

**TABLE 1204-3: PRINCIPALLY PERMITTED USES**

P = PERMITTED    PS = PERMITTED WITH STANDARDS    C = CONDITIONAL USE    XX = PROHIBITED

USE CATEGORY	USE TYPE	R-1	R-2/R-3	R-4	O-1	O-2	B-1	B-2	B-3	I-1	I-2	PI	BC					UC		USE-SPECIFIC STANDARDS
													BC-I	BC-H	BC-O	BC-R	BC-F	UC-C	UC-S	
<b>AGRICULTURAL USES</b>																				
Agriculture and Agricultural Services	Agriculture (Raising of Crops)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Agriculture (Livestock)	P	P	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	1204.09(b)(1)
	Community Gardens	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1204.09(b)(2)
	Greenhouses and Nurseries	P	P	XX	XX	XX	XX	P	P	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	1204.09(b)(3)
<b>RESIDENTIAL USES</b>																				
Group Living	Group Homes	PS/C	PS/C	PS/C	XX	XX	XX	XX	XX	XX	XX	PS/C	XX	XX	XX	PS/C	PS/C	XX	PS/C	1204.09(c)(1)
	Dormitories	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	P	XX	XX	XX	XX	XX	XX	XX	
	Fraternities and Sororities	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	P	XX	XX	XX	XX	XX	XX	XX	
	Transitional Housing	C	C	C	XX	XX	XX	XX	XX	XX	XX	PS	XX	XX	XX	XX	XX	XX	XX	1204.09(c)(2)
	Rooming Houses	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	C	C	
	Skilled Nursing or Personal Care Facilities	XX	XX	XX	XX	XX	C	PS	PS	XX	XX	PS	XX	XX	PS	PS	PS	XX	XX	1204.09(c)(3)



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													BC-I	BC-H	BC-O	BC-R	BC-F	UC-C	UC-S	
<b>COMMERCIAL USES</b>																				
Animal Care	Veterinarian Offices or Animal Grooming (No Boarding)	XX	XX	XX	PS	XX	PS	PS	PS	XX	XX	XX	XX	XX	PS	XX	XX	XX	PS	1204.09(d)(2)
Eating and Drinking Establishments	Bars and Taverns	XX	XX	XX	XX	XX	XX	P	P	XX	XX	XX	P	PS	XX	XX	PS	PS	PS	1204.09(d)(3)
	Restaurants	XX	XX	XX	C	C	P	P	P	XX	XX	C	P	PS	PS	XX	C	P	P	1204.09(d)(4)
	Restaurants, Drive-In	XX	XX	XX	XX	XX	XX	P	XX	XX	XX	XX	P	XX	XX	XX	XX	XX	XX	
	Restaurants, Drive-Through	XX	XX	XX	XX	XX	P	P	P	XX	XX	XX	P	XX	XX	XX	XX	XX	XX	XX
	Microbrewery, Microdistillery or Microwinery	XX	XX	XX	XX	XX	PS	PS	PS	PS	PS	XX	PS	PS	PS	PS	PS	PS	PS	1204.09(d)(6)
Mixed Use	Live/Work Units	XX	XX	XX	PS	XX	PS	PS	PS	XX	XX	XX	XX	PS	PS	XX	PS	PS	PS	1204.09(d)(6)
	Mixed Use Building (with Residential Uses)	XX	XX	XX	P	XX	PS	PS	PS	XX	XX	XX	XX	PS	XX	XX	XX	PS	PS	1204.09(d)(7)
	Multi-Tenant Development (without Residential Uses)	XX	XX	XX	P	P	P	P	P	P	P	XX	P	P	P	XX	P	P	P	
Offices	Business and Professional Offices	XX	XX	XX	P	P	P	P	P	P	P	PS	P	P	P	XX	P	P	P	1204.09(d)(8)



