

**TOWN OF SPRING LAKE**

**Zoning Ordinance Text Amendment**  
(Use Matrix)

**P16-19.** REVISION AND AMENDMENT TO THE TOWN OF SPRING LAKE ZONING ORDINANCE, CODE OF ORDINANCES, CHAPTER 42 ZONING BY AMENDING ARTICLE III. PERMITTED PRINCIPAL USES AND STRUCTURES, IN ITS ENTIRETY; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (SPRING LAKE)

**UNEDITED VERSION OF THE PROPOSED  
TEXT AMENDMENT**

**Sec. 42-63.3 Use matrix.**

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district &amp; permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<i>Land Uses</i>	<i>Zoning Classification</i>											
	<i>CD</i>	<i>RR</i>	<i>R-15 R-10 R-6</i>	<i>R-5 R-5A</i>	<i>R-6A</i>	<i>O &amp; I</i>	<i>C-1</i>	<i>CB</i>	<i>HS(P)</i>	<i>C(P) C-3</i>	<i>M-1</i>	<i>M(P) M-2</i>
Accessory uses incidental to any permitted use	P	P	P	P	P	P	P	P	P	P	P	P
Addressing service									P	P	P	P
Agricultural or rural farm use	P	P										
Airport operations (minor)											S	S
Alcohol sales								P <sup>2</sup>	P	P		
Amphitheatre								P		P		
Apparel and accessory sales								P	P	P		
Assemblies (halls, armory, stadium, coliseum, community center, fairground activities)		S				S	S		P	P	P	P
Bakery production and wholesale sales									P	P	P	P
Baking on-premises and retail only							P	P	P	P		
Bank, savings, loan company, other financial activities						P	P	P	P	P		
Barber and/or beauty college instruction								P	P	P		
Barbering, hairdressing & salon services							P	P	P	P		
Bars & nightclubs								P	P	P		
Bed and breakfast		P	P	P	P							
Bicycle sales and repairing										P		
Billboard										S		P
Bingo									P	P		
Blacksmith/locksmith services		P							P	P		

**Sec. 42-63.3 Use matrix.**

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district &amp; permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<b>Land Uses</b>	<b>Zoning Classification</b>											
	<i>CD</i>	<i>RR</i>	<i>R-15 R-10 R-6</i>	<i>R-5 R-5A</i>	<i>R-6A</i>	<i>O &amp; I</i>	<i>C-1</i>	<i>CB</i>	<i>HS(P)</i>	<i>C(P) C-3</i>	<i>M-1</i>	<i>M(P) M-2</i>
Boats and accessories, retail sales and service										P		
Books & printed matter sales, not regulated by Sec. 42-91(d)								P	P	P	P	P
Books & printed matter, distribution										P	P	P
Borrow source operations												S
Bottled gas distributing, bulk storage												P
Bottling											P	P
Building supply									P	P	P	P
Bus repair and storage terminal activities										P	P	P
Bus station activities										P		
Bus station activities, local service only								P	P	P		
Cabinet making & other woodworking											P	P
Call center											P	P
Candy/confectionary(on premises/retail)							P	P		P	P	
Carpet & rug cleaning										P	P	P
Cemetery, public		S	S	S	S		P		P	P		
Club or lodge, not regulated by Sec. 42-91(d)		S	S	S	S	P	P	P	P	P		
Convenience container & recycling facility		S									P	P
Convenience retail w/ gasoline sales, including incidental motor vehicle washing							P		P	P	P	P

**Sec. 42-63.3 Use matrix.**

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district &amp; permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<b>Land Uses</b>	<b>Zoning Classification</b>											
	<i>CD</i>	<i>RR</i>	<i>R-15 R-10 R-6</i>	<i>R-5 R-5A</i>	<i>R-6A</i>	<i>O &amp; I</i>	<i>C-1</i>	<i>CB</i>	<i>HS(P)</i>	<i>C(P) C-3</i>	<i>M-1</i>	<i>M(P) M-2</i>
Convenience retail w/ gasoline sales, including incidental motor vehicle washing							P		P	P	P	P
Day care facility	S	S	S	S	P	P	P	C	P	P	P <sup>3</sup>	P <sup>3</sup>
Delicatessen operations (including catering)						P	P	P	P	P		
Dry cleaning & laundry, commercial										P	P	P
Dry cleaning & laundry, self service							P	P		P		
Dry cleaning & laundry collection (no cleaning on premises except in conjunction w/ service counter, not more than 2,500 square feet devoted to these processes)							P	P		P		
Dwelling, single & multiple-family		P	P	P	P	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>		
Equestrian facilities		S										
Exterminating service										P	P	P
Farm supplies merchandising & machinery sales and servicing										P	P	P
Farmer's market, open-air		S				S	S			P		
Fire station operations/emergency services		P	P	P	P	P	P	P	P	P	P	P
Flex office											P	
Florist							P	P	P	P		
Food processing											P	P
Food production, w/on premises retail sales of product										P		
Food production, wholesale sales											P	P

**Sec. 42-63.3 Use matrix.**

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district &amp; permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<i>Land Uses</i>	<i>Zoning Classification</i>											
	<i>CD</i>	<i>RR</i>	<i>R-15 R-10 R-6</i>	<i>R-5 R-5A</i>	<i>R-6A</i>	<i>O &amp; I</i>	<i>C-1</i>	<i>CB</i>	<i>HS(P)</i>	<i>C(P) C-3</i>	<i>M-1</i>	<i>M(P) M-2</i>
Food sales (<= 12,000 sq ft in area)							P	P	P	P		
Food sales (>12,000 sq ft in area)							P		P	P		
Funeral home						P	P		P	P		
Funeral home, incl. incidental crematorium									P	P		
Golf courses		P	P	P	P	P	P	P	P	P		
Group homes, six or less clients		P	P	P	P							
Group quarters		S	S	S	S	S						
Gunsmith									P	P	P	
Hardware, paint, and garden supply sales							P	P		P		
Hatchery operations	P	P									P	P
Hazardous waste storage/disposal facility												Z
Home furnishing & appliance sales								P	P	P		
Home occupation, incidental	P	P	P	P	P	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>		
Hotel								P	P	P		
Industrial operations not otherwise prohibited												P
Industrial sales of equipment or repair service											P	P
Janitorial service									P	P	P	P
Laboratory operations, medical or dental									P	P	P	
Laboratory, research										P	P	P
Landfill, demolition/inert debris												Z
Library		P	P	P	P	P	P	P	P	P		
Livestock sales and auctioning												P

**Sec. 42-63.3 Use matrix.**

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district &amp; permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<b>Land Uses</b>	<b>Zoning Classification</b>											
	<i>CD</i>	<i>RR</i>	<i>R-15 R-10 R-6</i>	<i>R-5 R-5A</i>	<i>R-6A</i>	<i>O &amp; I</i>	<i>C-1</i>	<i>CB</i>	<i>HS(P)</i>	<i>C(P) C-3</i>	<i>M-1</i>	<i>M(P) M-2</i>
Kennel operations		S							P	P		
Machine tool manufacturing or welding												P
Manufactured home, Class A &/or Class B, for residential occupancy		P			P							
Manufactured home, Class C					P <sup>5</sup>							
Manufactured home park, including Class C manufactured homes approved under Sec. [number to be entered at a later date], but excluding any manufactured homes sales					Z							
Manufactured home sales										P		
Massage & bodyworks therapy							P			P		
Mini-warehousing (self storage facility) (no outside commercial storage of motor vehicles)		S		S	S				P	P	P	P
Monument sales										P	P	P
Monument works											P	P
Motel									P	P		
Motor vehicle parking lot, commercial						P	P		P	P	P	P
Motor vehicle parts & accessories sales, contained within a building & with no outside storage							P		P	P		
Motor vehicle repair &/or body work, excluding commercial wrecking/ dismantling/storage of junked vehicles										P	P	P
Motor vehicle rentals									P	P	P	
Motor vehicle sales(new/used, mv auctions)									P	P	P	P

