

Section 223-17, City of Beacon Schedule of Use Regulations (Suggested Edits)

Permitted Uses by District	Reference Notes	All R1	All RD	PB	OB T	LB	GB	CMS	L	WD	WP	FCD	LI	HI
Residential														
One-Family Detached Dwelling		P	P	P	P	P	x	P x	x	x	x	x	x	x
One-Family Attached/Semidetached	Including Townhouses	x	P	x	x P	P	x	P x	P	P x	x	P	x	x
Two-Family Dwelling		x	SP P	x	x P	x	x	P x	P x	x	x	x	x	x
Multifamily Dwelling		x	SP	x	x P	x	SP P	P	P	P	x	P	x	x
Artist Live/Work Space	Subject to §223-24.3	x	x	x	x P	SP	SP P	P	SP P	P	x	P	SP P	x
Retail/Office/Service														
Retail, Personal Service, or Bank		x	x	x	x	P	P	P	SP	P	x	x	P	P x
Office		x	x	x	P	P	P	P	SP	P	x	P	P	P x
Retail Truck or Trailer	Subject to §223-26.3	x	x	x	x	x	P	P	P	x	SP	x	P	P
Artist Studio, Art Gallery/Exhibit Space		SP x	SP x	SP	SP P	SP	SP P	P	P	x	x	P	SP P	SP
Funeral Home		x	x	x	x	P	P	P x	x	x	x	x	P	P x
Commercial Recreation, Indoor		x	x	x	x	x	P	P	x	x	x	x	P	P
Auction Gallery		x	x	x	x	x	P	P x	x	x	x	x	P	P SP
Tattoo Parlor	Subject to §223-26.2	x	x	x	x	x	P	P	x	x	x	x	P	P
Adult Use	Subject to §223-20.1	x	x	x	x	x	x	x	x	x	x	x	SP	SP x
Food/Lodging														
Restaurant, Coffee House, Brew Pub		x	x	x	SP x	SP	P	P	SP	P	SP	P	P x	P x
Bar		x	x	x	x	SP	SP	SP	x SP	P	x	P	SP	SP x
Microbrewery/Microdistillery		x	x	x	x	SP	SP	P SP	SP	x	x	x	SP P	SP P
Food Preparation Business		x	x	x	x	x	x P	P SP	SP	x	x	x	x P	x P
Bed and Breakfast	Subject to §223-24.4	SP	SP	SP	SP	SP	SP	P x	P	x	SP	P	SP	P x
Inn		x	x	x	x	x	x P	P	P	P	SP	P	x P	x
Hotel	Subject to §223-20	x	x	x	x	x	SP P	P	P	P	x	x	SP P	SP x
Social/Community														
Spa/Fitness Center/Exercise Studio		x	x	x	x P	x	x P	P	x P	P	x	P	x P	x
Day Care Center		x	x	x	x P	x	x P	x	x P	P	x	P	x SP	x
Park, Preserve, Community Garden	With No Admission Fee	SP P	SP P	SP	SP P	SP	SP P	P SP	P	P	P	x P	SP	SP
Theater, Concert or Conference Space		x	x	x	x	x	P	P	x P	SP P	x	P	P	P x
Museum		SP	SP	SP	SP	P	P	P	x P	SP P	x	P	P	SP x
Place of Worship/Religious Facility		P	P	P	P	P	P	x	x	x	x	x	P	P x
Social Club	Subject to §223-24.2	SP	SP	SP	SP	SP	SP	P	x	x	x	x	SP	SP x
Government Facility		P	P	P	P	P	P	P	P	P	P	P	P	P
Golf Course		SP	SP		x		x	x	x	x	x	x	x	x
Healthcare														
Hospital, Clinic, or Nursing Home	Subject to 223-21.1/22	SP	SP	SP	SP x	SP	x	x	x	x	x	x	x	x
Animal Care Facility		x SP	x SP		x		x SP	x	x	x	x	x	x SP	x
Educational														
College or University		x SP	x SP	x	x	x	SP P	P	x P	x	x	x P	SP P	SP x
Trade School or Training Program		x	x	x	x	x	SP P	P	x SP	x	x	x P	SP P	SP P
Private School or Nursery School		SP	SP	SP	SP	SP	x P	P x	x P	x	x	x P	SP	SP x

x = Use Not Permitted
P = Permitted Use
SP = Special Permit Use

For Specific
Standards See -->

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Parking/Auto-Oriented														
Off-Street Parking as Principal Use	Subject to §223-26	SPx	SPx	SP	P	P	P	P x	x	x	x	x	P x	P x
Vehicle Sales or Rental Lot		x	x		x		SP	x	x	x	x	x	x SP	x
Gas Filling Station and/or Car Wash	Subject to Ch.210/§223-21	x	x	x	x	x	SP	x	x	x	x	x	x SP	SP x
Auto Body or Repair Shop	Subject to Chapter 210	x	x	x	x	x	SP	x	x	x	x	x	SP	SP
Ambulance Service		SP	SP	SP	SP	SP	SP P	x	x	x	x	x	SP P	SP x
Industrial or Assembly														
Wholesale or Storage Business		x	x	x	x	x	P	x	x	x	x	x	SP P	P
Workshop		x	x	x	x SP	x	P	P	x P	x	x	P	P	P
Industrial/Manufacturing Use		x	x	x	x	x	x	x	SP	x	x	P	P	P
Other														
Wireless Communication	Subject to §223-24.5	SP	SP	SP	SP	SP	SP	P SP	P SP	x SP	x SP	x SP	SP	SP
Small Cell Wireless Facility	Subject to §223-26.4	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP
Farm		P	P x	P	P x	P	x	x	x	x	x	x	x	x
Horticultural Nursery		SP	SP	SP	SP x	SP	SP	x	x	x	x	x	SP	SP x
Historic District Overlay Use	Subject to §223-24.7	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Ski Facility (Mt. Beacon)		SP	x	x	x	x	x	x	x	x	x	x	x	x
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)														
Accessory Apartment	Subject to §223-24.1	SP	SP	x	x SP	x	x	x	x	x	x	x	x	x
Private Tennis Court or Pool	Subject to §223-13	P	P	x	x P	x	x	x	x	x	x	x	x	x
Home Occupation or Artist Studio	Subject to §223-17.1	P	P	x	x P	x	x	P x	P x	x	x	x	x	x
Medical Service Structure	Subject to §223-13	P	P		P	x	x	x	x	x	x	x	x	x
Parking Structure		x	x		x		x	P	x P	x P	x	x P	x	x
Roof Garden or Greenhouse		P	P	x	x P	x	x P	P	P	P	x P	x P	x P	x P
Solar Collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P	P	P

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