

<u>Temporary Uses</u>	<u>RPZ</u>	<u>R-15</u>	<u>R-30</u>	<u>R-45</u>	<u>R-60</u>	<u>R-1</u>	<u>M</u>

5. *Prohibited Uses.* Any use not specified as a permitted use, special exception, accessory use, permitted home occupation use or use by temporary permit are prohibited uses.

<u>Prohibited Uses</u>	<u>RPZ</u>	<u>R-15</u>	<u>R-30</u>	<u>R-45</u>	<u>R-60</u>	<u>R-1</u>	<u>M</u>
Junk Yards	•	•	•	•	•	•	•

§6.2 Business Zones, Industrial Zones and Other Non-Residential Zones Use Schedule. No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered or used, except for any use of the following permitted uses, special exception uses, accessory uses, permitted home occupation uses or uses by temporary uses.

1. *Permitted Uses.* The following uses may be operated as permitted uses:

<u>Permitted Uses</u>	<u>B-1</u>	<u>B-2</u>	<u>NPC</u>	<u>IRA</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>	<u>I-4</u>	<u>IT</u>	<u>IOP</u>	<u>ID</u>	<u>SMH</u>	<u>RF</u>	<u>PL</u>
Agriculture, including nurseries and farms, hydroponics farming.					•	•	•		•					
Raising crops, nursery stock or trees.								•						
Animal hospitals, veterinary clinics, etc. Animal hospitals, kennels, display and housing and board of pets and other domestic animals, provided that any enclosures or buildings in which animals are kept shall be at least 200 ft. from any residential zone or residential structure and at least 100 ft. from any B-1 zone, and exercise runs shall be enclosed on four sides by a sight-obscuring un-pierced fence or wall at least five feet in height. Noise and other possible disturbing aspects connected with the operation of such use shall be enclosed, screened or otherwise controlled to the extent that the operation of any such use shall not unduly interfere with the use of properties or streets in the surrounding area.				•	•									
Automobile, truck, repair garages to provide services such as rebuilding, body and pant work, overhauling, tire re-treading or recapping, but not to include commercial wrecking, dismantling or junk yards – all parking and storage areas shall be paved with concrete, asphalt or comparable hard surface.					•									
Automobile services, farm implements--automobile, truck trailers, farm implements, for sale, display, hire or repair, including sales lots, used car lots, trailer lots, repair garages, body and fender shops, paint shops, but not within 50 ft. from any residential zone.					•									

<u>Permitted Uses</u>	<u>B-1</u>	<u>B-2</u>	<u>NPC</u>	<u>IRA</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>	<u>I-4</u>	<u>IT</u>	<u>IOP</u>	<u>ID</u>	<u>SMH</u>	<u>RF</u>	<u>PL</u>
Banks--savings and loan companies, finance companies and similar services.	•	•	•											
Blacksmith shop, welding or other metal working shop and machine shops.			•	•	•	•			•					
Building and related trades--including carpenter shops, electrical, plumbing, paint shops, heating shops, paper hanging shops, furniture upholstering and similar enterprises, but not within 100 ft. from any residential zone. In the B-2 Zone no exterior storage shall be permitted.		•	•	•	•	•								
Commercial studios and art studios--including automobile driving schools, business colleges, trade schools, dancing studios, photographic studios, radio and telecasting studios.	•	•	•		•									
Commercial Parking Lots, need not be enclosed.	•	•												
Contractor's yard and related establishments—including building material yards (excluding concrete mixing, contractor's equipment storage yard or plant); or storage yard for rental of equipment commonly used by contractors; trucking or motor freight stations or terminals; retail lumber yards, including incidental millwork; storage and sale of grain, livestock feed or fuel; carting, express or hauling establishments, including storage of vehicles; provided new uses are conducted either (1) wholly within a completely enclosed building or buildings, except for storage of vehicles, which building shall be distant at least 100 ft. from any residential zone or (2) when conducted within an area completely enclosed on all sides with a solid wall or uniformly painted solid board fence not less than six feet high, but not within 200 ft. of any residential zone; provided further that all storage yards related to the uses in this paragraph shall be enclosed.					•									
Eating and drinking establishments--including eating and drinking places, summer gardens, and roadhouses (Excluding drive-in restaurants); provided that such use is not within 200 ft. of any residential zone.		•												
Eating and drinking places--including soda fountains, ice cream parlors, tea rooms, private dining rooms and restaurants, banquet halls and clubs, subject to all applicable codes and such permits and licenses as may be required by, but not including drive-in restaurants.	•	•												
Dry Cleaning Establishments.			•		•									
Entertainment--including theaters, radio and television studios, bowling alleys, assembly halls, or similar places of assembly or entertainment.	•	•												