**Sec. 42-63.3 Use matrix.**

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district &amp; permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<b>Land Uses</b>	<b>Zoning Classification</b>											
	<i>CD</i>	<i>RR</i>	<i>R-15 R-10 R-6</i>	<i>R-5 R-5A</i>	<i>R-6A</i>	<i>O &amp; I</i>	<i>C-1</i>	<i>CB</i>	<i>HS(P)</i>	<i>C(P) C-3</i>	<i>M-1</i>	<i>M(P) M-2</i>
Motor vehicle service station operations									P	P	P	P
Motor vehicle storage yard											P	P
Motor vehicle washing									P	P	P	P
Motor vehicle wrecking yards & junkyards, including sales of parts												S
Municipal operations & activities						P	P	P	P	P	P	P
Nursery operations/plant husbandry/greenhouses	S	S							P	P	P	P
Nursing home/convalescent home/hospital/retirement home		S	S	S	S	P	P		P	P		
Office supplies and equipment, sales and service, including mailbox service		P				P	P		P	P		
Office use of a doctor, dentist, osteopath, chiropractor, optometrist, physiotherapist, or other medically oriented profession, medical clinic		P				P	P	P	P	P		
Office use, with only incidental on-premises stock of goods for sale to the general public and the operations and service of which are customarily conducted and concluded by means of written, verbal or mechanically reproduced communications material						P	P	P	P	P		
Pawn shop & swap shop sales									P	P		
Pet sales, excluding kennel activities or outside storage of animals								P	P	P		
Pharmaceutical sales, includes drug stores							P	P	P	P		

**Sec. 42-63.3 Use matrix.**

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district &amp; permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<b>Land Uses</b>	<b>Zoning Classification</b>											
	<i>CD</i>	<i>RR</i>	<i>R-15 R-10 R-6</i>	<i>R-5 R-5A</i>	<i>R-6A</i>	<i>O &amp; I</i>	<i>C-1</i>	<i>CB</i>	<i>HS(P)</i>	<i>C(P) C-3</i>	<i>M-1</i>	<i>M(P) M-2</i>
Photography studio							P	P	P	P		
Printing & reproduction, sm scale (<4,000 sf)						P	P	P	P	P		
Printing & reproduction, lg scale (>= 4,000 sf)									P	P	P	P
Public /community utility stations/ sub-stations	P	P	P	P	P	P	P	P	P	P	P	P
Public utility works, shops or storage yards										P	P	P
Publishing											P	P
Quarry operations	C											C
Radio or television studio activities						P	P	P	P	P		
Railroad station/yard operations											P	P
Recreation or amusement enterprise indoor (conducted inside a building & for profit, not otherwise listed & not regulated)		P						P	P	P		
Recreation or amusement enterprise outdoor (conducted outside a building & for profit, not otherwise listed & not regulated)	C	P	C	C	C	C	C	C	C	P	P	
Recreation/amusement public/private (not operated as a business for profit including but not limited to playgrounds, neighborhood center buildings, parks, museums, swimming pools & not otherwise listed)	C	C	C	C	C	C	C	C	C	C	C	C
Recreational vehicle park/campground	P	P										
Religious worship activities		P	P	P	P	P	P		P	P	P	P



**Sec. 42-63.3 Use matrix.**

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district &amp; permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<b>Land Uses</b>	<b>Zoning Classification</b>											
	<i>CD</i>	<i>RR</i>	<i>R-15 R-10 R-6</i>	<i>R-5 R-5A</i>	<i>R-6A</i>	<i>O &amp; I</i>	<i>C-1</i>	<i>CB</i>	<i>HS(P)</i>	<i>C(P) C-3</i>	<i>M-1</i>	<i>M(P) M-2</i>
Repair, rental, and/or servicing of any product the retail sale of which is a use-by-right in the same district							P	P	P	P	P	P
Residential habilitation support facilities		S				S						
Restaurant							P	P	P	P		
Retailing or servicing with operations conducted and merchandise stored entirely within a building and not otherwise listed herein								P	P	P		
Sanitarium						S						
Sawmill or planing activities	S										P	P
School: art, music, dance, drama, or other fine arts						P	P	P	P	P		
School, business and commercial								P	P	P		
School for nurses or other medically oriented profession		S				P		P	P	P		
School, private (not otherwise listed)						S	S	C	P	P		
School, public or private: elementary or secondary		S				S	S					
School, public		S	S	S		S						
School, trade or vocational								P	P	P	P	
Second hand sales									P	P		
Sexually oriented businesses												S
Sheet metal fabrication												P
Solid waste disposal facilities												S

**Sec. 42-63.3 Use matrix.**

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district &amp; permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<b>Land Uses</b>	<b>Zoning Classification</b>											
	<i>CD</i>	<i>RR</i>	<i>R-15 R-10 R-6</i>	<i>R-5 R-5A</i>	<i>R-6A</i>	<i>O &amp; I</i>	<i>C-1</i>	<i>CB</i>	<i>HS(P)</i>	<i>C(P) C-3</i>	<i>M-1</i>	<i>M(P) M-2</i>
Special information sign	S	S	S	S	S	S	S		S	S	S	S
Storage: flammable, open, and/or warehouse												P
Swimming pools, incidental to a principal use	P	P	P	P	P	P	P	P	P	P	P	P
Tailoring							P	P	P	P		
Taxicab stand operations								P	P	P		
Theater productions, indoor, which show only films previously submitted to & rated by the Motion Picture Association of America & not including theaters regulated by Sec. 42-91(d)								P	P	P		
Theater productions, outdoor, which show only films previously submitted to & rated by the Motion Picture Association of America & not including theaters regulated by Sec. 42-91(d)		S							S	P		
Tire recapping												P
Tobacco, retail sales										P		
Tobacco processing & sales warehouse												P
Tower	S	S	S	S	S	S	S	S	P	P	P	P
Trades contractor activities excluding outside storage of equipment or supplies									P	P	P	P
Trades contractor activities with outside storage of equipment or supplies										P	P	P

**Sec. 42-63.3 Use matrix.**

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district &amp; permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<b>Land Uses</b>	<b>Zoning Classification</b>											
	<i>CD</i>	<i>RR</i>	<i>R-15</i> <i>R-10</i> <i>R-6</i>	<i>R-5</i> <i>R-5A</i>	<i>R-6A</i>	<i>O &amp; I</i>	<i>C-1</i>	<i>CB</i>	<i>HS(P)</i>	<i>C(P)</i> <i>C-3</i>	<i>M-1</i>	<i>M(P)</i> <i>M-2</i>
Trailer rentals, including terminal activities, hauling and/or storage, incidental to same, but excluding mini-warehousing as defined herein										P		P
Truck terminal activities repair and hauling and/or storage										P		P
Upholstering or furniture refinishing									P	P	P	P
Variety, gift and hobby supply sales							P	P	P	P		
Vending machine, ice										P		
Vending machine outdoor							P		P	P		
Vending machine rental										P	P	P
Warehouse distribution center												P
Wholesale sales with operations conducted and merchandise stored entirely within a building and not otherwise listed herein											P	P
Wireless communications & accessory sales							P	P	P	P		

