

## TABLE OF CURRENT USES BY ZONING DISTRICT: RESIDENTIAL

	R1 Single-Family Residence	R2 Single-Family Residence	R3 Single- and Two-Family Res	R4 General Res District	R5 General Res District	R6 General Res District	OR Office Residence	RS Residential Shoppe	R4A Limited Gen. Res. District	R1R Rustic Residence	R6H General Residence District	R2S Single-Family Residence District	R2T Single-Family Residence District	R2Y Single-Family Residence District	R2Z Single-Family Residence District
R1 Single-Family Residence District															
Single-family detached dwellings	P	P	P	P	P			P				P	P	P	P
Churches	P	P	P	P	P			P				P	P	P	P
Fire and police stations	P	P	P	P	P			P				P	P	P	P
Libraries, municipally owned and operated	P	P	P	P	P			P				P	P	P	P
Parks and playgrounds	P	P	P	P	P			P				P	P	P	P
Accessory uses:	P	P	P	P	P			P				P	P	P	P
Athletic fields and playfields, noncommercial	P	P	P	P	P			P				P	P	P	P
Dwelling units and lodging rooms in detached buildings for persons regularly employed on the premises and their immediate families	P	P	P	P	P			P				P	P	P	P
Professional offices in homes	P	P	P	P	P			P				P	P	P	P
Temporary buildings for storage of building materials and equipment....	P	P	P	P	P			P				P	P	P	P
Temporary real estate offices...	P	P	P	P	P			P				P	P	P	P
Keeping of up to four chickens...	P	P	P	P	P			P		P		P	P	P	P
Yard sales...	P	P	P	P	P			P				P	P	P	P
Convents and monasteries	P	P	P	P	P			P				P	P	P	P
Educational, recreational, and office uses (specific) in existing or former City school bldgs...	P	P	P	P	P			P				P	P	P	P
Community living arrangements for max. of 8 people...	P	P	P	P	P			P				P	P	P	P
Lease of parking space....	P	P	P	P	P			P				P	P	P	P
Nursery schools in school buildings (see above)	P	P	P	P	P			P				P	P	P	P
Family day care home...	P	P	P	P	P			P				P	P	P	P
Temporary accessory apartments in owner-occupied single-family detached dwellings...	P	P	P	P	P			P				P	P	P	P
Dependency living arrangements...	P	P	P	P	P			P				P	P	P	P
Adult family homes...	P	P	P	P	P			P				P	P	P	P
Automobile parking lots accessory to a nonresidential use...	C	C	C	C	C			C				C	C	C	C
Cemeteries, including mausoleums, crematoriums and columbariums...	C	C	C	C	C			C				C	C	C	C
Colleges and universities...	C	C	C	C	C			C				C	C	C	C
Nursery schools....	C	C	C	C	C			C				C	C	C	C
Accessory parking facilities for residential that will exceed required number by >50% or 4 spaces	C	C	C	C	C			C				C	C	C	C
Accessory parking facilities for nonresidential that will exceed required number by >100% or 15 spaces	C	C	C	C	C			C				C	C	C	C
Accessory parking facilities in central area that exceed required minimum	C	C	C	C	C			C				C	C	C	C
Planned residential developments (40 ac. minimum)	C	C	C	C	C			C				C	C	C	C
Private swimming and tennis clubs...	C	C	C	C	C			C				C	C	C	C
Public utility and service uses (specified)....	C	C	C	C	C			C				C	C	C	C
Offices, business and professional, in existing or former City school buildings	C	C	C	C	C			C				C	C	C	C
Accessory greenhouse and swimming pool roofs or domes in usable open space	C	C	C	C	C			C				C	C	C	C
Rental of off-street parking facilities accessory to a nonres use...	C	C	C	C	C			C				C	C	C	C
Parking lots, nonaccessory, publicly or privately owned... existing 1977	C	C	C	C	C			C				C	C	C	C
Community living arrangements other than those permitted...	C	C	C	C	C			C				C	C	C	C
Solar heat collection apparatus (to be changed)	C	C	C	C	C			C				C	C	C	C
Adult day care facility	C	C	C	C	C			C				C	C	C	C
Accessory buildings > 4 parking stalls or 800 sq. ft.	C	C	C	C	C			C				C	C	C	C
Bed and breakfast establishments...	C	C	C	C	C			C				C	C	C	C
Business and prof offices in existing buildings owned by Wisconsin Bell (1985)	C	C	C	C	C			C				C	C	C	C
Buildings of historical or arch significance open to public	C	C	C	C	C			C				C	C	C	C
Golf courses....	C	C	C	C	C			C				C	C	C	C
Mission houses in conjunction with a church	C	C	C	C	C			C				C	C	C	C
Schools, K-12, with UDC approval...	C	C	C	C	C			C				C	C	C	C
Structures with total floor area >10,000 sq. ft. on zoning lot	C	C	C	C	C			C				C	C	C	C
Conversion of any single- or multi-family dwelling to any accessory use...	C	C	C	C	C			C				C	C	C	C
Adult family homes other than those permitted...	C	C	C	C	C			C				C	C	C	C
R2 Single-Family Residence District															
All R1 uses (P and C)		P/C													
Schools for children with emotional disabilities		P													
Not-for-profit theater arts schools for children on lots a min. 10,500 sq. ft.		P													
Day treatment/day service facilities -- persons w/ emotional/physical dis.		C													
Large structures -- floor area > 10,000 sq.. ft.		C													
Conversion of any single- or multi-family dwelling to any accessory use...		C													
Accessory bldgs. > 576 sq. ft. except shared garage [???		C													
R3 Single- and Two-Family Residence District															
All R1 uses (P and C)			P/C												
Two-family detached dwellings			P	P	P										
Split two-family dwelling (twin or side-by-side)			P	P	P										
CLAs of 9-15 res. w/ conditions			P	P	P										
Bed & breakfast establishments			P	P	P										
CLAs other than permitted ones			C	C	C										
Planned residential developments (1.5 ac. minimum)			C	C	C										
Educational societies, tax exempt, 500 sq. ft. max.			C	C	C										

