

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

| Permitted Uses by District               | Reference Notes                  | All R1       | All RD       | PB           | GBT          | LB           | GB           | CMS          | L            | WD           | WP             | FCD          | LI           | HI           |  |
|--|----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------|--------------|--------------|--------------|--|
| <b>Residential</b>                       |                                  |              |              |              |              |              |              |              |              |              |                |              |              |              |  |
| One-Family Detached Dwelling             |                                  | P            | P            | P            | P            | P            | x            | Px           | x            | x            | x              | x            | x            | x            |  |
| One-Family Attached/Semidetached         | Including Townhouses             | x            | P            | x            | xP           | P            | x            | Px           | P            | Px           | x              | P            | x            | x            |  |
| Two-Family Dwelling                      |                                  | x            | SP* P        | x            | xP           | x            | x            | Px           | Px           | x            | x              | x            | x            | x            |  |
| Multifamily Dwelling                     |                                  | x            | SP*          | x            | xP           | x            | SP* P        | P            | P            | P            | x              | P            | x            | x            |  |
| Artist Live/Work Space                   | Subject to §223-14.2             | x            | x            | x            | xP           | SP*          | SP* P        | P            | SP P         | P            | x              | P            | SP* P        | x            |  |
| <b>Retail/Office/Service</b>             |                                  |              |              |              |              |              |              |              |              |              |                |              |              |              |  |
| Retail, Personal Service, or Bank        |                                  | x            | x            | x            | x            | P            | P            | P            | SP P         | P            | x              | x            | P            | Px           |  |
| Office                                   |                                  | x            | x            | x            | P            | P            | P            | P            | SP P         | P            | x              | P            | P            | Px           |  |
| <del>Retail Truck or Trailer</del>       | <del>Subject to §223-26.3</del>  | <del>x</del> | <del>x</del> | <del>x</del> | <del>x</del> | <del>x</del> | <del>P</del> | <del>P</del> | <del>P</del> | <del>x</del> | <del>SP*</del> | <del>x</del> | <del>P</del> | <del>P</del> |  |
| 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            | Px           | x            | x            | x              | x            | P            | Px           |  |
| Commercial Recreation, Indoor            |                                  | x            | x            | x            | x            | x            | P            | P            | x            | x            | x              | x            | P            | P            |  |
| Auction Gallery                          |                                  | x            | x            | x            | x            | x            | P            | Px           | x            | x            | x              | x            | P            | P            |  |
| <del>Tattoo Parlor</del>                 | <del>Subject to §223-26.2</del>  | <del>x</del> | <del>x</del> | <del>x</del> | <del>x</del> | <del>x</del> | <del>P</del> | <del>P</del> | <del>x</del> | <del>x</del> | <del>x</del>   | <del>x</del> | <del>P</del> | <del>P</del> |  |
| Adult Use                                | Subject to §223-20.1             | x            | x            | x            | x            | x            | x            | x            | x            | x            | x              | x            | SP*          | SP* x        |  |
| <b>Food/Lodging</b>                      |                                  |              |              |              |              |              |              |              |              |              |                |              |              |              |  |
| Restaurant or Coffee House               |                                  | x            | x            | x            | SP* x        | SP*          | P            | P            | SP P         | P            | SP*            | P            | Px           | Px           |  |
| Bar or Brew Pub                          |                                  | x            | x            | x            | x            | SP*          | SP* P        | SP* P        | xP           | P            | x              | P            | SP* P        | SP* P        |  |
| Microbrewery/Microdistillery             |                                  | x            | x            | x            | x            | SP*          | SP* P        | P            | SP* P        | xP           | x              | x            | SP* P        | SP* P        |  |
| Food Preparation Business                |                                  | x            | x            | x            | x            | x            | xP           | P SP         | SP           | x            | x              | x            | xP           | xP           |  |
| Bed and Breakfast                        | Subject to §223-24.4             | SP           | SP           | SP*          | SP           | SP*          | SP* P        | Px           | P            | x            | SP*            | P            | SP* P        | Px           |  |
| Inn                                      |                                  | x            | x            | x            | x            | x            | xP           | P            | P            | P            | SP*            | P            | xP           | x            |  |
| Hotel                                    | Subject to §223-14.1             | x            | x            | x            | x            | x            | SP* P        | P            | P            | P            | x              | x            | SP* P        | SP* x        |  |
| <b>Social/Community</b>                  |                                  |              |              |              |              |              |              |              |              |              |                |              |              |              |  |
| Spa/Fitness Center/Exercise Studio       |                                  | x            | x            | x            | xP           | x            | xP           | P            | xP           | P            | x              | P            | xP           | x            |  |
| Day Care Center                          |                                  | x            | x            | x            | xP           | x            | xP           | x            | xP           | P            | x              | P            | xSP          | x            |  |
| Park, Preserve, Community Garden         | <del>With No Admission Fee</del> | SP* P        | SP* P        | SP*          | SP* P        | SP*          | SP* P        | P            | P            | P            | P              | xP           | SP* P        | SP* x        |  |
| Theater, Concert or Conference Space     |                                  | x            | x            | x            | x            | x            | P            | P            | xP           | SP* P        | x              | P            | P            | Px           |  |
| Museum                                   |                                  | SP*          | SP*          | SP*          | SP*          | P            | P            | P            | xP           | SP* P        | x              | P            | P            | SP* SP       |  |
| Place of Worship/Religious Facility      |                                  | P            | P            | P            | P            | P            | P            | x            | x            | x            | x              | x            | P            | Px           |  |
| Social Club                              | Subject to §223-24.2             | SP* SP       | SP* SP       | SP*          | SP* SP       | SP*          | SP* SP       | P            | x            | x            | x              | x            | SP* 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            |  |
| <b>Healthcare</b>                        |                                  |              |              |              |              |              |              |              |              |              |                |              |              |              |  |
| Hospital or Nursing Home                 | Subject to 223-21.1/22           | SP*          | SP*          | SP*          | SP* x        | SP*          | x            | x            | x            | x            | x              | xP           | xP           | xP           |  |
| Animal Care Facility                     |                                  | xSP          | xSP          |              | x            |              | xSP          | x            | x            | x            | x              | x            | xSP          | x            |  |
| <b>Educational</b>                       |                                  |              |              |              |              |              |              |              |              |              |                |              |              |              |  |
| College or University                    |                                  | xSP*         | xSP*         | x            | x            | x            | SP* P        | P            | xP           | x            | x              | xP           | SP* P        | SP* P        |  |
| Trade School or Training Program         |                                  | x            | x            | x            | x            | x            | SP* P        | P            | xP           | x            | x              | xP           | SP* P        | SP* P        |  |
| Private School or Nursery School         |                                  | SP*          | SP*          | SP*          | SP*          | SP*          | xP           | Px           | xP           | x            | x              | xP           | 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 IVC 3.5.20

