

**Town of Lexington  
Table of Uses, Table 1 (Section 3.4)**

**Permitted Uses and Development Standards**

[Added 3-20-2013 ATM by Art. 34; amended 3-26-2014 ATM by Art. 27;  
3-26-2014 ATM by Art. 28, 3-26-2014 ATM by Art. 30; 4-9-2014 ATM by Art. 31;  
4-9-2014 ATM by Art. 32; 3-25-2015 ATM by Arts. 52 and 53; 3-23-2016 ATM by Art. 38; 4-11-2016 ATM by Art. 43; 3-22-2017  
ATM by Art. 46; 4-24-2017 ATM by Art. 43; 3-28-2018 ATM by Art. 38; 11-13-2018 STM by Art. 2; 4-10-2019 ATM by Art. 39]

**KEY:**

**3.4.1 Use of Symbols in Table 1.** The symbols in Table 1, Permitted Uses and Development Standards, have the following meanings:

- Y Yes, the use is permitted by right if in compliance with any applicable development and operating standards contained in Table 1.
- R The use is permitted by right, but site plan review is required.
- SP The use requires a special permit.
- N No, the use is prohibited.

	GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX	<a href="#">C-HIP</a>
<b>A. RESIDENTIAL USES</b>													
<b>A.1.0 PRINCIPAL RESIDENTIAL USES</b>													
A.1.01 One-family dwelling	N	Y	Y	Y	Y	N	N	N	N	N	N	N	<a href="#">N</a>
A.1.02 Two-family dwelling	N	N	N	Y	Y	N	N	N	N	N	N	N	<a href="#">N</a>
A.1.03 Dwelling unit above street floor level in a commercial or institutional building	N	N	N	N	N	N	N	Y	N	N	N	N	<a href="#">N</a>
A.1.04 Congregate living facility	N	SP	SP	SP	SP	N	N	N	N	N	N	N	<a href="#">N</a>
A.1.05 Balanced housing development, public benefit development, site sensitive development	N	SP	SP	SP	N	N	N	N	N	N	N	N	<a href="#">N</a>
<b>A.2.0 ACCESSORY USES FOR RESIDENTIAL USES</b>													
A.2.01 Rooming units (not to exceed 3)	N	Y	Y	Y	N	N	N	N	N	N	N	N	<a href="#">N</a>
A.2.02 Basic accessory apartment	N	Y	Y	N	N	SP	SP	SP	SP	SP	SP	SP	<a href="#">N</a>
A.2.03 Expanded accessory apartment	N	SP	SP	N	N	SP	SP	SP	SP	SP	SP	SP	<a href="#">N</a>
A.2.04 Accessory structure apartment	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	<a href="#">N</a>
A.2.05 Bed-and-breakfast home	N	Y	Y	N	N	SP	SP	SP	SP	SP	SP	SP	<a href="#">N</a>
A.2.06 Home occupation, instruction	N	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP	SP	<a href="#">N</a>
A.2.07 Home occupation, minor	N	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP	SP	<a href="#">N</a>
A.2.08 Home occupation, major	N	SP	SP	SP	Y	SP	SP	SP	SP	SP	SP	SP	<a href="#">N</a>
A.2.09 Tennis court or court for a sport	N	SP	SP	SP	Y	Y	Y	Y	Y	Y	N	Y	<a href="#">N</a>
A.2.010 Family child care home	N	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP	SP	<a href="#">N</a>

	GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX	C-HIP
A.2.011 Family child care home, large	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	<u>N</u>
A.2.012 Adult day care in the home	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	<u>N</u>
A.2.013 Outdoor parking of commercial vehicles other than one vehicle not larger than 10,000 pounds GVW	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	<u>N</u>
A.2.014 Outdoor parking of more than four automobiles for a dwelling unit	N	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	<u>N</u>
A.2.015 Indoor parking of commercial vehicles other than one vehicle not larger than 15,000 pounds GVW	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	<u>N</u>
A.2.016 Outdoor storage of unregistered vehicles other than one automobile not stored in the required yard for the principal dwelling, and screened from the view of abutting lots and the street	N	N	N	N	N	N	Y	N	N	N	N	Y	<u>N</u>
<b>B. INSTITUTIONAL USES</b>													
<b>B.1.0 PRINCIPAL INSTITUTIONAL USES</b>													
B.1.01 Child care center	R	R	R	R	R	R	R	R	R	R	R	R	<u>R</u>
B.1.02 Use of land or structures for religious purposes	R	R	R	R	R	R	R	R	R	R	R	R	<u>R</u>
B.1.03 Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	R	R	R	R	R	R	R	R	R	R	R	R	<u>R</u>
B.1.04 Municipal buildings or uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
B.1.05 Park, playground, cemetery	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>

	GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX	<u>C-HIP</u>
<b>C. PRINCIPAL AGRICULTURAL AND NATURAL RESOURCE USES</b>													
<b>C.1.0 AS A PRINCIPAL USE</b>													
C.1.01 Exempt agricultural uses and structures as set forth in MGL c. 40A, s.3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
C.1.02 Farm for the raising of crops not exempt by statute	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
C.1.02 Farm for the raising of crops not exempt by statute	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
C.1.03 Greenhouse or nursery not exempt by statute	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	<u>SP</u>
C.1.04 Horseback riding area or stables not exempt by statute	SP	SP	SP	SP	N	N	N	N	N	N	N	N	<u>N</u>
C.1.05 Roadside stand not exempt by statute (for two-year terms)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	<u>SP</u>
C.1.06 Removal from a lot of earth materials for sale such as loam, sod, sand, gravel, stone, rock or clay	SP	SP	SP	N	N	N	N	N	N	SP	SP	N	<u>N</u>
<b>D. TEMPORARY USES</b>													
D.1.01 Temporary dwelling to replace a permanent dwelling on the same lot during reconstruction	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
D.1.02 Temporary building or trailer incidental to the construction of a building or land development	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
D.1.03 Temporary structures and uses not otherwise permitted in the district, provided the Building Commissioner finds that the proposed structure or use is compatible with the neighborhood	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
D.1.04 Temporary structures and uses not otherwise permitted in the district, provided the proposed structure or use is compatible with the neighborhood	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	<u>SP</u>

	GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX	C-HIP	
<b>E. OPERATING STANDARDS – THE FOLLOWING OPERATING STANDARDS APPLY TO ALL USES IN SECTIONS G TO P, INCLUSIVE, OF THIS TABLE IN ADDITION TO ANY STANDARDS SET FORTH THEREIN</b>														
E.1.01	Operations, in part or in whole, conducted outdoors during operating hours (*Except for certain uses as designated in G, H, I and J)	Y	SP	SP	SP	SP	Y	Y	SP	SP	SP	Y	Y*	<u>Y</u>
E.1.02	Storage of equipment and products outdoors during non-operating hours (*Except for certain uses as designated in G, H, I and J)	Y	N	N	N	N	Y	Y	Y	N	SP	SP	Y*	<u>SP</u>
F.1.01	Uses and structures with less than 10,000 square feet of gross floor area including the area of any existing structures but not including any floor area devoted to off-street parking, on a lot	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
F.1.02	Uses and structures with 10,000 or more square feet of gross floor area including the area of any existing structures but not including any floor area devoted to off-street parking, on a lot	R	R	R	R	R	R	R	R	R	R	R	R	<u>R</u>
<b>G. COMMERCIAL OFFICE USES</b>														
<b>G.1.0 AS A PRINCIPAL USE</b>														
G.1.01	Medical, dental, psychiatric office, but not a clinic (*Maximum 7,500 square feet gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	N	N	N	N	Y	Y	N	Y	Y	Y	Y	Y*	<u>Y</u>
G.1.02	Medical, dental, psychiatric office, but not a clinic, with related laboratory (*Maximum 7,500 square feet gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	N	N	N	N	N	Y	N	Y	Y	Y	Y	SP*	<u>Y</u>
G.1.03	Business or professional office, <a href="#">Flex Office, Computer software and technology development</a>	N	N	N	N	N	Y	N	Y	Y	Y	Y	Y*	<u>Y</u>

	GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX	<a href="#">C-HIP</a>
<b>G.2.0 DEVELOPMENT STANDARDS FOR OFFICE USES</b>													
G.2.01 Office located on street floor level *Not permitted in a center storefront.	N	N	N	N	Y	N	N	SP*	Y	Y	Y	Y	<a href="#">Y</a>
G.2.02 Office located on any floor other than street floor level *Permitted in a basement	N	N	N	N	N*	Y	N	Y	Y	Y	Y	Y*	<a href="#">Y</a>
G.2.03 Office space of all companies in a building occupies a total of more than 50% of the floor area in a building	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	<a href="#">Y</a>
G.2.04 Offices in which one company has more than 1,000 square feet of floor area but not more than 2,500 square feet of floor area in a building	N	N	N	N	N	Y	N	Y	Y	Y	Y	Y	<a href="#">Y</a>
G.2.05 Building used for offices without limit as to the amount of floor area one company may occupy or the percentage of floor area occupied by offices (*Maximum 7,500 square feet gross floor area per one establishment)	N	N	N	N	N	N	N	N	N	Y	Y	Y*	<a href="#">Y</a>
<b>H. PERSONAL, BUSINESS, OR GENERAL SERVICE USES</b>													
<b>H.1.0 AS A PRINCIPAL USE</b>													
H.1.01 Beauty parlor, barber shop	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	<a href="#">Y</a>
H.1.02 Laundry or dry cleaning pickup station with processing done elsewhere; laundry or dry cleaning with processing on the premises, self-service laundromat or dry cleaning	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	<a href="#">Y</a>
H.1.03 Tailor, dressmaker, shoe repair	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	<a href="#">Y</a>
H.1.04 Real estate sales or rental (see § 3.1.6) (*Maximum 7,500 square feet gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	N	N	N	N	Y	Y	N	SP	Y	Y	Y	Y*	<a href="#">Y</a>
H.1.05 Banking services *SP in center storefront; (see § 3.1.6)	N	N	N	N	Y	Y	SP	Y*	Y	Y	Y	SP	<a href="#">Y</a>
<a href="#">H.1.06 (Reserved)</a>													
<a href="#">H.1.07 (Reserved)</a>													

	GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX	<u>C-HIP</u>
H.1.08 Travel agency, insurance agency, ticket agency (*Maximum 7,500 square feet gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	N	N	N	N	N	Y	N	Y	Y	Y	Y	Y*	<u>Y</u>
H.1.09 Photographic services including commercial photography	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
H.1.010 Repair of household appliances, small tools or equipment, rental of equipment or tools for use in a home	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	<u>N</u>
H.1.011 Funeral parlor	N	N	N	N	N	N	Y	N	Y	N	N	Y	<u>N</u>
H.1.012 Photocopying, reproduction services but not commercial printing	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
H.1.013 Medical clinic for outpatient services	N	N	N	N	N	Y	N	Y	Y	Y	Y	N	<u>Y</u>
H.1.014 School not exempt by statute	SP	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	<u>SP</u>
H.1.014.1 Instruction in music or the arts, not to exceed 3,500 square feet of floor space per establishment	SP	N	N	SP	SP	Y	Y	Y	Y	Y	Y	Y	<u>SP</u>
H.1.015 Commercial printing, publishing	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	<u>Y</u>
H.1.016 Newspaper distribution agency	N	N	N	N	N	N	Y	N	Y	N	Y	Y	<u>N</u>
H.1.017 Office of veterinarian	N	N	N	N	N	N	Y	N	N	N	N	Y	<u>SP</u>
H.1.018 Kennel, boarding of household pets	N	N	N	N	N	N	Y	N	N	N	N	Y	<u>SP</u>
H.1.019 Pet grooming service provided that it shall be conducted entirely within the principal building and no pets shall be boarded overnight	N	N	N	N	N	Y	Y	Y	N	N	N	Y	<u>SP</u>
H.1.020 Private postal service	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	<u>N</u>
H.1.021 Recycling collection store	N	N	N	N	N	N	SP	N	N	N	N	SP	<u>N</u>
H.1.022 Museum, art gallery, private library	SP	SP	SP	SP	Y	Y	N	Y	Y	Y	N	N	<u>Y</u>
H.1.023 Nonprofit community service center or charitable	SP	SP	SP	SP	Y	Y	N	Y	Y	Y	Y	N	<u>N</u>

	GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX	<u>C-HIP</u>
H.1.024 Private, nonprofit club or lodge of social, fraternal, veterans, professional or political association; union hall; not including a	SP	SP	SP	SP	Y	Y	N	Y	Y	Y	Y	N	<u>N</u>
H.1.023 Nonprofit community service center or	SP	SP	SP	SP	Y	Y	N	Y	Y	Y	Y	N	<u>Y</u>
H.1.024 Private, nonprofit club or lodge of social, fraternal, veterans, professional or political association; union hall; not including a	SP	SP	SP	SP	Y	Y	N	Y	Y	Y	Y	N	<u>N</u>
<b>H.2.0 DEVELOPMENT STANDARDS FOR PERSONAL, BUSINESS, OR GENERAL SERVICE USES</b>													
H.2.01 Services with more than 1,500 square feet of floor space per	Y	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
H.2.02 Services with more than 3,500 square feet of floor space per	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
H.2.03 Banking services delivered on site to	N	N	N	N	N	SP	SP	N	N	Y	Y	SP	<u>Y</u>
<b>I. SALES OR RENTAL OF GOODS AND EQUIPMENT</b>													
<b>I.1.0 AS PRINCIPAL USE</b>													
I.1.01 Convenience goods often bought on a daily basis such as food, candy, newspapers, tobacco products	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
I.1.02 General merchandise, department store (*Maximum 7,500 square feet gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	N	N	N	N	N	Y	N	Y	N	N	N	Y*	<u>SP</u>

	GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX	<u>C-HIP</u>
I.1.03 Food, not intended for consumption on the premises; includes grocery store, but not a takeout or fast-food service (*Maximum 7,500 square feet gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	N	N	N	N	Y	Y	N	Y	N	SP	SP	Y*	<u>SP</u>
I.1.04 Package liquor store, with no consumption of beverages on the premises (*Maximum 7,500 square feet gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	N	N	N	N	N	SP	N	Y	N	N	N	SP*	<u>N</u>
I.1.05 Apparel, fabrics and accessories (*Maximum 7,500 square feet gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	N	N	N	N	Y	Y	N	Y	N	N	N	Y*	<u>N</u>
I.1.06 Furniture, home furnishings, home appliances and equipment, carpets (*Maximum 7,500 square feet gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	N	N	N	N	N	Y	N	Y	N	N	N	Y*	<u>N</u>
I.1.07 Other retail goods such as books, stationery, drugs, sporting goods, jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, and the like which are typically of a size that a customer can carry by hand (*Maximum 7,500 square feet gross floor area per one establishment and SP required for drugs/pharmacy use and SP for E.1.01 and N for E.1.02) ( <u>*allowed as part of a mixed-use project</u> )	N	N	N	N	Y	Y	N	Y	N	Y	Y	Y*	<u>Y**</u>



