

ZONING

260 Attachment 1

Town of East Greenwich

**TABLE 1
TABLE OF PERMITTED USES BY ZONE**

[Amended 11-8-2004 by Ord. No. 750.1; 5-22-2006 by Ord. No. 767; 12-10-2007 by Ord. No. 786.1; 1-10-2011 by Ord. No. 812; 1-11-2016 by Ord. No. 846; 5-9-2016 by Ord. No. 853; 5-28-2019 by Ord. No. 881; 4-12-2021 by Ord. No. 903; 12-11-2023 by Ord. No. 920-N]

KEY:

Y = The use is permitted.

N = The use is not permitted.

S = The use is permitted by a special use permit only.

A = The use is permitted as an accessory use only.

	R4 ¹	R6 ¹	R10 ¹	R20 ¹	R30 ¹	F/F1 ¹	F-2 ¹	W ⁷	M/ LIO ¹	RHF	CD/ CD1 ¹	CD2 ¹	CH ¹	PD ⁵	MUPD ⁵
Residential Uses															
Single-family dwelling	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N	Y	Y
Two-family dwelling	Y	Y	N	N	N	N	N	Y	N	N	Y	Y	N	Y	Y
Multifamily dwelling	Y	Y	N	N	N	N	N	Y	N	N	Y	N	N	Y	Y
Multi-single-family dwelling	Y	Y	N	N	N	N	N	Y	N	N	Y	N	N	Y	Y
Community residence	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y	Y	N	N	N
Bed-and-breakfast ⁶	S	S	S	S	S	S	S	S	N	N	S	N	N	S	S
Home occupation	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N	Y	Y
Accessory apartment	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y
Farming Uses															
Farming (Although permitted in some residential areas, farming is not permitted in recorded subdivisions.)	N	N	N	N	N	Y	Y	N	Y	N	N	N	N	N	N
Kennel	N	N	N	N	N	S	S	N	Y	N	N	N	Y	N	N
Storage of materials and equipment incidental to farming	N	N	N	N	N	A	A	N	A	N	N	N	N	N	N
Riding stable/horse boarding	N	N	N	N	N	A	A	N	N	N	N	N	N	N	N
Nonresidential cooperative marijuana cultivation	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential cooperative marijuana cultivation	A	A	A	A	A	A	A	N	N	N	A	N	N	A	A
Personal marijuana cultivation	A	A	A	A	A	A	A	N	N	N	A	N	N	A	A

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	R4 ¹	R6 ¹	R10 ¹	R20 ¹	R30 ¹	F/F1 ¹	F-2 ¹	W ⁷	M/ LIO ¹	RHF	CD/ CD1 ¹	CD2 ¹	CH ¹	PD ⁵	MUPD ⁵
Farm brewery	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N
Commercial Uses															
Retail	N	N	N	N	N	N	N	Y	N	A	Y	Y	Y	N	Y
Wholesale	N	N	N	N	N	N	N	N	Y	N	Y	Y	Y	N	N
Theater	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Office	N	N	N	N	N	N	N	Y	Y	A	Y	Y	Y	N	Y
Personal/specialty services ⁴	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N
Motel	N	Y	N	N	N	N	N	Y	Y	N	Y	N	Y	N	N
Hotel	N	Y	N	N	N	N	N	Y	Y	N	Y	N	Y	N	N
Rooming house	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	Y
Laundromat	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N
Dry cleaner	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N
Restaurant	N	N	N	N	N	N	N	Y	A	A	Y	Y	Y	N	N
Sidewalk café	N	N	N	N	N	N	N	Y	N	A	Y	N	N	N	N
Drive-through uses ⁸	N	N	N	N	N	N	N	N	Y ^{8(b)}	N	N	Y	Y ^{8(c)}	N	N
Outdoor storage	N	N	N	N	N	N	N	A	A	N	N	N	A	N	A
Brewpub	N	N	N	N	N	N	N	Y	N	N	Y	Y	Y	N	N
Large brewery	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Microbrewery	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	N
Marijuana store	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Smoking bar	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N
Self-storage facility	N	N	N	N	N	N	N	Y	Y	N	N	Y	Y ¹⁴	N	N
Education Uses															
Day care; day-care center	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y
Family day-care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Elementary and secondary school	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N
Kindergarten	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N
Nursery school	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N
Prekindergarten	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N
Private education center	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Transportation-Based Uses															
Commercial parking lot	N	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	N	N
Automobile service station	N	N	N	N	N	N	N	N	Y	N	N	Y	Y	N	N
Auto repair facility	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N
Car washing facility	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N