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Dwelling units where 100% interest in the fee simple is held by a nonstock corporation or a housing corporation			C	C	C										
Large structures -- floor area > 10,000 sq.. ft.			C	C	C										
Conversion of any single- or multi-family dwelling to any accessory use...			C	C	C										
R4 General Residence District															
All R3 uses (P and C) (by extension, all R1 uses)				P/C											
Clubs and lodges, private, provided such buildings shall be located not less than fifty (50) feet from any lot in a residence district				P	P										
Convalescent homes and nursing homes, provided such buildings shall be located not less than fifty (50) feet from any lot in a residence district.				P	P										
Day care centers (nursery schools?)				P	P										
Planned residential developments--public housing for the elderly, provided that the site is no more than 1.5 acres and may consist of two (2) zoning lots separated only by a public right-of-way where authorized by the City Plan Commission.				C	C										
PRD - hospital facility - same 1.5 acre, 2 zoning lot standard				C	C										
Uses on a landmark site:					C										
a. Wearing apparel shops employing five (5) persons or less.				C	C										
b. Professional and business offices.				C	C										
c. Art galleries and museums.				C	C										
d. Toy, gift, book and hobby shops.				C	C										
e. Interior decorators and upholsterers.				C	C										
f. Barber and beauty shops employing five (5) persons or less.				C	C										
g. Florist shops employing five (5) persons or less.				C	C										
h. Photography studios.				C	C										
i. Medical and dental facilities.				C	C										
j. Conservatories employing five (5) persons or less.				C	C										
k. Delicatessens and catering establishments employing five (5) persons <				C	C										
l. Drugstores.				C	C										
m. Tailor shops.				C	C										
n. Hat and shoe repair shops.				C	C										
o. Restaurants and restaurant-taverns with or without bars.				C	C										
p. Antique shops.				C	C										
q. Renting not more than six (6) lodging rooms to transient guests.				C	C										
The division of and addition to any single-family, two-family or multiple-family dwelling which results in the creation of additional dwelling units therein				C	C										
Multiple-family detached dwellings provided that there shall be not more than eight (8) dwelling units in a detached dwelling.				C	C										
Recreational buildings and community centers, not operated for profit.				C	C										
Offices for nonprofit community service organizations located in recreational buildings or community centers.				C	C										
Mission house				C	C										
One rowhouse dwelling unit per lot.... (lot size and setback req's)				C	C										
Large structures -- floor area > 10,000 sq.. ft.				C	C										
Conversion of any single- or multi-family dwelling to any accessory use...				C	C										
On-site management offices for the leasing and/or rental of dwelling units on a zoning lot where the principal use is residential...				C	C										
Restaurants, including catering, in churches...				C	C										
Outdoor vendor and/or catering services by a non-profit organization that provides transitional housing and employment training...				C	C										
R5 General Residence District															
All R4 uses (P and C) (by extension, all R3 and R1 uses)				P/C											
Apartment hotels				P											
Fraternity and sorority houses, cooperatives				P											
Lodging houses				P											
Bed and breakfast establishments (see R3)				P											
Leasing/renting off-street parking space to person within a block/1,000 sf				P											
Colleges and universities; buildings at these > 3 stories/40 ft in specific UW area				C	C										
Institutions for aged and children				C	C										
Offices of nonprofit health, medical and welfare institutions; nonprofit business & prof offices..... (max. 49% of floor area)				C	C										
Development of a through lot for a P or C use				C	C										
Multi-family dwellings (see R4 -- > 8 units?)				C	C										
Language schools				C	C										
Large structures -- floor area > 10,000 sq.. ft.				C	C										
Conversion of any single- or multi-family dwelling to any accessory use...				C	C										





TABLE OF CURRENT USES BY ZONING DISTRICT: OFFICE

	O-1 Limited Office-Residence District	O-2 Business and Professional Office	O-3 Administrative Office District	O-4 Admin Office and R & D District
OFFICE DISTRICTS				
O-1 Limited Office-Residence District				
Dwelling units and lodging rooms located above ground floor not > 50% GFA	P	P/C		
Nursery school/day care centers not adj to res. district	P	P		
Offices, business and professional	P	P		
Accessory uses	P	P		
Banks and financial institutions	P	P		
Medical, dental, optical clinics	P	P		
Drive-up service windows for banks, financ. inst.	C	C		
Dwelling units and lodging rooms on ground floor or > 50% GFLA	C	C		
Nursery school/day care centers adj to res. district	C	C		
Public utility and public service uses, including electric substations, gas regulator stations, sewer lift stations, telephone exchanges, water pumping, emergency electric generators, etc.				
O-2 Business and Professional Office District				
All permitted O1 uses except lodging rooms		P		
All conditional O1 uses		C		
Lodging rooms		C		
O-3 Administrative Office District				
Administrative offices			P	P
Data processing centers			P	P
Telecommunications centers and facilities			P	P
Accessory uses:			P	P
Agricultural uses integrated into plan			P	P

TABLE OF CURRENT USES BY ZONING DISTRICT: OFFICE

	O-1 Limited Office-Residence District	O-2 Business and Professional Office	O-3 Administrative Office District	O-4 Admin Office and R & D District
Dwelling units for security personnel			P	P
Educational or training centers			P	P
Lodging facilities for employees on site, business visitors and guests			P	P
Nursery schools or day care centers for children of employees			P	P
Outdoor recreational, cultural or public service uses			P	P
Physical fitness or similar recreational facilities for employees			P	P
Restaurants, drugstores and valet shops... access. through lobby only... etc.			P	P
Reproduction processes - printing, etc.			P	P
Schools - music, dance, business or trade			P	P
Farmers markets for food and handcrafts			P	P
Heliports			C	C
Public service and public utility uses....			C	C
O4 Administrative Office and Research & Development District				
All permitted and conditional O-3 uses				P/C
Offices, business and professional				P/C
Research and development activities and testing labs				P
Any O-3 accessory use (already covered in "all permitted uses")				P
Banks and financial institutions				P
Drive-up service windows for banks, financ. inst.				P
Farmers markets for food and handcrafts (already covered in O-3)				P
Hotels and motels provided majority of guests are employees, business visitors...				C
Outdoor eating and recreation areas accessory to another use				C
Medical, dental, optical clinics				C
Hospitals				C

TABLE OF CURRENT USES BY ZONING DISTRICT: COMMERCIAL

	C1 Limited Commercial District	C2 General Commercial District	C3 Highway Commercial District	C4 Central Commercial District	C3LCommercial Service and Distribution Distr.
C1 Limited Commercial District					
Accessory uses: signs, temporary buildings for constr. purposes	P	P			
Art and school supply stores	P	P			
Barbershops	P	P			
Beauty parolrs	P	P			
Bedding sales, not including furniture stores, provided.... (specific to one use)	P	P			
Bicycle sales, rental and repair	P	P			
Book, magazine, stationery stores	P	P			
Candy and ice cream stores	P	P			
Churches	P	P			
Clubs and lodges, private	P	P			
Drugstores	P	P			
Dry cleaning and laundry establ..... (w/ standards)	P	P			
Dwelling units and lodging rooms above 1st floor not > 4 units and 50% GFA	P	P			
Fire and police stations	P	P			
Florist shops and conservatories, no > 5 employees	P	P			
Gift shops	P	P			
Hardware stores	P	P			
Hobby shops	P	P			
Libraries (municipal)	P	P			
Liquor stores, packaged goods only	P	P			
Nursery schools	P	P			
Outpatient housing facilities	P	P			
Paint & wallpaper store in shopping center with 8+ retail businesses	P	P			
Parks and playgrounds	P	P			
Pet shops, including boarding of pets	P	P			
Photography studios, processing	P	P			
Recreational buildings and community centers, non-profit	P	P			
Restaurants, exc. adult entertainment taverns	P	P			
Schools, K-12	P	P			
Shoe and hat repair stores	P	P			
Toy shops	P	P			
Variety stores	P	P			
Wearing apparel shops	P	P			
Jewelry stores, including watch repair	P	P			
CLAs above ground floor	P	P			
Camera & photo supply stores	P	P			
Art galleries	P	P			
Bed and breakfast est.....	P	P			
sporting goods stores, inc bait sales, not > 3,000 sq. ft., limited hours	P	P			
Small home appliance sales and services, w/ conditions	P	P			
Mission house	P	P			
Video rental, not inc adult entertainment	P	P			
Tailor shops	P	P			
Personal computers and home electronics sales and service	P	P			
Small animal clinics not including outdoor runs and pens	P	P			
Adult day care	P	P			
Musical instrument sales and repair	P	P			
Offices, business and professional	P	P			
Physical culture and health services, reducing salons	P	P			
Health clubs	P	P			
Automobile laundries... [!]	C	C			
Auto service stations	C	C			
Buildings with 5+ dwelling units and lodging rooms, or on ground floor or > 50% GFLA	C	C			
Greenhouses and nurseries on major highway	C	C			
Hotels & motels on > 1 acre lot	C				
Outdoor eating areas of restaurants	C	C			
Parking areas for uses on another zoning lot	C	C			
Parking lots and structures as principal use (see below)	C	C			
Printing and publishing	C				
Public service signs [? see Street Graphics Ord]	C	C			
Public utility and public service uses (specified)	C	C			
Radio and TV studios and stations on lot at least 1.5 acres	C				
Temporary parking lot for up to 3 years	C	C			
Undertaking and funeral parlors on lot at least 1 acre...	C				
Furniture sales and rental	C				
Parking lots and structures as principal use, paved or owned by City as of 1/1/77????	C				
Upholstery and interior decorating shops < 5,000 sq. ft. GFA, arterial or collector	C				
Live bait shops with hours of operation exceeding permitted use	C	C			