	<b>GC</b>	<b>RO</b>	<b>RS</b>	<b>RT</b>	<b>CN</b>	<b>CRS</b>	<b>CS</b>	<b>CB</b>	<b>CLO</b>	<b>CRO</b>	<b>CM</b>	<b>CSX</b>	<b>C-HIP</b>
I.1.08 Hardware, paint, wallpaper	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	<u>N</u>
I.1.09 Building materials	N	N	N	N	N	Y	Y	Y	N	N	N	Y	<u>N</u>
I.1.010 Lawn and garden supplies and equipment	N	N	N	N	N	Y	Y	Y	N	N	N	Y	<u>N</u>
I.1.011 Sale or rental of equipment and supplies, such as office furniture, to other businesses	N	N	N	N	N	Y	Y	N	N	N	Y	Y	<u>Y</u>
I.1.012 Artisan work (*Maximum 7,500 square feet gross floor area per one establishment and SP for E.1.01 and N for E.1.02)	N	N	N	N	N	N	N	Y	N	N	N	SP*	<u>SP</u>
I.1.013 Medical marijuana treatment center	N	N	N	N	N	N	N	N	N	N	Y	N	<u>Y</u>
I.1.014 Marijuana establishment (* unless otherwise prohibited by the Town's General Bylaws)	N	N	N	N	N	N	N	N	N	N	Y*	N	<u>Y</u>
<b>I.2.0 DEVELOPMENT STANDARDS FOR SALES OR RENTAL OF GOODS AND EQUIPMENT</b>													
I.2.01 Stores with more than 2,000 square feet of floor area per establishment	N	N	N	N	N	Y	Y	Y	N	SP	SP	Y	<u>SP</u>
I.2.02 Sales or rental conducted in part outdoors with permanent display of products during non-operating	N	N	N	N	N	Y	Y	Y	N	SP	SP	Y	<u>N</u>
<b>J. EATING AND DRINKING; TRANSIENT ACCOMMODATIONS</b>													
<b>J.1.0 AS A PRINCIPAL USE</b>													
J.1.01 Restaurant (* Maximum 7,500 square feet gross floor area per one establishment and SP for E.1.01 and SP for E.1.02 with regard to equipment and N for products) <a href="#">or Brewery Pub</a>	N	N	N	N	N	Y	N	Y	N	Y	Y	SP*	<u>Y</u>

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J.1.02 Fast-food service (* Maximum 7,500 square feet gross floor area per one establishment and SP for E.1.01 and SP for E.1.02 with regard to equipment and N for products)	N	N	N	N	SP	SP	N	SP	N	SP	Y	SP*	<u>Y</u>
J.1.03 Takeout food service (* Requires a special permit for service between the hours of 11:00 p.m. and 7:00 a.m.)	N	N	N	N	Y*	Y*	SP	Y*	N	Y*	Y*	SP	<u>Y</u>
J.1.04 Caterer or other establishment preparing meals for groups of people (* Only in conjunction with a substantial retail food business)	N	N	N	N	N	N	Y	SP*	N	N	Y	Y	<u>SP</u>
J.1.05 Drive-in or drive-through food service	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
J.1.06 Hotel, motel	N	N	N	N	N	N	N	SP	N	Y	Y	N	<u>Y</u>
<b>COMMERCIAL RECREATION, AMUSEMENT, ENTERTAINMENT</b>													
<b>K.1.0 AS A PRINCIPAL USE</b>													
K.1.01 Movie theater (indoor)	N	N	N	N	N	N	N	Y	N	N	N	N	<u>N</u>
K.1.02 Indoor athletic and exercise facilities, weight reduction salon	N	N	N	N	N	SP	Y	Y	N	Y	Y	Y	<u>Y</u>
K.1.03 Recreational facilities such as golf course, tennis or swimming club	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	<u>SP</u>
K.1.04 Private nonprofit recreational facility such as golf course, tennis or swimming club	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	Y	<u>SP</u>

	GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX	<a href="#">C-HIP</a>	
<b>L. MOTOR VEHICLE RELATED SALES AND SERVICE USES</b>														
<b>L.1.0 AS A PRINCIPAL USE</b>														
L.1.01	Motor vehicle sales or rental; includes automobiles, trucks, campers, vans, recreational vehicles, boats, or trailers	N	N	N	N	N	SP	SP	N	N	N	SP	SP	<a href="#">N</a>
L.1.02	Service station, sale of fuel and other motor oil products and accessories such as batteries, tires	N	N	N	N	N	SP	SP	N	N	N	N	SP	<a href="#">N</a>
L.1.03	Sales and installation of automotive parts such as tires, mufflers, brakes and motor vehicle accessories	N	N	N	N	N	N	SP	N	N	N	N	SP	<a href="#">N</a>
L.1.04	Motor vehicle maintenance and minor repairs limited to engine tune-up, lubrication and installation of replacement parts, adjustment or replacement of brakes or tires, washing and polishing, but not including engine overhaul, body work or painting	N	N	N	N	N	SP	SP	N	N	N	SP	SP	<a href="#">N</a>
L.1.05	Substantial motor vehicle repair including engine overhaul, body work and painting	N	N	N	N	N	N	SP	N	N	N	N	SP	<a href="#">N</a>
L.1.06	Car wash conducted entirely within a building	N	N	N	N	N	N	SP	N	N	N	N	SP	<a href="#">N</a>
L.1.07	Automobile parking lot where the parking spaces do not serve a principal use on the same lot and where no sales or service takes place	SP	N	N	N	N	N	SP	SP	N	SP	SP	SP	<a href="#">N</a>
L.1.08	Storage of automobiles or trucks	N	N	N	N	N	N	SP	N	N	N	N	SP	<a href="#">N</a>

	GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX	<a href="#">C-HIP</a>
<b>M. CONSTRUCTION, STORAGE, DISTRIBUTION AND INDUSTRIAL USES</b>													
<b>M.1.0 AS A PRINCIPAL USE</b>													
M.1.01 Bakery	N	N	N	N	N	N	Y	N	N	N	N	Y	<a href="#">SP</a>
M.1.02 Industrial services such as machine shop, welding	N	N	N	N	N	N	SP	N	N	N	Y	SP	<a href="#">N</a>
M.1.03 Commercial mover, associated storage facilities	N	N	N	N	N	N	SP	N	N	N	Y	SP	<a href="#">N</a>
M.1.04 Distribution center, parcel delivery, commercial mail delivery center	N	N	N	N	N	N	N	N	N	Y	Y	N	<a href="#">N</a>
M.1.05 Office, display or sales space of a wholesale or distributing establishment, provided that not more than 25% of the floor area is used for assembly of products	N	N	N	N	N	N	Y	N	N	N	N	Y	<a href="#">N</a>
M.1.06 Trade shop	N	N	N	N	N	N	Y	N	N	N	N	Y	<a href="#">N</a>
M.1.07 Office, yard and storage facilities for construction company such as a general contractor, landscape contractor	N	N	N	N	N	N	SP	N	N	N	N	SP	<a href="#">N</a>
M.1.08 Fuel oil dealer including sale and repair of heating equipment but not including bulk storage of fuel oil	N	N	N	N	N	N	SP	N	N	N	N	SP	<a href="#">N</a>
<b>N. MANUFACTURING, <a href="#">RESEARCH &amp; DEVELOPMENT, LIFE SCIENCE, AND TECHNOLOGY USES</a></b>													
<b>N.1.0 AS A PRINCIPAL USE</b>													
N.1.01 Light manufacturing <a href="#">such as Clinical Manufacturing (CRO), Contract Manufacturing (CMO), Contract Development &amp; Manufacturing Organization (CDMO), Artificial Intelligence (AI)</a>	N	N	N	N	N	N	N	N	N	N	Y	N	<a href="#">Y</a>

