

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 §223-14.2	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 x	
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 x	
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 or Coffee House		x	x	x	SP x	SP	P	P	SP	P	SP*	P	P x	P x	
Bar or Brew Pub		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 §223-14.1	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 x	
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 by Planning Board
SP*=Special Permit Use by City Council

For Specific Standards See -->

Article IVD Article IVE Article IVA Article IVA Article IVC

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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	*SP	x	
Gas Filling Station and/or Car Wash	Subject to Ch.210/§223-21	x	x	*	x	*	SP	x	x	x	x	x	*SP	SP x	
Auto Body or Repair Shop	Subject to Chapter 210	x	x	*	x	*	SP	x	x	x	x	x	SP	SP x	
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	*	P	x	x	x	x	x	SP P	P	
Workshop		x	x	*	*SP*	*	P	P	*P	x	x	P	P	P	
Industrial/Manufacturing Use		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	*SP	*SP	*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	*	*	*	*	*	*	*	*	*	*	*	*	
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	*	*SP	*	x	x	x	x	x	x	x	x	
Private Tennis Court or Pool	Subject to §223-13	P	P	*	*P	*	x	x	x	x	x	x	x	x	
Home Occupation or Artist Studio	Subject to §223-17.1	P	P	*	*P	*	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	
Parking Structure		x	x		x		x	P	*P	*P	x	x	*P	x	
Roof Garden or Greenhouse		P	P	*	*P	*	*P	P	P	P	*P	*P	*P	*P	
Solar Collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P	P	P	

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