<u>Permitted Uses</u>	<u>B-1</u>	<u>B-2</u>	<u>NPC</u>	<u>IRA</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>	<u>I-4</u>	<u>IT</u>	<u>IOP</u>	<u>ID</u>	<u>SMH</u>	<u>RF</u>	<u>PL</u>
Hotels and Inns—but not including Motels.	•		•											
Laboratories—including experimental, photographic or testing laboratories, dental and medical, provided no operation shall be conducted or equipment used which would create hazards, noxious or offensive conditions.			•	•	•	•	•		•	•				
Manufacturing – A use engaged in the basic processing and manufacturing of materials, parts or products from extracted or raw materials or from previously prepared materials, including processing, fabrication, assembly, treatment, packaging, and incidental storage, sales and distribution of such products.			•	•	•	•	•		•					
Enterprises, which perform the following activities with non-primary, finished components or goods; manufacturing with all its integral functions, fabrication, assembly, testing, packaging, storage and distribution.								•						
Mortuaries or funeral homes—including ambulance service.	•	•												
Newspaper and job printing.	•		•		•									
Non-commercial uses such as churches and other places of worship; libraries, museums, and similar institutions; private clubs or lodges.	•	•	•											
Housing for the elderly or handicapped within 1,000 ft. of public transportation and shopping; single-family dwelling detached; two-family dwelling; Urban Core Living Units.	•													
Professional and Business offices and office buildings—including general and professional tenants as well as banking, savings and loan and other financial institutions but not including medical or dental clinics or mental health/substance abuse treatment facilities, offices or clinics.	•	•	•											
Printing and related trades—including publishing, job printing, lithographing; blueprinting, etc., but not within 100 ft. of any residential zone.		•	•	•	•	•	•		•					
Public building—including post office; fire and police stations; bus passenger terminal, telephone exchange or office or other public utility office; and governmental buildings.	•	•	•											
Public utilities buildings and structures—including Storage yards and vehicle parking area.				•	•	•	•							

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Recreation (commercial)--including baseball field, swimming pools, skating rinks, golf driving ranges, stadiums or arenas and similar open air facilities; livery stables or riding academies, amusement parks, or similar recreational uses; provided such recreational establishments shall be at least 200 ft. from any residential zone.		•			•									
Product testing, Research and Development facilities.			•						•	•				
Physical Fitness Centers.	•	•	•	•	•									
Retail sales distribution facility for the processing of orders for and preparation of pharmaceutical and related products in the health care field but not to include sale and delivery of product to customers on premises.									•					
Restaurants--With or without alcoholic beverages.	•	•	•	•										
Retail business--whose principal activity is the sale of merchandise in an enclosed building (except automobile sales, boat sales, mobile home sales; etc., which tend to detract or interfere with a high intensity of pedestrian shopping activity).	•	•	•											
Retail sales or rental-including lumber, paints, hardware and other building supplies; automobiles, trucks, trailers, boats, motorcycles, new or used; warehousing and distribution of unprepared food products at no cost to general public for consumption off-site. Further, the location of the "distribution of unprepared food products" use shall not have frontage on a state highway; construction equipment, agricultural equipment, power tools, new or used; scientific and laboratory supplies.		•		•	•									
Retail sales in which both a workshop and a retail outlet are required, such as interior decorating, dressmaking, upholstering, printing, photographic reproducing, radio and home appliances, provided that no more than 50% of the total usable floor area of the establishment shall be used for servicing, repair or processing activities.	•	•	•											
Retail services--including grocery stores; supermarkets; fruit, meat and vegetable stores; drug stores; garden stores; barber shops; beauty parlors; clothes cleaning and laundry pick-ups; art and antique shops, artists supply stores; self-service laundries; department stores including discount houses; variety and dime stores; dry goods and apparel stores; mail-order houses; and similar uses.	•	•												

