

Table 1: Town of Stillwater Summary of Allowed Uses - Draft November 28, 2016

| | Traditional Zoning Districts | | | | | | | | Transect Zones | | | | | Other Regulations |
|---|------------------------------|----------------|-----|-----|----|----|-----|----------|----------------|----------------|------------------|------------------|------------------|-------------------|
| | R-R | LDR | RRD | B-1 | BP | ID | R67 | R67 West | T2 | T3N | T3G | T4 | T5 | |
| RESIDENTIAL | | | | | | | | | | | | | | |
| Single-family dwelling | ■ | ■ | ■ | | | ○ | | | ■ | ■ | ■ | ■ | ■ | |
| 2-family dwelling | ■ | ■ | ■ | | | ○ | | | ■ | ■ | ■ | ■ | ■ | |
| 3- and 4-family dwellings | | | | | | ○ | | | | | | ○ | ○ | |
| Dwelling, Multifamily | | | | ○ | ○ | ○ | | | | | ◇ | ◇ | ○ | |
| Farm worker housing | ○ | ○ | | | | ○ | | | ○ | ○ | | | | See Article XII |
| Manufactured Homes | ○ ¹ | | | | | | | | | | | | | See Chapter 134 |
| AGRICULTURAL | | | | | | | | | | | | | | |
| Agricultural processing | ◇ | ◇ | | | | | | | ◇ | | | | | |
| Agricultural and Agricultural Tourism uses | ■ | ■ | | | | ■ | | | ■ | ■ | ■ | | | |
| Commercial greenhouse or nursery | ■ | ○ | | | | ○ | ◇ | ◇ | ■ | ○ | ○ | ○ | | |
| Commercial riding stable | ◇ | ◇ | | | | | | | ■ | | ○ | | | |
| Farm and construction equipment sales and service | | | | | | ○ | | | ◇ | | ○ | | | |
| Livestock, noncommercial | ■ | ■ | | ■ | ■ | | | | ■ | ■ | | | | |
| Produce stands and Farmers Markets | ■ ² | ■ ² | ○ | ○ | | | | | ■ ² | ■ ² | ○ | ○ | | |
| Sawmill, chipping or pallet mill | ◇ | | | | | ◇ | ◇ | ◇ | ◇ | | | | | |
| Timber harvesting | ■ | ■ | ■ | ○ | ■ | ■ | | | ◇ | | | | | |
| ACCESSORY USES | | | | | | | | | | | | | | |
| Accessory uses when incidental to principal structure/use | ■ | ■ | ■ | ○ | ○ | ○ | ○ | ○ | ■ | ■ | ■/o ³ | ■/o ³ | ■/o ³ | |
| Home occupation | ■ | ■ | ■ | | | | | | ■ | ■ | ■ | ■ | ■ | See Article XII |
| LODGING | | | | | | | | | | | | | | |
| Bed-and-breakfast | ○ | ○ | ○ | | | ○ | ◇ | ◇ | ○ | ○ | ○ | ○ | ○ | |
| Motel, hotel, inn | | | | | | ○ | ◇ | ◇ | | | ○ | ○ | ○ | |
| RETAIL & SERVICE | | | | | | | | | | | | | | |
| Adult use | | | | | | ◇ | | | | | | | | See Article VII |
| Amusement center | | | | | | ○ | ◇ | ◇ | | | | ◇ | | |
| Auto sales and service | | | | | | ○ | ◇ | ◇ | | | | ◇ | | |
| Bank | | | | ○ | | ○ | ◇ | ◇ | | | ○ | ○ | ○ | |
| Boat storage, sales and repair | | | | | | ○ | | | | | | ◇ | | |
| Car wash | | | | | | ○ | | | | | | ◇ | | |
| Contractor's yard | | | | | | ○ | | | | | | | | |
| Day-care center | | | | | | ○ | ◇ | ◇ | | | ○ | ○ | ○ | |
| Fast-food restaurant | | | | | | ○ | | | | | | ◇ | ◇ | |
| Funeral home | | | | | | ○ | ◇ | ◇ | | | ○ | ○ | ○ | |
| Gasoline station | | | | ○ | | ○ | ◇ | ◇ | | | | | | See Article VII |
| Kennel | ◇ | ◇ | | | | ○ | | | ◇ | | ◇ | | | See Article VII |
| Marina and other waterfront-related use | | | | ■ | | | | | | | ○ | ○ | ○ | |
| Motor vehicle repair shop | | | | | | ○ | | | | | | | | |
| Professional office | | | | ○ | ○ | ○ | ◇ | ◇ | | ◇ | ○ | ○ | ○ | |
| Recreational facility (private or commercial) | | | | | | ○ | | | | | | ○ | ○ | |

