

Middletown, RI Code of Ordinances

§ 602 SCHEDULE OF DISTRICT REGULATIONS - USES AND DISTRICTS.

(A) The following uses are permitted only in the zoning district marked with a "Y". Uses permitted in the zoning district as a special use under the provisions of uses requiring a variance or special use permit or Article 9 are marked with an "S". Where the letter "N" appears, the use is prohibited.

(B) Any use which is not specifically included in the use provisions herein is prohibited everywhere in the Town of Middletown, unless the Zoning Officer makes an interpretation that such use is included in any of the sub-classifications set forth herein. Uses not specified in this chapter may be permitted only if the Zoning Officer makes an interpretation that they are included in a use sub-classification permitted in the zoning district and if such use would be consistent with the purposes and intent of this chapter.

ZONING DISTRICT PERMITTED USES																	
<i>Y = Permitted S = Special Use N = Not Permitted</i>																	
PRINCIPAL USE	ZONING DISTRICT																
	<i>R60</i>	<i>R40</i>	<i>R30</i>	<i>R20</i>	<i>R10</i>	<i>RM</i>	<i>GB</i>	<i>LB</i>	<i>OB</i>	<i>L1'</i>	<i>L2'</i>	<i>OP</i>	<i>OS</i>	<i>P</i>	<i>MT</i>	<i>ABD</i>	<i>Reference</i>
NOTES:																	
AGRICULTURAL																	
Field crop farms or horticultural nurseries, including wholesale sales on the same lot	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	N	Y	Y	N	N	
Livestock farms, excluding raising swine, which is prohibited	Y	Y	Y	<u>NS</u>	N	N	N	N	N	N	N	N	Y	<u>NS</u>	N	N	
Offices of veterinarians and animal hospitals	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	<u>NS</u>	
Offices of veterinarians and animal hospitals, including the boarding of dogs, cats and other fur bearing animals. Indoor facility	N	N	N	N	N	N	<u>SY</u>	<u>SY</u>	<u>SY</u>	<u>SY</u>	<u>SY</u>	N	N	N	N	N	
<u>Licensed kennels for the raising, boarding and care of dogs, cats or other fur-bearing animals</u>	<u>SN</u>	N	N	N	N	N	S	N	N	S	N	N	N	N	N	N	

<u>Wind turbine for generation of electricity, limited to location on properties for which the principal use is field crop farms, horticultural nurseries or livestock farms³</u>	S	S	S	S	N	N	S	S	S	S	S	N	S	S	N	N	
RESIDENTIAL - Conventional Development																	
<u>Single-family dwellings</u>	Y	Y	Y	Y	Y	Y	N	SN	SN	N	N	N	N	N	N	N	SN
<u>Two-family dwellings</u>	N	S	S	Y	Y	Y	N	SN	SN	N	N	N	N	N	N	N	SN
<u>Multifamily dwelling structure (3 - 12 dwelling units per structure)</u>	N	N	N	S	S	S	N	N	N	N	N	N	N	N	N	N	N
<u>Multifamily dwelling project, including condominiums</u>	N	N	N	S	S	S	N	N	N	N	N	N	N	N	N	N	N

Commented [RW1]: Required to allow in all districts per 45-24-37(b)? Confirm with Solicitor.

¹ Refer to § 725 and Article 23 of this chapter for use and design restrictions and performance standards applicable to uses in light industrial districts.

² (Abutting Residential) Light industrial (adjacent to residential) is not a separate zoning district. It is a subset of light industry and is shown here for clarity only.

³ Refer to Article 25A of this chapter for use restrictions, design standards and application procedures for wind turbines.

