

Appendix A-Use Table – All Zoning Districts

	Urban Reserve	Recreation, Conservation & Open Space			Institutional	Residential			Downtown Mixed Use					Neighborhood Mixed Use			Enterprise	
USES	UR	RCO - A	RCO - RG	RCO - C	I	RL/W	RM/W	RH	D	DW	DW-PT ¹⁶	DT	BST	NMU	NAC	NAC-RC	E-AE	E-LM
RESIDENTIAL USES	UR	RCO - A ¹	RCO - RG	RCO - C	I	RL/W	RM/W	RH	D	DW	DW-PT ¹⁶	DT	BST	NMU	NAC	NAC-RC	E-AE	E-LM
Single Detached Dwelling	N	N ¹	N	N	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N
Accessory Dwelling Unit (See Art.5, Sec.5.4.5)	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	N	N		
Attached Dwellings - Duplex	N	N ¹	N	N	Y	CU ²	Y	Y	N	N	N	N	N	Y ³	N	Y	N	N
Attached Dwellings - Multi-Family (3 or more)	N	N ¹	N	N	CU	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N
Attached Dwelling(s) – Mixed-Use	N	N ¹	N	N	CU	CU	CU	CU	Y	Y	N	Y	Y	Y	Y	Y	N	N
RESIDENTIAL SPECIAL USES	UR	RCO - A	RCO - RG	RCO - C	I	RL/W	RM/W	RH	D	DW	DW-PT ¹⁶	DT	BST	NMU	NAC	NAC-RC	E-AE	E-LM
Assisted Living	N	N	N	N	CU	CU	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N
Bed and Breakfast ^{4, 6}	N	N	N	N	CU	CU	CU	CU	Y	Y	N	Y	Y	Y	Y	Y	N	N
Boarding House ⁶ (4 persons or less)	N	N	N	N	CU	CU	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N
Boarding House ⁶ (5 persons or more)	N	N	N	N	CU	CU	CU	CU	Y	Y	N	Y	Y	CU	CU	CU	N	N
Community House (See Sec.5.4.4)	N	N	N	N	CU	CU	CU	CU	Y	Y	N	CU	CU	CU	CU	CU	N	N
Convalescent /Nursing Home	N	N	N	N	CU	CU	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N
Dormitory ⁵	N	N	N	N	CU	N	N	N	N	N	N	CU	CU	CU	CU	CU	N	N
Group Home	N	N	N	N	Y	Y	Y	Y	Y	CU	N	Y	N	Y	Y	Y	N	N
Historic Inn (See Sec.5.4.2)	N	N	N	N	CU	CU	CU	CU	Y	Y	N	CU	CU	CU	Y	Y	N	N
Sorority/Fraternity ⁵	N	N	N	N	CU	N	N	N	N	N	N	CU	N	N	N	N	N	N
NON-RESIDENTIAL USES	UR ²¹	RCO - A	RCO - RG	RCO - C	I	RL/W	RM	RH.W	D	DW	DW-PT ¹⁶	DT	BST	NMU	NAC	NAC-RC	E-AE	E-LM
Adult Day Care	N	N	N	N	CU	N	N	N	Y	Y	N	Y	Y	Y	Y	Y	N	N
Agricultural Use ²⁰	N	Y	Y	CU	Y	N	N	N	N	N	N	N	N	N	N	N	Y	N
Amusement Arcade	N	N	N	N	N	N	N	N	Y	Y	N	CU	CU	CU	CU	CU	N	N
Animal Boarding/Kennel/Shelter	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	CU
Animal Grooming	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	CU	CU
Animal Hospitals/Veterinarian Office	N	CU	N	N	CU	N	N	N	CU	N	N	CU	CU	CU	CU	CU	Y	Y
Appliance Sales/Service	N	N	N	N	N	N	N	N	Y	Y	N	CU	Y	Y	Y	Y	N	Y
Aquarium	N	N	CU	N	CU	N	N	N	Y	Y	(See Sec.4.4.1(d) 2)	CU	Y	N	N	N	N	N
Art Gallery/Studio	N	N	N	N	Y	N	N	CU ^{8, 13}	Y	Y	(See Sec.4.4.1(d) 2)	Y	Y	Y	Y	Y	Y	Y
Auction House	N	N	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	Y	N	CU
Automobile Body Shop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y
Automobile & Marine Parts Sales	N	N	N	N	N	N	N	N	Y	Y ¹⁴	(See Sec.4.4.1(d) 2)	CU	Y	CU	Y	Y	N	Y

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	UR	RCO - A	RCO - RG	RCO - C	I	RL/W	RM/W	RH	D	DW	DW-PT ¹⁶	DT	BST	NMU	NAC	NAC-RC	E-AE	E-LM
