

Sec. 3.15 Comprehensive land use regulation matrix.

TABLE 3-A

Uses Permitted by Right and Conditional Uses ¹

X = Use by right. C = Conditional use permit required. PUD = Planned unit development. * = Active sales office required.

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	C-S	WAD	MMU	POD ²	OS	MH	LI
Residential Uses														
Apartments				X										
Assisted Living Facilities				X	C	C								
Cluster housing			X	X								X		
Condominium				X					C	C				
Duplex				X								X		
Group homes	X	X	X	X										
Manufactured home / manufactured home park													X	
Single-family detached residence	X	X	X	X								X	X	
Townhouse				X						C				
Zero lot line homes			X	X										
Non-Residential Uses														
Accessory building/uses (all uses must be allowed per the zone)	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Alterations, clothing					X	X	X	X	X	X		X		X
Ambulance service						X	X	X						X
Animal training schools						X	X	X						X
Appliance dealers / rental						X	X	X	X	X		X		X
Auction house						C	X					X		X
Auto body repair / painting							X							X
Auto dealers							X							X
Auto repair/detailing						X	X	X						X
Auto rental & leasing						X	X	X	C	C				X
Auto wrecker service							X							X
Bakers, wholesale							X							X
Banks or financial services					X	X	X	X	X	C		C		X
Banquet hall					C	X	X	X	X	C		C		
Barbers / beauty salons /day spa					X	X	X	X	X	X	X	X		X
Bars						C	C		C	C	C			C
Bed & breakfast				C	X	X	X	X	X	X	X	X		X
Bingo parlor						C	C		C	C				C
Boat engine repair & service						C	X	X	C	X				X
Boat hull repair & construction						C	X	C	C	X				X

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	C-S	WAD	MMU	POD ²	OS	MH	LI
Greenhouse						X	X							X
Gunsmiths						X	X	X	X	X		X		X
Health club					C	X	X		X	X		C		X
Heavy machinery sales							X							X
High rise (all uses within must be allowed per the zone)									X	C	<u>C</u>	C		
Hospice	C					X	X							X
Hospital						X	X							X
Hotels & motels (with full service restaurant)						X	X		X	X	<u>X</u>			X
Hotels & motels (without full service restaurant)						C	C		C	C	<u>C</u>			C
Janitorial services & supplies						X	X	X						X
Kennel, outdoor							X							X
Laundry, self-service						X	X	X	C	C				X
Limousine service					X	X	X	X	C					X
Machine shops & welding							X	X						X
Mailbox rentals					X	X	X	X	C	X		X		X
Mailing service, bulk					X	X	X	X	X	X		X		X
Manufacturing														X
Marina									X	X	<u>X</u>	C		
Medical emergency clinics (w/ambulance)										X				X
Medical equipment and supplies						X	X	X		X				X
Medical laboratories					C	X	X	X						X
Monastery or convent	C			C		C	C							C
Motion picture theatre						X	X		C					X
Motorcycle sales & repair						C	X	X						X
Museums					C	C	X		X	X	<u>X</u>	X		X
Nurseries					X	X	X	X				X		X
Nursing homes	C			X	C	C								X
Office, professional					X	X	X	X	X	X	<u>X</u>	X		X
Open air market (all uses must be allowed per the zone)												C		
Pawnbrokers						X	X	X						X
Personal care home (assisted living)				X	X	X	X					C		X
Pet shops (Indoor kennels only)					X	X	X	X	X	X		X		X
Printers							X	X						X
Private clubs (as per TABC)						C	C		C	C	<u>C</u>			C
Private schools					X	X	X			X		X		X
Public use (governmental)	X	X	X	X	X	X	X	X	X	X	<u>X</u>	X	X	X
Pumps, industrial sales and service							X							X
Quick lube/oil change						X	X	X						X
Radio/television transmission tower (commercial)										C				X

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	C-S	WAD	MMU	POD ²	OS	MH	LI
Recreational vehicle park														C
Recreational vehicle sales, rental & repair							X							X
Recycling center														C
Rental service store (no heavy equipment)						X	X	X						X
Rental, trucks & heavy equipment							X							X
Restaurant equipment & supplies						X	X	X						X
Restaurants					C	X	X	X	X	X	X	X		X
Retail, heavy						X	X	X	X	X				X
Retail, light					X	X	X	X	X	X	X	X		X
Sailmakers					X	X	X	X	X	X		X		X
Sexually oriented business														X
Shipyards									X	X				X
Signs, manufacturing							X	X						
Skating rinks						C	X			X				X
Small engine repair						X	X	X						X
Smoke & head shop							X							X
Sports and recreational arenas										C				X
Stables	C													X
Storage, auto; inside							X							X
Storage, auto; outside							C							
Storage, boat; inside							X	X	X	X				X
Storage, boat; outside							X			X				X
Swimming pool & spa sales & supplies					C	X	X	X	C					X
Tele-video production						X	X	X	X	X				X
Theatre					C	X	X		X	X	X			X
Tire dealers and service						X	X	X						X
Trucking company														X
Upholstery shop					C	X	X	X	X	X		X		X
Veterinarians & animal hospitals (no outside kennels)					C	X	X	X	X	X				X
Veterinarians (with outside kennels)							X							X
Warehouse														X
Warehouses, offices & mini							X			X				X
Woodwork shops						X	X	X	X	X		X		X
Yacht/sailing club									X	X		X		

¹ A property is prohibited from having an accessory use/structure without the presence of a principal use/structure.

² Please reference Seabrook Code of Ordinances, Appendix A, Comprehensive Zoning, Section 4.15. The Point Overlay District Regulations, 4.15.04. Uses.