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	ZONING DISTRICT																
	R60	R40	R30	R20	R10	RM	GB	LB	OB	LI ¹	LI ²	OP	OS	P	MT	ABD	Reference
NOTES:																	
RESIDENTIAL - Conventional Development (Cont'd)																	
Mobile home parks	N	N	N	N	N	SN	N	N	N	N	N	N	N	N	SY	N	See §§ 2300 -

																		2314
Transient trailer parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>SY</u>	N	See §§ 2400 - 2416	
Motel or hotel	N	N	N	N	N	N	S	S	S	N	N	S	N	N	N	S	See §§ 1400 - 1409	
Single mobile home or transient trailer on a lot	N	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>SY</u>	N		
<u>Family day care home</u>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
<u>Community residence</u>	<u>SY</u>	<u>SY</u>	<u>SY</u>	<u>SY</u>	<u>SY</u>	<u>SY</u>	<u>SY</u>	<u>SY</u>	<u>SY</u>	<u>SY</u>	<u>SY</u>	<u>SY</u>	<u>SY</u>	<u>SY</u>	<u>SY</u>	<u>SY</u>	See §§ 17A00 - 17A02	
<u>Senior independent living facilities</u>	S	S	S	S	S	N	N	N	N	N	N	N	N	N	N	N	See §§ 2200 - 2205	
Time share unit within a multifamily dwelling structure or project,	N	N	N	N	N	<u>SN</u>	N	N	<u>SN</u>	N	N	N	N	N	N	N		
Time share unit within a motel or hotel	N	N	N	N	N	N	<u>SY</u>	<u>SY</u>	<u>SY</u>	N	N	<u>SY</u>	N	N	N	N		

Commented [RW2]: Required to allow in all districts per § 45-24-37 (b)? Confirm with Solicitor.

Commented [RW3]: Required to allow in all districts per § 45-24-37 (b)? Confirm with Solicitor.

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NOTES:																		
EXTRACTIVE AND INDUSTRIAL NON-MANUFACTURING (Cont'd)																		
Construction general and special trade contractors, with outdoor storage, but excluding outdoor storage of bulk materials	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N	N	N	N	N	
Construction general and special trade contractors with outdoor storage, including outdoor storage of bulk materials	N	N	N	N	N	N	N	N	N	SY	SN	N	N	N	N	N	N	
<u>Other extractive and industrial non-manufacturing not elsewhere classified</u>	N	N	N	N	N	N	S	S	N	S	N	N	N	N	N	N	N	
<u>Salvage yard operation</u>	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N	
MANUFACTURING																		
	R60	R40	R30	R20	R10	RM	GB	LB	OB	LI ¹	LI ²	OP	OS	P	MT	ABD	Reference	

<u>Handicraft/Custom Manufacturing or small-scale craft or artisan-oriented production of goods</u>	N	N	N	N	N	N	Y	Y	<u>SY</u>	Y	Y	<u>SY</u>	N	N	N	S	
<u>Food and beverage and related products including meat products, dairy products or bakeries; canning, preserving and miscellaneous food processing, no retail sales</u>	N	N	N	N	N	N	Y	SN	N	Y	S	N	N	N	N	N	
<u>Brewery/distillery up to 20,000 sq.ft., with retail sales and/or tasting room required</u>	N	N	N	N	N	N	Y	S	N	Y	S	S	N	N	N	S	
<u>Brewery/distillery over 20,000 sq.ft., with retail sales and/or tasting room required</u>	N	N	N	N	N	N	Y	N	N	Y	S	S	N	N	N	SN	
Apparel and other finished products made from fabrics and similar materials	N	N	N	N	N	N	Y	Y	Y	Y	Y	<u>SY</u>	N	N	N	N	
<u>Lumber and wood products including furniture and fixtures; Plastics molding, extrusion and/or assembly of plastic parts; Rubber, leather, stone, clay or glass products</u>	N	N	N	N	N	N	S	N	S	Y	S	N	N	N	N	N	
Printing, publishing and allied industries	N	N	N	N	N	N	Y	N	Y	Y	<u>SY</u>	Y	N	N	N	<u>SN</u>	
Concrete plant	N	N	N	N	N	N	N	N	N	<u>SN</u>	N	N	N	N	N	N	