	GC	RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX	<u>C-HIP</u>
N.1.02 <u>Wet Research and Development such as Biopharma, Pharmaceutical Research, Diagnostics, and Disease Identification Laboratory engaged in research, experimental and testing activities, which may include the development of mockups and prototypes but not the manufacture of finished products</u>	N	N	N	N	N	N	N	N	N	Y	Y	N	<u>Y</u>
N.1.03 (Reserved)													
N.1.04 <u>Biotech manufacturing Pilot and Wet Light Manufacturing such as Medical Device, MedTech, Nanotechnology Research and Development, Active Pharmaceutical Ingredient (API) preparation and production facilities, Prototype production facilities and pilot plants, Digital Health and Bioinformatics</u>	N	N	N	N	N	N	N	N	N	SP	Y	N	<u>Y</u>
<u>N.1.05 Aerospace, Aeronautical, Aerospace, and Aviation Research and Development</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>SP</u>	<u>SP</u>	<u>N</u>	<u>Y</u>
<u>N.1.06 Brewery, Winery, Distillery, Cidery</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>
<u>N.1.07 Makerspacer</u>	<u>Y</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>

	GC	RP	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX	<u>C-HIP</u>	
<b>O. UTILITY, COMMUNICATIONS, AND TRANSPORTATION USES</b>														
<b>O.1.0 AS A PRINCIPAL USE</b>														
O.1.01	Radio, television studio, but without transmitting or receiving towers	N	N	N	N	N	Y	Y	N	N	Y	Y	Y	<u>SP</u>
O.1.02	Transmitting or receiving tower or antenna for commercial activities other than those which are used exclusively for wireless communication facilities	N	N	N	N	N	N	N	N	N	Y	N	<u>SP</u>	
O.1.03	Commercial ambulance service	N	N	N	N	N	N	SP	N	N	N	SP	<u>N</u>	
O.1.04	Taxicab garage, parking area	N	N	N	N	N	N	SP	N	N	N	SP	<u>N</u>	
O.1.05	Bus garage or storage facility	N	N	N	N	N	N	SP	N	N	Y	SP	<u>SP</u>	
O.1.06	Parking maintenance facilities for commercial vehicles	N	N	N	N	N	N	SP	N	N	Y	SP	<u>N</u>	
O.1.07	Landing place for helicopters not including storage or maintenance facilities	N	N	N	N	N	N	N	N	SP	SP	N	<u>Y</u>	
O.1.08	Wireless communication facility (*Yes if concealed as per § 6.4.4)	Y	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	<u>Y</u>	
O.1.09	Essential services	Y	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y	<u>Y</u>	
O.1.10	Solar Energy System, Building-mounted	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	
O.1.11	Solar Energy System, Canopy	Y	R	R	R	R	R	R	R	R	R	R	<u>Y</u>	
O.1.12	Solar Energy System, Large-scale	Y	R	R	R	R	R	R	R	R	R	R	<u>R</u>	
O.1.13	Solar Energy System, Small-scale	Y	R	R	R	R	R	R	R	R	R	R	<u>Y</u>	
<b>P. OPEN AIR, SEASONAL AND SPECIAL EVENTS</b>														
<b>P.1.0 AS A PRINCIPAL USE</b>														
P.1.01	Flea market	Y	N	N	N	N	N	SP	N	N	N	SP	<u>N</u>	
P.1.02	Seasonal sale of Christmas trees and wreaths	Y	SP	SP	SP	SP	Y	Y	N	SP	SP	Y	<u>N</u>	
<u>P.1.03</u>	<u>Food Truck or Outdoor Mobile Vending Cart</u>	<u>Y</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	

