

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

| Permitted Uses by District | Reference Notes | R1-x | RD-x | PB | OTB | LB | GB | CMS | L | WD | WP | FCD | LI | HI |
|-------------------------------------|------------------------|------|------|---------------|------------------|----|----|-----|----|----|----|-----|-----------------|-----------------|
| Residential | | | | | | | | | | | | | | |
| One-Family Detached Dwelling | Not incl. Mobile Home | P | P | P | P | P | x | P | x | x | x | x | x | x |
| One Family Attached/Townhouse | | x | P | * | *P | P | x | P | P | P | x | P | x | x |
| Two-Family Dwelling | | x | SP | * | -* SP | x | x | P | P | x | x | x | x | x |
| Multifamily Dwelling | | x | SP | * | x | x | SP | P | P | P | x | P | x | x |
| Artist Live/Work Space | Subject to §223-24.3 | x | x | * | * SP | SP | SP | P | SP | P | x | P | SP | x |
| Retail/Office/Service | | | | | | | | | | | | | | |
| Retail Business or Personal Service | | x | x | * | x | P | P | P | SP | P | x | x | P | P x |
| Office | | x | x | * | P | P | P | P | SP | P | x | P | P | P x |
| Bank or Financial Institution | | x | x | * | P x | P | P | P | x | x | x | x | P | P x |
| Retail Truck or Trailer | Subject to §223-26.3 | x | x | * | x | x | P | P | P | x | SP | x | P | P x |
| Artist Studio as Principal Use | | SP | SP | SP | SP | SP | SP | P | P | x | x | P | SP | SP |
| Funeral Home | | x | x | * | x | P | P | P | x | x | x | x | P | P x |
| Art Gallery or Exhibit Space | | SP | SP | SP | SP | P | P | P | x | P | x | P | P | P |
| Auction Gallery | | x | x | * | x | x | P | P | x | x | x | x | P | P |
| Tattoo Parlor | Subject to §223-26.2 | x | x | * | x | x | P | P | x | x | x | x | P | P x |
| Adult Use | Subject to §223-20.1 | x | x | * | x | x | x | x | x | x | x | x | SP | SP |
| Food/Lodging | | | | | | | | | | | | | | |
| Restaurant or Coffee House | | x | x | * | SP x | SP | P | P | SP | P | SP | P | P x | P x |
| Bar or Brew Pub | | x | x | * | x | SP | SP | SP | x | P | x | P | SP | SP |
| Microbrewery/Microdistillery | | x | x | * | x | SP | SP | P | SP | x | x | x | SP | SP |
| Food Preparation Business | | x | x | * | x | x | x | P | SP | x | x | x | * P | * P |
| Bed and Breakfast | Subject to §223-24.4 | SP | SP | SP | SP | SP | SP | P | P | x | SP | P | SP | P x |
| Inn | | x | x | * | x | x | x | P | P | P | SP | P | x | x |
| Hotel | Subject to §223-20 | x | x | * | x | x | SP | P | P | P | x | x | SP x | SP x |
| Social/Community | | | | | | | | | | | | | | |
| Spa/Fitness Center/Exercise Studio | | x | x | * | x | x | x | P | x | P | x | P | x | x |
| Day Care Center | | x | x | * | *SP | x | x | x | x | P | x | P | * SP | x |
| Park/Municipal Recreation | | P | P | P | P | P | P | P | P | P | P | P | P | P x |
| Park/Preserve, Not-for Profit | With No Admission Fee | SP | SP | SP | SP | SP | SP | P | P | P | P | x | SP x | SP x |
| Commercial Recreation, Indoor | Subject to §223-24.8 | x | x | * | x | x | SP | P | x | x | x | x | SP | SP |
| Plaza/Green/Community Garden | | x | x | * | *P | x | x | P | P | P | x | x | x | x |
| Theater | Not a Drive-In Theater | x | x | * | x | x | P | P | x | x | x | x | P | P x |
| Public Library | | SP | SP | SP | SP | P | P | P | x | x | x | x | P x | P x |
| Museum | | SP | SP | SP | SP | P | P | P | x | SP | x | P | P | SP x |
| Performance or Conference Space | | x | x | * | x | x | x | P | x | P | x | P | x | x |
| Place of Worship/Religious Facility | | P | P | P | P | P | P | x | x | x | x | x | P | P x |
| Club, Social or Athletic | Subject to §223-24.2 | SP | SP | SP | SP | SP | SP | SP | x | x | x | x | SP | SP x |
| City of Beacon Municipal Use | | P | P | P | P | P | P | P | P | P | x | x | P | P |
| Firehouse/Ambulance Service | | SP | SP | SP | SP | SP | SP | x | x | x | x | x | SP | SP |

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P = Permitted Use
SP = Special Permit Use

For Specific
Standards See -->

Article IVD Article IVE Article IVA Article IVA Article IVC

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|--------------------------------------|----------------------------|-----------------|-----------------|---------------|----------------|---------------|----------------|--------------|--------------|--------------|---------------|---------------|-----------------|-----------------|
| Healthcare | | | | | | | | | | | | | | |
| Hospital | Subject to §223-21.1 | SP | SP | SP | SP | SP | x | x | x | x | x | x | x | x |
| Nursing Home | Subject to §223-22 | SP | SP | SP | SP | SP | x | x | x | x | x | x | x | x |
| Educational | | | | | | | | | | | | | | |
| College or University | | x | x | * | x | x | SP | P | x | x | x | x | SP | SP x |
| Public School | | P | P | P | P | P | x | P | x | x | x | x | x | x |
| Trade School or Training Program | | x | x | * | *SP | x | SP | P | x | x | x | x | SP | SP |
| Private or Nursery School | | SP | SP | SP | SP | SP | x | P | x | x | x | x | SP | SP x |
| Parking/Auto-Oriented | | | | | | | | | | | | | | |
| Off-Street Parking as Principal Use | Subject to §223-26 | SP x | SP x | SP | PSP | P | P | P | x | x | x | x | P | P |
| Public Garage, Parking Only | Subject to Article IVD | x | x | * | x | x | x | P | x | x | x | x | x | x |
| Public Garage with Repairs | Subject to Ch. 210/Art.IVD | x | x | * | x | x | x | SP | x | x | x | x | *SP | *SP |
| Vehicle Sales or Rentals | Subject to Chapter 210 | x | x | * | x | x | *SP | x | x | x | x | x | *SP | *SP |
| Gasoline Filling Station | Subject to Chapter 210 | x | x | * | x | SP | SP | x | x | x | x | x | *SP | SP x |
| Automatic Car Wash | Subject to §223-21 | x | x | * | x | x | SP | x | x | x | x | x | *SP | SP x |
| Gas Station and Car Wash | Subject to Ch.210/§223-21 | x | x | * | x | x | SP | x | x | x | x | x | *SP | SP x |
| Auto Body or Repair Shop | Subject to Chapter 210 | x | x | * | x | x | SP | x | x | x | x | x | SP | SP |
| Industrial or Assembly | | | | | | | | | | | | | | |
| Wholesale or Storage Business | | x | x | * | x | x | P | x | x | x | x | x | SP P | P |
| Workshop | | x | x | * | *SP | x | P | P | x | x | x | P | P | P |
| Industrial/Manufacturing Use | | 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 | P | x | x | x | SP | SP |
| Farm | No Fur-Bearing Animals | P | P | P | P x | P | x | x | x | x | x | x | x | x |
| Horticultural Nursery | | SP | SP | SP | SP | SP | SP | x | x | x | x | x | SP | SP |
| 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 | * | * | * | * | * | * | * | * | * | * | * | * |
| Accessory Uses | | | | | | | | | | | | | | |
| Customary Acc. to Permitted Use | | P | P | P | P | P | P | P | P | x | P | P | P | P |
| Accessory Apartment | Subject to §223-24.1 | SP | SP | * | *SP | x | x | x | x | x | x | x | x | x |
| Private Tennis Court or Pool | Not in the Front Yard | P | P | * | *P | x | x | x | x | x | x | x | x | x |
| Outdoor Storage of Materials | | x | x | * | x | x | P | x | x | x | x | x | *SP | P |
| Home Office | Subject to §223-17.1 | P | P | * | *P | x | x | x | x | x | x | x | x | x |
| Home Occupation | Subject to §223-17.1 | P | P | * | *P | x | x | P | P | x | x | x | x | x |
| Roof Garden or Greenhouse | | P | 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 |
| Artist Studio as Accessory Use | Subject to §223-24.6 | SP | SP | * | *P | x | x | x | x | x | x | x | *SP | *SP |

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