TABLE OF CURRENT USES BY ZONING DISTRICT: COMMERCIAL

	C1 Limited Commercial District	C2 General Commercial District	C3 Highway Commercial District	C4 Central Commercial District	C3LCommercial Service and Distribution Distr.
CLAs [ground floor?]	C	C			
Walk-up service openings within 10 ft of public ROW	C	C			
Banks and financial inst	C				
Drive-up service windows for banks & financ inst	C				
Medical, dental & optical clinics	C				
Non-access uses associated with Camp Randall Stadium events -- food, bev sales, music	C	C			
Massage therapy	C				
Private ambulance service	C	C			
Non-profit counseling, comm service org's	C	C			
C2 General Commercial District					
Accessory uses		P	P	P	
Any C1 permitted use		P	P	P	
Amusement establishments, including archery, bowling, golf, gyms, other indoor facilities		P	P	P	
Antique shops		P	P	P	
Art galleries and museums		P	P	P	
Auction rooms		P	P	P	
Auto accessory stores		P	P	P	
Banks and financial inst.		P	P	P	
Blueprinting and photostating establishments		P	P	P	
Business machine sales and service		P	P	P	
Carpet and rug stores		P	P	P	
Catering establishments		P	P		
China and glassware stores		P	P	P	
Clothing and costume rental stores		P	P	P	
Coin and philatelic stores		P	P	P	
Convalescent homes and nursing homes (1/2 ac lot min., abuts residential)		P	P	P	
Department stores		P	P	P	
Dry goods stores		P	P	P	
Employment agencies		P	P	P	
Exterminating shops		P	P	P	
Floor covering stores		P	P	P	
Florist shops & conservatories (no limit on employee number)		P	P	P	
Furniture stores		P	P	P	
Furrier shops		P	P	P	
Hospitals & sanitariums		P	P	P	
Hotels & motels		P	P	P	
Household appliance stores, incl. radio & TV		P	P	P	
Interior decorating shops, incl upholstery, etc.		P	P	P	
Jewelry stores, watch repair		P	P	P	
Laboratories, R & D		P	P	P	
Leather goods & luggage stores		P	P	P	
Loan offices		P	P	P	
Locksmith shops		P	P	P	
Meat markets, incl wholesale		P	P	P	
Musical instrument sales and repair		P	P	P	
Offices, business & professional, incl banks, medical, dental clinics		P	P	P	
Office supply stores		P	P	P	
Optical sales		P	P	P	
Orthopedic and medical appliance & supply stores		P	P	P	
Paint and wallpaper stores		P	P	P	
Phonograph, record and sheet music stores		P	P	P	
Picture framing		P	P	P	
Printing, publishing and bookbinding establishments		P	P	P	
Radio and TV studios and stations		P	P	P	
Recording studios		P	P	P	
Schools -- music, dance, business or trade		P	P	P	
Secondhand stores		P	P	P	
Sewing maching sales and service, hshold appliances		P	P	P	
Sporting goods stores		P	P	P	
Tailor shops		P	P	P	
Taverns, exc. adult ent.		P	P	P	
Taxidermists		P	P	P	
Telegraph offices		P	P	P	
Theaters, indoor		P	P	P	
Ticket agencies, amusement		P	P	P	
Tobacco shops		P	P	P	
Travel bureaus		P	P	P	
Undertaking and funeral est.		P	P	P	



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	C1 Limited Commercial District	C2 General Commercial District	C3 Highway Commercial District	C4 Central Commercial District	C3LCommercial Service and Distribution Distr.
Upholstery shops		P	P	P	
Water softener sales and service		P	P	P	
Film developing an dprocessing		P	P	P	
Wholesale magazine distribution agencies (w/ conditions)		P	P	P	
Outdoor display and sale of farm products & nursery stock		P	P	P	
Newspaper distribution agencies (w/ conditions)		P	P	P	
Sewer cleaning service		P	P	P	
Display and sale of merchandise in city-owned public parking lots....(w/ lease)		P	P	P	
Neon tube bending		P	P	P	
Adult day care		P	P	P	
Physical culture and health services, reducing salons, massage therapy		P	P	P	
Medical, dental, optical clinics		P	P	P	
Tattoo establ.		P	P	P	
Artisan studio		P	P	P	
Bed and breakfast est. (w/ conditions)		P	P	P	
Brewpubs		P	P	P	
Hostels		P	P	P	
Swimming pool, hot tub and spa stores (w/ conditions)		P	P	P	
Farmers markets		P	P	P	
Any C1 conditional use except those permitted in C2		C	C		
Outdoor eating and recr. areas of restaurants, taverns		C	C		
Automobile laundries w/ traffic eng. review		C	C		
Boat showrooms (w/ conditions)		C	C		
Contractors or construction office shops and display rooms (enclosed storage)		C	C		
Motor vehicle repair garages (vehicle size limit & conditions)		C	C		
Storage and warehousing est. not > 10,000 sq.. ft. w. traffic eng. review		C	C		
Planned development - hospital facility		C	C		
Drive-in establ.		C	C		
Bus terminals, transfer points, turnaround areas		C	C		
Small machine shop (w/ conditions)		C	C		
Business community parking lot for employees (w/ conditions)		C	C		
Trailer rental		C	C		
Automobile rental		C	C		
Motorcycle sales (w/ conditions)		C	C		
Automobile sales in abandoned service stations (w/ conditions)		C	C		
Parking facilities serving State Street Mall and Capitol Concourse (w/ conditions)		C	C		
Bakeries w/ > 8 employees or wholesale (w/ conditions)		C	C		
Model homes or garage displays		C	C		
Public baths (w/ conditions)		C	C		
Jail facilities		C	C		
New construction > 40,000 sq. ft. with 25,000 or more sq. ft. for lodging or retail (w/ conditions)		C	C		
Change of use to retail or lodging in a building w/ >50,000 in such uses		C	C		
Dance halls		C	C		
Lease of parking stalls for customer/employee parking (w/ conditions)		C	C		
Amusement arcades		C	C		
Artisan production shop (see "studio" above)		C	C		
Outdoor eating and recr. areas accessory to another use		C	C		
Dredging, excavating, filling and quarrying as temporary use		C	C		
Household and office cleaning services		C	C		
Planned Residential Developments		C	C		
C3 Highway Commercial District					
Accessory uses			p		p
Any C2 permitted use			p		p
Animal hospitals and kennels, incl. dog runs/pens > 200' from residence distr.			p		p
Production, processing, cleaning, servicing, testing, repair of materials:					p
Advertising signs, billboards			p		p
Awnings, venetian blinds, window shades			p		p
Bottling or distribution plants, milk or soft drinks			p		p
Ceramic products			p		p
Cooperage works			p		p
Film processing			p		p
Furniture refinishing			p		p
Jewelry			p		p
Medical, dental and optical supplies			p		p
Milk and ice cream processing			p		p
Products from prev prepared materials....			p		p
Scientific and precision instruments			p		p
Soldering and welding			p		p