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													BC-I	BC-H	BC-O	BC-R	BC-F	UC-C	UC-S	
<b>COMMERCIAL USES</b>																				
Offices	Financial Institutions	XX	XX	XX	P	P	P	P	P	XX	XX	XX	P	P	P	XX	P	P	P	
	Medical or Dental Clinics/Offices and 24-Hour Urgent Care	XX	XX	XX	P	P	P	P	P	XX	XX	PS	P	P	P	XX	P	XX	XX	1204.09(d)(9)
Recreation and Entertainment	Recreation Facilities (Indoors)	XX	XX	XX	XX	XX	C	PS	PS	C	C	PS	PS	PS	C	XX	C	C	C	1204.09(d)(10)
	Recreation Facilities (Outdoors)	XX	XX	XX	XX	XX	C	C	C	C	C	C	C	XX	XX	XX	XX	XX	XX	1204.09(d)(11)
	Community Centers	PS	PS	PS	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	PS	XX	XX	PS	1204.09(d)(12)
	Night Clubs	XX	XX	XX	XX	XX	XX	PS	PS	XX	XX	XX	P	PS	XX	XX	XX	XX	C	1204.09(d)(3)
	Theaters	XX	XX	XX	XX	XX	XX	P	P	XX	XX	C	P	PS	XX	XX	XX	P	P	1204.09(d)(13)
	Adult Entertainment Uses	See Chapter 805 City of Middletown Code of Ordinances																		
Retail Sales and Services	Auction Houses and Flea Markets	XX	XX	XX	XX	XX	XX	XX	C	C	XX	XX	XX	XX	XX	XX	XX	XX	XX	
	Business Services	XX	XX	XX	P	P	P	P	P	P	XX	XX	P	P	P	XX	P	P	P	
	Convenience Stores	XX	XX	XX	XX	XX	P	P	P	XX	XX	XX	P	P	P	XX	P	P	P	

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USE CATEGORY	USE TYPE	R-1	R-2 /R-3	R-4	O-1	O-2	B-1	B-2	B-3	I-1	I-2	PI	BC					UC		USE-SPECIFIC STANDARDS
													BC-I	BC-H	BC-O	BC-R	BC-F	UC-C	UC-S	
<b>COMMERCIAL USES</b>																				
Retail Sales and Services	Funeral Homes and Mortuaries	XX	XX	XX	PS	XX	PS	PS	PS	XX	XX	XX	XX	PS	PS	XX	PS	XX	PS	1204.09(d)(14)
	Package Liquor Stores	XX	XX	XX	XX	XX	XX	P	P	XX	XX	XX	P	P	XX	XX	P	P	P	
	Personal Service Establishments	XX	XX	XX	PS	PS	P	P	P	XX	XX	C	P	PS	PS	XX	C	P	P	1204.09(d)(15)
	Retail and Service Commercial Uses	XX	XX	XX	PS	PS	P	P	P	PS	PS	C	P	PS	PS	XX	C	P	P	1204.09(d)(16)
Tourism	Assembly Halls and Conference Centers	XX	XX	XX	XX	XX	XX	XX	P	XX	XX	XX	P	P	P	XX	P	C	C	
	Bed and Breakfast Establishments	C	C	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	C	C	1204.09(d)(17)
	Hotels	XX	XX	XX	XX	XX	XX	P	P	XX	XX	XX	P	P	P	XX	XX	P	P	
	Motels	XX	XX	XX	XX	XX	XX	P	P	XX	XX	XX	P	XX	XX	XX	XX	XX	XX	
Vehicle Sales and Services	Automotive Repair (Heavy) and Towing Services	XX	XX	XX	XX	XX	XX	XX	XX	P	P	XX	XX	XX	XX	XX	XX	XX	XX	1204.09(d)(18)
	Automotive Sales and Leasing	XX	XX	XX	XX	XX	XX	PS	C	XX	XX	XX	C	XX	XX	XX	XX	XX	XX	









