

COLCHESTER DEVELOPMENT REGULATIONS
SUPPLEMENT 47

GENERAL CATEGORIES			SPECIFIC USE	R3	R2	R1	R5	R10	GD1	GD1C	GD2	GD4	GD4C	LS1	LS2	LS3	LS4	COM	IND	BD	AGR	MHP	FP	AMU
1.000 RESIDENTIAL																								
1.100 Single-Unit Dwelling	1.110 Detached, one dwelling unit per lot	1.111 Site-built and modular structure	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P				P			P
		1.112 Mobile home	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P				P	P		P
		1.113 Occupant is directly engaged with on-premises commercial use							P	P	C	P	P	C	P			P						
	1.120 Detached, more than one dwelling per lot	1.121 Site-built	P1	P1	P1	P1	P1	P1	P1	P1	C1	P1	P1	C1	P	P	P				P1			P1
		1.122 Mobile home park																				P1		
1.200 Duplex Dwelling	1.210 Duplex		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P			P
1.300 Multi-Unit Dwelling	1.310 Multi-unit residence		P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	C1	C		P2				P1			P1
1.400 Dwellings Emphasizing Special Services, Treatment or Supervision	1.410 Residential Care Home		P	P	P	P	P	P	P	P	C	P	P								P			P
	1.440 Halfway house																	C						
	1.450 Congregate Housing		P1	P1	P1	C	C	P1	P1	P1	P1	P1	P1					C1			C			C
	1.460 Group Quarters							C	C	C	C	C	C											
1.500 Miscellaneous, Rooms for Rent Situations	1.510 Boarding house		P	P	P	C	C	P	P	P	P	C	C			C	C				C			C
	1.520 Bed & Breakfast		P	P	P	P	P	P	P	P	P	P	P	C	P	C	C				P			P
	1.530 Hotel & Motel										C	C	C		C			C						
	1.540 Extended Stay Hotel										C	C	C					C						
	1.550 Inn													C	P									
	1.560 Campground							C				C	C		C			P						
	1.570 Primitive Campground																				C			C

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1.600 Temporary Emergency, Construction and Repair Residences					P	P	P	P	P	P	P	P	P	P					P	P	P	P	P		P	
1.700 Home Businesses		1.710 Home occupations			P	P	P	P	P	P	P	P	P	P	P	P	P					P	P		P	
		1.720 Home businesses			C	C	C	C	C	C	P	C	C	C	C	C	C	C					C			C
1.800 Emergency Shelter												P														
2.000 SALES AND RENTAL OF GOODS																										
2.100 General Sales		2.110 Convenience store	2.111 With gasoline sales								C			C					P	C	C					
			2.112 Without gasoline sales							P	P	P	P	P					P		P					
		2.120 Shopping Center	2.121 Without drive-up							P	P		P	P					P		P					
			2.122 With drive-up							C	C	C							C		C					
		2.130 Retail Sales	2.131 With store area less than 10,000 s.f. without drive-up								P	P	P	P	P			P		P		P				
			2.132 With store area less than 10,000 s.f. with drive-up								C	C	C	C	P					P		P				
			2.133 With store area more than 10,000 s.f. but less than 50,000 s.f. without drive-up									C								P		P				

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		2.134 With store area more than 10,000 s.f. but less than 50,000 s.f. with drive-up							C								P		P				
		2.135 With store area greater than 50,000 s.f. without drive-up															P		P				
		2.136 With store area greater than 50,000 s.f. with drive-up															P		P				
		2.137 Retail sales with a significant component of goods sold being ag or produced on the premises						P	P	P	P	P					P		P				P
	2.140 Retail Food Establishment	2.141 With store area less than 5,000 s.f.						P	P	P	P	P		P			P		P				
		2.142 With store area greater than 5,000 s.f. & supermarkets						C	C	C		C					P		P				
		2.150 Wholesale Establishment						C	C	C	C	C					P	P	P				
		2.152 With store area more than 10,000 s.f. but less than 50,000 s.f.							C								P	P	P				