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	C1 Limited Commercial District	C2 General Commercial District	C3 Highway Commercial District	C4 Central Commercial District	C3LCommercial Service and Distribution Distr.
Bakery, candy, dairy, other food products, not incl fish and meat			P		P
Bakeries - no employee limit			P		P
Battery and tire service stations			P		P
Building material sales			P		P
Dry cleaning and laundry, no employee limit			P		P
Express and parcel delivery est.			P		P
Feed and seed stores			P		P
Fuel and ice sales est.			P		P
Garages for motor vehicle repair, incl bodywork			P		P
Greenhouses			P		P
Linen, towel, diaper, etc. supply stores			P		P
Live bait stores			P		P
Machinery and equip sales and service			P		P
Mail order houses			P		P
Meeting halls, convention halls, exhibition halls			P		P
Motor home sales and service			P		P
Model home or garage displays			P		P
Monument sales			P		P
Motor vehicle sales or rental			P		P
Newspaper distribution agencies			P		P
Packing and crating est.			P		P
Stadiums, auditoriums and arenas			P		P
Storage and warehous est			P		P
Trailer sales and rental			P		P
Wholesale est			P		P
Bus garages and parking lots			P		P
Outdoor display and sales of farm produce and nursery stock			P		P
Boat, motor, trailer and marine equip. sales and outdoor display....			P		P
Metal or glass recycling w/in enclosed building > 150' from resid bldg			P		P
Production, processing, cleaning, servicing, testing, repair of materials, >150' from res.:					
cameras, photo equip			P		P
electrical appliances			P		P
electrical equip assembly			P		P
electrical supplies, mfg and assembly			P		P
musical instruments			P		P
orthopedic and medical appliances			P		P
silverware, plate and sterling			P		P
sporting goods			P		P
textiles			P		P
tools and hardware			P		P
Artisan production shop			P		P
Household and office cleaning services			P		P
Park and ride lots - City-owned or operated			P		P
Any C2 conditional use			C		C
Production, processing, cleaning, servicing, testing, repair of materials:					
machine shops, metal fabrication			C		C
boat building of small craft			C		C
metal finishing, plating, grinding, etc.			C		C
metal stamping and extrusion			C		C
soap and detergents			C		C
cosmetics and toiletries, drugs, perfume, pharmaceuticals			C		C
Cartage est., not incl motor freight terminals			C		C
Adult entertainment taverns....			C		C
Taxicab business			C		C
Production, processing, cleaning, servicing, testing, repair of materials, if <150' from res.:					
cameras, photo equip			C		C
cosmetics and toiletries, drugs, perfume, pharmaceuticals			C		C
electrical appliances			C		C
electrical equip assembly			C		C
electrical supplies, mfg and assembly			C		C
musical instruments			C		C
orthopedic and medical appliances			C		C
silverware, plate and sterling			C		C
sporting goods			C		C
textiles			C		C
tools and hardware			C		C
Outdoor remote control tracks for electric vehicles			C		C
Payday loan businesses; if no other within 5,000'			C		C
Municipal uses, city owned and operated			C		C

TABLE OF CURRENT USES BY ZONING DISTRICT: COMMERCIAL

	C1 Limited Commercial District	C2 General Commercial District	C3 Highway Commercial District	C4 Central Commercial District	C3LCommercial Service and Distribution Distr.
C4 Central Commercial District					
Any use permitted in C2 district			P		
Dwelling units and lodging rooms above ground floor			P		
Any new construction, addition to existing building, major alteration to exterior bldg face			C		
Production, processing, cleaning, servicing, testing, repair of materials:					
jewelry			C		
medical, dental and optical supplies			C		
products from prev prepared materials....			C		
scientific and precision instruments			C		
outdoor eating areas of restaurants or taverns exc. in public r.o.w.			C		
outdoor rec areas of restaurants or taverns abutting a res zoning district			C		
Dwelling units and lodging rooms on ground floor			C		
Parking facilities exceeding minimum			C		
Parking lots and structures, principal use, public			C		
Public service signs [why signs in ZO?]			C		
Public utility and public service uses (usual set)			C		
Wholesaling est			C		
Private parking for short term use of patrons, State Street and Capitol...			C		
Parking facilities, public or private, paved or owned by Utility as of 1/1/77			C		
Freestanding vending carts, tents, canopies, kiosks on private prop			C		
Lease or sale of parking stalls for private use...			C		
Walk-up service windows w/in 10 ft of r.o.w.			C		
Amusement arcades			C		
Public baths...			C		
Civic auditorium complex			C		
Drive-up service windows for banks, etc.			C		
C3L Commercial Service and Distribution District					
Any C3 permitting use except dwelling units/lodging rooms			P		
Dwelling units for watchmen and families on premises			P		
Airport terminals			P		
Cartage establishments with conditions			P		
Any C3 conditional use except dwelling units/lodging rooms			C		
Payday loan businesses; if no other within 5,000'			C		