<sup>1</sup> Special use permit required for mixed use building, see section 42-91(f), except for CB district – see Sec. 42-35.<sup>2</sup> In conjunction with a restaurant or bar/nightclub only.<sup>3</sup> Only as incidental to an approved use in an approved industrial park.<sup>4</sup> Mixed use building only, see Sec. [number to be added at a later date]<sup>5</sup> See Section [to be inserted at a later date]

(Code 1978, § 12.88; Code 1995, § 156.035; Ord. of 1-10-1972; Ord. of 7-2-1973; Ord. of 9-26-1983; Ord. of 10-10-1994; Ord. of 9-11-1995; Ord. of 4-23-2001, § 156-035; Ord. of 3-13-2006, § 156.035; Ord. No. 2007-2, § 156.035, 11-26-2007; Ord. No. 2007-5, § 156.035, 11-26-2007; Ord. No. 2009-11, § 3, 5-26-2009; Ord. No. 2009-19, § 156.032, 12-14-2009)

**TOWN OF SPRING LAKE**

**Zoning Ordinance Text Amendment**  
(Use Matrix)

**P16-19.** REVISION AND AMENDMENT TO THE TOWN OF SPRING LAKE ZONING ORDINANCE, CODE OF ORDINANCES, CHAPTER 42 ZONING BY AMENDING ARTICLE III. PERMITTED PRINCIPAL USES AND STRUCTURES, IN ITS ENTIRETY; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (SPRING LAKE)

**EDITED VERSION OF THE PROPOSED  
TEXT AMENDMENT**

**P16-19**  
**Town of Spring Lake**  
**Zoning Chapter Text Amendment**  
(Use Matrix)

**AMEND Town of Spring Lake Code of Ordinances, Chapter 42, Zoning, Article III. Permitted Principal Uses and Structures in its entirety as indicated below:**

**ARTICLE III. PERMITTED, CONDITIONAL, AND SPECIAL ~~PRINCIPAL USES AND STRUCTURES~~**

**Sec. 42-63.1. General ~~District use regulations.~~**

- (a) Within the various zoning district, as established in section 42-35, and subject to the requirements of this chapter, no land, building, or structure shall be used and no building or structure shall be erected which is intended or designed to be used in whole or in part for any use other than the uses allowed ~~permitted~~ by the various districts ~~as~~ established herein. The use regulations for the various districts are intended to be permissive in nature ~~and none other than those specifically listed shall be construed as being an allowable use.~~ Some land uses may be allowed through conditional use district and permit or by issuance of a special use ~~and permits~~ only upon findings that certain conditions exist or should be applied, and is requested and agreed to by the property owner. The establishment of these uses shall be allowed only after review through appropriate measures and approval of plans.
- (b) Permitted uses in the various districts are indicated in the appropriate column of the following matrix. Special uses, with board of adjustment approval and issuance of the permit, and some conditional use districts, after board of aldermen approval and issuance of the permit, are also indicated in the matrix. All proposed non-residential uses, including changes in an existing use, require site plan review and approval by the board of aldermen and shall be in compliance with the standards of this ordinance and the town's subdivision regulations.

**Sec. 42-63.2. Uses by right.**

All uses of property are allowed as a use by right except where this chapter specifies otherwise or where this chapter specifically prohibits the use. In the event, a use of property is proposed that is not addressed by the terms of this chapter, the minimum ordinance standards for the use addressed by this chapter that is most closely related to the land use impacts of the proposed use shall apply. In addition, the town manager may initiate a text amendment addressing such proposed use, provided that the drafting and adoption of said amendment will not cause delay in the permitting of the proposed use.

**Sec. 42-63.3. Use matrix.**

The matrix on the following pages indicates permitted and special uses as well as some uses allowed only in a conditional use district.

(Matrix ~~Table~~ begins on the next page.)

Sec. 42-63.3 Use Matrix. ~~Table of Permitted and Conditional Uses~~

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district & permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<u>Land <del>Permitted</del> Uses</u>	<u>Zoning Classification</u>											
	CD	RR	R-15 R-10 R-6	R-5 R-5A	R-6A	O & I	C- 1	CB	HS(P)	C(P) C-3	M-1	M(P) M-2
<u>Accessory uses incidental to any permitted use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Addressing service</u>									<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Agricultural or rural farm use</u>	<u>P</u>	<u>P</u>										
<u>Airport operations (minor)</u>											<u>S</u>	<u>S</u>
Alcohol sales								<u>P</u> ✕ <sup>2</sup>	<u>P</u> ✕	<u>P</u> ✕		
Amphitheatre								<u>P</u> ✕		<u>P</u> ✕		
<u>Apparel and accessory sales</u>								<u>P</u>	<u>P</u>	<u>P</u>		
<u>Assemblies (including assembly hall, armory, stadium, coliseum, community center, fairground activities)</u>		<u>S</u>				<u>S</u>	<u>S</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<del>Automobile washing</del> – [See Motor vehicle washing]										✕		✕
<del>Automobile wrecking yards and junkyards</del> [See Motor vehicle wrecking yards and junkyards]										✕		✕
Bakery production and wholesale sales									<u>P</u>	<u>P</u> ✕	<u>P</u> ✕	<u>P</u> ✕
Baking on-premises and retail only							<u>P</u> ✕	<u>P</u> ✕	<u>P</u>	<u>P</u> ✕		
Bank, savings and loan company and other financial activities						<u>P</u> ✕	<u>P</u> ✕	<u>P</u> ✕	<u>P</u>	<u>P</u> ✕		

Sec. 42-63.3 Use Matrix. ~~Table of Permitted and Conditional Uses~~

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district & permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

Barber <u>and/or</u> beauty college instruction								<u>P</u> ✕	<u>P</u>	<u>P</u> ✕		
Barbering, <del>and</del> hairdressing <u>&amp; salon</u> services							<u>P</u>	<u>P</u> ✕	<u>P</u>	<u>P</u>		
Bars & nightclubs								<u>P</u> ✕	<u>P</u>	<u>P</u> ✕		
Bed and breakfast		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>							
Bicycle sales and repairing										<u>P</u>		
<u>Billboard</u>										<u>S</u>		<u>P</u>
Bingo									<u>P</u>	<u>P</u> ✕		
Blacksmith/ <u>locksmith</u> services		<u>P</u> ✕							<u>P</u>	<u>P</u>		
<del>Boarding house operations</del> – [See Group Quarters]			€	€	€	€						
Boats and accessories, retail sales and service										<u>P</u> ✕		
<u>Books &amp; printed matter sales, not regulated by Sec. 42-91(d)</u> <del>Bookbinding</del>								<u>P</u> ✕	<u>P</u>	<u>P</u> ✕	<u>P</u> ✕	<u>P</u> ✕
Books <u>&amp; and</u> printed matter, distribution						✕	✕	✕		<u>P</u> ✕	<u>P</u> ✕	<u>P</u> ✕
<u>Borrow source operations</u>												<u>S</u>
Bottled gas distributing, bulk storage												<u>P</u> ✕
Bottling											<u>P</u> ✕	<u>P</u> ✕
<u>Building</u> <del>Builders' supply (no outside storage)</del>									<u>P</u> ✕	<u>P</u> ✕	<u>P</u> €	<u>P</u> ✕✕
<del>Builders' supply (with outside storage)</del>											✕	✕
Bus repair and storage terminal activities										<u>P</u> ✕	<u>P</u> ✕	<u>P</u> ✕
Bus station activities										<u>P</u> ✕		
Bus station activities, local service only								<u>P</u> ✕	<u>P</u>	<u>P</u>		
Cabinet making <u>&amp; other woodworking</u>											<u>P</u> ✕	<u>P</u> ✕
<u>Call center</u>											<u>P</u>	<u>P</u>