<u>Permitted Uses</u>	<u>B-1</u>	<u>B-2</u>	<u>NPC</u>	<u>IRA</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>	<u>I-4</u>	<u>IT</u>	<u>IOP</u>	<u>ID</u>	<u>SMH</u>	<u>RF</u>	<u>PL</u>
Service establishments, including barber shops and beauty parlors; dry cleaning and laundry pickup stations for work to be done elsewhere; dry cleaning, using non-inflammable cleaning agents only, for work accepted on the premises; locksmith; radio and television repair shop; shoe repair; tailoring, dressmaking and pressing; newspaper stand; and similar uses.	•	•	•											
Studios -- motion picture, recording, television and radio production studios, transmitters and related equipment.					•	•		•	•					
Wholesale and warehousing of items manufacture on the premises.			•	•	•				•					
Warehousing of items or materials not produced or created on the premises (except items prohibited as shown elsewhere in the Code).				•	•	•		•						
Office buildings – including general and professional tenants but not including mental health/substance abuse treatment facilities, offices or clinics.				•	•	•			•					
Offices except medical and dental but not including mental health/substance abuse treatment facilities, offices or clinics.								•						
Interstate Office Park Zone. The use of the zone shall be limited to business and professional offices and corporate business offices. Business uses shall include but not be limited to, any occupation or trade primarily of a clerical nature such as insurance company or sales offices but shall not include commercial activities such as the manufacturing or assembling of wares.										•				
Institutions, health, religious, charitable, and governmental uses.											•			
Repair, replacement and reconditioning of diesel engines, components, power trains and equipment, but not to include junkyards or permanent outside storage of dismantled or salvaged parts, equipment or vehicles.									•					
Servicing, repair, installation and assembly of computers and communication equipment, including two-way marine and automobile radios, emergency alarms and lighting systems, but not to include the general retail sales thereof.									•					
Motor vehicle services and repair and body and fender repair and paint shop, provided that no building or structure for said use is located within 50 ft. of any residential zone and further provided that all outside storage of material associated with said business be screened so as to not be observable from abutting properties.		•		•	•	•								

<u>Permitted Uses</u>	<u>B-1</u>	<u>B-2</u>	<u>NPC</u>	<u>IRA</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>	<u>I-4</u>	<u>IT</u>	<u>IOP</u>	<u>ID</u>	<u>SMH</u>	<u>RF</u>	<u>PL</u>
Conference Center Complex. A hotel with a minimum area of 200,000 sq. ft. on at least 15 acres and a minimum of 250 rooms with multi-purpose public meeting and conference rooms, auditoriums, ballrooms and assembly halls, together with customary conference center-hotel accessory uses, including, but not limited to, eating establishments, dining facilities and entertainment areas, all serving food only as well as those serving both food and alcoholic beverages, gift and other shops; swimming pools, sauna and steam rooms; barbershops and beauty parlors; and secretarial and other services.									•					
Manufacturing and distribution. Only in buildings, which have been used, historically, for this purpose, and only in buildings with more than 40,000 sq. ft.	•													
Business and Professional Offices.			•											
A Golf Driving Range subject to conditions described hereafter: (1) that not more than 25% of the I-4 parcel is used as a driving range; (2) that not more than 10 acres of the I-4 zone parcel is used as such golf driving range; (3) that the sales office\pro shop has a land footprint not any greater than 900 sq. ft.; and (4) that the Planning and Zoning staff approve the site plan as a whole including location of protective fencing and such other structures and improvements as the particular site shall demand.								•						
Wholesaling, warehousing and distribution facilities employing greater than 50 employees (not to include terminal exclusively for the transfer of freight not owned by the building occupant).									•					
Biotech, telecommunication, and environmental service industries excluding those dealing with the transfer and\or final disposition of solid waste.			•	•	•		•	•						
Sports training facilities solely for use by a professional sports team.			•						•	•	•			
Medical and Dental Offices. Medical and Dental Offices with less than five practitioners, specifically excluding those whose principal service is mental health and/or substance abuse diagnosis and treatment.	•	•	•											
Vocational School for Massage Therapy Including classroom training facilities, administrative offices, Student Clinic, Professional Graduate Clinic, and associated services and support activities involved in the daily operation of a Professional Massage Therapy Vocational School. All activities are to be in compliance with state statutes regulating the training and practice of Massage Therapy.									•					