TABLE OF CURRENT USES BY ZONING DISTRICT: INDUSTRIAL

	RPSM Research Park - Specialized Mfg Dist.	SM Specific Manufacturing District	M1 Limited Manufacturing District	M2 General Manufacturing District	RDC Research and Develop. Center District
<b>RPSM Research Park - Specialized Mfg Dist.</b>					
Production, processing, cleaning, servicing, testing, repair of materials:	P				
Electronic and electrical products and instruments	P				
High tech products, science-related	P				
Laser technology, medical sensing devices	P				
Medical and dental supplies	P				
Optical, fiber optical and photographic products and equipment	P				
Orthopedic and medical appliances	P				
Products related to process design, software development, etc.	P				
Scientific and precision instruments	P				
Small-scale products - under 5lbs.	P				
Specific products not listed above but similar	P				
Dwelling units for watchmen and families locate on premises	P				
Labrotories - research, development and testing	P				
Offices, business and professional.	P				
Pilot plant or other facilities for testing of manufacturing, processing or fabrication	P				
Telecommunication centers	P				
Accessory uses, including, but not limited to the following:	P				
Education or training centers or insititutions	P				
Nursery schools or day care centers for children of employees on the site.	P				
Restaurants or structurally integrated lodging facilities	P				
Temporary buildings for construction purposes	P				
Reproduction processes related to a primary function including printing, etc.	P				
Wholesaling of goods and merchandise manufactured or produced on premises.	P				
Nursery schools not adjacent to a residence district.	P				
Health Club in an RPSM District exceeding 300 acres in area if located:	P				
Within the central 150 acres of RPSM District					
Continguous in conjunction with a hotel meeting facility - over 250 rms./200,000 SF					
Banks and financial institutions.	P				
Drive-up service windows for banks and financial institutions.	P				
Medical, dental and optical clinics.	P				
Restaurants - if within building, less that 25% SF of building, no drive-up	P				
Retail uses - if ground floor, not exceeding 25% gross SF or 15,000 SF, 2,500 SF per store					
Barber shops	P				
Beauty parlors	P				
Book, magazine and stationary stores.	P				
Candy, ice cream, yogurt and custard stores.	P				
Dry-cleaning and laundry	P				
Florist shops	P				
Food stores, grocery stores, meat stores, fish markets	P				
Gift shops and card shops	P				
Camera and photographic supply stores.	P				
Video rental	P				
Tailor shops	P				
Blue printing, photostating establishments and copy shops.	P				
Travel bureaus and transportation ticket offices.	P				
Telephone, cellular	P				
Tobacco stores	P				
Bakery stores	P				
Delicatessens	P				
Office supply stores	P				
Colleges and Universities	P				
Parking Facilities - passenger autos only	C				
Public utility and public service uses as follows	C				
Bus stations, turnarounds, transfer points, garages and lots	C				
Electric power production	C				
Electric substations	C				
Gas regulator stations, mixing stations and gate stations	C				
Radio and television towers	C				
Railroad passenger stations	C				
Railroad rights-of-way	C				
Sewage system lift stations	C				
Telephone exchanges, microwave relay towers, transmission, buildings, yards, booths	C				
Emergency electric generators for off site use - less than 3,000 KW, 200 hrs. yr	C				
Water pumping stations and reservoirs.	C				
Production, processing, cleaning, servicing, testing, repair of materials:	C				
Cameras and photo equipment	C				
Ceramic products - pottery, figurines, sm glazed tiles.	C				
Cosmetic and toiletries, drugs, perfumes, and perfumed soaps.	C				
Drugs and pharmaceutical products.	C				
Electrical appliances, such as lighting fixtures, irons, fans and toasters.	C				

TABLE OF CURRENT USES BY ZONING DISTRICT: INDUSTRIAL

	RPSM Research Park - Specialized Mfg Dist.	SM Specific Manufacturing District	M1 Limited Manufacturing District	M2 General Manufacturing District	RDC Research and Develop. Center District
Electrical equipment assembly, home radio and TV receivers, home movie equipment	C				
Electrical supplies assembly, wire & cable, switches, lamps, insulation, dry cell batteries	C				
Products from material - bone, canvas, cloth, cork, feathers, glass, leather, paper, etc.	C				
Products related to material research and development	C				
Products (over 50 lbs.) related to energy, environment, telecom, satellite applications	C				
Products (over 50 lbs.) related to resource industries, agriculture, food production, etc.	C				
Conference centers and hotel facilities.	C				
Nursery schools adjacent to a residence district.	C				
Outdoor eating and recreation areas, when accessory to another use.	C				
SM Specific Manufacturing District					
Accessory uses, including but not limited to the following		P			
Street graphics - why in ZO?		P			
Temp. buildings for const. purposes, not to exceed the duration of construction		P			
Nursery schools for children of employees during hours of employment		P			
Day care centers for elderly parents of employees during hours of employment		P			
Agricultural uses, except feeding of garbage or offal to swine or other animals.		P			
Any production, processing, cleaning, servicing, testing/repair, limited to following:					
Advertising products such as signs and billboards.		P			
Awnings, venetian blinds, and window shades		P			
Bakery, candy, dairy, meat products		P			
Boat building and small crafts		P			
Bottling of distribution plants, milk or soft drinks		P			
Breweries		P			
Cameras and other photographic equipment		P			
Ceramic products, such as pottery, figurines and sm glazed tiles		P			
Cooperage works		P			
Cosmetic and toiletries, drugs, perfumes, soaps and pharmaceutical products.		P			
Electrical appliances, lighting fixtures, irons, fans and toasters		P			
Electrical equipment assmeble, home radio, TV receivers, home movie equipment		P			
Electrical supplies assembly, wire & cable, switches, lamps, insulation, dry cell batteries		P			
Electronic, transistors, semiconductors, sm. computers, scanners, monitors		P			
Film developing and processing		P			
Foundaries and machine shops, not including forging operations		P			
Furniture refinishing		P			
High tech products related to fields: physics, oceanography, astophysics, chem., biology		P			
Insecticide and pesticide, packaging only.		P			
Iron, steel, or other metal fabrication, not forging operations.		P			
Jewelry		P			
Laser tech, radiiology, x-ray, ultrasound products, manufacturing and assembly		P			
Machine shops and fabrication of metal.		P			
Medical, dental, and optical supplies.		P			
Metal finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing, etc.		P			
Metal stamping and extrusion of small products - jewelry, pins, etc.		P			
Milk and ice cream processing		P			
Monument works		P			
Musical instruments		P			
Optical, fiber optical, photographic products and equipment		P			
Orthopedic, medical appliances, such as artificial limbs, brace support, stretchers		P			
Paint, oil, shellac, trupentine, lacquer or varnish manufacture		P			
Products from material - bone, canvas, cloth, cork, feathers, glass, leather, paper, etc.		P			
Products related to material research and develop. - glass, ceramics, carbon fiber, etc.		P			
Products related to energy, enviromental, telecom, and satellite applications		P			
Products related to process design, process simulation, software develop., safety eng.		P			
Repair of farm, household or office machinery or equipment.		P			
Scientific and precision instruments.		P			
Sheet metal shops.		P			
Silverware, plate, and sterling.		P			
Small-scale products related to energy enviromental, telecom, and satellite applications		P			
Small-scale products related to resource industries of agriculture and food.		P			
Soap and detergents, packaging only.		P			
Soldering and welding.		P			
Sporting goods and athletic equipment.		P			
Tools and harware, such as bolts, nuts, screws, etc.		P			
Toys, novelties, and watches.		P			
Upholstering, including mattress manufacturing, rebuilding, and renovating		P			
Drycleaning and laundry processing without a retail outlet.		P			
Dwelling units for watchmen and their families located on the premises		P			
Fire stations		P			
Laboratories - research, development and testing		P			
Municipal maintenance shops and yards		P			

