

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

Permitted Uses by District	Reference Notes	All R1	All RD	I	GB	CMS	L	WD	WP	FCD	LI	HI
<b>Residential</b>												
One-Family Detached Dwelling		P	P	P	x	x	x	x	x	x	x	x
One-Family Attached/Semidetached	Including Townhouses	x	P	P	x	x	P	x	x	P	x	x
Two-Family Dwelling		x	P	P	x	x	x	x	x	x	x	x
Multifamily Dwelling		x	SP*	P	P	P	P	P	x	P	x	x
Artist Live/Work Space	Subject to §223-14.2	x	x	P	P	P	P	P	x	P	P	x
<b>Retail/Office/Service</b>												
Retail, Personal Service, or Bank		x	x	x	P	P	SP	P	x	x	P	x
Office		x	x	P	P	P	SP	P	x	P	P	x
Artist Studio, Art Gallery/Exhibit Space		x	x	P	P	P	P	x	x	P	P	x
Funeral Home		x	x	x	P	x	x	x	x	x	P	x
Commercial Recreation, Indoor		x	x	x	P	P	x	x	x	x	P	P
Auction Gallery		x	x	x	P	x	x	x	x	x	P	x
Adult Use	Subject to §223-20.1	x	x	x	x	x	x	x	x	x	SP	x
<b>Food/Lodging</b>												
Restaurant or Coffee House		x	x	x	P	P	SP	P	SP*	P	x	x
Bar or Brew Pub		x	x	x	SP*	SP*	SP*	P	x	P	SP*	x
Microbrewery/Microdistillery		x	x	x	SP*	SP*	SP*	x	x	x	P	P
Food Preparation Business		x	x	x	P	SP	SP	x	x	x	P	P
Bed and Breakfast	Subject to §223-24.4	SP	SP	SP	SP	x	P	x	SP*	P	SP	x
Inn		x	x	x	P	P	P	P	SP*	P	P	x
Hotel	Subject to §223-14.1	x	x	x	P	P	P	P	x	x	P	x
<b>Social/Community</b>												
Spa/Fitness Center/Exercise Studio		x	x	P	P	P	P	P	x	P	P	x
Day Care Center		x	x	P	P	x	P	P	x	P	SP	x
Park, Preserve, Community Garden		P	P	P	P	SP*	P	P	P	P	SP*	x
Theater, Concert or Conference Space		x	x	x	P	P	P	P	x	P	P	x
Museum		SP*	SP*	SP*	P	P	P	P	x	P	P	x
Place of Worship/Religious Facility		P	P	P	P	x	x	x	x	x	P	x
Social Club	Subject to §223-24.2	SP*	SP*	SP*	SP*	P	x	x	x	x	SP*	x
Government Facility		P	P	P	P	P	P	P	P	P	P	P
Golf Course		SP*	SP*	x	x	x	x	x	x	x	x	x
<b>Healthcare</b>												
Hospital, Clinic, or Nursing Home	Subject to §223-21.1 and 22	SP*	SP*	x	x	x	x	x	x	x	x	x
Animal Care Facility		SP	SP	x	SP	x	x	x	x	x	SP	x
<b>Educational</b>												
College or University		SP*	SP*	x	P	P	P	x	x	P	P	x
Trade School or Training Program		x	x	x	P	P	SP	x	x	P	P	P
Private School or Nursery School		SP	SP	SP	P	x	P	x	x	P	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

9.13.19    DRAFT

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<b>Parking/Auto-Oriented</b>												
Off-Street Parking as Principal Use	Subject to §223-26	x	x	P	P	x	x	x	x	x	x	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 and §223-21	x	x	x	SP	x	x	x	x	x	SP	x
Auto Body or Repair Shop	Subject to Chapter 210	x	x	x	SP	x	x	x	x	x	SP	x
Ambulance Service		SP*	SP*	SP*	P	x	x	x	x	x	P	x
<b>Industrial or Assembly</b>												
Wholesale or Storage Business		x	x	x	P	x	x	x	x	x	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
<b>Other</b>												
Wireless Telecommunications Facility	Subject to §223-24.5	SP	SP	SP	SP	SP	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
Farm		P	x	x	x	x	x	x	x	x	x	x
Horticultural Nursery		SP	SP	x	SP	x	x	x	x	x	SP	x
Historic District Overlay Use	Subject to §223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
<b>Permitted Accessory Uses</b> (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	x	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	P	x	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

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