Sec. 42-63.3 Use Matrix. ~~Table of Permitted and Conditional Uses~~

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district & permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

Candy or confectionary making, on premises <u>&amp;</u> <del>and</del> retail only							<u>P</u> <del>X</del>	<u>P</u> <del>X</del>		<u>P</u> <del>X</del>	<u>P</u> <del>X</del>	
Carpet <u>&amp;</u> <del>and</del> rug cleaning										<u>P</u> <del>X</del>	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>
<del>Catalogue sales</del>								<del>X</del>		<del>X</del>		
Cemetery, <u>public</u>		<u>S</u> <del>C</del>	<u>S</u> <del>C</del>	<u>S</u> <del>C</del>	<u>S</u> <del>C</del>		<u>P</u>		<u>P</u>	<u>P</u>		
<i>Permitted Uses</i>	<i>CD</i>	<i>RR</i>	<i>R-15</i> <i>R-10</i> <i>R-6</i>	<i>R-5</i> <i>R-5A</i>	<i>R-6A</i>	<i>O &amp; I</i>	<i>C-1</i>	<i>C</i> <i>B</i>	<i>HS(P)</i>	<i>C(P)</i> <i>C-3</i>	<i>M-1</i>	<i>M(P)</i> <i>M-2</i>
<del>Clinic services, medical and dental</del> [See Office use, medical]						<del>X</del>	<del>X</del>	<del>X</del>		<del>X</del>		
Club or lodge, <u>not regulated by Sec. 42-91(d)</u>		<u>S</u> <del>C</del>	<u>S</u> <del>C</del>	<u>S</u> <del>C</del>	<u>S</u> <del>C</del>	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>	<u>P</u>	<u>P</u>	<u>P</u> <del>X</del>		
<del>Coal sales and storage</del>												<del>X</del>
<del>Construction storage (outside)</del>												<del>X</del>
<del>Convalescent home</del> [See Nursing home]		<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>X</del>						
<u>Convenience container &amp; recycling facility</u>		<u>S</u>									<u>P</u>	<u>P</u>
<u>Convenience retail w/ gasoline sales, including incidental motor vehicle washing</u>												
<del>Curio and souvenir sales</del> [See Variety, gift and hobby supply sales]								<del>X</del>	<del>X</del>	<del>X</del>		
<del>Dairy products sales and processing</del>											<del>X</del>	<del>X</del>
<del>Dairy products sales on-premises, retail sales only</del>							<del>X</del>	<del>X</del>		<del>X</del>		
Day care facility	S	S	S	S	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>	C	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>	<u>P</u> <del>X</del> <sub>43</sub>	<u>P</u> <del>X</del> <sub>43</sub>
Delicatessen operations (including catering)						<u>P</u> <del>X</del>	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>		

Sec. 42-63.3 Use Matrix. ~~Table of Permitted and Conditional Uses~~

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district & permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

Dry cleaning <u>&amp; laundry</u> , commercial										<u>P</u>	<u>P</u> ✕	<u>P</u> ✕
<u>Dry cleaning &amp; laundry, self service</u>							<u>P</u>	<u>P</u>		<u>P</u>		
Dry cleaning <u>&amp; and</u> laundry collection (no cleaning on premises <u>except in conjunction with service counter, provided not more than 2,500 square feet is devoted to these processes</u> )							<u>P</u> ✕	<u>P</u> ✕		<u>P</u> ✕		
Dwelling, <u>single &amp;</u> multiple-family		<u>P</u>	<u>P</u> ✕	<u>P</u> ✕	<u>P</u> ✕	<u>P</u> <sup>4</sup> <u>S</u> <sup>±</sup>	<u>P</u> <sup>4</sup> <u>S</u> <sup>±</sup>	<u>P</u> <sup>4</sup> <u>S</u> <sup>±</sup>	<u>P</u> <sup>4</sup> <u>S</u> <sup>±</sup>	<u>P</u> <sup>4</sup> <u>S</u> <sup>±</sup>		
<del>Dwelling, single-family</del>		✕	✕	✕	✕	<u>S</u> <sup>±</sup>	<u>S</u> <sup>±</sup>			<u>S</u> <sup>±</sup>		
<del>Employee's service (not designed for or available to public customers)</del>										✕	✕	✕
<u>Equestrian facilities</u>		<u>S</u>										
Exterminating service										<u>P</u> ✕	<u>P</u> ✕	<u>P</u> ✕
<del>Fairground activities (including carnivals and circuses)</del>		€									€	
Farm <u>supplies merchandising &amp;</u> machinery sales and servicing										<u>P</u> €	<u>P</u> ✕	<u>P</u> ✕
Farmer's market, open-air		<u>S</u> €				<u>S</u>	<u>S</u> €			<u>P</u> €		
<del>Farm supplies merchandise (excluding farm machinery)</del>								✕		✕	✕	✕
<i>Permitted Uses</i>		<i>RR</i>	<i>R-15 R-10 R-6</i>	<i>R-5 R-5A</i>	<i>R-6A</i>	<i>O &amp; I</i>	<i>C-1</i>	<i>C B</i>	<i>HS(P)</i>	<i>C(P) C-3</i>	<i>M-1</i>	<i>M(P) M-2</i>
Fire station operations/ <u>emergency services</u>		<u>P</u> €	<u>P</u> €	<u>P</u> €	<u>P</u> €	<u>P</u> ✕	<u>P</u> ✕	<u>P</u>	<u>P</u>	<u>P</u> ✕	<u>P</u>	<u>P</u> ✕
<u>Flex office</u>											<u>P</u>	
<u>Florist</u> <del>Flower shop</del>							<u>P</u> ✕	<u>P</u> ✕	<u>P</u>	<u>P</u> ✕		

Sec. 42-63.3 Use Matrix. ~~Table of Permitted and Conditional Uses~~

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district & permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

Food <u>processing</u> <del>freezer operations</del>											✗	<u>P</u> ✗	<u>P</u> ✗
<u>Food production, with on premises retail sales of product</u>											<u>P</u>		
<u>Food production, wholesale sales</u>												<u>P</u>	<u>P</u>
Food sales </= 12,000 sq ft in area)							<u>P</u> ✗	<u>P</u> ✗	<u>P</u>	<u>P</u> ✗			
Food sales (>12,000 sq ft in area)							<u>P</u> ✗		<u>P</u> ✗	<u>P</u> ✗			
<u>Funeral home</u>						<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>			
Funeral home, <u>including incidental crematorium</u>						✗			<u>P</u>	<u>P</u> ✗			
<del>Fur sales, including cold storage</del>											✗	✗	
<u>Golf courses</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			
<del>Greenhouse operations, commercial</del> [See Nursery operations/plants]											✗	✗	✗
<u>Group homes, six or less clients</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>								
<u>Group quarters</u>		<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>							
Gunsmith									<u>P</u>	<u>P</u> ✗	<u>P</u>		
Hardware, paint, and garden supply sales							<u>P</u> ✗	<u>P</u> ✗		<u>P</u> ✗			
Hatchery operations	<u>P</u>	<u>P</u>										<u>P</u>	<u>P</u> ✗
<u>Hazardous Waste storage/disposal facility</u>													<u>Z</u>
<del>Home care unit</del>		€	€	€	€								
<del>Home for the aged</del>		€	€	€	€	✗							
Home furnishing <u>&amp;</u> <del>and</del> appliance sales								<u>P</u> ✗	<u>P</u>	<u>P</u> ✗			
Home occupation, incidental	<u>P</u>	<u>P</u> ✗	<u>P</u> ✗	<u>P</u>	<u>P</u>	<u>P</u> <sup>4</sup>	<u>P</u> <sup>4</sup>	<u>P</u> <sup>4</sup> ✗	<u>P</u> <sup>4</sup>	<u>P</u> <sup>4</sup>			