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MANUFACTURING (Cont'd)																		
<u>Fabricated metals products, including heavy machinery, transportation equipment, engines etc.</u>	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N	
<u>Fabricated metals products, excluding heavy machinery, transportation equipment, engines etc.</u>	N	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N	N	
<u>Boat building and repairing, including storage</u>	N	N	N	N	N	N	S	S	N	Y	S	N	N	N	N	N	N	
Engineering, computers, scientific and research instruments, small motors and associated equipment	N	N	N	N	N	N	<u>SY</u>	<u>SY</u>	<u>SY</u>	Y	Y	Y	N	N	N	N	N	
<u>Gravel processing, with or without outdoor storage of bulk materials</u>	N	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N	N	
TRANSPORTATION, COMMUNICATION AND UTILITIES																		
<u>Large Solar Energy System</u>	N	N	N	N	N	S	S	S	S	S	S	S	S	S	S	S	N	
<u>Small Solar Energy System</u>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
<u>Highway and transportation services, including terminals, storage yards, etc.</u>	N	N	N	N	N	N	N	N	N	Y	S	N	N	N	N	N	N	

<u>Airports and heliports</u>	N	N	N	N	N	N	N	N	N	SN	YS	N	S	SN	N	N	N	
<u>Commercial dock or pier</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S	N	N	
<u>Commercial off-street parking</u>	N	N	N	N	N	N	S	N	S	S	S	NS	SN	S	N	S		
<u>Electric power substation</u>	S	S	S	S	S	S	S	S	S	S	S	N	SN	S	N	N		
<u>High voltage electric transmission towers</u>	S	S	S	S	S	S	S	S	S	S	S	N	SN	S	N	N		
Telephone exchange	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	N		

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NOTES:																			
TRANSPORTATION, COMMUNICATION AND UTILITIES (Cont'd)																			
<u>Sewage treatment plant</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	N			
<u>Solid waste transfer station</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	N			
<u>Wind turbine for generation of electricity</u>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	See §§ 25A00 - 25A07		
WIRELESS COMMUNICATIONS FACILITIES																			See §§ 2500 - 2508
<u>Building-mounted facilities</u>	N	N	N	N	N	N	S	NS	S	S	S	S	N	S	N	N			

Communication tower	N	N	N	N	N	N	<u>NS</u>	N	<u>SN</u>	S	<u>SN</u>	<u>SN</u>	N	S	N	N	
Disguised facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	
Pole-mounted antennas	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	
	<i>R60</i>	<i>R40</i>	<i>R30</i>	<i>R20</i>	<i>R10</i>	<i>RM</i>	<i>GB</i>	<i>LB</i>	<i>OB</i>	<i>LI¹</i>	<i>LP²</i>	<i>OP</i>	<i>OS</i>	<i>P</i>	<i>MT</i>	ABD	<i>Reference</i>
WHOLESALE COMMERCIAL																	
Wholesale distribution establishments (no retail sales)	N	N	N	N	N	N	Y	S	S	Y	Y	<u>SY</u>	N	N	N	N	
Wholesale distribution establishments (no retail sales), with outdoor storage of bulk materials	N	N	N	N	N	N	N	N	N	<u>SY</u>	S	N	N	N	N	N	
Warehousing, self-storage, public and private	N	N	N	N	N	N	<u>SY</u>	S	N	Y	Y	S	N	N	N	N	
RETAIL COMMERCIAL																	
Lumber, building materials, heavy equipment	N	N	N	N	N	N	Y	N	N	Y	N	N	N	N	N	N	
Lumber, building materials, heavy equipment, plumbing, electrical supply and service, with outdoor storage of bulk materials	N	N	N	N	N	N	N	N	N	<u>SY</u>	<u>SN</u>	N	N	N	N	N	
General merchandise retailing activities, including department stores (storage areas not to exceed 30% of gross floor area) under 20,000 sq.ft.	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	
General merchandise retailing activities, including department stores (storage areas not to exceed 30% of gross floor area) over 20,000 sq.ft.	N	N	N	N	N	N	Y	S	N	N	N	N	N	N	N	N	