Automobile/Vehicle Repair	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y ^{11, 14}	Y ¹⁴	N	Y
Automobile Sales – New & Used	N	N	N	N	N	N	N	N	Y ¹⁰	N	N	CU ¹⁰	Y ¹⁰	N	Y	Y	N	CU
Bakery - Retail	N	CU	N	N	N	N ²²	N ²²	CU ^{8, 13}	Y	Y	N	Y	Y	Y	Y	Y	Y	Y
Bakery - Wholesale	N	N	N	N	N	N	N	N	Y	Y	N	CU	CU	Y	Y	Y	Y	Y
Bank, Credit Union	N	N	N	N	CU	N ²²	N ²²	N ²²	Y	Y	N	Y	Y	Y	Y	Y	N	N
Bar, Tavern	N	N	N	N	N	N	N	N	Y	Y	N	N	CU	CU	CU	CU	N	N
Beauty/ Barber Shop	N	N	N	N	CU	N ²²	N ²²	CU ^{8, 13}	Y	Y	N	Y	Y	Y	Y	CU	N	N
Bicycle Sales/Repair	N	N	N	N	CU	N	N	N	Y	Y	N	Y	Y	Y	Y	Y	N	Y
Billiard Parlor	N	N	N	N	N	N	N	N	Y	Y	N	CU	CU	CU	Y	CU	N	N
Boat Repair/Service	N	N	CU	N	N	N	N	N	N	CU	(See Sec.4.4.1(d) 2)	CU	CU	CU	CU	CU	N	Y
Boat Sales/Rentals	N	N	CU	N	N	N	N	N	Y	Y	(See Sec.4.4.1(d) 2)	Y	Y	N	Y	Y	N	Y
Boat Storage	N	N	CU	N	N	N	N	N	N	CU	N	CU	CU	CU	CU	CU	N	Y
Bowling Alley	N	N	N	N	N	N	N	N	CU	N	N	N	CU	CU	Y	Y	N	N
Building Material Sales	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y ¹⁰	Y	N	Y
Café	N	CU ¹⁷	CU	N	CU	N ²²	N ²²	CU ^{8, 13}	Y	Y	(See Sec.4.4.1(d) 2)	CU	Y	Y	Y	Y	CU	CU
Camp Ground	N	Y	Y	N	N	N	N	N	N	N	(See Sec.4.4.1(d) 2)	N	N	N	N	N	N	N
Car Wash	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	Y	N	CU
Cemetery	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Cinema	N	N	N	N	Y	N	N	CU ⁸	Y	Y	N	Y	Y	Y	Y	N	N	N
Club, Membership	N	N	Y	N	CU	N	Y	Y	Y	N	N	Y	Y	CU	CU	N	N	N
Community Center	N	N	CU	N	CU	CU ¹³	CU ¹³	CU ^{8, 13}	Y	Y	N	Y	Y	Y	Y	Y	N	CU
Community Garden	N	Y	Y	N	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y
Conference Center	N	N	N	N	CU	N	N	N	Y	N	N	CU	CU	N	N	N	N	N
Composting	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Contractor Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y ¹⁰	N	Y
Convenience Store (See Sec.5.4.3)	N	N	N	N	N	N	N	CU ^{8, 12}	Y	Y ¹²	N	CU	Y	Y ¹²	Y	Y	N	Y
Convention Center	N	N	N	N	N	N	N	N	CU	CU	N	CU	CU	N	N	N	N	N
Courthouse	N	N	N	N	Y	N	N	CU	Y	Y	N	Y	Y	N	N	N	N	N
Crematory	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N
Crisis Counseling Center	N	N	N	N	CU	CU	CU	CU	Y	Y	N	Y	Y	Y	Y	Y	N	N
Daycare - Large (Over 20 children)	N	N	N	N	CU	CU ¹³	CU ¹³	CU ¹³	Y	Y	N	CU	CU	Y	Y	Y	N	CU ¹⁷
Daycare - Small (7-20 children) (See Sec.5.4.1)	N	N	N	N	CU	CU ¹³	CU ¹³	CU ¹³	Y	Y	N	CU	CU	Y	Y	Y	CU	CU ¹⁷
Daycare - Home (6 children or less)	N	N	N	N	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N
Dental Lab	N	N	N	N	CU	N	N	N	Y	Y	N	Y	Y	Y	Y	Y	N	Y

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Distribution Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	CU
Dry Cleaning Plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	CU
Dry Cleaning Service	N	N	N	N	CU	N ²²	N ²²	N ²²	Y	Y ¹⁴	N	Y	Y	Y ¹⁴	Y	Y	N	CU
Film Studio	N	N	N	N	Y	N	N	N	Y	Y	N	Y	Y	CU	CU	Y	N	CU
Fire Station	N	N	Y	N	Y	CU	CU	CU	Y	Y	N	Y	Y	Y	Y	Y	Y	Y