Sec. 42-63.3 Use Matrix. ~~Table of Permitted and Conditional Uses~~

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district & permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

				×	×							
<del>Hospital or sanitarium</del> [See Nursing home, convalescent and also Sanitarium]		C	C	C		×						
<u>Hotel</u>								<u>P</u>	<u>P</u>	<u>P</u>		
<del>Ice manufacturing</del>											×	×
Industrial operations not otherwise prohibited												<u>P</u> ×
Industrial sales of equipment or repair service											<u>P</u>	<u>P</u> ×
<del>Industry, pilot operation</del>											×	×
Janitorial service								<u>P</u>	<u>P</u> ×	<u>P</u> ×	<u>P</u> ×	<u>P</u>
Laboratory operations, medical or dental						×		<u>P</u>	<u>P</u> ×	<u>P</u>	<u>P</u>	
Laboratory, research						×				<u>P</u> ×	<u>P</u>	<u>P</u>
<del>Laundry, commercial</del>										×	×	
<del>Laundry or dry cleaning customer self-service</del>										×		
<u>Landfill, demolition/inert debris</u>												<u>Z</u>
Library		<u>P</u> ×	<u>P</u> ×	<u>P</u> ×	<u>P</u> ×	<u>P</u> ×	<u>P</u>	<u>P</u> ×	<u>P</u>	<u>P</u> ×		
Livestock sales and auctioning		C										<u>P</u> ×
<del>Locksmith</del>								×		×		
<u> kennel operations</u>		<u>S</u>							<u>P</u>	<u>P</u>		
Machine tool manufacturing or welding												<u>P</u> ×

		RR	R-15 R-10	R-5 R-5A	R-6A	O & I	C-1	CB	HS(P)	C(P) C-3	M-1	M(P) M-2
--	--	----	--------------	-------------	------	-------	-----	----	-------	-------------	-----	-------------

Sec. 42-63.3 Use Matrix. ~~Table of Permitted and Conditional Uses~~

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district & permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<i>Permitted Uses</i>			<i>R-6</i>									
Manufactured home, Class A <u>&amp;/or Class B, for residential occupancy</u>		<u>P</u>	<del>X</del> <sup>±</sup>		<u>P</u>							
<u>Manufactured home, Class C</u>					<u>P</u> <sup>5</sup>							
<u>Manufactured home park, including Class C manufactured homes approved under Sec. [number to be entered at a later date], but excluding any manufactured homes sales</u>					<u>Z</u>							
<u>Manufactured home sales</u>										<u>P</u>		
<del>Manufacturing (See Industries)</del>												
<del>Mobile home (individual) for exhibition</del>		<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>		<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>
<del>Mobile home park, but excluding any mobile home sales</del>					<del>X</del>							
<del>Mobile home sales but excluding any residential occupancy</del>										<del>X</del>		
<u>Massage &amp; bodyworks therapy</u>							<u>P</u>			<u>P</u>		
<u>Mini-warehousing (self storage facility) (no outside commercial storage of motor vehicles)</u>		<u>S</u>		<u>S</u>	<u>S</u>				<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Monument sales										<u>P</u> <del>X</del>	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>
Monument works											<u>P</u>	<u>P</u> <del>X</del>
<u>Motel</u>									<u>P</u>	<u>P</u>		
<u>Motor vehicle parking lot, commercial</u>						<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Motor vehicle parts &amp; accessories sales, contained within a building &amp; with no outside storage</u>							<u>P</u>		<u>P</u>	<u>P</u>		

Sec. 42-63.3 Use Matrix. ~~Table of Permitted and Conditional Uses~~

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district & permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<u>Motor vehicle repair &amp;/or body work, excluding commercial wrecking/dismantling/storage of junked vehicles</u>										<u>P</u>	<u>P</u>	<u>P</u>
<u>Motor vehicle rentals</u>									<u>P</u>	<u>P</u>	<u>P</u>	
<u>Motor vehicle sales, new &amp; used, including motor vehicle auctions</u>									<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Motor vehicle service station operations</u>									<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Motor vehicle storage yard</u>											<u>P</u>	<u>P</u>
<u>Motor vehicle washing</u>									<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Motor vehicle wrecking yards &amp; junkyards, including sales of parts</u>												<u>S</u>
<u>Municipal operations &amp; activities</u>						<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<del>Newspaper publishing</del>										<del>X</del>	<del>X</del>	<del>X</del>
<del>Newsstand sales</del>						<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>		
<u>Nursery operations/plant husbandry/greenhouses</u> <del>(plants) retail and production</del>	<u>S</u>	<u>S-C</u>							<u>P</u>	<u>P</u>	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>
<u>Nursing home/convalescent home/hospital/retirement home</u>		<u>S-C</u>	<u>S-C</u>	<u>S-C</u>	<u>S-C</u>	<u>P</u> <del>X</del>	<u>P</u>		<u>P</u>	<u>P</u>		
<u>Office supplies and equipment, sales and service, including mailbox service</u>		<u>P</u>				<u>P</u>	<u>P</u> <del>X</del>		<u>P</u>	<u>P</u> <del>X</del>		
<u>Office use of a doctor, dentist, osteopath, chiro- practor, optometrist, physiotherapist, or other medically oriented profession, medical clinic</u>		<u>P</u>				<u>P</u> <del>X</del>	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>		
<u>Office use, with only incidental on-premises stock of goods for sale to the general public and the operations and service</u>						<u>P</u> <del>X</del>	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>		

Sec. 42-63.3 Use Matrix. Table of Permitted and Conditional Uses

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district & permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

of which are customarily conducted and concluded by means of written, verbal or mechanically reproduced communications material													
<del>Optician services</del>							X		X		X		
Pawn shop <u>&amp;</u> <del>and</del> swap shop sales										<u>P</u> X	<u>P</u> X		X
Pet sales, excluding kennel activities or outside storage of animals									<u>P</u> X	<u>P</u> X	<u>P</u> X		
Pharmaceutical sales, <u>includes drug stores</u>								<u>P</u> X	<u>P</u> X	<u>P</u>	<u>P</u> X		
			R-15 R-10 R-6	R-5 R-5A	R-6A	O & I	C-1	C B	HS(P)	C(P) C-3	M-1	M(P) M-2	
<i>Permitted Uses</i>	RR												
Photography <u>studio</u> , <del>commercial</del>							<u>P</u>	<u>P</u> X	<u>P</u> X	<u>P</u> X			
<del>Plant husbandry, including sale of produce raised on premises</del>										X	X	X	
<del>Post office</del>						X	X	X		X			
Printing <u>&amp;</u> <del>and</del> reproduction, <u>small scale (&lt;4,000 sf)</u>						<u>P</u> X	<u>P</u> X	<u>P</u> X	<u>P</u> X	<u>P</u> X			X
<u>Printing &amp; reproduction, large scale (&gt;= 4,000 sf)</u>									<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<del>Private recreation or swimming club, nonprofit</del>		€	€	€	€	X	X		X				
<del>Public recreation (such as neighborhood center buildings, parks, museums,</del>		€	€	€	€	€	€	X	€	€			