TABLE OF CURRENT USES BY ZONING DISTRICT: INDUSTRIAL

	RPSM Research Park - Specialized Mfg Dist.	SM Specific Manufacturing District	M1 Limited Manufacturing District	M2 General Manufacturing District	RDC Research and Develop. Center District
Printing, publishing, and bookbinding establishments		P			
Public utility and public service uses as follows:		P			
Bus - stations, terminals, turnarounds, transfer points, garages, lots		P			
Electric power production		P			
Electric substations		P			
Gas rugulator stations, mixing stations, and gate stations		P			
Railroad passenger stations		P			
Railroad right-of-way		P			
Sewarage system lift stations		P			
Telephone - exchanges, transmission bldgs, service yards, booths		P			
Water pumping stations and water reservoirs		P			
Emergency electric generators for off site use - less than 3,000 KW, 200 hrs. yr		P			
Storage and warehousing of products produced on site.		P			
Day care centers		P			
Contractor's shop/office for a business that installs products produced/stored inside		P			
Service, sale of products not exceeding 5% Gross floor area.		P			
Cartage establishments		C			
Concrete products casing		C			
Motor freight terminals		C			
Radio and TV towers		C			
Microwave relay towers		C			
<b>M1 Limited Manufacturing District</b>					
Accessory uses, including but not limited to the following					
Street graphics ????			P	P	
Temp. buildings for const. purposes, not to exceed the duration of construction			P	P	
Nursery schools for children of employees during hours of employment			P	P	
Day care centers for elderly parents of employees during hours of employment			P	P	
Agricultural uses, except feeding of garbage or offal to swine or other animals.			P	P	
Amusement establishments, archery ranges, bowling, dance halls, etc. excluding arcades			P	P	
Animal hospitals and kennels outdoor areas > 200 ft. of residence district			P	P	
Any production, processing, cleaning, servicing, testing/repair, limited to following:					
Advertising products such as signs and billboards.			P	P	
Awnings, venetian blinds, and window shades			P	P	
Bakery, candy, dairy, meat products			P	P	
Boat building and small crafts			P	P	
Bottling of distribution plants, milk or soft drinks			P	P	
Breweries			P	P	
Cameras and other photographic equipment			P	P	
Ceramic products, such as pottery, figurines and sm glazed tiles			P	P	
Cooperage works			P	P	
Cosmetic and toiletries, drugs, perfumes, soaps and pharmaceutical products.			P	P	
Electrical appliances, lighting fixtures, irons, fans and toasters			P	P	
Electrical equipment assembly, home radio, TV receivers, home movie equipment			P	P	
Electrical supplies assembly, wire & cable, switches, lamps, insulation, dry cell batteries			P	P	
Electronic instruments			P	P	
Feed mixing and grinding plants.			P	P	
Film developing and processing			P	P	
Foundaries and machine shops, not including forging operations			P	P	
Furniture refinishing			P	P	
Insecticide and pesticide, packaging only.			P	P	
Iron, steel, or other metal fabrication, not forging operations.			P	P	
Jewelry			P	P	
Machine shops and fabrication of metal.			P	P	
Medical, dental, and optical supplies.			P	P	
Metal finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing, etc.			P	P	
Metal stamping and extrusion of small products - jewelry, pins, etc.			P	P	
Milk and ice cream processing			P	P	
Monument works			P	P	
Musical instruments			P	P	
Optical, fiber optical, photographic products and equipment			P	P	
Orthopedic, medical appliances, such as artificial limbs, brace support, stretchers			P	P	
Paint, oil, shellac, trupertine, lacquer or varnish manufacture			P	P	
Poultry and rabbits, slaughtering and processing.			P	P	
Products from material - bone, canvas, cloth, cork, feathers, glass, leather, paper, etc.			P	P	
Repair of farm, household or office machinery or equipment.			P	P	
Scientific and precision instruments.			P	P	
Sheet metal shops.			P	P	
Shell egg business, candling, cartoning and distributing.			P	P	
Silverware, plate, and sterling.			P	P	
Soap and detergents, packaging only.			P	P	

TABLE OF CURRENT USES BY ZONING DISTRICT: INDUSTRIAL

	RPSM	Research Park - Specialized Mfg Dist.	SM	Specific Manufacturing District	M1	Limited Manufacturing District	M2	General Manufacturing District	RDC	Research and Develop. Center District
Soldering and welding.					P		P			
Sporting goods and athletic equipment.					P		P			
Textiles, spinning, weaving, manufacturing, dyeing, printing, knit goods, etc.					P		P			
Tools and harware, such as bolts, nuts, screws, etc.					P		P			
Toys, novelties, and watches.					P		P			
Upholstering, including mattress manufacturing, rebuilding, and renovating					P		P			
Liquefied atmospheric gases					P		P			
Automative service stations					P		P			
Banks and financial institutions					P		P			
Building material sales establishments					P		P			
Bus terminals, transfer points, turnarounds					P		P			
Contractor/construction offices/shops, electrical, heating, masonry, etc.					P		P			
Drugstores					P		P			
Dry cleaning and laundry with no limitation on number of employees					P		P			
Dwelling units for watchmen their families located on premesis					P		P			
Express and parcel delivery establishments					P		P			
Fire sations					P		P			
Fuel and ice sales establishments					P		P			
Furniture and fllor covering storage and sales					P		P			
Garage for repair and services of motor vehicles					P		P			
Greenhouses					P		P			
Highway maintenance shops and yards					P		P			
Laboratories - research, development & testing, accomodations for participants					P		P			
Machinery & equipment sales and service establishments.					P		P			
Mail order houses					P		P			
Meeting, convention, exhibition halls.					P		P			
Mobile home sales and service est.					P		P			
Offices, business and professional					P		P			
Packing and crating est.					P		P			
Parks and playgrounds					P		P			
Printing, publishing and bookbinding est.					P		P			
Public utility and public service uses (same as other Industrial districts, plus telecomm. transmission equip bldgs)					P		P			
Radio and TV studios and stations					P		P			
Restaurants, incl catering svces					P		P			
Schools, trade					P		P			
Stadiums, auditoriums and arenas, open or enclosed					P		P			
Storage and warehousing est.					P		P			
Storage yards, not incl. junkyards					P		P			
Taverns					P		P			
Trailer sales and rental, for use with private passenger vehicles					P		P			
Weighing stations					P		P			
Wholesaling est.					P		P			
Nursery schools					P		P			
Truck sales and rental					P		P			
Taxicab business					P		P			
Retail nursery sales incidental to wholesale					P		P			
Motor vehicle salvage within enclosed bldg; indoor storage					P		P			
Mission houses					P		P			
Restaurant/theater					P		P			
Exterminating shops					P		P			
Publicly owned/operated hazardous household waste collection, storage, transfer					P		P			
Medical, dental, optical clinics					P		P			
Drive-up service windows for banks, financial inst.					P		P			
Massage therapy					P		P			
Adult entertainment est. w/ conditions					P		NP			
Recording studios					P		P			
Cartage est. w/ size limits - 5 vehicles, < 24 l. ft					P					
Handgun shop w/ conditions					P		P			
Brewpub					P		P			
Newspaper distribution agencies					P		P			
Farmers markets w/ conditions					P		P			
Cemeteries					P		P			
Park and ride lots					P		P			
Canoe and kayak sales					P		P			
Recreational buildings and community centers, non-profit					P		P			
Adult day care facilities					P		P			
Airports, aircraft landing fields, heliports					C		C			
Amusement establishments (outdoor)					C		C			
Asphalt and concrete batching or ready-mix plants					C					
Auto laundries					C		C			



