## USES AND SPECIFIC USE STANDARDS

## **Comprehensive Use Permissions**

**Use permissions**. The use permissions in Table 1 Residential District Use Permissions and Table 2 Non-residential Use Permissions identify for each district the principal, accessory, and temporary uses that are allowed by right through issuance of a Certificate of Occupancy, or allowed through approval of a Special Exception, allowed as an accessory use, or allowed as a temporary use as indicated as follows:

A solid circle identifies a use that is allowed through the approval of a zoning permit pursuant to this Code within a district.

A half-filled circle identifies a use that is allowed through the approval of a Special Exception pursuant to this Code within a district.

A circled letter 'A' identifies a building, feature, or use that is allowed as accessory to a principal use through the approval of a Certificate of Occupancy pursuant to this Code within a district.

If blank, this indicates that a building, feature, or use is prohibited within a district.

Table 1. Residential District Use Permissions

<ul> <li>= Allowed with Permit</li> <li>= Allowed by Special Exception</li> <li>A = Allowed as Accessory</li> <li>Blank = Prohibited</li> </ul>	Use Specific Standards	AR- Agriculture Residential	R-40 – Residential 40	R-80 – Residential 80	R-120 – Residential 120	R-200 – Residential 200	R-400 – Residential 400	HR – Hamlet Residential
Residential								
Bed and Breakfast	§ 280-44.F.	•	•	•	•	•	•	•
Continuing Care Retirement Community			•	•	•	•	•	•
Cottage Court Housing	§ 280-44.L.							•
Multiple-Household Dwelling	Add Standards	•	•	•				•
Single-Household Dwelling	§280-44.O.	•	•	•	•	•	•	•
Two-Household Dwelling	Add standards							
Non-residential								

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● = Allowed with Permit	Use Specific Standards	AR- Agriculture Residentia	R-40 – Residential 40	R-80 – Residential 80	R-120 – Residential 120	R-200 – Residential 200	R-400 – Residential 400	HR – Hamlet Residentia
• = Allowed by Special Exception	ific St	Iture R	esider	esider	esider	esider	esider	let Re
(A) = Allowed as Accessory	Spec	gricu	40 – R	30 – R	20 – R	00 – R	00 – R	- Ham
Blank = Prohibited	Use	AR- A	4	A.	R-1	R-2(	R-4(	HR.
Agricultural Processing		•		•	•	•		
Agricultural Processing Building	§ 280-45.C.	•	•	•	•	•	•	
Agricultural Production Building	§ 280-45.D.	•	•	•	•	•	•	
Agritourism Activities	§ 280-45.E.	•		•	•	•	•	
Beach Club	§ 280-44.E.		•	•	•	•	•	
Campground	§ 280-44.H.							
Cemetery		•		•	•	•	•	
Commercial Horse Boarding Operation		•		•				
Community Center		•	•	•	•	•	•	•
Educational Facility		•	•	0	0			
Farm Brewery	§ 280-45.J.			•		•		
Farm Cidery	§ 280-45.J.			•		•	•	
Farm Distillery	§ 280-45.J.	•						
Farm Operation Farm Seasonal Worker Housing	§ 280-45.G.	•	•	•	•	•	•	
Farm Stand	§ 280-45.H.	•		•				
Farm Tasting Room	§ 280-45.I.	•		•	•	•	•	
Farm Winery	§ 280-45.J.	•		•	•	•	•	
Farm Worker Housing	§ 280-45.K.	•						
Farmhouse		•	•	•	•	•	•	
Garden Center, Retail	§ 280-44.Q.			•				
Garden Center, Wholesale	§ 280-44.Q.	•		•				
Golf Course				•	•			
Parks and Recreation		•	•	•	•	•	•	•
Public Administrative Facilities		•	•	•	•	•	•	•
Public Safety Services		•	•	•	•	•	•	
Public Utility		•	•	•	•	•	•	