Food Processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	Y
Fuel Service Station ⁹	N	N	N	N	N	N	N	N	Y ¹¹	N	N	CU ¹¹	CU ¹¹	CU ¹¹	Y ¹¹	Y	N	N
Funeral Home	N	N	N	N	N	CU ⁷	CU ⁷	CU ^{7, 8}	CU	N	N	N	N	CU	Y	Y	N	N
Garden Supply Store	N	N	N	N	CU	N	N	N	CU ¹⁴	CU ¹⁴	N	CU ¹⁴	CU ¹⁴	CU ¹⁴	Y	Y	Y	Y
General Merchandise/Retail – Small <4,000sqft	N	N	N	N	CU	N ²²	N ²²	N ²²	Y	Y	(See Sec.4.4.1(d) 2)	Y	Y	Y	Y	Y	N	Y
General Merchandise/Retail – Large ≥4,000sqft	N	N	N	N	N	N	N	N	Y	CU	(See Sec.4.4.1(d) 2)	CU	CU	N	CU ¹⁸	CU	N	CU ¹⁷
Grocery Store – Small ≤10,000sqft	N	N	N	N	N	N	N	CU ⁸	Y	Y	N	Y	Y	Y	Y	Y	CU	N
Grocery Store – Large >10,000sqft	N	N	N	N	N	N	N	N	Y	N	N	CU	CU	N	Y	Y	N	N
Hazardous Waste Collection/Disposal	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU
Health Club	N	N	N	N	Y	N	N	CU ⁸	Y	Y	N	CU	CU	Y	Y	Y	N	CU
Health Studio	N	N	N	N	Y	N ²²	N ²²	CU ⁸	Y	Y	N	Y	Y	Y	Y	Y	N	Y
Hospitals	N	N	N	N	CU	N	N	CU	CU	N	N	CU	CU	N	N	N	N	N
Hostel	N	N	N	N	Y	N	N	CU	Y	Y	N	Y	Y	Y	Y	Y	N	N
Hotel, Motel	N	N	N	N	CU	N	N	N	Y	Y	(See Sec.4.4.1(d) 2)	CU	CU	N	Y	N	N	N
Laundromat	N	N	N	N	CU	N ²²	N ²²	CU ^{8, 13}	Y	Y ¹³	N	Y ¹³	Y ¹³	Y ¹³	Y	Y	N	Y
Library	N	N	N	N	Y	CU	CU	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N
Lumber Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU ¹⁰	Y	N	Y
Machine/Woodworking Shop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	CU	Y
Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	Y
Manufacturing - Tour Oriented	N	N	N	N	N	N	N	N	N	CU	N	N	CU	N	N	CU	CU	CU
Marina	N	N	Y	N	N	N	N	N	N	Y	(See Sec.4.4.1(d) 2)	N	N	N	N	N	N	N
Medical Lab	N	N	N	N	CU	N	N	N	Y	N	N	CU	CU	CU	Y	Y	CU	CU
Mental Health Crisis Center	N	N	N	N	N	N	CU (See §5.4.11)	N	N	N	N	N	N	N	N	N	N	N
Micro-Brewery/Winery	N	N	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	Y	CU	Y ¹⁹
Museum	N	CU ¹⁴	CU ¹⁴	CU ¹⁴	Y	CU ^{13, 14}	CU ^{13, 14}	CU ^{8, 13, 14}	Y	Y	(See Sec.4.4.1(d) 2)	Y	Y	Y	Y	Y	CU	N
Office - General	N	N	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	Y	CU	Y

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Office - Medical, Dental	N	N	N	N	CU	N ²²	N ²²	N ²²	Y	Y	N	Y	Y	Y	Y	Y	N	Y
Open Air Markets	N	Y	N	N	N	N	N	N	Y	Y	(See Sec.4.4.1(d) 2)	CU	Y	CU	Y	Y	Y	CU
Operations Center – Taxi/Bus ⁹	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU ¹¹	N	Y
Operations Center - Trucking ⁹	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y ¹¹	CU ¹¹	CU
Park	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	(See Sec.4.4.1(d) 2)	Y	Y	Y	Y	Y	CU	CU
Parking Garage ⁹	N	N	N	N	Y	N	N	CU	Y	Y	N	Y	Y	CU	Y	N	N	CU
Parking Lot ⁹	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	N	CU
Performing Arts Center	N	N	N	N	Y	N	N	N	Y	Y	(See Sec.4.4.1(d) 2)	CU	CU	CU	Y	N	N	N
Performing Arts Studio	N	N	N	N	Y	N	N	CU ¹³	Y	Y	(See Sec.4.4.1(d) 2)	CU	CU	CU	CU	CU	N	Y
Pet Store ¹⁰	N	N	N	N	N	N	N	N	CU	CU	N	CU	CU	Y	Y	Y	N	N
Pharmacy	N	N	N	N	CU	N ²²	N ²²	N ²²	Y	Y	N	Y	Y	Y	Y	Y	N	N
