

**Section 223-17, City of Beacon Schedule of Use Regulations**

Permitted Uses by District	Reference Sections	<u>R1-x</u>	<u>RD-x</u>	<u>PB</u>	<u>OB</u>	<u>LB</u>	<u>CB</u>	<u>GB</u>	<u>CMS</u>	<u>L</u>	<u>WD</u>	<u>WP</u>	<u>FCD</u>	<u>LI</u>	<u>HI</u>
<b>Residential</b>															
Single-Family Detached		P	P	P	P	P	x	x	P	x	x	x	x	x	x
Single-Family Semi/Attached		P	P	P	P	P	x	x	P	P	P	x	P	x	x
Two-Family		x	SP	x	x	x	x	x	P	P	x	x	x	x	x
Multifamily		x	SP	x	x	x	SP	SP	P	P	P	x	P	x	x
Artist Live/Work Space	223-24.3	x	x	x	x	SP	SP	SP	P	SP	P	x	P	SP	x
<b>Retail/Office/Service</b>															
Retail Business or Personal Service		x	x	x	x	P	P	P	P	SP	P	x	x	P	P
Office		x	x	x	P	P	P	P	P	SP	P	x	P	P	P
Bank or Financial Institution		x	x	x	P	P	P	P	P	x	x	x	x	P	P
Retail Truck or Trailer	223-26.3	x	x	x	x	x	P	P	P	P	x	SP	x	P	P
Artist Studio as Principal Use		SP	SP	SP	SP	SP	SP	SP	P	P	x	x	P	SP	SP
Funeral Service		x	x	x	x	P	P	P	P	x	x	x	x	P	P
Art Gallery or Exhibit Space		SP	SP	SP	SP	P	P	P	P	x	P	x	P	P	P
Auction Gallery		x	x	x	x	x	P	P	P	x	x	x	x	P	P
Tattoo Parlor	223-26.2	x	x	x	x	x	P	P	P	x	x	x	x	P	P
Adult Use	223-20.1	x	x	x	x	x	x	x	x	x	x	x	x	SP	SP
Cigar/Smoking Establishment		x	x	x	x	x	x	x	SP	x	x	x	x	x	x
<b>Food/Lodging</b>															
Restaurant or Coffee House		x	x	x	SP	SP	P	P	P	SP	P	SP	P	P	P
Bar or Brew Pub		x	x	x	x	SP	SP	SP	SP	x	P	x	P	SP	SP
Microbrewery/Microdistillery		x	x	x	x	SP	SP	SP	P	SP	x	x	x	SP	SP
Food Preparation Business		x	x	x	x	x	x	x	P	SP	x	x	x	x	x
Bed and Breakfast	223-24.4	SP	SP	SP	SP	SP	SP	SP	P	P	x	SP	P	SP	SP
Inn		x	x	x	x	x	x	x	P	P	P	SP	P	x	x
Hotel	223-20	x	x	x	x	x	SP	SP	P	P	P	x	x	SP	SP
<b>Social/Community</b>															
Spa/Fitness Center/Exercise Studio		x	x	x	x	x	x	x	P	x	P	x	P	x	x
Day Care Center		x	x	x	x	x	x	x	x	x	P	x	P	x	x
Park/Preserve/Public Recreation		SP	SP	SP	SP	SP	SP	SP	P	P	P	P	x	SP	SP
Commercial Recreation	223-24.8	x	x	x	x	x	SP	SP	P	x	x	x	x	SP	SP
Plaza/Green/Community Garden		x	x	x	x	x	x	x	P	P	P	x	x	x	x
Theater		x	x	x	x	x	P	P	P	x	x	x	x	P	P
Public Library		SP	SP	SP	SP	P	P	P	P	x	x	x	x	P	P
Museum		SP	SP	SP	SP	P	P	P	P	x	SP	x	P	P	SP
Performance or Conference Space		x	x	x	x	x	x	x	P	x	P	x	P	x	x
Place of Worship/Religious Facility		P	P	P	P	P	P	P	x	x	x	x	x	P	P
Club, Social or Athletic	223-24.2	SP	SP	SP	SP	SP	SP	SP	SP	x	x	x	x	SP	SP
City of Beacon Public Uses		P	P	P	P	P	P	P	P	P	P	x	x	P	P
Fire/Ambulance Facility, Nonprofit		SP	SP	SP	SP	SP	SP	SP	x	x	x	x	x	SP	SP
<b>Healthcare</b>															
Hospital or Outpatient Clinic	223-21.1	SP	SP	SP	SP	SP	x	x	x	x	x	x	x	x	x
Nursing Home	223-22	SP	SP	SP	SP	SP	x	x	x	x	x	x	x	x	x