<ul> <li>= Allowed with Permit</li> <li>= Allowed by Special Exception</li> <li>= Allowed as Accessory</li> <li>Blank = Prohibited</li> </ul>	Use Specific Standards	AR- Agriculture Residential	R-40 – Residential 40	R-80 – Residential 80	R-120 – Residential 120	R-200 – Residential 200	R-400 – Residential 400	HR – Hamlet Residential
Recreational Camp	§ 280-44.GG.	•		•	•			
Religious Facility		•	•	0	•	•	•	
Yacht Club			•	0	•	0		
Accessory Uses								
Accessory Dwelling	§ 280-44.A. Add use	A	A	A	A	A	A	A
Artist Studio, Personal	Standards	A	A	A	A	A	(A)	(A)
Boat Dock, Private	§ 280-44.G.	A	A	A	A	A	A	(A)
Composting	§ 280-45.F.	A		A	A	A	A	
Day Care, Home		A	A	A	A	A		(A)
Gym/Workout/Fitness Space, Personal	Add use Standards	(A)	(A)	(A)	(A)	(A)	(A)	(4)
Home Occupation	§ 280-44.R.	A	A	A	A	A	A	A
Housing of Horses, Domestic Animals, and Fowl	§280-44.S.	A	A	A	A	<b>(A</b> )	A	<b>(A</b> )
Office, Personal	Add use Standards	A	A	A	A	A	(A)	(A)
Pool Cabana	§ 280-44.Z.	A	A	A	A	A	A	A
Private Garage	§ 280-44.AA.	A	A	A	A	A	A	<u>A</u>
Recreational Structure	§ 280-44.B	A	A	A	A	A	A	A
Residential Storage Shed		A	A	A	A	A	A	A
Small Wind Energy System	Add use Standards	A		A		A	<b>(A</b> )	
Solar Energy Production	Add use Standards	A	A	A	A	A	A	A
Workshop, Personal	Add use Standards	(A)	(A)	(A)	(A)	(A)	(A)	<b>(A)</b>
Temporary								
Yard Sales	§ 280-44.II.	A	A	A	A	A	A	A

Table 1. Non-Residential District Use Permissions

<ul> <li>= Allowed with Permit</li> <li>= Allowed by Special Exception</li> <li>A = Allowed as Accessory Use</li> <li>Blank = Prohibited</li> </ul>	Use Specific Standards	B - General Business	LB-I -Limited Business I	LB-II – Limited Business II	HB-I – Hamlet Business I	HB-II – Hamlet Business II	RL – Resort Lodging	-RO - Residential Office	M-I - Marine I	M-II - Marine II	M-III - Marine III	IM – Island Marine	LI – Light Industrial	PIR – Plum Island Research	PIC – Plum Island Conservation
Residential	Error! R														
Bed and Breakfast	eference source not found.	•		•	•	•	•	•	•	•		•			
Cottage Court Housing	§ 280-44.L.				•	•									
Continuing Care Retirement Community		•		•	•	•		•							
Multiple-Household Dwelling		•		•	•	•		•							
Single-Household Dwelling	§ 280-44.O. Add use Standards for Island Marine	•		•	•	•	•	•	•	•		•			
Two-household Dwelling	Add use Standards														
Non-residential															
Agricultural Processing	§ 280-45.C.	•		•				•					•		
Agritourism Activity	§ 280-45.E.														
Airport, Basic Utility Stage II	Add use Standards												•		
Art and Cultural Use						•		•	•	•	•	•			
Artisan Manufacturing	§ 280-44.C.														
Bank	Add use Standards														
Battery Energy Storage System	§ 280-44.D.														
Beach Club	§ 280-44.E.						•		•	•					
Boat Sales and Service		•		•					•	•		•			
Boat Yard									•			•			_
Brewery/Distillery															

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Campground	§ 280-44.H.						0								
Cannabis Medical Dispensary													•		
Car Wash															
Cemetery		•													
Commercial Horse				•											
Boarding Operation Community Center															
Contractor Shop								•							
Contractor Storage	0.000.44.1							•							
Yard	§ 280-44.J.		•	•								•			
Convenience Store	§ 280-44.K. Add use Standards	•				•									
Day-Care Center															
Distribution Facility															
Drinking Establishment		•				•									
Dry Cleaning Establishment		•				•							•		
Dry Cleaning Plant	Add Use Standards												•		
Educational Facility		•		•	•	•		•					•		
Farm Brewery	§ 280-45.J.			•			•	•							
Farm Cidery	§ 280-45.J.						•	•	•	•			•		
Farm Distillery	§ 280-45.J.			•			•	•	•	•			•		
Farm Operation	§ 280-45.G.		•	•	•	•	•	•	•	•	•	•	•		
Farm Seasonal Worker Housing	Add use Standards	•		•			•	•	•	•	•	•			
Farm Stand	§ 280-45.H.														
Farm Tasting Room	§ 280-45.I.			•				•	•			•			
Farm Winery	§ 280-45.J.														
Farm Worker Housing	§ 280-45.K.	•		•			•	•	•	•	•	•	•		
Farmhouse															