Photo Studio	N	N	N	N	N	N ²²	N ²²	N	Y	Y	N	Y	Y	Y	Y	Y	N	Y
Photography Lab	N	N	N	N	N	N	N	N	Y	N	N	CU	CU	CU	Y	Y	CU	Y
Police Station - Central	N	N	N	N	CU	N	N	N	Y	Y	N	Y	Y	Y	Y	Y	N	N
Police Station - Local	N	N	CU	N	Y	CU	CU	CU	Y	Y	N	Y	Y	Y	Y	Y	Y	Y
Post Office – Central Distribution Center	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	Y	N	Y
Post Office - Local	N	N	N	N	Y	N ²²	N ²²	N ²²	Y	Y	N	Y	Y	Y	Y	Y	N	N
Printing Plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	N	Y
Printing Shop	N	N	N	N	CU	N ²²	N ²²	N	Y	N	N	CU	CU	CU	Y	Y	N	Y
Public Transit Terminal	N	N	N	N	Y	N	N	N	Y	Y	(See Sec.4.4.1(d) 2)	CU	CU	CU	CU	CU	CU	Y
Public Works Yard/Garage ⁹	N	N	N	N	CU ¹¹	N	N	N	N	N	N	N	N	N	CU ¹¹	Y ¹¹	CU	Y
Radio & TV Studio	N	N	N	N	N	N	N	N	Y	Y	N	CU	Y	N	Y	Y	N	Y
Rail Equip. Storage & Repair	N	N	N	N	N	N	N	N	N	N	(See Sec.4.4.1(d) 2)	N	N	N	N	N	CU	CU
Recording Studio	N	N	N	N	N	N	N	CU ⁸	Y	Y	N	Y	Y	CU	CU	Y	N	Y
Recreational Facility - Indoor	N	N	CU	N	CU	N	CU	CU	Y	CU	(See Sec.4.4.1(d) 2)	CU	CU	CU	Y	CU	N	CU
Recreational Facility - Outdoor Commercial	N	N	CU	N	CU	N	N	N	N	CU	(See Sec.4.4.1(d) 2)	N	N	N	N	CU	N	N
Recreational Facility - Outdoor	N	N	Y	N	Y	N	N	N	N	N	(See Sec.4.4.1(d) 2)	N	N	N	Y	Y	N	N
Recreational Vehicle Sales – New and Used	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU	N	Y
Recycling Center – Large ¹⁰ (above 2,000 sf)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU
Recycling Center - Small ¹⁰ (2,000 sf or less)	N	N	N	N	CU	N	N	N	N	N	N	N	N	CU	CU	CU	CU	Y

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Research Lab	N	CU	N	N	CU	N	N	N	CU	CU	(See Sec.4.4.1(d) 2)	CU	CU	N	CU	CU	CU	Y
Restaurant	N	N	N	N	N	N ²²	N ²²	CU ^{8, 13}	Y	Y	(See Sec.4.4.1(d) 2)	Y	Y	Y ¹³	Y	Y	N	N
Restaurant – Take Out	N	N	N	N	CU ¹³	N ²²	N ²²	N	Y	Y	(See Sec.4.4.1(d) 2)	Y	Y	Y ¹³	Y	Y	N	Y ¹³
Salon/Spa	N	N	N	N	CU	N ²²	N ²²	N	Y	Y	N	Y	Y	Y	Y	Y	N	N
School - Post-Secondary & Community College	N	N	Y	N	CU	N	CU	CU	CU	N	N	CU	CU	CU	CU	CU	N	N
School - Primary	N	N	N	N	CU	CU	CU	CU	CU	N	N	CU	N	CU	CU	CU	N	N
School - Secondary	N	N	N	N	CU	CU	CU	CU	CU	N	N	CU	N	CU	CU	CU	N	N
School, -Trade, or Professional	N	N	N	N	CU	N	N	N	Y	N	N	CU	CU	CU	N	N	N	CU
Solid Waste Facility - Incinerator, Landfill, Transfer Station	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU	CU
Tailor Shop	N	N	N	N	N	N ²²	N ²²	CU ⁸	Y	Y	N	Y	Y	Y	Y	Y	N	N
Warehouse	N	CU	N	N	CU	N	N	N	N	N	(See Sec.4.4.1(d) 2)	N	N	N	N	Y ¹⁵	Y	Y
Warehouse, Retail ⁹	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CU ¹⁵	CU ¹⁵	CU	CU
Warehouse, Self-Storage ⁹	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y ¹⁵	N	CU
Wholesale Sales ⁹	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	Y ¹⁵	Y	Y
Worship, Place of	N	N	N	N	CU	CU	CU	Y	Y	N	N	Y	Y	Y	CU	CU	N	N

1. Residential uses are not permitted except only as an accessory use to an agricultural use.
