

228 Overlay District

Table of Uses

RT. 228 OVERLAY DISTRICT USES

USE	PERMITTED USE	Conditional Use
Automotive service including collision repair and auto painting only if conducted entirely within an enclosed building, with discarded parts or junk vehicles stored within an enclosed building. No exterior storage or parking of vehicles or parts.		X
Automotive sales, including new and used cars, motorcycles, recreation vehicles, mobile homes, trucks or farm equipment, without service facilities.	X	
Bakery with baking limited only to goods for daily retail sales on the premises, maximum seating for 20 persons.	X	
Bank or savings and loan office, including drive-through and automated facilities.	X	
Banquet Hall and/or catering services.	X	
Beverage distributor.		X
Boarding kennel.		X
Business services.	X	
Clubs, lodges, or fraternal or social organizations	X	
Convenience store, including automotive service for the sale of gasoline, oil, tires, batteries, and accessories and car washing.	X	
Conversion structure		
Dairy store or delicatessen, maximum seating for 20 persons.	X	
Dance, art, self-defense or exercise instruction studios.	X	
Day care center.	X	
Drive-in/fast-food restaurant.	X	
Factory outlet sales.	X	
Food market or supermarket.	X	
Funeral home.	X	
Gardening materials sales and/or nursery.	X	

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General retail (25,000 square feet and less)	X	
Government facilities or services, including but not limited to police or fire stations, emergency medical services facilities, post office, library, or similar uses.	X	
Hospitals, outpatient medical facilities	X	
Hotel or motel, full service, including restaurant, meeting room and lounge.	X	
Indoor recreation facilities, including but not limited to, video arcades, ice rinks, soccer, archery, bowling alleys.	X	
Laundry, coin-operated, and/or dry cleaning pick up and delivery outlet.	X	
Liquor store.		X
Mixed use, general or specialty retail, or office on first floor, residential or office on 2nd floor, residential only above.	X	
Museums.	X	
Office park, no manufacturing or warehousing on the premises.	X	
Office, business or professional.	X	
Outpatient medical facility.	X	
Personal services.	X	
Public utility facilities.	X	
Restaurant, excluding drive-thru.	X	
Specialty Retail	X	
Studios and art galleries for photography, graphic arts, instruction or exhibition.	X	
Veterinary services.	X	
PRD's, single family residential	X	
PRD's, single and multi-family residential	X	
Park and ride commuter lots, bus stations		X
Other commercial uses		X

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PERSONAL SERVICES OVERLAY DISTRICT USES

USE	PERMITTED USE	Conditional Use
Automotive service including collision repair and auto painting only if conducted entirely within an enclosed building, with discarded parts or junk vehicles stored within an enclosed building. No exterior storage or parking of vehicles or parts.		
Automotive sales, including new and used cars, motorcycles, recreation vehicles, mobile homes, trucks or farm equipment, with or without service facilities, but if provided, service facilities shall be in an enclosed structure with no outdoor storage of discarded vehicles or parts.		
Bakery with baking limited only to goods for daily retail sales on the premises, maximum seating for 20 persons.	X	
Bank or savings and loan office, including drive-through and automated facilities.	X	
Banquet Hall and/or catering services.	X	
Beverage distributor.		X
Business services.	X	
Clubs, lodges, or fraternal or social organizations	X	
Convenience store, including automotive service for the sale of gasoline, oil, tires, batteries, and accessories and car washing.		
Conversion structure	X	
Dairy store or delicatessen, maximum seating for 20 persons.	X	
Dance, art, self-defense or exercise instruction studios.	X	
Day care center.	X	
Drive-in/fast-food restaurant.		
Factory outlet sales.		
Food market or supermarket.		
Funeral home.	X	
Gardening materials sales and/or nursery.		X

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General retail (5000 square feet and less)		X
Government facilities or services, including but not limited to police or fire stations, emergency medical services facilities, post office, library, or similar uses.	X	
Hospitals, outpatient medical facilities		
Hotel or motel, full service, including restaurant, meeting room and lounge.		
Indoor recreation facilities, including but not limited to, video arcades, ice rinks, soccer, archery, bowling alleys.		X
Laundry, coin-operated, and/or dry cleaning pick up and delivery outlet.		X
Liquor store.		X
Mixed use, general or specialty retail, or office on first floor, residential or office on 2nd floor, residential only above, totalling 5000 square feet and less	X	
Museums.	X	
Office park, no manufacturing or warehousing on the premises.		X
Office, business or professional.	X	
Outpatient medical facility.		X
Personal services.	X	
Public utility facilities.	X	
Restaurant, excluding drive-thru, totalling 2500 square feet and less		X
Specialty Retail		X
Studios and art galleries for photography, graphic arts, instruction or exhibition.	X	
Park and ride commuter lots		