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Fish Market		•				•									
Food Catering Facility						•									
Food Processing Facility		•											•		
Fueling/Charging Station	§ 280-44.P.	•										•	•		
Funeral and Burial Services		•		•		•		•					•		
Garden Center, Retail	§ 280-44.Q.	•	•	•				•					•		
Garden Center, Wholesale Golf Course	§ 280-44.Q.	•	•	•									•		
Health Care Facility					•	•									
Hotel	§ 280-44.U.	•				•	•								
Hotel, Country Inn	§ 280-44.V.					•		•							
Hotel, Maritime Inn	§ 280-44.W.									•					
Industrial, Heavy	§ 280-44.T.												•		
Industrial, Light															
Laundromat		•													
Marina							A			•		•		•	
Microbrewery and/or Micro-distillery		•				•							•		
Nursery School		•													
Nursing Home						•									
Office									A	A	A	•			
Office, Medical															
Outdoor Storage	§ 280-44.X.			•					•			•	•		
Parking Garage		•				•									
Parks and Recreation															
Personal Services		•		•	•	•		•				•	•		
Pet Care Facility	§ 280-44.Y.														

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Public Administrative Facilities		•	•	•	•			•						•	
Public Safety Services								•							
Public Utility		•	•	•		•			•	•					
Recreation,															
Commercial Indoor															
Recreation, Commercial Outdoor															
Recreational Camp	§ 280-44.GG.						•								
Recreational Vehicle Park	§ 280-44.BB.						•								
Religious Facility		•			•			•							
Research Laboratory														•	
Restaurant, Formula	§ 280-44.DD.	•													
Restaurant, Full- Service	§ 280-44.CC.	•		•	•	•	A			A		•			
Restaurant, Quick Service	§ 280-44.CC.	•		•	•	•	A			A		•			
Retail Center	§ 280-44.FF.	•				•									
Retail Recreation		•													
Retail Sales	§ 280-44.EE.				•	•				A		•	A		
Retail Store, Large	§ 280-44.FF.	•				•									
Retail Store, Small		•													
Self-Service Storage Facility													•		
Service Business		•		•	•	•		•				•			
Solar Energy Production, Commercial	Add use tandards												•	•	•
Theater or Cinema		•			•										
Transportation Terminal		•								•	•	•	•		
Vehicle and Boat Storage Facility		•							•	•		•	•		

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Vehicle Repair Garage		•		•		•						•	•		
Vehicle Sales and Rental	Add use Standards	•				•									
Veterinarian Hospital or Clinic		•		•	•	•		•				•	•		
Warehouse, Private		•	•	•					•	•		•	•		
Warehouse, Public															
Winery	§ 280-44.HH.			•									•		
Wireless Communication Facility	§ 280-61.	•	•	•	•	•		•	•	•	•	•	•	•	•
Yacht Club															
Accessory Uses															
Accessory Dwelling	§ 280-44.A.	A		A	A	A	A	(A)	A	A		A			
Accessory Recreational Structure	§ 280-44.B.	<b>(A</b> )		A	A	A	A	A	A	A		A	A		
Artist Studio, Personal		A		A	A	A	A	A	A	A		A	A		
Automated Teller Machine	Add use Standards	<b>(A</b> )			A	A									
Boat Dock, Private	§ 280-44.G.						A		A	A		A			
Day Care, Home	Add use Standards	A		A	A	A		A	A	A		A	A		
Dormitory	Add use Standards													A	
Drive-up Service Window	§ 280-44.M.	<b>(A</b> )				<b>(A</b> )									
Electric Vehicle Charging Station		<b>(A</b> )	A	A	A	A	A	A	A	A	A	A	A	A	<b>(A</b> )
Employee Dwelling	§ 280-44.I.	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Garage, Private	§ 280-44.AA.	A		A	A	A		A	A	A		A	A		
Gym/Workout/Fitness Space, Personal		A		A	A	A	A	A	A	A		A	A		
Home Occupation	§ 280-44.R.	A		A	A	A	A	A	A	A		A	A		
Office, Personal		A		A	A	A	A	A	A	A		A	A		

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Outdoor Pavilion		A											A		
Pool Cabana	§ 280-44.Z.	A		A	A	A	A	A	A	A		A			
Small Wind Energy System	Add use Standards									A			<b>(A</b> )	<b>(A</b> )	A
Solar Energy Production, Non- commercial		A	A	A	A	<b>(A)</b>	A	A	<b>(A)</b>	A	A	<b>(A)</b>	A	<b>(A</b> )	A
Storage Shed, Residential		A		A	A	A	A	A	A	A		A	A		
Workshop, Personal		A		A	A	A	A	A	A	A		A	A		