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		2.152 With store area greater than 50,000 s.f.															P	P	P				
	2.170 Equipment sales with associated repair	2.171 Small equipment								C		C					P	C	P				
		2.172 Large equipment								C		C					P	P	P				
	2.180 Commercial Greenhouse	No on-premises sales permitted				P	P	P	P	P	P	P					P		P	P			P
		On-premises sales permitted				P	P	P	P	C	P	P					P		P	P			P
	2.190 Roadside stands for the sale of produce grown on the premises					P	P	P	P											P			P
2.200 Mobile Home Sales & Rental																	C	C	C		C		
2.300 Marine Sales	2.310 Without associated service & repair							C	C					P			P	C	C				
	2.320 With associated service & repair							C	C					C			C	C	C				
2.400 Automobile Sales	2.410 Without associated service & repair								C								C	C	C				
	2.420 With associated service & repair								C								C	C	C				
2.500 Automotive Accessory Sales	2.510 Without installation							P	P	P	P	P					P	C	C				

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	2.520 With installation							C	C	C		C					P	C	C				
2.600 Rental	2.6100 General Merchandise							C	C	C	P	P					P	P	P				
	2.620 Equipment									C		C					P	P	P				
	2.630 Automobile								C								C	P	P				
	2.640 Marine												P	P									
3.000 OFFICE & SERVICES																							
3.100 Office	3.110 General Office							P	P	P	P	P		P			P	C	C				
	3.120 Research Facility or Laboratory							C	C	C	C	C		C			P	P	P				
	3.130 Medical Office	3.131 With not more than 10,000 square feet of gross floor area						P	P	P	P	P		C			P		C				
		3.132 With greater than 10,000 square feet of gross floor area						C	C	P	C	C					P		C				
		3.133 With Clinic						C	C	C	C	C					P		C				
3.200 General Services	3.210 Radio & Television Studio							P	P	P	P	P					P	P	P				
	3.220 Financial Institution							P	P	P	P	P		C			P	C	C				
	3.230 Banks	3.231 With drive-up windows						C	C	C	C	P					P		C				
		3.232 Without drive-up windows						P	P	P	P	P		P			P		C				
	3.240 Personal or Business Service							P	P	P	P	P		P			P		P				
	3.250 Artist Production Studio				C	C	P	P	P	P	P	P	C	P		C	P	C	P	C			C

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	3.260 Funeral home							P	P	P	P	P					P						
	3.270 Crematorium																	C					
	3.280 Drycleaner & Laundromat	3.281 Majority of business is walk-in or self-serve						C	C	P	P	P		C			P		C				
		3.282 Majority of business is not walk-in						C	C		C	C					P	P	P				
	3.290 Animal Services	3.291 Veterinary Clinic				C	C	C	C	C	P	P		C			P		C	C			C
		3.292 Kennel				P	P		C		C	C					P	C	C	P			P
		3.293 Grooming Facility				C	C	C	C	C	P	P		C			P		C	C			C
		3.294 Animal Shelter				C	C		C		C	C					P		C	C			C
3.300 Automotive Services	3.310 Service & Repair	3.311 Without body work							C	C	C	P					P	P	P				
		3.312 With body work							C			C					C	P	P				
	3.320 Body Work								C			C					C	P	P				
	3.330 Car Wash								C			C					P	C	C				
	3.340 Gasoline Sales	3.341 Without Service & Repair							C			C					P	C	C				
		3.342 With Service & Repair							C								P	C	C				

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4.000 MANUFACTURING & PROCESSING, OF GOODS, MERCHANDISE AND EQUIPMENT																							
4.100 All operations conducted entirely within fully enclosed building	4.110 Printing & binding production facilities								C		C	P					P	P	P				
	4.120 Photocopy & printing shop with accessory retail						C	C	C	C	P						P		P				
	4.130 Equipment repair									C	P	P		C			P	P	P				
	4.131 Small equipment											P					P	P	P				
	4.132 Large equipment											P					P	P	P				
	4.140 Manufacturing & processing with related distribution & warehousing							C	C	C	C			C				P	P				
	4.150 Small-Scale Manufacturing						P	P	P	P	P			P			P	P	P				
4.200 Operations conducted within & outside fully enclosed building																							
	4.210 Lumber & contractor's yard							C	C	C	C						P	P	P				
	4.220 Salvage yard																	C	C				
	4.230 Landscape contractor's yard				C	C	C	C	C	C							P	P	P	C			P
4.3 Slaughter House																		C					
5.000 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES																							