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|--|------------------------------|-----|-----|------------------|----|----|-----|----------|----------------|-----|-----|----|----|-------------------|
| | R-R | LDR | RRD | B-1 | BP | ID | R67 | R67 West | T2 | T3N | T3G | T4 | T5 | |
| Restaurant and tavern | | | ○ | ○ | | ○ | ◇ | ◇ | | ◇ | ○ | ○ | ○ | |
| Retail | | | | ○ ^{4/5} | | ○ | ◇ | ◇ | | | ○ | ○ | ○ | |
| Self-storage facility | | | | | | ○ | ◇ | ◇ | | | | | | |
| Theater | | | | | | ○ | | | | | ○ | | ○ | |
| Veterinary clinic | ○ | ○ | | ○ | ○ | ○ | | ○ | ○ | | ○ | ○ | ○ | |
| MIXED USE | | | | | | | | | | | | | | |
| Live-work | | | | | | | | | | | ○ | ○ | ○ | |
| Mixed use building | | | | | | | | | | | ○ | ○ | ○ | |
| INDUSTRIAL | | | | | | | | | | | | | | |
| Asphalt plant | | | | | | ◇ | | | | | | | | |
| Business incubation | | | | | ○ | | ◇ | ◇ | | | | | | |
| Bulk fuel storage | | | | | | ◇ | | | | | | | | |
| Craft production | | | | | | ○ | ○ | ○ | | | ○ | ○ | ○ | |
| Freight or trucking terminals | | | | | | ○ | ◇ | ◇ | | | | | | |
| Heavy industrial | | | | | | ○ | | | | | | | | |
| Junkyard | | | | | | ○ | | | | | | | | See Article VII |
| Light industrial | | | | | ○ | ○ | ◇ | ◇ | | | | | | |
| Research and development | | | | | ○ | ○ | ◇ | ◇ | | | | | | |
| Sand, gravel and topsoil removal and processing | ◇ | ◇ | | | | ○ | ◇ | ◇ | ◇ | | | | | |
| Warehouse | | | | | ○ | ○ | ◇ | ◇ | | | | | ◇ | |
| CIVIC | | | | | | | | | | | | | | |
| Campground and group camp | ◇ | | | | | | | | ◇ | ◇ | | | | |
| Cemetery | ◇ | ◇ | | | | | | | ◇ | | | | | |
| Club (Public and Private) | | | | | | ○ | | | | | ○ | ○ | ○ | |
| Community, Governmental, Municipal | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | |
| Golf course | ◇ | | | | | | | | ◇ | | | | | |
| Health-related facility | | | | | | | ◇ | ◇ | | | ○ | ○ | ○ | |
| Hospital | | | | | | | ◇ | ◇ | | | | | | |
| Place of worship | | | | | | | | | ○ | ○ | ○ | ○ | ○ | |
| Public parks and recreational uses | ○ | ○ | ○ | ○ | ○ | ○ | ◇ | ◇ | ○ | ○ | ○ | ○ | ○ | |
| Schools | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | |
| Telecommunications tower | | | | | | ◇ | | | | | | | | See Article X |
| <p>Key: ■ Permitted Use ○ Site Plan ◇ Special Use Permit</p> <p>¹ Allowed only in approved subdivisions ² Less than 400 gsf. Permitted Use for residential uses, Site Plan Review for other uses ³ other uses ⁴ Less than 5,000 gsf. ⁵ Less than 10,000 gsf.</p> <p><i>TBD: Previously the B-1 had this provision for less than 5,000 gsf for retail and less than 10,000 gsf for shopping plaza. The draft combines all retail categories.</i></p> | | | | | | | | | | | | | | |