Sec. 42-63.3 Use Matrix. ~~Table of Permitted and Conditional Uses~~

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district & permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<del>playgrounds), on a nonprofit basis and similar facilities operated</del>												
Public <del>/and</del> community utility stations <del>/ or</del> sub-stations	<u>P</u>	<del>P-C</del>	<del>P-C</del>	<del>P-C</del>	<u>P</u>	<del>P-C</del>	<del>P-C</del>	<u>P</u>	<del>P-C</del>	<del>P-C</del>	<u>P</u>	<del>P X</del>
Public utility works, shops or storage yards										<del>P X</del>	<u>P</u>	<del>P X</del>
<u>Publishing</u>											<u>P</u>	<u>P</u>
Quarry operations	<u>C</u>											C
Radio or television studio activities only						<del>P X</del>	<u>P</u>	<del>P X</del>	<u>P</u>	<del>P X</del>		
<del>Radio or television transmitting and receiving stations and towers (studios not included)</del>		<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>				<del>C</del>		<del>X</del>
Railroad station <del>/yard</del> operations										<del>X</del>	<u>P</u>	<del>P X</del>
<del>Railroad yard operations</del>												<del>X</del>
<del>Reducing salon care</del>						<del>X</del>	<del>X</del>	<del>X</del>		<del>X</del>		
Recreation or amusement enterprise <u>indoor</u> (conducted inside a building <del>&amp; and</del> for profit, <del>and</del> not otherwise listed <del>&amp; not regulated</del> ) <del>herein</del>		<u>P</u>						<del>P X</del>	<del>P X</del>	<del>P X</del>		
Recreation or amusement enterprise <u>outdoor</u> (conducted outside a building <del>&amp; and</del> for profit, <del>and</del> not otherwise listed <del>&amp; not regulated</del> ) <del>herein</del>	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<del>P X</del>	<del>P X</del>	
<u>Recreation/amusement public/private (not operated as a business for profit including but not limited to playgrounds, neighborhood center buildings, parks, museums, swimming pools &amp; not otherwise listed)</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>



Sec. 42-63.3 Use Matrix. ~~Table of Permitted and Conditional Uses~~

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district & permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

Recreational vehicle park/campground	P	P										
Religious worship activities		<u>P</u> ✗	<u>P</u> ✗	<u>P</u> ✗	<u>P</u> ✗	<u>P</u> ✗	<u>P</u> ✗		<u>P</u>	<u>P</u> ✗	<u>P</u>	<u>P</u>
<i>Permitted Uses</i>	<i>CD</i>	<i>RR</i>	<i>R-15 R-10 R-6</i>	<i>R-5 R-5A</i>	<i>R-6A</i>	<i>O &amp; I</i>	<i>C-1</i>	<i>C B</i>	<i>HS(P)</i>	<i>C(P) C-3</i>	<i>M-1</i>	<i>M(P) M-2</i>
Repair, rental, and/or servicing of any product the retail sale of which is a use-by-right in the same district							<u>P</u> ✗	<u>P</u> ✗	<u>P</u>	<u>P</u> ✗	<u>P</u>	<u>P</u> ✗
Residential habilitation support facilities		<u>S</u>				<u>S</u>						
Restaurant							<u>P</u> ✗		<u>P</u> ✗	<u>P</u> ✗		
Retailing or servicing with operations conducted and merchandise stored entirely within a building and not otherwise listed herein								<u>P</u> ✗	<u>P</u>	<u>P</u> ✗		
<del>Riding academy activity</del>		✗										
<del>Rooming house operation</del>			€	€		€						
<u>Sanitarium</u>						<u>S</u>						
Sawmill or planing activities	<u>S</u>										<u>P</u>	<u>P</u> ✗
<u>School: art, music, dance, drama, or other fine arts</u>						<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
School, business and commercial								<u>P</u> ✗	<u>P</u>	<u>P</u> ✗		

Sec. 42-63.3 Use Matrix. ~~Table of Permitted and Conditional Uses~~

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district & permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

School for nurses or other medically oriented profession		<u>SC</u>	C	C	C	<u>P</u> X		<u>P</u> X	<u>P</u>	<u>P</u> X		
<u>School, private (not otherwise listed)</u>						<u>S</u>	<u>S</u>	<u>C</u>	<u>P</u>	<u>P</u>		
School, <u>public or</u> private: <u>7</u> elementary or secondary		<u>SC</u>	C	C	C	<u>SC</u>	<u>S</u>					
School, public		<u>SC</u>	<u>SC</u>	<u>SC</u>		<u>SC</u>						
School, trade or vocational								<u>P</u> X	<u>P</u> X	<u>P</u> X	<u>P</u> X	
Second hand sales								X	<u>P</u>	<u>P</u> X		
<u>Sexually oriented businesses</u>												<u>S</u>
Sheet metal fabrication												<u>P</u> X
Sign (See article XI of this chapter)												
Solid waste disposal facilities		C										<u>SC</u>
Special information sign, <del>insert</del>	<u>S</u>	<u>SC</u>	<u>SC</u>	<u>S</u> C	<u>SC</u>	<u>SC</u>	<u>SC</u>	X	<u>SC</u>	<u>SC</u>	<u>SC</u>	<u>SC</u>
Storage: <u>7</u> flammable, <u>open</u> , and/or warehouse												<u>P</u> X
<del>Storage, open</del>												X
<del>Storage warehouse</del>												X
<u>Swimming pools, incidental to a principal use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Tailoring ( <del>dressmaking</del> )							<u>P</u> X	<u>P</u> X	<u>P</u>	<u>P</u> X		
Taxicab stand operations								<u>P</u> X	<u>P</u>	<u>P</u> X		
<del>Teaching of art, music, dance, dramatics, or other</del>						X	X	X		X		