2. Duplexes may be constructed, or a single unit may be converted into a duplex, on lots existing as of January 1, 2007 and which meet the minimum lot size of 10,000 square feet.
3. Duplexes shall only be allowed as a result of a conversion of an existing single family home. New duplexes are prohibited.
4. No more than 5 rooms permitted to be let in any district where bed and breakfast is a conditional use. No more than 3 rooms permitted to be let in the RL district.
5. An existing fraternity, sorority, or other institutional use may be converted to dormitory use subject to conditional use approval by the DRB.
6. Must be owner-occupied.
7. Must be located on a major street.
8. Allowed only on the ground floor level of structures in the district.
9. Automobile sales not permitted as an accessory use.
10. Exterior storage and display not permitted.
11. All repairs must be contained within an enclosed structure.
12. No fuel pumps shall be allowed.
13. Permitted hours of operation 5:30 a.m. to 11:00 p.m.
14. Such uses not to exceed ten thousand (10,000) square feet per establishment.
15. Excludes storage of uncured hides, explosives, and oil and gas products.
16. See Sec.4.4.1(d) 2 for more explicit language regarding permitted and conditional uses in the Downtown Waterfront – Public Trust District.
17. Allowed only as an accessory use.
18. A permitted use in the Shelburne Rd Plaza and Ethan Allen Shopping Center.
19. Cafes not permitted as an accessory use. Retail sales and tasting are permitted as an accessory use.
20. Accepted agricultural and silvicultural practices, including the construction of farm structures, as those practices are defined by the secretary of agriculture, food and markets or the commissioner of forests, parks and recreation, respectively, under 10 VSA §1021(f) and 1259(f) and 6 VSA §4810 are exempt from regulation under local zoning.
21. See Sec. 4.4.7 (c) for specific allowances and restrictions regarding uses in the Urban Reserve District.
22. See Sec. 4.4.5 (d) 6 for specific allowances and restrictions regarding Neighborhood Commercial Uses in Residential districts.

Legend:	
Y	Permitted Use in this district
CU	Conditional Use in this district
N	Use not permitted in this district
Abbreviation	Zoning District
RCO – A	RCO - Agriculture
RCO – RG	RCO – Recreation/Greenspace
RCO – C	RCO - Conservation
I	Institutional
RL/W	Residential Low Density, Waterfront Residential Low Density
RM/W	Residential Medium Density, Waterfront Residential Medium Density
RH	Residential High Density
D	Downtown
DW	Downtown Waterfront
DT	Downtown Transition
BST	Battery Street Transition
NMU	Neighborhood Mixed Use
NAC	Neighborhood Activity Center
NAC-RC	NAC – Riverside Corridor
E-AE	Enterprise – Agricultural Processing and Energy
E-LM	Enterprise – Light Manufacturing