<u>Permitted Uses</u>	<u>B-1</u>	<u>B-2</u>	<u>NPC</u>	<u>IRA</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>	<u>I-4</u>	<u>IT</u>	<u>IOP</u>	<u>ID</u>	<u>SMH</u>	<u>RF</u>	<u>PL</u>
<p>Design Center including corporate offices, sales area, warehousing, and stone and tile distribution, is part of a Stone Fabrication facility. And where such Center: (1) is located not less than a one-half (½) mile from the entrance to an interstate highway; and (2) is not greater in size than 30% of the area of the combined facility and where such center is found to support or enhance employment in the on-site manufacture and fabrication of such items as are on display. A Design Center shall display stone items fabricated on-site and may incorporate other interior and exterior decorating items including architectural woodwork, wood inlays, cabinets, plumbing fixtures, works of art, and other accessory and coordinated items and may also include offices, meeting areas, or areas for architects, decorators, and designers.</p>									•					
<p>Retail Sales and Self Storage. Retail Sales and Self Storage in commercial buildings where the currently existing space, used for hardware stores, paint shops, other building supplies and similar business uses, may use up to 50% of the space of the building, which shall be separately petitioned for self-storage purposes.</p>		•												
<p>Sale or Dispensation of any form of marijuana and/or medical marijuana by a CT licensed pharmacist on the premises of a pharmacy or standalone Medical Marijuana Dispensary Facility licensed by the State of Connecticut provided the State of Connecticut legalizes said use.</p>		•	•											
<p>Corporate office for high technology/environmental services uses and related storage of equipment and materials provided that such uses do not create hazardous, noxious or offensive conditions, and specifically excluding the on-site storage, transfer or disposal of hazardous, regulated, medical, solid or bulky wastes which are not otherwise permitted by the Connecticut DEEP and/or the City of Middletown, as may be required.</p>										•				

<u>Permitted Uses</u>	<u>B-1</u>	<u>B-2</u>	<u>NPC</u>	<u>IRA</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>	<u>I-4</u>	<u>IT</u>	<u>IOP</u>	<u>ID</u>	<u>SMH</u>	<u>RF</u>	<u>PL</u>
Data Centers - The following standards shall apply to data centers: (A) Building Facades visible from a City Street or Right of Way, shall avoid the use of undifferentiated surfaces by including at least two of the following design elements: change in building height, building step-backs or recesses, fenestration, change in building material, pattern, texture, color, or use of accent materials. When a building has more than one façade visible from a City Street or City Right of Way, such principal building facades shall be consistent in terms of design, materials, details, and treatment. (B) Screening of Mechanical Equipment. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment shall be screened. This screening may be provided by a principal building. Mechanical equipment not screened by a principal building shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building. (C) Exterior Lighting. All exterior lighting shall be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties. (H) Buffer Yard Requirement. Any property that abuts a residential zone shall site the proposed data center in a manner to screen or buffer the data center by use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, with landscaped earthen berm.					•		•	•	•					
Tattoo and/or Body Piercing Studios – Tattoo and/or Body Piercing Studios that are regulated through the Connecticut Department of Public Health.		•	•											
Brewpub.	•	•	•										•	
Brewery/Distillery.			•	•	•	•			•					
Park Land.														•

2. *Special Exception Uses.* The following uses by special exception may be permitted in accordance with the provisions of §5.6 *Special Exceptions.*

<u>Special Exception Uses</u>	<u>B-1</u>	<u>B-2</u>	<u>NPC</u>	<u>IRA</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>	<u>I-4</u>	<u>IT</u>	<u>IOP</u>	<u>ID</u>	<u>SMH</u>	<u>RF</u>	<u>PL</u>
Gasoline filling stations. (§5.6.8.14)		•												
Drive-in establishment, limited to drive-in banks. (§5.6.8.12)		•												
Eleemosynary or philanthropic institutions—need not be enclosed. (§5.6.8.16)	•	•												