Sec. 42-63.3 Use Matrix. ~~Table of Permitted and Conditional Uses~~

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district & permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<del>fine-arts</del>												
			<del>R-15</del>									
			<del>R-10</del>									
<i>Permitted Uses</i>		<i>RR</i>	<i>R-6</i>	<i>R-5A</i>	<i>R-6A</i>	<i>O &amp; I</i>	<i>C-1</i>	<i>CB</i>	<i>HS(P)</i>	<i>C(P)</i> <i>C-3</i>	<i>M-1</i>	<i>M(P)</i> <i>M-2</i>
<del>Telephone exchange operations</del>		<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>X</del>	<del>X</del>	<del>X</del>		<del>X</del>		<del>X</del>
<del>Temporary construction building (including mobile structures, see section 42-64)</del>		<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>		<del>X</del>
Theater productions, indoor, <u>which show only films previously submitted to &amp; rated by the Motion Picture Association of America &amp; not including theaters regulated by Sec. 42-91(d)</u>								<u>P</u>	<u>P</u> <del>X</del>	<u>P</u> <del>X</del>		
Theater productions, outdoor, <u>which show only films previously submitted to &amp; rated by the Motion Picture Association of America &amp; not including theaters regulated by Sec. 42-91(d)</u>		<u>S</u> <del>C</del>							<u>S</u>	<u>P</u> <del>C</del>		
Tire recapping												<u>P</u> <del>X</del>
Tobacco, retail sales										<u>P</u> <del>X</del>		
<del>Tobacco processing</del>												<del>X</del>
Tobacco <u>processing &amp;</u> sales warehouse												<u>P</u> <del>X</del>
<u>Tower</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Trades contractor activities excluding outside storage of equipment or supplies									<u>P</u>	<u>P</u> <del>X</del>	<u>P</u>	<u>P</u> <del>X</del>
Trades contractor activities with outside storage of equipment or supplies										<u>P</u>	<u>P</u>	<u>P</u> <del>X</del>
<del>Trading stamp redemption</del>								<del>X</del>		<del>X</del>		<del>X</del>
Trailer rentals, <u>including terminal activities,</u>										<u>P</u> <del>X</del>		<u>P</u> <del>X</del>

Sec. 42-63.3 Use Matrix. ~~Table of Permitted and Conditional Uses~~

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district & permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<u>hauling and/or storage, incidental to same, but excluding mini-warehousing as defined herein</u>												
<del>Transient lodgings</del>								X	X	X		X
Truck terminal activities repair and hauling and/or storage										<u>P</u> X		<u>P</u> X
Upholstering or furniture refinishing									<u>P</u> X	<u>P</u> X	<u>P</u> X	<u>P</u> X
Variety, gift and hobby supply sales							<u>P</u> X	<u>P</u> X	<u>P</u>	<u>P</u> X		
<del>Vehicle (commercial, government) repair or storage</del>										X		X
<u>Vending machine, ice</u>										<u>P</u>		
<u>Vending machine outdoor</u>							<u>P</u>		<u>P</u>	<u>P</u>		
Permitted Uses		RR	R-15 R-10 R-6	R-5 R-5A	R-6A	O & I	C-1	CB	HS(P)	C(P) C-3	M-1	M(P) M-2
Vending machine rental										<u>P</u>	<u>P</u>	<u>P</u>
Warehouse <u>distribution center</u> <del>(See Storage warehouse)</del>												<u>P</u>
Wholesale sales with operations conducted and merchandise stored entirely within a building and not otherwise listed herein											<u>P</u>	<u>P</u>
<u>Wireless communications &amp; accessory sales</u>							<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		

<sup>1</sup> Special use permit required for mixed use building, see section 42-91(f), except for CB district – see Sec. 42-35.

<sup>2</sup> In conjunction with a restaurant or bar/nightclub only.

<sup>3</sup> Only as incidental to an approved use in an approved industrial park.

<sup>4</sup> Mixed use building only, see Sec. [number to be added at a later date]

Sec. 42-63.3 Use Matrix. ~~Table of Permitted and Conditional Uses~~

Spring Lake Zoning

P = Permitted use (Site plan approval by Board of Aldermen – non-public hearing)

C = Conditional use district & permit (Approval by Board of Aldermen – public hearing)

S = Special use permit (Approval by Board of Adjustment – public hearing)

<sup>5</sup>See Section \_\_\_\_ [to be inserted at a later date]

(Code 1978, § 12.88; Code 1995, § 156.035; Ord. of 1-10-1972; Ord. of 7-2-1973; Ord. of 9-26-1983; Ord. of 10-10-1994; Ord. of 11-11-1995; Ord. of 4-23-2001, § 156.035; Ord. of 3-13-2006, § 156.035; Ord. No. 2007-2, § 156.035, 11-26-2007; Ord. No. 2007-5, 156.035, 11-26-2007; Ord. No. 2009-11, § 3, 5-26-2009; Ord. No. 2009-19, § 156.032, 12-14-2009)

## **TOWN OF SPRING LAKE**

### **Zoning Ordinance Text Amendment** (Use Matrix)

**P16-19.** REVISION AND AMENDMENT TO THE TOWN OF SPRING LAKE ZONING ORDINANCE, CODE OF ORDINANCES, CHAPTER 42 ZONING BY AMENDING ARTICLE III. PERMITTED PRINCIPAL USES AND STRUCTURES, IN ITS ENTIRETY; AND UPDATING THE TABLE OF CONTENTS AS APPROPRIATE. (SPRING LAKE)

## **CURRENT USE TABLE**

## ARTICLE III. - PERMITTED PRINCIPAL USES AND STRUCTURES

## Sec. 42-63. - District use regulations.

- (a) Within the various zoning districts, as established in section 42-35, and subject to the requirements of this chapter, no land, building, or structure shall be used and no building or structure shall be erected which is intended or designed to be used in whole or in part for any use other than the uses permitted by the various districts as established herein. The use regulations for the various districts are intended to be permissive in nature and none other than those specifically listed shall be construed as being an allowable use. Some land uses may be allowed through conditional use district or special use and permits only upon findings that certain conditions exist or should be applied and is requested and agreed to by the property owner. The establishment of these uses shall be allowed only after review through appropriate measures and approval of plans.
- (b) Permitted uses in the various districts are indicated in the appropriate column of the following matrix. Special uses, with board of adjustment approval and issuance of the permit, and some conditional use districts, after board of aldermen approval and issuance of the permit, are also indicated in the matrix.

[See Table of Uses starting next page.]

## TABLE OF PERMITTED AND CONDITIONAL USES

[S = special use, Board of Adjustment (quasi-judicial decision); X = permitted use, Town Board decision (non-public hearing); C = conditional use, Planning Board recommendation then Town Board decision (public hearing required)]

Permitted Uses	RR	R-15 R-10 R-6	R-5 R-5A	R-6A	O & I	C-1	CB	HS (P)	C (P) C-3	M-1	M (P) M-2
Alcohol sales							X <sup>2</sup>	X	X		
Amphitheatre							X		X		
Automobile washing									X		X
Automobile wrecking yards and junkyards									C		C
Baking on-premises and retail only						X	X		X		
Bakery production and wholesale sales									X	X	X
Bank, savings and loan company and other financial activities					X	X	X		X		
Bars & nightclubs							X		X		
Barber or beauty college instruction							X		X		
Barbering and hairdressing services							X				
Bicycle sales and repairing											
Bingo									X		
Blacksmith services	X										
Boarding house operations		C	C	C	C						
Boats and accessories, retail sales and service									X		

Bookbinding							X		X	X	X
Books and printed matter, distribution					X	X	X		X	X	X
Bottled gas distributing, bulk storage											X
Bottling										X	X
Builders' supply (no outside storage)								X		C	XX
Builders' supply (with outside storage)										X	X
Bus repair and storage terminal activities									X	X	X
Bus station activities									X		
Bus station activities, local service only							X				
Cabinet making										X	X
Candy or confectionary making, on premises and retail only						X	X		X	X	
Carpet and rug cleaning									X	X	X
Catalogue sales							X		X		
Cemetery	C	C	C	C							
Clinic services, medical and dental					X	X	X		X		
Club or lodge	C	C	C	C	X	X			X		
Coal sales and storage											X
Construction storage (outside)											X
Convalescent home	C	C	C	C	X						
Curio and souvenir sales							X	X	X		
Dairy products sales and processing										X	X
Dairy products sales on-premises, retail sales only						X	X		X		
Day care facility	S	S	S	S	X	X	C	X	X	S <sup>3</sup>	S <sup>3</sup>
Delicatessen operations (including catering)					X	X	X	X	X		
Dry cleaning, commercial										X	X
Dry cleaning and laundry collection (no cleaning on premises)						X	X		X		



