S (l) (24)	S (l) (24)	S (l) (24)								
78. Clubs and fraternal lodges					S (w) (115-116)		P (53) (115-116) (129) (145)	S (xx) (53) (81) (97) (115-116) (124) (127) (131-137) (145)	S (jj) (53) (115-116) (129) (145)				
79. Community recreational facilities and buildings, club houses, etc.		S (111)	S (111)	S (111)	S (111)			S (53) (81) (97) (111) (124) (127) (131-137) (145)					S (53) (81) (97) (124) (127) (139) (145) T1
80. Reserved													
81. Golf courses which may include driving ranges	S (tt) (111)	S (tt) (111)	S (tt) (111)	S (tt) (111)	S (tt) (111)			S (tt) (53) (81) (97) (111) (124) (127) (131-137) (145)					
82. Heliports								S (qq) (38-42) (53) (81) (97) (124) (127) (131-137) (145)					
83. Indoor recreation establishments and/or sports, such as tennis and skating	S (cc) (83) (87)	S (r) (83) (87)	S (r) (83) (87)	S (r) (83) (87)			P (53) (83) (87) (129) (145)	S (xx) (53) (81) (83) (87) (97) (124) (127) (131-137) (145)	S (kk) (53) (73-76) (83) (87) (126) (128-129) (145)				S (53) (74-76) (83) (87) (126) (128-129) (139) (145) T1
84. Institutions of higher learning, public libraries, museums, state-accredited private schools		S (k) (25) (104)	S (k) (25) (104)	S (k) (25) (104)	S (k) (25) (104)		P (25) (53) (104) (129) (145)					S (k) (25) (104)	S(k) (25) (53) (129) (139) (145) T1

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General Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
85. Kiddy lands										S (kk) (53) (73-76) (126) (128-129) (145)			S(kk) (53) (74-76) (126) (128-129) (139) (145) T1
86. Municipally owned and/or operated public airports; airport, airline, and express offices; aircraft repair facilities								S (pp) (38-42)					
87. Nursery schools		S (53) (104)	S (53) (104)	S (53) (104)	S (53) (104)		S (53) (104) (129) (145)		S (53) (104) (129) (145)				S (53) (104) (129) (139) (145) T1
88. Outdoor amusement establishments such as game farms, skating rinks, museum villages, swimming pools, beaches, fishing and hunting preserves, ski, toboggan and snowmobile areas, and similar commercial amusement establishments	S (l) (35) (43) (108-109)	S (l) (35) (43) (108-109)	S (l) (35) (43) (108-109)	S (l) (35) (43) (108-109)				S (kk) (35) (43) (53) (81) (97) (108-109) (124) (127) (131-137) (145)		S (kk) (35) (43) (53) (73-76) (108-109) (126) (128-129) (145)			
89. Rest or convalescent homes, hospitals or sanatoriums for general medical care		S (g, k) (26)	S (g, k) (26)	S (g, k) (26)	S (g, k) (26)								S(g, k) (26) (139) T1
90. Places of worship, parish houses, convents and monasteries		S (l)	S (l)	S (l)	S (l)		P	S (l)	S (cc)				
91. Adult day care		S (a ■) (26) (113)	S (a ■) (26) (113)	S (a ■) (26) (113)	S (a ■) (26) (113)		S (a ■) (26) (113)						
92. Private landing strips								S (qq) (38-40)					
93. Public parks and playgrounds		S	S	S	S	S						S	

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General Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
94. Railroad, public utility, rights-of-way and structures necessary to serve areas within the Town	S (31)	S (31)	S (31)	S (31)	S (31)	S (31)	S (31) (53) (129) (145)	S (31)	S (31)	S (31)			S (31) T2
95. Railway or bus passenger station, communications office, express office, transportation terminal							S (ll) (53) (89-91) (129) (145)	S (xx) (53) (81) (89-91) (97) (124) (127) (131-137) (145)					
96. Railway or bus passenger station, communications offices and express offices							S (ll) (53) (89-91) (129) (145)		S (dd) (53) (89-91) (129) (145)				
97. Senior housing ancillary facilities											S		
98. Reserved													
99. Reserved													
100. Town of Warwick uses and buildings	P	P	P	P	P	P	P	P	P	P		P	P T2
101. Wireless telecommunications facility	S (153)	S (153)	S (153)	S (153)	*	*	*	S (153)	*	S (153)	*	*	S (153) T2
102. Stump grinding/mulch processing	S[h] [44] [53] [79] [127] [136] [137]							S[h] [44] [53] [79] [81] [97] [124] [127] [136] [137]					