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5.100 Schools	5.110 Elementary and secondary including associated grounds and athletic and other facilities		C	C	C	C	C	P	P	P	P	P		C						C			C
	5.120 Trade or vocational schools							P	P	P	P	P					P	P	P				
	5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)							P	P	P	P	P					C		C				
5.200 Religious Use such as churches, synagogues, and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)			C	C	C	C	C	P	P	P	P	P		P			P		C	C			C
5.300 Orphanage								C	C	C	C	C											
5.400 Cultural Facilities such as libraries, museums, art galleries, art centers and similar uses	5.410 Located within a building having a gross floor area not exceeding 500 square feet		P	P	P	P	P	P	P	P	P	P		P			P		C				C
	5.420 Within a building having a gross floor area exceeding 500 square feet		C	C	C	C	C	P	P	P	P	P		P			P		C				C
5.500 Social clubs such as, union halls, fraternal clubs and lodges								C	C	C	P	P	C	P			P		C				
6.000 RECREATION & ENTERTAINMENT																							
6.100 Activity conducted entirely within building or substantial structure	6.110 Athletic facility							P	P	P	P	P	P	P			P	C	P				
	6.120 Movie theaters	6.121 Seating capacity of not more than 300						P	P	P	P	P		C			P		C				
		6.122 Seating capacity of more than 300						C	C	C	C	C					P		C				
	6.130 Theaters & Music Halls	6.131 Seating capacity of not more than 300						C	C	C	C	C		C			P		C				

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		6.132 Seating capacity of more than 300							C	C	C	C					P		C				
		6.140 Adult Entertainment															C						
		6.150 Event Facility						P	P	P	P	P	C	P			P		P	C			C
		6.160 Indoor Firing Range				C			C	C	C	C					C	C	C	C			C
6.200 Activity conducted primarily outside enclosed buildings or structures		6.210 Recreational facilities –privately owned facilities such as golf and country clubs, etc.				C	C	C	C	C	P	P	P	P			P		C	C		C	C
		6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C		C	C
		6.230 Stables and arenas for horses				P	P	C	C	C	P	P								P			P
		6.240 Racing tracks - automobile and motorcycle																C					
		6.250 Open air markets, farm and craft markets,, produce markets				C	C	P	P	P	P	P	P	P			P		C	P			P
		6.260 Drive-in movie theaters						C	C		C	C					P						
	6.270 Water-based facilities	6.271 Marinas and yacht clubs				C	C	C	C		C	C	P	C			P						
		6.272 Residential Marine Associations	C	C	C	C	C	C	C				P	P									
		6.280 Outdoor Firing Range				C	C				C	C								C			C
6.300 Coliseums, stadiums and all other facilities listed in the 6.100 & 6.200 classifications designed to seat or accommodate more than 1,000 people											C	C					P	C	C				

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7.000 INSTITUTIONAL RESIDENCE, CARE, OR CONFINEMENT FACILITIES																									
7.100 Hospital										C	C	P	C	C					P						
7.200 Nursing Care Home			P	P	P	P	P	P	P	P	P		P	P								P			P
7.300 Nursing care institution										C	C	P	P	P					C						
7.400 Mental Health Facility (other than halfway houses)										C	C	C							C						
7.500 Correctional facilities																				C					
7.600 Home-based day care facilities up to six children			P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P				P	P		P
7.700 Intermediate day care facilities			P	P	P	P	P	P	P	P	P	P	P	P		P			C	C	C	P	C		P
7.800 Large day care facilities			C	C	C	C	C	C	P	P	P	P	P	P		C			C	C	C	C	C		C
7.900 Hospice Care Home							C	C	P	P	P	P	P	P					P	C	P	C			
8.000 RESTAURANTS, BARS, NIGHT CLUBS																									
8.100 Restaurants	8.110 Standard	8.111 With outdoor seating							P	P	P	P	P	P	C	P			P		C				
		8.112 Without outdoor seating							P	P	P	P	P	P	C	C			P		C				
	8.120 Short-Order	8.121 No drive-up service							C	C	C	C	P			C			P	C	C				