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NOTES:																		
RETAIL COMMERCIAL (Cont'd)																		
<u>Small-scale shopping center</u>	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	S	See §§ 1800 - 1811	
<u>Large-scale shopping center</u>	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N		
Auto dealers, trailers (new and used),	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N		
<u>Gasoline or electric vehicle service station (minor repairs only)</u>	N	N	N	N	N	N	S	S	N	N	N	N	N	N	N	N		
<u>Gasoline or electric vehicle station with convenience store</u>	N	N	N	N	N	N	S	S	N	N	N	N	N	N	N	S		
Boat sales, including trailers	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N		
Commercial greenhouse under 20,000sf	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N		
<u>Commercial greenhouse over 20,000sf</u>	N	N	N	N	N	N	Y	S	N	N	N	N	N	N	N	N		
<u>Restaurant (no alcoholic beverages)hours of operation 7AM-7PM</u>	N	N	N	N	N	N	Y	Y	S	<u>SY</u>	N	N	N	N	N	Y		
<u>Restaurant (no alcoholic beverages hours beyond 7am-7pm</u>	N	N	N	N	N	N	Y	S	S	S	N	N	N	N	N	<u>SY</u>		

Restaurant (alcoholic beverages)	N	N	N	N	N	N	Y	S	S	S	N	N	N	N	N	S	

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NOTES:																	
RETAIL COMMERCIAL (Cont'd)																	
Packaged wine, beer or liquor store	N	N	N	N	N	N	Y	<u>SY</u>	N	N	N	N	N	N	N	<u>SY</u>	
Retail outlet for wholesale, storage or manufacturing use up to 20,000 sf (provided that floor area devoted to such retail selling shall not exceed 25% gross floor area.)	N	N	N	N	N	N	Y	<u>SY</u>	N	Y	N	N	N	N	N	N	
Retail outlet for wholesale, storage or manufacturing use over 20,000 sf (provided that floor area devoted to such retail selling shall not exceed 25% gross floor area.)	N	N	N	N	N	N	Y	N	N	Y	N	N	N	N	N	N	
	<i>R60</i>	<i>R40</i>	<i>R30</i>	<i>R20</i>	<i>R10</i>	<i>RM</i>	<i>GB</i>	<i>LB</i>	<i>OB</i>	<i>LI¹</i>	<i>LI²</i>	<i>OP</i>	<i>OS</i>	<i>P</i>	<i>MT</i>	<i>ABD</i>	
<u>Compassion Center (medical cannabis)</u>	N	N	N	N	N	N	S	N	N	S	S	N	N	N	N	N	See Section 727
<u>Cannabis Retailer (medical or recreational)</u>	N	N	N	N	N	N	S	N	N	S	S	N	N	N	N	N	See Section 727
<u>Cannabis Product Manufacturer (medical or recreational)</u>	N	N	N	N	N	N	N	N	N	S	S	S	N	N	N	N	See Section

<u>Mortuary or funeral home without cremation services</u>	N	N	N	N	N	N	Y	S	N	N	N	N	N	N	N	N	N	N
<u>Crematorium</u>	N	N	N	N	N	N	S	S	S	S	N	N	N	N	N	N	N	N
Therapeutic massage and physical therapy services	N	N	N	N	N	N	Y	Y	SY	N	N	N	N	N	N	N	N	N
<u>Miscellaneous personal services not otherwise classified</u>	N	N	N	N	N	N	S	S	N	N	N	N	N	N	N	N	N	S

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BUSINESS SERVICES																			
<u>Automotive repair, service and garages, vehicle body shop 7,500 sq.ft. or less</u>	N	N	N	N	N	N	S	S	N	Y	S	N	N	N	N	N	N	N	
<u>Automotive repair, service and garages, vehicle body shop more than 7,500 sq.ft.</u>	N	N	N	N	N	N	S	N	N	Y	S	N	N	N	N	N	N	N	
Catering and food packaging	N	N	N	N	N	N	Y	SY	SY	Y	Y	Y	N	N	N	N	N	N	
Miscellaneous repair shops and related services (non-vehicle) without outdoor storage.	N	N	N	N	N	N	Y	Y	N	Y	SY	N	N	N	N	N	N	Y	
<u>Miscellaneous repair shops and related services (non-vehicle) with</u>	N	N	N	N	N	N	S	S	N	S	S	N	N	N	N	N	N	N	