<u>Special Exception Uses</u>	<u>B-1</u>	<u>B-2</u>	<u>NPC</u>	<u>IRA</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>	<u>I-4</u>	<u>IT</u>	<u>IOP</u>	<u>ID</u>	<u>SMH</u>	<u>RF</u>	<u>PL</u>
General retail use not expressly prohibited by this Code. (§5.6.4)	•	•												
Junkyards and building material salvage yards.					•	•	•							
Public utility structures. (§5.6.8.11)	•	•						•	•				•	
Leaf Composting Area. (§5.6.8.37)											•			
Ready-mix concrete plant. (§5.6.8.19)					•									
Restaurant or lunchroom. (§5.6.8.20)					•	•								
Restaurants, providing service for customers either at counters or at tables including sale of alcoholic beverages.													•	
Marinas and boatyards for the building, storage, repair, sale, or rental of boats; docks, wharfs, piers for the storage and transport of goods, merchandise, and/or people. If such a facility is located adjacent to an industrial zone, it shall be treated as a permitted use subject to site plan approval. (§5.6.4)													•	
Taxicab stand--need not be enclosed. (§5.6.8.21)	•	•												
Outdoor Recreational uses such as: Parks, Playgrounds, Playfields, Golf courses, Boating areas, Community buildings, Developed open space, such as Arboreta, Botanical and Zoological gardens and similar recreational uses.													•	
Adaptive residential use for structures currently or recently occupied by non-conforming use.	•													
Natural Resource Extraction. (§5.6.8.10)	•				•	•	•							
Alcoholic Liquor Establishments. (§5.6.8.24)	•	•	•											
Automobile, truck, trailer, farm implements and similar automotive equipment sales, new and used. (§5.6.8.25)			•		•	•								
Bus stop Passenger Shelters. (§5.6.8.26)	•	•			•	•	•	•	•		•		•	
Adaptive historic preservation use harmonious with the physical characteristics and originally designed use of the structure. (§5.6.8.27)	•	•			•	•	•		•		•		•	•
Banking facilities with drive-up windows. (§5.6.8.12)	•		•			•		•	•					
Child Care Facilities. (§5.6.8.2)	•	•			•	•	•		•					
Care/nursing homes. (§5.6.8.30)		•												

<u>Special Exception Uses</u>	<u>B-1</u>	<u>B-2</u>	<u>NPC</u>	<u>IRA</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>	<u>I-4</u>	<u>IT</u>	<u>IOP</u>	<u>ID</u>	<u>SMH</u>	<u>RF</u>	<u>PL</u>
Solid Waste Facility (§5.6.8.32) All proposals including expansion to existing facilities shall be subject to Category 4 site plan review. Except that: Solid Waste Disposal Areas (§1.15 Definitions) shall not be permitted in the IT zone.					•	•	•		•		•			
Recreation (commercial)--including billiard parlors and pool halls; bowling alleys; nightclubs; theaters and other assembly halls; subject to all applicable codes and such permits and licenses as may be required by law, and expressly prohibiting CT Liquor Control Commission Café Liquor Permits and drive-in theaters.	•	•	•											
Research, experimental and testing laboratories and light manufacturing in existing buildings in excess of 15,000 sq. ft.		•	•											
Trucking company terminals for storage, assembly, distribution, handling or transfer of freight.									•					
Golf Driving Ranges, Miniature Golf Courses, and golf courses			•		•									
Antique/Flea Market whose principal activity would be to allow antique dealers and other vendors to see their merchandise.					•									
Landscape and Garden Center.			•		•									
Medical and Dental Clinics. Medical and Dental Clinics comprised of 5 or more practitioners, specifically excluding clinics whose principal service is mental health and/or substance abuse diagnosis and treatment.	•	•	•											
Corporate office/high technology processing of previously manufactured parts used in aerospace, automotive, medical and similar industries, provided, that such processing does not create hazardous, noxious or offensive conditions, and specifically excluding (a) traditional manufacturing (i.e. conversion of raw materials) and (b) the use, storage or disposition of medical or solid wastes. (§5.6.8.42)										•				
Indoor Recreational Facility. A facility where a fee is paid in exchange for activities, events, or programs related to athletics, physical conditioning and accessory activities conducted indoors.								•						
Transitional development housing is allowed immediately adjacent to R-15 zones on parcels with no frontage on a state highway, at a density not to exceed 12units per acre, and for parcels smaller than one acre at a density not to exceed 12 units, to serve as a buffer zone between commercial and residential areas. Appropriate setbacks and parking to be determined by the Commission during site plan review process. Advisory opinion from Design Review Board shall be submitted with site plan.		•												

<u>Special Exception Uses</u>	<u>B-1</u>	<u>B-2</u>	<u>NPC</u>	<u>IRA</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>	<u>I-4</u>	<u>IT</u>	<u>IOP</u>	<u>ID</u>	<u>SMH</u>	<u>RF</u>	<u>PL</u>
Data Centers. (§5.6.8.45)						•				•	•			
Brewpub. (§5.6.8.47)				•										
Brewery/Distillery. (§5.6.8.47)						•	•							
Accessory Outdoor Uses for Brewpubs. (§5.6.8.47)	•	•	•		•									
Accessory Outdoor Uses for Breweries/Distilleries. (§5.6.8.47)			•	•	•	•	•	•	•					
Rooming Houses.											•			
Clinics for Mental health and/or substance abuse diagnosis and treatment.												•		
Bottle Redemption Center. (§5.6.8.51)				•										