TABLE OF CURRENT USES BY ZONING DISTRICT: INDUSTRIAL

	RPSM Research Park - Specialized Mfg Dist.	SM Specific Manufacturing District	M1 Limited Manufacturing District	M2 General Manufacturing District	RDC Research and Develop. Center District
Cartage est. exceeding size limits			C		
Junkyards, auto storage, >500' from residence district (may be reduced by PC)			C	C	
Motor freight terminals			C		
Outdoor eating and rec areas restaurants and taverns			C	C	
Parking facilities, accessory, off-site			C	C	
Parking facilities, accessory, exceeding minimum by 100% or 15 spaces			C	C	
Parking lots, garages and structure			C	C	
RR freight terminals, switching yards, etc.			C		
Secondhand and rummage shops			C	C	
Wholesaling est.			C	C	
Temporary parking lots < 3 years			C	C	
Theaters, auto drive-in			C	C	
Auto and motorcycle sales and rental est.			C	C	
Adult ent. taverns w/ conditions			C	C	
Auto accessory stores			C	C	
Beauty parlors and barbershops			C	C	
Amusement arcades			C	C	
Hazardous household waste, lab waste, explosive materials collection, storage, transfer			C	C	
Drive-in est. (exc. for banks)			C	C	
Specialized educ. facilities, grades 7-12, period not to exceed 2 years???			C	C	
Public utility and public service uses (same as other Industrial districts)			C	C	
Outdoor eating and rec areas, accessory			C	C	
Private ambulance services			C	C	
Prod. and processing of wood chips			C	C	
Boat, motor, trailer and marine equip sales and svce			C	C	
Hotels on lots > 2 acres abutting limited access state/fed highways			C	C	
M2 General Manufacturing District					
Accessory uses				P	
Any M1 permitted use except Adult Entertainment Establishments				P	
Any production, processing, cleaning, servicing, testing/repair, limited to following:				P	
Acid manufacture				P	
Brick tile or terra cotta manufacture				P	
Chemical manufacture				P	
Fish products, meat products, not including smoking, curing, canning of fish				P	
Feed mixing plan				P	
Gas manufacture				P	
Manufacture of appliances and machinery, electrical or mechanical				P	
Oilcloth or linoleum manufacture				P	
Petroleum products manufacture				P	
Planing mill				P	
Soap manufacture				P	
Tool manufacture				P	
Asphalt, concrete batching or ready-mix plans				P	
Cartage establishments				P	
Motor freight terminals				P	
Railroad freight terminals, switching yards, etc.				P	
Storage of petroleum products, wholesale				P	
Any M1 conditional use unless permitted above				C	
Dumping or disposal of garbage, refuse or trash				C	
Extraction of gravel, sand or other raw materials				C	
Sewage treatment plants				C	
RDC Research and Develop. Center District					
Any production, processing, cleaning, servicing, testing/repair, limited to following:					
Electronic and electrical products and instruments...					P
High technology products related to the fields of physics, oceanography,astrophysics, metallurgy, chemistry and biology					P
Laser technology, radiology, X ray and ultrasound products, manufacturing and assembly					P
Medical and dental supplies					P
Optical, fiber optical and photographic products and equipment					P
Orthopedic and medical appliances					P
Products related to process design, process simulation, software development, etc.					P
Scientific and precision instruments and components, including robotics.					P
Small-scale products (finished weight not exceeding fifty pounds) related to energy and environmental or to telecommunications and satellite applications.					P
Small-scale products related to the resource industries of agriculture and food production, forestry, petrochemicals and mining.					P
Camera and other photographic equipment					P
Specific products not listed above but similar in intent and character...					P
Drugs or pharmaceutical products.					P



TABLE OF CURRENT USES BY ZONING DISTRICT: INDUSTRIAL

	RPSM Research Park - Specialized Mfg Dist.	SM Specific Manufacturing District	M1 Limited Manufacturing District	M2 General Manufacturing District	RDC Research and Develop. Center District
Coffee shops (production?!)					P
Dwelling units for security personnel and families					P
Laboratories - R&D, testing, accommodations for staff					P
Offices, business and professional					P
Pilot plants or other testing facilities					P
Telecommunicaton center					P
Accessory uses including but not limited to:					P
Educational or training centers, inst.					P
Nursery schools, day care centers for children of employees					P
Restaurants or structurally integrated lodging facilities for site visitors, employees					P
Temporary buildings for construction purposes					P
Reproduction processes related to primary function -- printing, etc.					P
Wholesaling of goods and merchandise produced on premises					P
Nursery schools not adjacent to residence district					P
Health clubs					P
Medical, dental, optical clinics					P
Restaurants, in enclosed building, max. 25% of building floor area, no drive-up					P
Retail uses: ground floor, <15,000 SF or 25% gross area; max. 2,500 SF per store:					P
Barber shops					P
Beauty parlors					P
Book, magazine, stationery stores					P
Dry cleaning and laundry est.					P
Florist shops					P
Food shops, groceries, meat, fish					P
Gift shops, card shops					P
Camera and photographic equipment supply and film processing					P
Video rental					P
Tailor shops					P
Blueprinting, copy shops					P
Travel bureaus and transp. ticket offices					P
Telephone, cellular, pager stores					P
Tobacco stores					P
Bakery stores					P
Delicatessens					P
Office supply stores					P
Emergency elect. generator w/ standard conditions					P
Parking as principal use					C
Public utility and public service uses (same as other Industrial districts)					C
Any production, processing, cleaning, servicing, testing/repair, limited to following:					C
Ceramic products, such as pottery, figurines and sm glazed tiles					C
Cosmetic and toiletries, drugs, perfumes, perfumed soaps					C
Electrical appliances, lighting fixtures, irons, fans and toasters					C
Electrical equipment assembly, home radio, TV receivers, home movie equipment					C
Electrical supplies assembly, wire & cable, switches, lamps, insulation, dry cell batteries					C
Products from material - bone, canvas, cloth, cork, feathers, glass, leather, paper, etc.					C
Products related to material research and development					C
Products (over 50 lbs.) related to energy, environment, telecom, satellite applications					C
Products (over 50 lbs.) related to resource industries, agriculture, food production, etc.					C
Conference centers and hotel facilities					C
Nursery schools adjacent to residence district					C
Outdoor eating and recr. areas accessory to other use					C
Temporary parking lots for up to 3 years					C

