

ZONING

525 Attachment 1

Town of Southport

Use Regulation Table

[Amended 3-10-2009 by ordinance (Res. No. 65-2009); 5-10-2011 by ordinance (Res. No. 87-2011)]

<p>ZONING DISTRICTS:</p> <p>AR Agricultural Residential R1 Residential Low Density R2 Residential Moderate Density R3 Residential High Density PMR Planned Multiple Residential RT Residential Transition CN Commercial Neighborhood CR Commercial Regional I Industrial C Conservation</p>	<p>KEY:</p> <p>Use designations: P Permitted as of right S Permitted under site plan approval by Planning Board <u>FSUP</u> Permitted in a floating zone under special use permit by Planning Board X Permitted in existing structure site plan for demolition/expansion of existing structure or new construction P/S Permitted if principal use is permitted; site plan if principal use requires Blank Not permitted in that district</p>
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	<u>District</u>							
	AR	R1	R2	R3	CN	CR	I	C
Residential								
<u>Single One</u> -unit dwelling	P	P	P	P	P			
Two-unit dwelling	P		P	P	P	<u>S</u>		
Multiunit dwelling				S	<u>SUP</u>	<u>S</u>		
Alternative <u>Dwelling-dwelling_Parkpark</u>	<u>SUP</u>							
Bed-and-breakfast (up to 4 rooms)	P		S		S	<u>S</u>		
Inn (up to 12 rooms)	S				S			
Boardinghouse (up to 6 rooms)					S			
Dwelling with a business <u>Live-Work Unit</u>	<u>SP</u>				S <u>or</u> <u>XP</u>	S <u>or</u> <u>XP</u>		
Dwelling above first-floor business					X	X		

	AR	R1	R2	R3	CN	CR	I	C
Accessory Uses								
<u>Accessory use/structure</u>	<u>P/S</u>	<u>P/S</u>	<u>P/S</u>	<u>P/S</u>	<u>P/S</u>	<u>P/S</u>	<u>P/S</u>	<u>S</u>
<u>Accessory dwelling unit</u>	<u>PS</u>	<u>SUP</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>PS</u>		
Day care – family home	<u>PS</u>	<u>SSUP</u>	<u>SSUP</u>	<u>SSUP</u>	<u>PSUP</u>			
Day care – group family home	<u>SUP</u>	<u>SSUP</u>	<u>SSUP</u>	<u>SSUP</u>	<u>SSUP</u>			
Home occupation	S	S	S	S	<u>XS</u>			
Cottage industry	<u>SSUP</u>			<u>SSUP</u>	<u>SSUP</u>	<u>S?SU</u> <u>P</u>		
Seasonal business	P				P		S	
General Uses								
Airport/heliport	S						S	
Agriculture	P						P	P
<u>Agriculture, Personal</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Agribusiness</u>	<u>S</u>						<u>S</u>	
Antenna, tower	S						S	
Churches	S		<u>SSUP</u>	<u>SSUP</u>	<u>SSUP</u>			
Club – rod and gun	P							
Club, membership	S				S	S		
Day care center/nursery school	S				<u>SSUP</u>	S	S	
<u>Extraction, private</u>	<u>P</u>						<u>P</u>	<u>P</u>
Golf course, driving range	S							S
Kennel	<u>SSUP</u>				<u>SSUP</u>			
Nursing home, convalescent home	S			S	S	S		
Private school			S		S	S	<u>S</u>	
Public/government use	P	P	P	P	P	P	P	P
Public utility	S		S	S	S	S	S	S
Roadside stand	P		P	P	P	P		P
Stable, commercial	S							

Stable, private	P							
Wind energy conversion system	S							S
Business Uses								
Adult uses								<u>SSUP</u>
Amusement game center					S	S		
Antique or craft shop	S				<u>XS</u>	<u>XS</u>		
Bank, financial institutions					<u>XS</u>	<u>XS</u>		
Bar and nightclub					<u>SSUP</u>	<u>SSUP</u>		
Barbershops and beauty shops	S				<u>XS</u>	<u>XS</u>		
Campground	S							S
Car wash					S	S	S	
Convenience food mart					<u>SSUP</u>	S		
Cultural uses, museums					<u>XS</u>	<u>XS</u>		
Crematory					<u>SSUP</u>	<u>SSUP</u>		
Drive-through uses					<u>SSUP</u>	<u>SSUP</u>		
Fitness center/health club					<u>XS</u>	<u>XS</u>	S	
Flea market	?				?SUP	<u>SSUP</u>	S	
Funeral home					<u>XS</u>	<u>XS</u>		
General business office					<u>XS</u>	<u>XS</u>		
Hotel/motel					<u>SSUP</u>	S		
Medical clinic					<u>XS</u>	<u>XS</u>		
Mini storage	S				S	S	S	
Motor vehicle filling station					<u>SSUP</u>	S		
Press publishing use							S	
Nursery, plants	PS				S			
Personal service					<u>XSUP</u>	<u>XS</u>		
Photographic studio					<u>XS</u>	<u>XS</u>		
Professional office					<u>XS</u>	<u>XS</u>	<u>S</u>	
Recreational use, commercial	S							S
Restaurant, fast food					<u>XSUP</u>	<u>XSUP</u>		
Restaurant, standard					<u>SSUP</u>	<u>SSUP</u>		
Retail, specialty low-profile					<u>XS</u>	<u>XS</u>		

Retail use other than listed					<u>XS</u>	<u>XS</u>		
Self-service laundry					<u>XSUP</u>	<u>XS</u>		
Specialized repair	S				S	S	<u>XS</u>	
Storage facility	S ¹					S	S	
Theater – single and multiplex						S		
Vehicle repair					<u>S</u>	S	S	
Vehicle sales					S	S	<u>S</u>	
Vehicle sales and repair – heavy equipment	<u>S</u>				<u>SSUP</u>	<u>S</u>	S	
Veterinary office or hospital	S				<u>SSUP</u>	S		
Industrial uses								
<u>Agriculture, Industrial</u>	<u>SUP</u>					<u>SUP</u>	<u>S</u>	
Contractor’s equipment storage/maintenance	<u>SSUP</u>					<u>SUP</u>	S	
Extraction, <u>soil mining commercial</u>	S						S	S
Fuel bulk storage terminal							S	
Manufacture, fabrication, assembly and other materials handling, including offices and showrooms							S	
Research facilities	S						S	
Salvage yard							<u>S</u>	
Trucking terminals							S	
Warehousing, wholesale and retail distribution centers, including offices							S	
Windfarm	<u>SSUP</u>						S	

¹ Restricted to existing structures; no new construction shall be permitted for this use in the AR District