x = Prohibited Use  
P = Permitted Use

For Specific  
Standards See>

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SP = Special Permit Use															
<b>Educational</b>															
College or University		x	x	x	x	x	SP	SP	P	x	x	x	x	SP	SP
Public School		P	P	P	P	P	x	x	P	x	x	x	x	x	x
Trade School or Training Program		x	x	x	x	x	SP	SP	P	x	x	x	x	SP	SP
Private or Nursery School		SP	SP	SP	SP	SP	SP	SP	P	x	x	x	x	SP	SP
<b>Parking/Auto-Oriented</b>															
Off-Street Parking as Principal Use	223-26	SP	SP	SP	P	P	P	P	P	x	x	x	x	P	P
Public Garage without Repairs		x	x	x	x	x	x	x	P	x	x	x	x	x	x
Public Garage with Repairs		x	x	x	x	x	x	x	SP	x	x	x	x	x	x
Auto Sales and Repair		x	x	x	x	x	x	x	x	x	x	x	x	x	x
Gas Station	223-24	x	x	x	x	SP	SP	SP	x	x	x	x	x	x	SP
Automatic Car Wash	223-21	x	x	x	x	x	SP	SP	x	x	x	x	x	x	SP
Gas Station and Car Wash	223-24; 223-21	x	x	x	x	x	x	SP	x	x	x	x	x	x	SP
Auto Body or Repair Shop		x	x	x	x	x	x	SP	x	x	x	x	x	SP	SP
<b>Industrial or Assembly</b>															
Wholesale or Storage		x	x	x	x	x	x	P	x	x	x	x	x	SP	P
Workshop, Artisan or Craft		x	x	x	x	x	x	P	P	x	x	x	P	P	P
Industrial/Manufacturing Use		x	x	x	x	x	x	x	x	SP	x	x	P	P	P
<b>Other</b>															
Wireless Communication	223-24.5	SP	SP	SP	SP	SP	SP	SP	P	P	x	x	x	SP	SP
Farm		P	P	P	P	P	x	x	x	x	x	x	x	x	x
Horticultural Nursery		SP	SP	SP	SP	SP	SP	SP	x	x	x	x	x	SP	SP
Other Similar Use per City Council		x	x	x	x	x	x	x	x	x	SP	x	P	x	x
Historic District Overlay Use	223-24.7	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
River-Related Facilities	223-41.3	x	x	x	x	x	x	x	x	x	x	SP	x	x	x
Ski Facility (Mt. Beacon)		SP	x	x	x	x	x	x	x	x	x	x	x	x	x
<b>Accessory Uses</b>															
Customary Acc. to Permitted Use		P	P	P	P	P	P	P	P	P	x	P	P	P	P
Accessory Apartment	223-24.1	SP	SP	x	x	x	x	x	x	x	x	x	x	x	x
Private Garage/Tennis Court/Pool		P	P	x	x	x	x	x	x	x	x	x	x	x	x
Outdoor Storage of Materials		x	x	x	x	x	x	P	x	x	x	x	x	x	P
Garden or Nursery		P	P	x	x	x	x	x	x	x	x	x	x	x	x
Exterior Lighting	223-14B	x	x	x	P	P	P	P	P	P	x	x	x	P	P
Sign	223-15	P	P	x	P	P	P	P	P	P	x	x	x	P	P
Home Office	223-17.1	P	P	x	x	x	x	x	x	x	x	x	x	x	x
Home Occupation		P	P	x	x	x	x	x	P	P	x	x	x	x	x
Roof Garden or Greenhouse		P	P	x	x	x	x	x	P	P	P	x	x	x	x
Solar Collectors	Article X	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Parking as Accessory Use	223-26	P	P	x	P	P	P	P	P	P	P	P	P	P	P
Artist Studio as Accessory Use	223-24.6	SP	SP	x	x	x	x	x	x	x	x	x	x	x	x

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