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Marina	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N
Boat repair	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N
Mooring repair and replacement	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N
Docking facilities	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N
Water taxis	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N
Boat launch	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N
Boat storage	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N
Public and Semipublic Uses															
Social/fraternal organization	N	N	N	N	N	N	N	Y	Y	A	Y	Y	Y	N	N
Post office	N	N	N	N	N	N	N	N	Y	A	Y	Y	N	N	N
Library	N	N	N	N	N	N	N	N	Y	A	Y	Y	Y	N	N
Museum	N	N	N	N	N	N	Y	N	Y	N	Y	Y	Y	N	N
Funeral home	N	N	N	N	N	N	N	N	Y	N	Y	Y	Y	N	N
Transmission tower	N	N	N	N	N	N	N	N	S	N	N	N	S	N	N
Recreation Uses															
Billiard room	N	N	N	N	N	N	N	N	Y	N	Y	Y	Y	N	N
Indoor-based recreation (including but not limited to bowling, arcades and play facilities)	N	N	N	N	N	N	N	N	N	A	N	Y	Y	N	N
Outdoor-based recreation (including but not limited to batting cages and go-karts)	N	N	N	N	N	N	N	N	N	A	N	Y	Y	N	N
Golf course	N	N	N	N	N	Y	Y	N	N	Y	N	N	N	N	N
Golf facility	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
Yacht club	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N
Health Care Uses															
Health/fitness center	N	N	N	N	N	N	N	N	Y	A	Y	Y	Y	N	Y
Long-term health care facility	N	N	N	N	N	N	N	N	Y	N	N	Y	Y	N	Y
Assisted living complex	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	Y
Hospital	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	N
Walk-in clinic	N	N	N	N	N	N	Y	N	Y	A	Y	Y	Y	N	Y
Veterinary clinic	N	N	N	N	N	N	N	N	Y	N	Y	Y	Y	N	N
Compassion center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Industrial Uses															
Light industry	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N

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Office park	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	Y
Warehousing facility	N	N	N	N	N	N	N	Y	Y	N	N	Y	N	N	N
Research and development facility	N	N	N	N	N	N	N	N	Y	A	N	N	N	N	N
Light industrial park	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N
Self-storage facility	N	N	N	N	N	N	N	Y	Y	N	N	Y	Y ⁹	N	N
Craft distillery	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	N
Large distillery	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Micro-distillery	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	N

NOTES:

¹ All zones are abbreviated as represented in Article III, § 260-7.

² This table does not include those uses, permitted, accessory or special, that are separately listed under Article III, § 260-9A, B and C.

³ Uses not specifically listed in the table require Town Council approval.

⁴ Personal/specialty services would include but not be limited to salons/barbershops, shoe repair, tailor, print shop, photography studio, interior decorating shop, etc.

⁵ For additional information on uses allowed in the Planned Development Zone, please refer to Article VIII of Chapter 260.

⁶ Please see Article XV, § 260-91E, for additional requirements regarding bed-and-breakfasts to be permitted in single-family residences only as an accessory use.

⁷ All commercial and industrial uses permitted with the Waterfront Zone shall be water-related or water-dependent.

⁸ (a) One drive-through use shall be permitted within shopping centers having less than 100,000 square feet of gross floor area, provided that common curb cuts for the center are used. The drive-through use shall not have dedicated curb cuts in addition to those utilized in the designed center. The drive-through use shall be limited to a restaurant, pharmacy or finance institution only. The design of the drive-through use shall provide for safe vehicular and pedestrian circulation and function in a manner that complements the center in which it is located. The use shall not create traffic hazards interior to the site or in the surrounding street network and neighborhood. It shall be properly screened and buffered to minimize impacts on surrounding properties and other uses within the center.

(b) A drive-through facility will be allowed in an M/LIO Zone for a financial institution (i.e., bank), and the design shall provide for safe vehicular circulation and shall not create traffic hazards either interior to the site or in the surrounding streets/roads or the surrounding neighborhood.

(c) Two drive-through facilities shall be permitted in a CH Zone for a shopping center having greater than 100,000 square feet of gross floor area. The drive-through use shall be limited to a financial institution (i.e., bank) only. The design of the drive-through use shall provide for safe vehicular and pedestrian circulation and function in a manner that complements the center in which it is located. The use shall not create traffic hazards interior to the site or in the surrounding street network and neighborhood. It shall be properly screened and buffered to minimize impacts on surrounding properties and other uses within the center.

(d) All drive-through uses shall be reviewed by the Technical Review Committee.

⁹ The self-storage facility is only allowed in a CH Zone if a self-storage facility is already in existence on the same or adjacent conforming property. Otherwise, self-storage use is not permitted in the CH Zone. Where allowed, storage facilities shall be visually screened from view by other uses allowed by right in the CH Zone, like retail, restaurant and office uses.