Dwelling, multiple-family		X	X	X	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>		S <sup>1</sup>		
Dwelling, single-family	X	X	X	X	S <sup>1</sup>	S <sup>1</sup>			S <sup>1</sup>		
Employee's service (not designed for or available to public customers)									X	X	X
Exterminating service									X	X	X
Fairground activities (including carnivals and circuses)	C									C	
Farm machinery sales and servicing									C	X	X
Farmer's market, open-air	C					C			C		
Farm supplies merchandise (excluding farm machinery)							X		X	X	X
Fire station operations	C	C	C	C	X	X			X		X
Flower shop						X	X		X		
Food freezer operations									X	X	X
Food sales (<= 12,000 sq ft in area)						X	X		X		
Food sales (>12,000 sq ft in area)						X			X		
Funeral home					X				X		
Fur sales, including cold storage									X	X	
Greenhouse operations, commercial									X	X	X
Gunsmith									X		
Hardware, paint, and garden supply sales						X	X		X		
Hatchery operations											X
Home care unit	C	C	C	C							
Home for the aged	C	C	C	C	X						
Home furnishing and appliance sales							X		X		
Home occupation, incidental	X	X	X	X			X				
Hospital or sanitarium	C	C	C		X						
Ice manufacturing										X	X

Industrial operations not otherwise prohibited											X
Industrial sales of equipment or repair service											X
Industry, pilot operation										X	X
Janitorial service									X	X	
Laboratory operations, medical or dental					X				X		
Laboratory, research					X				X		
Laundering, commercial									X	X	
Laundering or dry cleaning customer self-service									X		
Library	X	X	X	X	X		X		X		
Livestock sales and auctioning	C										X
Locksmith							X		X		
Machine tool manufacturing or welding											X
Manufactured home, Class A		X*									
Manufacturing (See Industries)											
Mobile home (Individual) for exhibition	C	C	C	C	C	C		C	C	C	C
Mobile home park, but excluding any mobile home sales				X							
Mobile home sales but excluding any residential occupancy									X		
Monument sales									X	X	X
Monument works											X
Newspaper publishing									X	X	X
Newsstand sales					X	X	X	X	X		
Nursery operation (plants) retail and production	C									X	X
Nursing home	C	C	C	C	X						
Office supplies and equipment, sales and service							X		X		

Office use of a doctor, dentist, osteopath, chiropractor, optometrist, physiotherapist, or other medically oriented profession					X	X	X		X		
Office use, with no on-premises stock of goods for sale to the general public and the operations and service of which are customarily conducted and concluded by means of written, verbal or mechanically reproduced communications material					X	X	X		X		
Optician services					X		X		X		
Pawn shop and swap shop sales									X		X
Pet sales, excluding kennel activities or outside storage of animals							X		X		
Pharmaceutical sales						X	X		X		
Photography, commercial							X		X		
Plant husbandry, including sale of produce raised on premises									X	X	X
Post office					X	X	X		X		
Printing and reproduction					X		X		X		X
Private recreation or swimming club, nonprofit	C	C	C	C	X	X		X			
Public recreation (such as neighborhood center buildings, parks, museums, playgrounds), on a nonprofit basis and similar facilities operated	C	C	C	C	C	C	X	C	C		
Public and community utility stations or sub-stations	C	C	C		C	C		C	C		X
Public utility works, shops or storage yards									X		X
Quarry operations											C
Radio or television studio activities only					X		X		X		
Radio or television transmitting and receiving stations and towers (studios not included)	C	C	C	C	C				C		X
Railroad station operations									X		X

Railroad yard operations											X
Reducing salon care					X	X	X		X		
Recreation or amusement enterprise conducted inside a building and for profit, and not otherwise listed herein							X	X	X		
Recreation or amusement enterprise conducted outside a building and for profit, and not otherwise listed herein									X	X	
Religious worship activities	X	X	X	X	X	X			X		
Repair, rental, and/or servicing of any product the retail sale of which is a use-by-right in the same district						X	X		X		X
Restaurant						X	X	X	X		
Retailing or servicing with operations conducted and merchandise stored entirely within a building and not otherwise listed herein							X		X		
Riding academy activity	X										
Rooming house operation		C	C		C						
Sawmill or planning activities											X
School, business and commercial							X		X		
School for nurses or other medically oriented profession	C	C	C	C	X		X		X		
School, private, elementary or secondary	C	C	C	C	C						
School, public	C	C	C		C						
School, trade or vocational							X		X		
Secondhand sales							X		X		
Sheet metal fabrication											X
Sign (See article XI of this chapter)											
Solid waste disposal facilities	C										C
Special information sign, insert	C	C	C	C	C	C	X	C	C	C	C
Storage, flammable											X

Storage, open											X
Storage warehouse											X
Tailoring (dressmaking)						X	X		X		
Taxicab stand operations							X		X		
Teaching of art, music, dance, dramatics, or other fine arts					X	X	X		X		
Telephone exchange operations	C	C	C	C	X	X	X		X		X
Temporary construction building (including mobile structures, see <a href="#">section 42-64</a> )	X	X	X	X	X	X	X	X	X		X
Theater productions, indoor							X	X	X		
Theater productions, outdoor	C								C		
Tire recapping											X
Tobacco, retail sales									X		
Tobacco processing											X
Tobacco sales warehouse											X
Trades contractor activities excluding outside storage of equipment or supplies									X		X
Trades contractor activities with outside storage of equipment or supplies											X
Trading stamp redemption							X		X		X
Trailer rentals									X		X
Transient lodgings							X	X	X		X
Truck terminal activities repair and hauling and/or storage									X		X
Upholstering or furniture refinishing								X	X	X	X
Variety, gift and hobby supply sales						X	X		X		
Vehicle (commercial, government) repair or storage									X		X
Vending machine rental											
Warehouse (See Storage warehouse)											

5/11/2016

b. No more than eight children who are unrelated to the operator can be cared for during any 24-hour period.

(13) All federal, state, and local regulations, including the county environmental health regulations are complied with in the conduct of the home occupation.

(b) Outside storage and display. Outside storage of goods, equipment and material shall be prohibited in any PND, O & I, HS(P), C(P) or C-1 district. Outside display of merchandise which is normally required in conducting [a]commercial operation is permitted in any of the above-named districts except an O & I district.

(c) Other incidental uses. Incidental accessory retail uses include apothecary shops incidental to a hospital or clinic, variety [stores], book[shops], cafeterias, soda bars, coffee and barber shops incidental to institutional or professional office buildings or manufacturing facilities. Incidental retail uses shall be conducted solely for the convenience of the employees, patients, patrons, students, or visitors and not the general retail public. Such retail use which is conducted wholly within the principal building without access thereto other than from within the building without exterior advertising display shall be permitted.

(d) Accessory structures shall not be rented or occupied for gain or inhabited by other than employees performing services on the premises of the owner, lessee, or tenant of the premises. No accessory building to be used for living quarters shall be constructed upon a lot until the construction of the principal building has commenced.

(Code 1978, § 12.90; Code 1995, § 156.037; Ord. of 1-10-1972; Ord. No. (2015)3, § 1, 2-23-2015)

Secs. 42-66—42-88. - Reserved.