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													BC-I	BC-H	BC-O	BC-R	BC-F	UC-C	UC-S		
<b>INDUSTRIAL USES</b>																					
Mining and Extraction	Soil and Mineral Extraction Activities	XX	XX	XX	XX	XX	XX	XX	XX	XX	C	XX	XX	XX	XX	XX	XX	XX	XX	1204.09(e)(5)	
Storage and Distribution	Self-Storage Facilities	XX	XX	XX	XX	XX	XX	XX	XX	PS	XX	XX	XX	XX	XX	XX	XX	XX	XX	1204.09(e)(6)	
	Warehouses	XX	XX	XX	XX	XX	XX	XX	XX	P	P	XX	XX	XX	XX	XX	XX	XX	XX		
<b>PUBLIC AND INSTITUTIONAL USES</b>																					
Public or Quasi-Public Facilities	Active Recreational Facilities	C	C	C	C	PS	PS	PS	PS	XX	XX	PS	PS	PS	PS	PS	PS	PS	PS	1204.09(f)(1)	
	Airport	XX	XX	XX	XX	XX	XX	XX	XX	C	XX	C	XX	XX	XX	XX	XX	XX	XX		
	Essential Services	Exempt Per § 1202.05(b).																			
	Government Facilities	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Passive Parks, Open Space, and Natural Areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Radio and Television Broadcasting Studios	XX	XX	XX	XX	P	P	P	P	P	P	P	P	P	P	P	XX	P	P	P	
	Utility Facilities and Buildings	C	C	C	C	C	C	P	P	P	P	P	P	P	C	P	C	C	C	C	

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													BC-I	BC-H	BC-O	BC-R	BC-F	UC-C	UC-S	
<b>PUBLIC AND INSTITUTIONAL USES</b>																				
Public or Quasi-Public Facilities	Utility Structures	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1204.09(f)(2)
	Wireless Telecommunication Facilities (Antenna Only)	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1204.09(f)(3)
	Wireless Telecommunication Facilities (New Towers)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	XX	C	XX	XX	1204.09(f)(3)
Institutional Uses	Cemeteries	PS	PS	PS	PS	PS	PS	PS	PS	XX	XX	PS	PS	PS	PS	PS	PS	XX	PS	1204.09(f)(4)
	Colleges and Higher Educational Institutions	XX	XX	XX	XX	P	XX	P	P	P	XX	P	P	P	P	XX	P	P	P	
	Cultural Facilities	C	C	C	PS	PS	PS	PS	PS	C	C	PS	PS	PS	PS	PS	PS	PS	PS	1204.09(f)(5)
	Educational Institutions (K-12)	C	C	C	PS	PS	PS	PS	PS	XX	XX	PS	PS	PS	PS	PS	PS	PS	PS	1204.09(f)(6)
	Fraternal, Charitable, and Service Oriented Clubs	XX	XX	XX	XX	C	C	PS	PS	XX	XX	PS	PS	PS	PS	PS	PS	C	PS	1204.09(f)(7)
	Hospitals	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	P	XX	XX	P	XX	XX	XX	XX	

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													BC-I	BC-H	BC-O	BC-R	BC-F	UC-C	UC-S		
<b>PUBLIC AND INSTITUTIONAL USES</b>																					
Institutional Uses	Nursery Schools or Day Care Centers (Children or Adults)	XX	XX	XX	PS	PS	XX	PS	PS	XX	XX	PS	PS	PS	PS	PS	PS	PS	PS	PS	1204.09(f)(8)
	Religious Places of Worship	C	C	C	C	C	C	C	C	XX	XX	PS	PS	PS	PS	PS	PS	PS	PS	PS	1204.09(f)(5)

(Ord. O2018-02, passed 2-20-2018; Am. Ord. O2018-44, passed 8-7-2018; Am. Ord. O2020-47, passed 10-6-2020; Am. Ord. O2021-73, passed 9-21-2021)