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Accessory Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
A1. 1 dwelling on any lot for the use of an attendant, watchman, or caretaker employed in connection with any permitted or special permit use on said lot	14, 35, 73, 88	14, 35, 73, 88	14, 35, 73, 88	14, 35, 73, 88	14, 73			14, 25, 26, 29, 35, 41, 69, 70, 88, 95		14			
A2. 1 or more dwelling units for tenant farmers employed on-site and receiving such housing as partial remuneration	14 (20)	14 (20)	14 (20)	14 (20)	14 (20)			14, 20 (20)		14 (20)			
A3. Accessory dwelling in a farm dwelling or structure	14 (51)	14 (51)	14 (51)	14 (51)	14 (51)			14 (51)		14 (51)			
A4. Airport, airline and express offices; and aircraft repair facilities, all within completely enclosed buildings								82, 86, 92					
A5. Barns, silos, produce storage, packing warehouses; greenhouses	14 (1) (18) (98)	14 (1) (18) (98)	14 (1) (18) (98)	14 (1) (18) (98)	12, 14 (1) (18) (98)			14 (1) (18) (98)		14 (1) (18) (98)			
A6. Boarding or livery stable; riding academy; rental of horses, public stable, , bridle paths	14 (19)	14 (19)	14 (19)	14 (19)	14 (19)			14 (19)		14 (19)			
A7. Building housing a farm stand for display and sale of agricultural and nursery products grown primarily on land that is considered part of the same farming operation	14 (22)	14 (22)	14 (22)	14 (22)	14 (22)			14 (22)		14 (22)			
A8. Buildings for storage, vacuum cooling and packing of produce	14												
A9. Bulk storage, including warehouses; oil, gasoline and gas storage								43 (88)					
A10. Business offices	One business office is accessory to each Agricultural, Business, and General Use.												

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Accessory Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
A11. Clinics, cafeterias, recreational facilities for the exclusive use of company employees	14, 19	14, 19	14, 19	14, 19	14, 19			14, 19, 23, 43, 44		14, 19			
A12. Composting of manure and vegetative wastes	14												
A13. Conservation Area	14												
A14. Dining room					78 (116)		78 (116)	78 (116)	78 (116)				
A15. Farm markets and retail establishments of less than 4,000 square feet devoted primarily to the sale or production of farm and food-processing supplies	14 (3) (152)	14 (3) (80) (152)	14 (3) (80) (152)	14 (3) (80) (152)	14 (3) (80) (152)			14 (3) (80) (152)	14 (3) (80) (152)	14 (3) (80) (152)			
A16. Garages, private utility structures	14, 19	14	14	14	14			14, 43, 44		14			
A17. Garden houses, garages, sheds, tool houses, playhouses, wading pools or swimming pools incidental to the use of the premises and not operated for gain	1, 2 (15)	1, 2 (15)	1, 2 (15)	1, 2 (15)	1, 2, 11 (15)	1, 2 (15)			1, 2 (15)				
A18. Greenhouses and nurseries	14 (1)	14 (1)	14 (1)	14 (1)	14 (1)			14 (1)		14 (1)			
A19. Keeping, breeding and raising of fur-bearing animals and lab animals	14 (19)	14 (19)	14 (19)	14 (19)				14 (19)					
A20. Keeping domestic pets and livestock (except swine and ratites), including the private stabling of horses	1, 2 (16) (101)	1, 2 (16) (101)	1, 2 (16) (101)	1 (16) (101)	1, 2 (16) (101)	1, 2 (16) (101)			1, 2 (16) (101)				
A21. Maintenance, repair, and storage of machinery, equipment and fuel used on-site	14	14, 39	14, 39	14	14			14, 39		14			

