

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

Permitted Uses by District	Reference Notes	All R1	All RD	PB	QTB	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
One-Family Attached/Semidetached	Including Townhouses	x	P	x	x P	P	x	P	P	P	x	P	x	x
Two-Family Dwelling		x	SP P	x	x P	x	x	P	P	x	x	x	x	x
Multifamily Dwelling		x	SP P	x	x	x	SP	P	P	P	x	P	x	x
Artist Live/Work Space	Subject to §223-24.3	x	x	x	x P	SP	SP	P	SP P	P	x	P	SP	x
Retail/Office/Service														
Retail Business or Personal Service		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
Bank or Financial Institution		x	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	x	P	P	P	x	SP	x	P	P x
Artist Studio as Principal Use		SP	SP	SP	SP P	SP	SP P	P	P	x	x	P	SP	SP
Funeral Home		x	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
Amusement Center, Vintage	Subject to §223-24.8	x	x	x	x	x	x	SP	x	x	x	x	x	x
Auction Gallery		x	x	x	x	x	P	P	x	x	x	x	P	P
Tattoo Parlor	Subject to §223-26.2	x	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	x	SP	SP
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	P	x	P	SP	SP
Microbrewery/Microdistillery		x	x	x	x	SP	SP	P	SP	x	x	x	SP	SP
Food Preparation Business		x	x	x	x	x	x P	P	SP	x	x	x	x P	x 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	x SP	P	P	P	SP	P	x	x
Hotel	Subject to §223-20	x	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 P	x	x P	P	x	P	x	P	x	x
Day Care Center		x	x	x	x P	x	x P	x	x	P	x	P	x SP	x
Park/Preserve, Not-for-Profit	With No Admission Fee	SP P	SP P	SP	SP P	SP	SP	P	P	P	P	x	SP x	SP x
Commercial Recreation, Indoor		x	x	x	x	x	SP P	P x	x	x	x	x	SP P	SP P
Plaza/Green/Community Garden		x	x	x	x P	x	x P	P	P	P	x	x	x	x
Theater, Concert or Conference Space	Not a Drive-In Theater	x	x	x	x	x	P	P	x	SP	x	P	P	P x
Museum		SP	SP	SP	SP	P	P	P	x	SP	x	P	P	SP x
Place of Worship/Religious Facility		P	P	P	P	P	P	x	x	x	x	x	P	P x
Club	Subject to §223-24.2	SP	SP	SP	SP	SP	SP	SP	x	x	x	x	SP	SP x
Golf Course		SP	SP		x		x	x	x	x	x	x	x	x
Healthcare														
Hospital or Clinic	Subject to §223-21.1	SP	SP	SP	SP x	SP	x	x	x	x	x	x	x	x
Nursing Home	Subject to §223-22	SP	SP	SP	SP x	SP	x	x	x	x	x	x	x	x

x = Use Not Permitted
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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Educational														
College or University		x	x	*	x	*	SP	P	x	x	x	x	SP	SP x
Trade School or Training Program		x	x	*	* SP	*	SP P	P	x	x	x	x	SP P	SP P
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	SPx	SPx	SP	P	P	P	P	x	x	x	x	P x	P x
Parking Structure	Subject to Article IVD	x	x	*	x	*	x	P	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/§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
Ambulance Service		SP	SP	SP	SP	SP	SP	x	x	x	x	x	SP	SP
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	x	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	P	x	x	x	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	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	*	*	*	*	*	*	*	*	*	*	*	*
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
Outdoor Storage of Materials		x	x	*	x	*	P	x	x	x	x	x	* P	P
Home Office	Subject to §223-17.1	P	P	*	* P	*	x	x	x	x	x	x	x	x
Home Occupation	Subject to §223-17.1	P	P	*	* P	*	x	P	P	x	x	x	x	x
Medical Service Structure	Subject to §223-13	P	P		P	*	x	x	x	x	x	x	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	P	P
Artist Studio as Accessory Use	Subject to §223-24.6	SP	SP	*	* SP	*	x	x	x	x	x	x	* SP	* SP

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