

TABLE 3.6.A.1 LAND USES IN THE BASE ZONING DISTRICTS

X=Permitted Use (requires a permit from the Code Enforcement Officer)
 CU=Conditional Use (requires Planning Board review and a public hearing)
 CS=City Staff

PB=Planning Board (a public hearing is not mandatory)
 SE=Special Exception Use (requires Planning Board review and Public Hearing)
 (pz)=performance zoning

LAND USES		DISTRICT																				
		RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	GS	RR	RRES	RPDS	RV	RR2	MED	RBV
ASSEMBLIES																						
1	Civic, Social, and Fraternal Associations						CU							CU	CU (pz)		CU (pz)	CU		CU(pz)	CU	
2	Funeral Homes	CU	CU		CU	CU	CU							CU	CU (pz)							
3	Religious Activities and Associated Uses	X	X	X	CU	X	CU							X	X		X	X		X	X	X
BUSINESS																						
4	Agriculture														CU (pz)		CU (pz)	CU	X	CU (pz)	CU	
5	Business/Professional Associations						X							X	CU (pz)							
6	Business and Professional Offices and Services				X ⁵	CU ¹⁵	X	X	X	X	X	X	X	X	CU (pz) ¹		SE		X	SE	X	
7	Veterinary					CU	X	X	X	X	X	X	X	CU		CU (pz)	SE ³		CU (pz)	SE	X	
8	Temporary, Habitable Trailers built on a permanent chassis to be used as portable classrooms and/or offices and/or medical diagnostic units for a specified (limited) time and as a public facility only	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴	CU ¹⁴		CU (pz) ¹⁴							
9	Research, Experimental, and Testing Laboratories													X	CU (pz)							
10	Services (All establishments primarily providing assistance rather than merchandise, except as otherwise listed below.)							X	X	X	X	X	X		X							
11	Auto Repair/Service (no auto sales)									CU	X				CU (pz)							
12	Bed and Breakfast/Tourist Home		CU	CU ^B	CU	X		X	X	X	X	X	X		X							
13	Cemeteries	CU	CU	CU	CU	CU	X	X	X	X	X	X	X		X		X	X	X	X	X	X
14	Construction Services							X	X	X	X	X	X		CU (pz)					CU (pz)		
15	Finance, Insurance, and Real Estate Services						X	X	X	X	X	X	X	X	X		SE				SE	
16	Hotels							X	X	X	X	X	X	X	X							
17	Restaurants							X	X	X	X	X	X	X	X		CU (pz) ²				X	
18	Specialty Print Shop					CU		X	X	X	X	X	X		CU (pz)							
19	Personal Services (All establishments providing individual services related to personal goods or needs, except as otherwise listed below.)						X	X	X	X	X	X	CU	CU (pz)							X	
20	Barber/Beauty Shops				X	X	X	X	X	X	X	X	CU	X			SE ³				X	
21	Laundry Services						X	X	X	X	X	CU	CU (pz)								X	
22	Self-Service Laundromats				CU	CU	X	X	X	X	X	CU	CU (pz)								X	
23	Shoe Repair Shops				CU	CU	X	X	X	X	X	CU	CU (pz)								X	
24	Social Services (excluding offender rehabilitation and offender self-help agencies and parole and probation offices)						CU	X	X	X	X	X	CU (pz)									
25	Taxi and Local/Commuter bus line service					CU		X	X	X	X	X	CU (pz)									
EDUCATIONAL																						
26	Educational Services	X	X	X ⁹	X	X	X							CU	X	X	CU (pz)	CU		CU (pz)	CU	
FACTORY/INDUSTRIAL																						
27	Heavy Equipment Repair													CU	CU (pz)							
28	Manufacturing, Heavy (including possessing, packaging, storage, and distribution of goods)													CU	CU (pz)							
29	Manufacturing, Light							CU				CU		X	CU (pz)							
30	Mineral Extraction Activities and Associated Use															CU (pz)					CU	
31	Truck Terminals													CU	CU (pz)							

See Riggs Brook Village, section 3.6.1.7 in the Land Use Ordinance, for specific uses.

		RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	GS	RR	RRES	RPDS	RV	RR2	MED
32	Recycling Centers				CU	CU								CU (pz)		CU (pz)			CU (pz)		
33	Waste Facilities, Class 1										CU		CU	CU (pz)		CU (pz)					
34	Waste Facilities, Class 2												CU	CU (pz)		CU (pz)					
GOVERNMENT/MUNICIPAL																					
35	Correctional Institutions						CU							CU (pz)	X						
36	Courts						CU							CU (pz)	X						
37	Government Offices				X ⁵	CU ¹⁵		X	X	X	X	X	X	CU (pz)	X						CU
38	Government Services						X ¹⁰							CU(pz)	X						
39	Municipal or Public Utilities and Communication Facilities	CU	CU		CU	CU								CU (pz)	X						
40	Major Municipal or Public Utilities and Communication Facilities	CU	CU		CU	CU	CU	CU	CU	CU	CU	CU	CU	CU (pz)	X	CU (pz)					
41	Minor Municipal or Public Utilities and Communication Facilities	CU	CU	CU	CU	CU	X	X	X	X	X	X	X	PB	X	PB (pz)	CU	PB (pz)	PB (pz)	CU	
42	Wireless Municipal or Public Utilities and Communication Facilities	X	X		X	X	X	X	X	X	X	X	X	X	X	X		X			
43	Parks, Public	CU	CU	CU	CU	CU								CU(pz)	X	CU (pz)	CU	CU(pz)	CU(pz)	CU	
44	Public Safety Services						CU		CU					CU (pz)	X						
45	Recreational Areas and Facilities, Public					CU								CU (pz)	X	CU (pz)	CU	CU (pz)	CU (pz)	CU	
INSTITUTIONAL																					
46	Daycare Centers	X	X		X	X	CU	CU		X	X	X	CU	X		CU (pz)	SE ³	CU (pz)	CU (pz)	SE	X
47	Group and Boarding Home	X	X	X	X	X	X	X		X	X	X	CU	X		X	CU	X	X	CU	X
48	Hospitals						X						X	X							CU
49	Medical Clinics						CU						CU	CU (pz)			SE			SE	CU
50	Nursing Homes	X	X		X	X	X						X	X		X			CU (pz)	SE	CU
MERCANTILE/RETAIL																					
51	Retail (All establishments primarily selling or renting products, except as otherwise listed below.)							X	X	X	X	X	X	CU (pz)					X		
52	Retail, Convenience					X		X	X	X	X	X	X	X		CU (pz)			X		
53	Neighborhood Groceries/Variety Stores				X	X		X	X	X	X	X	X	X			SE ³		X		
54	Retail, Medical Sales						CU	X	X	X	X	X	X	CU (pz)					X		CU
55	Retail, Specialty				X ¹³			X	X	X	X	X	X	X			SE ^{3,12}		X		
56	Farm Stands							X	X	X	X	X	X	X			SE ³		X		
57	Flooring Showroom					X		X	X	X	X	X	X	X					X		
58	Garden Center							X	X	X	X	X	X	CU (pz)		CU (pz)	SE		CU (pz)	SE	
59	Pharmacies				X	X	CU ¹¹	X	X	X	X	X	X	X							CU
60	Specialty Food Markets				X	X		X	X	X	X	X	X	X			SE ³		X		
61	Automobile Business, as defined										X		X	CU (pz)					CU (pz)		
62	Filling Stations									CU		CU		CU (pz)							
RESIDENTIAL																					
63	Manufactured Housing, Type 1	X ¹⁶	X ¹⁶	X ¹⁶	X ¹⁶	X ¹⁶	X ¹⁶	X ¹⁶	X ¹⁶	X ¹⁶	X ¹⁶	X ¹⁶	X	X ¹⁷	X ¹⁶	X	X ¹⁶	X	X	X ¹⁶	
64	Manufactured Housing, Type 2	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X
65	Manufactured Housing Park/Land Lease Community		CU										CU	PB		PB (pz)		PB (pz)	PB (pz)		
66	Multiple Family Dwellings	X	X	X	X	X	X	X	X	X	X	X	CU								
67	One and Two Family Dwellings	X	X	X	X	X	X	X	X	X	X	X	CU	X		X	X	X	X	X	X
68	Rooming Houses	X	X		X	X	X						CU								
STORAGE/WAREHOUSING																					
69	Self-Service Storage Units													CU (pz)					CU(pz) ⁷		
70	Warehousing							CU			CU		X	X							
71	Wholesaling							CU			CU		X	CU (pz)							

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RA RB1 RB2 RC RD BP KBD1 KBD2 CB CC CD IA PD GS RR RRES RPDS RV RR2 MED RBV

OTHER																							
72	Recreational Areas and Facilities, Private														CU (pz)		CU (pz)	SE	CU (pz)	CU (pz)	SE		
73	Sexually Oriented Businesses													CU									

See Riggs Brook Village, section 3.6.1.7 in the Land Use Ordinance, for specific uses.

- 1) Up to 5,000 sq. ft. total floor area on Route 27/Civic Center Drive Only
- 2) On Route 27/Civic Center Drive Only
- 3) Uses limited to maximum gross building size of 5,000 sq. ft.
- 4) Four lots or less
- 5) Map 30, Lot 1, Unit 1 only, business/professional/government offices only
- 6) Excepting Conventional Residential Subdivisions
- 7) Limited to no more than 75 units or 10,000 sq.ft. of building area
- 8) Limited to maximum of eight rooms
- 9) Limited to elementary and middle schools
- 10) Excluding protective functions/correctional institutions
- 11) Excluding convenience retail
- 12) Limited to florists, art gallery, pottery/craft/gift shops
- 13) Limited to small specialized stores that are located within buildings having existing, storefronts built prior to April 1, 2001 and that predominantly serve the needs of a walking clientele.
- 14) This restriction is not intended to restrict the temporary placement of construction related trailers on project sites provided that such trailers are removed immediately upon the completion of project work at that site. Planning Board approval is not required prior to the placement of such trailers.
- 15) Excluding Financial Institutions
- 16) See Section 5.2.10.2 for additional regulations
- 17) See Section 5.2.10.3 for additional regulations