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|---|---------------------------|--------|--------|-------|--------|-------|--------|-------|-------|-------|-------|-------|-------|-------|--|
| <b>Parking/Auto-Oriented</b>  |                           |        |        |       |        |       |        |       |       |       |       |       |       |       |  |
| Off-Street Parking as a Principal Use   | Subject to §223-26        | SP* x  | SP* x  | SP*   | P SP   | P     | P SP   | P SP  | x     | x     | x     | x     | P x   | P x   |  |
| Vehicle Sales or Rental Lot   |                           | x      | x      |       | x      |       | P 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* 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* SP | x     | x     | x     | x     | x     | SP    | SP* x |  |
| Ambulance Service   |                           | SP* SP | SP* SP | SP*   | SP* SP | SP*   | SP* P  | x     | x     | x     | x     | x     | SP* P | SP* x |  |
| <b>Industrial or Assembly</b>   |                           |        |        |       |        |       |        |       |       |       |       |       |       |       |  |
| 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     |  |
| <b>Other</b>  |                           |        |        |       |        |       |        |       |       |       |       |       |       |       |  |
| 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* P  | SP* P  | SP*   | SP* x  | SP    | SP* P  | x     | x     | x     | x     | x     | SP* P | 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     |  |
| <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* 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 SP   |       | 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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