TABLE OF CURRENT USES BY ZONING DISTRICT: SPECIAL DISTRICTS

	Conservancy District	Agricultural District	Wetland District
Conservancy District			
Land and water preserves, including the following uses: a. Arboretums; b. Boating and swimming; c. Harvesting of wild crops, such as marsh hay, ferns, moss, berries, tree fruits and tree seeds; d. Fishing and trapping; e. Raising of fish and game animals; f. Sustained forestry yield; g. One single-family detached dwelling for the use of the owner or caretaker.	P		
Public parks and playgrounds	P		
Civic auditorium complex	P		
Educational, recreational, and office uses (specific) in existing City school bldgs w/ conditions, including: day care centers, elementary and secondary schools, business or trade schools, colleges and universities, music & dance schools, community centers, government and nonprofit social service offices.	P		
Agricultural uses, including commercial dairies, commercial kennels, commercial hatcheries and commercial mink, fox and other furbearing animal farms, and rat farms, but not including commercial feeding of garbage or offal to swine or other animals.	C		
Cemeteries, including mausoleums, crematoriums and columbariums in conjunction therewith	C		
Colleges and universities, but not including business colleges or trade schools.	C		
Convents and monasteries.	C		
Dredging, excavating, filling and quarrying of lands, and removal of topsoil	C		
Golf courses, including golf driving ranges	C		
Hospitals and sanitariums, including institutions for the care or treatment of the insane or feebleminded, and community-based nonprofit canneries, provided buildings shall be located not less than three hundred (300) feet from any lot in a residence district.	C		
Improvement of watercourses and water bodies	C		
Institutions for the aged and for children	C		
Laboratories for research, development and testing,	C		
Land and water preserves, including the following uses, a. Boat landing piers, boat and motor rentals, and boat motor fuel sales establishments; b. Camping grounds and facilities; c. Restaurants; d. Other uses and facilities for outdoor recreation, including hotels, motels and other buildings containing dwelling units or lodging rooms for use by the transient public when accessory to such outdoor recreation use.	C		
Day care centers	C		
Public utility and public service uses, including electric substations, gas regulator stations, sewer lift stations, telephone exchanges, water pumping, emergency electric generators, etc.	C		
Outdoor recreational premises, clubs and grounds for hunting, swimming, tennis, boating, horse riding, skiing and other sports. Accessory clubhouses and maintenance buildings shall be located not less than one hundred (100) feet from any lot in a residence district, except buildings for shelter and keeping of horses.	C		
Schools: elementary, junior high and high.	C		
Accessory uses, including but not limited to the following: Athletic fields and play fields, noncommercial; Dwelling units and lodging rooms in detached buildings for persons regularly employed on the premises and their immediate families; Farm dwellings; Home occupations; Professional offices in homes; Roadside stands; signs, temporary storage buildings.	C		
Municipal uses, city owned and operated.	C		
Offices, business and professional, provided such uses are located in existing school buildings owned by the Madison Metropolitan School District or former school buildings owned by the Madison Metropolitan School District or the City of Madison	C		
Municipally owned recreational buildings and community centers, provided such buildings shall be located not less than fifty (50) feet from any lot in a residence district	C		
Parking facilities, open and accessory, for the storage of private passenger automobiles only, when located elsewhere than on the same zoning lot as the principle use served, provided the parking serves a university	C		
Agricultural District			
Single-family detached dwellings.		P	
Agricultural uses, but not including commercial dairies, commercial dog kennels, commercial feeding of garbage or offal to swine or other animals, commercial hatcheries and commercial mink, fox and other furbearing animal farms, and rat farms.		P	
Churches		P	
Convents and monasteries.		P	
Fire stations.		P	
Hospitals and sanitariums.		P	
Institutions for the aged and for children.		P	
Parks and playgrounds.		P	
Accessory uses - same as Conservancy (C in Conservancy)		P	
Educational, recreational, and office uses (specific) in existing City school bldgs - same as Conservancy		P	
Day care centers		P	
Agricultural uses, including commercial dairies, commercial kennels, commercial hatcheries and commercial mink, fox and other furbearing animal farms, and rat farms, but not including commercial feeding of garbage or offal to swine or other animals. (same as Conservancy)		C	
Cemeteries, including mausoleums, crematoriums and columbariums in conjunction therewith provided such accessory buildings shall be located not less than three hundred (300) feet from any lot line.		C	
Dredging, excavating, filling and quarrying of lands, and removal of topsoil		C	
Greenhouses, provided such buildings shall be located not less than one hundred fifty (150) feet from any lot in a residence district.		C	
Hospitals and sanitariums, including institutions for the care or treatment of the insane or feebleminded, provided buildings shall be located not less than three hundred (300) feet from any lot in a residence district.		C	

TABLE OF CURRENT USES BY ZONING DISTRICT: SPECIAL DISTRICTS

	Conservancy District	Agricultural District	Wetland District
Laboratories for research, development and testing, provided such buildings shall be located not less than one hundred fifty (150) feet from any lot in a residence district.		C	
Public utility and public service uses, including....(same as Conservancy)			
Outdoor recreational premises, clubs and grounds for hunting, swimming, tennis, boating, horse riding, skiing and other sports. Accessory clubhouses and maintenance buildings shall be located not less than one hundred (100) feet from any lot in a residence district, except buildings for shelter and keeping of horses and buildings and facilities for boating not less than three hundred (300) feet from any such lot.		C	
Offices, business and professional, provided such uses are located in existing school buildings owned by the Madison Metropolitan School District or former school buildings owned by the Madison Metropolitan School District or the City of Madison (same as Conservancy)		C	
Landscape nurseries and tree service uses (non-retail) including processing mulches and soils and storage of decorative landscape materials such as fencing and logs provided storage areas, buildings or processing shall be located not less than one hundred fifty (150) feet from any lot in a residence district.		C	
Golf courses, including golf driving ranges, provided clubhouses shall be located not less than one hundred (100) feet from any lot in a residence district and maintenance buildings shall be located not less than three hundred (300) feet from any lot in a residence district.		C	
Schools: elementary, middle, junior high or high, after Urban Design Commission approval for new construction and/or alterations. Provided, however, that minor alterations may be approved by the Director of Planning and Community and Economic Development.		C	
Wetland District			
Hiking, fishing, trapping, hunting, swimming and nonmotorized boating; construction and maintenance of duck blinds			P
Construction and maintenance of piers, docks and walkways, observation decks and trail bridges built on pilings...			P
Maintenance, repair, replacement and reconstruction of existing highways and (other utilities)			P
Construction of roads necessary for continuity of munic street system, etc.			C
Construction and maintenance of nonresidential buildings in conjunction with a permitted use; raising of waterfowl, etc. < 500 sq. ft.			C
Establishment of public and private parks, refuges, preserves, etc.			C
Construction of electric and telephone transmission lines, water, gas an sewer lines, etc.			C
Construction of railroad lines			C
Harvesting of wild crops			C
Silviculture			C
Pasturing of livestock; fencing, etc.			C
Cultivation of agricultural crops			C
Maintenance and repair of existing drainage ditches			C
Installation and maintance of sealed drainage tiles			C
Prohibited: use of boathouse for human habitation; placement of boathouse or fixed houseboat below OHWM			