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		8.122 With outdoor seating						C	C	C	C	P					P	C	C				
		8.123 Drive-up service allowed							C			C					C		C				
8.200 Bars								C	C	C	C	C	C	C			C						
8.300 Night Clubs									C			C	C	C			C						
8.400 Mobile Food Units								C	C	C	C	C		C			C	C	C				P
9.000 STORAGE AND PARKING																							
9.100 Automobile parking garages or parking lots not located on a lot on which there is another principle use to which the parking is related								C	C	C	C	C		C			P	P	P				
9.200 Storage of goods not related to the sale or use of those goods on the same lot where they are stored	9.210 Warehousing with all storage within completely enclosed structures									C							C	P	P				P
	9.220 Mini-storage with all storage within completely enclosed structures								C								C	C	C				
	9.230 Archival Facility								C	C	C						P	P	P				
	9.240 Distribution Facility										C	C					P	P	P				P
	9.250 Auto, marine, or equipment storage outside completely enclosed structures								C			C		C			P	P	P				C
	9.260 Marine storage inside												C	C									
10.000 AGRICULTURAL, SILVICULTURAL, MINING, QUARRYING OPERATIONS																							
10.100 Agricultural operations	10.110 Excluding livestock				P	P	P	P			P	P								P		C	P
	10.120 Including livestock				P	P	C	C			P	P								P		C	P

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10.200 Silvicultural operations			C	C	C	P	P	P	P	C	P	P					P	P	P	P	C		P
10.300 Mining operations						C	C										C	P		C			C
10.400 Reclamation landfill																		P	C				
10.500 Accessory on-farm business					P	P	P	P			P									P			P
11.000 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES																							
11.100 Cemetery			P	P	P	P	P	P	P	P	P	P		C			C			C			C
11.200 Waste Processing	11.210 Sanitary Landfill																	C					
	11.220 Transfer Station																	C	C				
11.300 Transit Centers	11.310 Train Station							P	P	P	P	P					P	P					
	11.320 Train Yard																	C					
	11.330 Bus Station							C	C	C	C	C					P	P	P				
11.400 Public Garage	11.410 Local							C	C			C					C	P	P				
	11.420 State									C		C					C	P	P				
11.500 Municipal Services	11.510 Town Hall		C	C	C	C	C	P	P	P	P	P					P		C				
	11.520 Community Center		C	C	C	C	C	P	P	P	P	P	P	P			P		C	C			C
	11.530 Police stations		C	C	C	C	C	P	P	P	P	P					P	C	C	C			C
	11.540 Fire stations		C	C	C	C	C	P	P	P	P	P					P	C	C	C			C
	11.550 Rescue squad, ambulance services		C	C	C	C	C	P	P	P	P	P					P	C	C	C			C
11.600 National guard center								C	C	C		C					C	P	C				
11.700 Civil defense operations								C	C	C								C	C				
11.800 Post Office								P	P	P	P	P					P	P	P				
11.900 Essential Service Facility	11.910 Neighborhood		P	P	P	P	P	P	P	P	P	P	C	C	C	C	P	P	P	P	P	C	P
	11.920 Community or regional		C	C	C	P	P	C	C	C	C	C	C	C	C	C	P	P	P	P		C	P

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12.000 TOWERS AND RELATED STRUCTURES																							
12.100 Tower	12.110 Less than 50 feet tall		C	C	C	P	P	P	P	P	P	P					P	P	P	P	C		P
	12.120 50 feet tall or greater		C	C	C	C	C	C	C	C	C	C					P	P	P	C	C		C
	12.130 Wind Turbine		C	C	C	C	C				C						C	C	C	C			C
13.000 TEMPORARY STRUCTURES USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NON-RECURRING PURPOSE			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P

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