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Accessory Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
A22. Recreational facilities for the use of tenants, boarders, roomers or guests, including athletic fields, tennis and handball courts, rental of boats, swimming pools, bath houses and locker rooms, etc., and indoor facilities, such as dance and recreation halls	74 (33) (111)	41, 74 (33) (111)	41, 74 (33) (111)	41, 74 (33) (111)	41 (33) (111)								
A23. Research, design, and development laboratory	14, 19 (81)	14 (81)	14 (81)	14 (81)	14 (81)			14, 19, 43, 44 (81)		14 (81)			
A24. Restaurants; eating and drinking places incidental to the principal use		41, 88	41, 88	41, 88	41			41, 88		88			
A25. Stone and ore crushing, screening, precasting of concrete and storage of quarry or ore screenings								39 (82)					
A26. Storage and sale of aviation gasoline								82, 86, 92					
A27. Storage, packing, grading, bulk collection, and distribution of agricultural products	14	14	14	14	14			14		14			
A28. Temporary outdoor storage of materials, equipment or vehicles								43, 44, 57, 69					
A29. Warehousing and wholesaling of farm products, including incidental retail sales of such farm products	14 (72)	14 (72)	14 (72)	14 (72)	14 (72)			14 (72)		14 (72)			
A30. Wildlife refuge	14	14	14	14	14			14		14			

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Accessory Uses	Districts												
	AI	RU	MT	CO	SL	SM	TN-O■	OI★	LB■	DS◆■	SH-F	LC	CB
A31. Accessory apartments in a structure housing business uses									S 12, 13, 16, 27, 29, 37, 55, 59, 62, 87, (51)				S 24, 26, 29, 58.1 (T1) (51)
A32. Eating and drinking places													S 14.1 16, 24, 27, 29, 45, 58.1, 81, 84, 85, 89 (T2)
A33. Live-work dwelling									S 12, 16, 29, 33, 37, 40, 44, 55, 56, 62, 87				S 24, 25, 26, 29, 32.1, 32.2, 39.1, 44, 44.1, 55, 56, 56.1, 57, 58.1, 58.2, 62, 83, 84, 87, (T1)
A34. Food truck - one	S 14, 14.1, 16	S 14, 14.1, 16	S 14, 14.1, 16	S 14, 14.1, 16	S 14, 14.1, 16		S 37	S 14, 16, 37	S 16, 37	S 14, 16, 38			S 14, 14.1, 16, 38

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Districts Key:

- AI Agricultural Industry
- RU Rural
- MT Mountain
- CO Conservation
- SL Suburban Residential Low Density
- SM Suburban Residential Medium Density
- TN-O Traditional Neighborhood Overlay
- OI Office and Industrial Park
- LB Local Hamlet Business
- DS Designed Shopping
- SH-F Senior Housing – Floating
- LC Land Conservation
- CB Community Business

Use Symbols:


- P Permitted Use
- S Special Use
- A Accessory Use
- 10 Accessory to the numbered residential, agricultural, business or general use
- (a), (b), (c) etc. See Zoning Law Table of Bulk Requirements for appropriate use group.
- (1), (2), (3) etc. See Zoning Law § 164-46J for special conditions or restrictions imposed on the use.
- For example: P (a)
(113)

In this example, the use would be permitted, subject to use group “a” from the Table of Bulk Requirements as well as special condition “113” from § 164-46J.

T1 Tier 1 (T1) uses are encouraged in the Town of Warwick and are eligible for incentives in accordance with § 164-46J(139) of the Zoning Law.

T2 Tier 2 (T2) uses are allowable but are not eligible for incentives.

Notes:

- * For all subdivisions of land as defined in § 137-5, the Subdivision Regulations, containing up to nine (9) single-family dwelling units.
- ** For all subdivisions of land as defined in § 137-5, the Subdivision Regulations, containing ten (10) or more single-family dwelling units.
- All uses in the TN-O, DS, CB and LB Districts shall be subject to § 164-46J(53), (129), and (145).
- ★ All uses (except agricultural uses) in the OI District shall be subject to § 164-46J(53), (81), (97), (124), (127), (131) through (137) and (145).
- ◆ All uses in the DS and CB Districts shall be subject to § 164-46J(73) through (76), (126), and (128) and (129).
- * Wireless telecommunications facilities are prohibited unless the provider can demonstrate that adequate coverage cannot be provided by locating such facilities in zoning districts where the use is specially permitted.
-  Building height shall not exceed 35 feet.