	GC	RP	RO	RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX	<a href="#">C-HIP</a>
<b>Q. ACCESSORY USES FOR COMMERCIAL USES</b>													
Q.1.01	Parking of trucks or other equipment to be used for the maintenance of the buildings and grounds only; shall be parked only in a garage or in an outdoor area not within the minimum yard for the principal building and shall be screened from the view of abutting lots and the street	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<a href="#">Y</a>
Q.1.02	Temporary overnight outdoor parking of freight carrying or material handling equipment	Y	N	N	N	N	Y	Y	Y	Y	Y	Y	<a href="#">Y</a>
Q.1.03	Convenience business use	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	<a href="#">Y</a>
Q.1.04	Cafeteria, dining room, conference rooms, function rooms, recreational facilities; the use shall be conducted primarily for the employees or clientele of the principal use and not for the general public and shall be conducted entirely within the principal building with no evidence of the existence of the use from the street or from any lot line	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	<a href="#">Y</a>
Q.1.05	Processing, storage and limited manufacturing of goods and materials related solely to research, experimental and testing activities	N	N	N	N	N	N	N	N	Y	Y	N	<a href="#">Y</a>
Q.1.06	Light manufacturing <a href="#">*and all uses identified in N.1</a>	N	N	N	N	N	N	N	N	SP	Y	N	<a href="#">Y*</a>
Q.1.07	Outdoor storage of inoperable or unregistered motor vehicles	SP	N	N	N	N	N	SP	N	N	N	SP	<a href="#">N</a>
<a href="#">Q.1.09</a>	<a href="#">Temporary Event</a>	<a href="#">Y</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">Y</a>

## DRAFT Definitions

- *Flex Office:* A coworking center, is a place where individual small business owners/employees, remote workers, or freelancers work alongside one another in common space, or a business incubator, where individuals working to launch new businesses can rent affordable space in which to perform office work and access shared resources such as printers, scanners, and other tools and services such as financial counseling and management training. A Flex Office may also be a building or group of buildings providing use flexibility for office and light industrial uses, such as printing, design, light assembly of products, artist space, or storage/warehousing.
- *Flex Space:* A building or group of buildings designed to accommodate a combination of office, food processing—light, wholesale, retail, and warehousing and business-related storage functions, the exact proportions of each use being subject to needs over time. Design may include loading docks to the rear or side of the structure. The front façade and other public street-facing façades are often treated with a higher quality of architectural finish than the rear and sides.
- *Food Truck or Outdoor Mobile Vending Cart:* A readily movable trailer or motorized wheeled vehicle, currently registered with the Division of Motor Vehicles, designed and equipped to serve food.
- *Research Activities:* Research, development, and testing conducted in dry labs, wet labs, or other types of facilities related to such fields as chemical, pharmaceutical, medical, electrical, transportation, and engineering, provided such activities are conducted within entirely enclosed buildings and produce no noise, smoke, glare, vibration, or odor detectable outside the buildings.
- *Research Activities, light:* Research, development, and testing conducted in dry labs, wet labs, or other types of facilities related to such fields as chemical, pharmaceutical, medical, electrical, transportation, and engineering, provided such activities do not involve live mammals, reptiles, or birds for research, testing, or any other purpose, and provided such activities are conducted within entirely enclosed buildings and produce no noise, smoke, glare, vibration, or odor detectable outside the buildings.
- *Light Laboratory Manufacturing:* Laboratory engaged in research, experimental and testing activities, which may include the development of mockups and prototypes but not the manufacture of finished products. Industrial uses that include fabrication, manufacturing, assembly or processing of materials that are in refined form and that do not in their transformation create smoke, gas, odor, dust, noise, vibration of earth, soot or lighting to a degree that is offensive when measured at the property line of subject property.
- *Research & Development:* R&D activities advances the development of new treatments, technologies and drugs that life sciences companies will look to commercialize soon. Includes, drug discovery, drug development, preclinical research, and clinical research.
- *Contract Manufacturing:* Outsourcing services that provide drug development and drug manufacturing services in the pharmaceutical industry on a contract basis.
- *Clinical Manufacturing:* Early stage clinical testing and manufacturing to achieve pivotal milestone in the development of drug product and batch manufacturing.