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NOTES:																	
GOVERNMENTAL, EDUCATIONAL AND INSTITUTIONAL ON PRIVATELY OWNED LAND																	
<u>Church or other place of worship</u>	Y	Y	Y	Y	Y	Y	Y	S	S	N	N	N	N	N	N	S	
<u>Library or museum</u>	S	S	S	S	S	S	Y	Y	Y	N	N	<u>SY</u>	Y	N	N	Y	
<u>Private college or university, preparatory school, elementary or secondary school, including dormitories and other accessory buildings</u>	Y	Y	Y	<u>SN</u>	<u>SN</u>	<u>SN</u>	S	S	N	N	N	S	N	Y	N	N	
<u>Professional or musical schools</u>	N	N	N	N	N	N	Y	Y	<u>SY</u>	N	N	<u>SY</u>	N	N	N	S	
<u>Day nursery school, kindergarten or other agency giving day care</u>	S	S	S	S	S	S	Y	Y	Y	N	N	S	N	N	N	S	
<u>Trade school, private vocational school teaching industrial skills using heavy machinery or industrial processes</u>	N	N	N	N	N	N	S	N	N	Y	S	S	N	N	N	N	
Cemeteries	<u>SN</u>	<u>SN</u>	<u>SN</u>	<u>SN</u>	<u>SN</u>	N	N	N	N	N	N	N	Y	N	N	N	
<u>Clubs, lodges, social and community centers (non-profit only)</u>	N	N	N	N	N	N	Y	<u>SY</u>	<u>SY</u>	N	N	N	N	N	N	S	
<u>Membership athletic clubs (non-profit only)</u>	N	N	N	N	N	N	Y	S	S	N	N	N	N	N	N	S	
<u>Hospital/medical center or clinic</u>	N	N	N	N	N	S	Y	S	S	N	N	N	N	N	N	S	
<u>Emergency counseling service or drop-in center</u>	N	N	N	N	N	S	<u>SY</u>	S	S	N	N	N	N	N	N	S	

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NOTES:																		
GOVERNMENTAL, EDUCATIONAL AND INSTITUTIONAL ON PRIVATELY OWNED LAND (Cont'd)																		
<u>Rest, retirement, convalescent or nursing homes</u>	S	S	S	S	S	S	S	S	S	S	S	S	N	N	N	S		
<u>Residential care and assisted living facility</u>	S	S	S	S	S	S	S	S	S	S	S	S	N	N	N	S	See §§ 2100 - 2105	
COMMERCIAL OUTDOOR RECREATION																		
<u>Amusement parks</u>	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N		
<u>Miniature golf, driving range, pitch and putt, etc.</u>	N	N	N	N	N	N	S	S	N	N	N	N	N	N	N	S		
<u>Campgrounds</u>	N	N	N	N	N	N	N	N	N	N	N	N	S	N	N	N		
<u>Riding academies and schools</u>	N	N	N	N	N	N	N	N	N	N	N	N	S	N	N	N		
Golf courses	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N		
<u>Drive-in theater</u>	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N		
<u>Tennis/other outdoor court games</u>	N	N	N	N	N	N	S	S	S	N	N	N	N	N	N	S		
<u>Swimming pools, water slides, other water-based amusements</u>	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N		
<u>Boat liveries (small boat rentals)</u>	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	S		
<u>Stadia and fairgrounds</u>	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N		
ZONING DISTRICT PERMITTED USES																		
	<i>Y = Permitted S = Special Use N = Not Permitted</i>																	

PRINCIPAL USE	ZONING DISTRICT															ABD	Reference	
	R60	R40	R30	R20	R10	RM	GB	LB	OB	L1	L2	OP	OS	P	MT			
NOTES:																		
COMMERCIAL OUTDOOR RECREATION (Cont'd)																		
Conservation lands, bird sanctuaries, wildlife preserves	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Public and private parks	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Bathing beaches, public or non-profit ownership	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	

¹ Refer to § 725 and Article 23 of this chapter for use and design restrictions and performance standards applicable to uses in light industrial districts.
² (Abutting Residential) Light industrial (adjacent to residential) is not a separate zoning district. It is a subset of light industry and is shown here for clarity only.
³ Refer to Article 25A of this chapter for use restrictions, design standards and application procedures for wind turbines.