3. *Accessory Uses.* The following Accessory Uses shall be permitted in accordance with the provisions of §4.10 *Limitations on Accessory Uses.*

<u>Accessory Uses</u>	<u>B-1</u>	<u>B-2</u>	<u>NPC</u>	<u>IRA</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>	<u>I-4</u>	<u>IT</u>	<u>IOP</u>	<u>ID</u>	<u>SMH</u>	<u>RF</u>	<u>PL</u>
Accessory Apartments. (§4.11)	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Uses customarily incidental to the main or principal building or land use such as business office, conference / meeting facilities, data processing/ storage, personnel services (i.e. dining facilities, child care facilities, medical services) and off-street parking and loading space.	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Closely associated accessory uses as an integral part of the principal, or main use of the premises, conference / meeting facility, data processing/ storage, personnel services (i.e. dining facilities, child care facilities, medical and emergency services), off-street parking and loading space, research laboratories and solid waste facility. Dining facilities serving both food and alcoholic beverages shall be permitted in any office building housing any corporate headquarters or corporate branch office provided that the uses occupy a minimum of 500,000 sq. ft. on a single parcel. Heliports or Helicopter landing areas shall be permitted as an accessory use only if the principal use is conducted on a single lot having an area of 20 acres or larger.									•	•				

4. *Uses by Temporary Permit.* The following are permitted as Temporary Uses.

<u>Temporary Uses</u>	<u>B-1</u>	<u>B-2</u>	<u>NPC</u>	<u>IRA</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>	<u>I-4</u>	<u>IT</u>	<u>IOP</u>	<u>ID</u>	<u>SMH</u>	<u>RF</u>	<u>PL</u>
Temporary office and building or yard for construction material of equipment and model all incidental and related to construction within the immediate area; provided, however, that each permit shall be valid for a period of not more than six months and shall not be renewed for more than four successive periods at the same location.	•	•	•	•	•	•	•	•	•	•	•	•	•	•

5. *Prohibited Uses.*

<u>Prohibited Uses</u>	<u>B-1</u>	<u>B-2</u>	<u>NPC</u>	<u>IRA</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>	<u>I-4</u>	<u>IT</u>	<u>IOP</u>	<u>ID</u>	<u>SMH</u>	<u>RF</u>	<u>PL</u>
Any use which can be reasonably considered to cause, despite existing environmental safeguards, hazardous or noxious conditions or which would violate §1.8 Performance Standards. Further any use not specified as a permitted use, special exception use, accessory use, permitted home occupation use or use by temporary permit are prohibited uses including but not limited to the incineration of solid waste, correctional facilities, alternate incarceration centers, half way houses, tattoo and/or body piercing studios, pawn shops, check cashing establishments, and asphalt/batch plants.	•	•	•	•	•	•	•	•	•	•	•	•	•	•
No land or building, or any portions thereof, shall be used in the City of Middletown for gambling purposes as a principal or accessory use (including land used for parking or other uses to benefit water based gambling). No manually or automatically operated gambling devices, video or otherwise, including, but not limited to slot machines, shall be permitted as a principal or accessory use in any zone in the City of Middletown. Where such land or building is used solely for the benefit of charitable or non-profit institutions this section shall not apply. Nothing in this section shall be construed to prohibit the sale of State of Connecticut lottery tickets in the City of Middletown.	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Junk Yards.	•	•	•	•	•	•	•	•	•	•	•	•	•	•

§6.3 Mixed Use Zones Use Schedule. No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered or used, except for any use of the following permitted uses, special exception uses, accessory use, permitted Residential Unit Business Pursuit uses, or uses by temporary uses. In any cases where a use is alleged to be similar to a specified use referred to in the following schedule its status shall be determined by the Commission by reference to the most clearly similar use or uses that are specifically referred to in the use schedule or declared that the use is not similar. When the status of a use has been so determined, such determination shall thereafter have general applicability to all uses of the same type.

1. *Permitted Uses.* The following uses may be operated as Permitted Uses: