

LOCAL REGULATIONS

The Town of Westerly has thirteen zoning districts for commercial, industrial and professional uses. This snapshot briefly overviews the intent of each zone and includes a table of permitted uses to help you identify where your business can best fit into our regulations.

Commercial Zones

Commercial Recreation (CR) is intended for areas that have historically housed commercial/recreational facilities although adjacent to residential areas in order to allow their continued existence subject to reasonable regulations and limitations on future expansion.

Downtown Center 1 (DC-1) and **Downtown Center 2 (DC-2)** are intended for areas comprising the downtown business core and immediately surrounding areas characterized by mixed uses, high-density residential uses and retail shops. The Downtown Center Zones are intended to preserve the distinct character of the downtown, which has special needs related to its historic mill town origins, in particular the preservation of historic buildings and facades.

General Commercial (GC) is intended for areas of historic commercial activity.

Highway Commercial (HC) Intended for areas which are primarily vehicle-oriented because of their location along major roads. An objective of this commercial zoning category is to address existing traffic safety problems associated with excessive curb cuts and to prevent further traffic problems from occurring with future development.

Marine Commercial (MC) is intended to establish an area dedicated to marine (water-dependent) and marine-related uses. Uses proposed for the portion of the river designated as Class 3 High-Intensity Boating in the Rhode Island CRMC Program are consistent with that program.

Neighborhood Business (NB) is for areas characterized by small retail and personal service operations but surrounded by residential areas.

Shore Commercial – General (SC-G) and **Shore Commercial – Watch Hill (SC-WH)** are intended to promote the use of waterfront locations for servicing local and tourist seasonal businesses and water-related activities. The Shore Commercial Districts also provide for both direct and indirect access to the water by the general public. SC-G is located generally in Misquamicut and SC-WH is located in Watch Hill. Each zone is intended to allow uses in a manner which limits their impact on abutting residential areas.

Industrial Zones

General Industrial (GI) is intended for industrial uses which must be segregated because of their incapability with other land uses; it is designed to provide for the infrastructure and operational requirements of industrial uses.

Light Industrial (LI) is intended to provide for office research assembly and technology uses that do not require extensive infrastructure, sewer, water, site development, or present a threat to sensitive environmental resources.

Office, Research, Assembly and Technology (ORAT) is intended for office, research, assembly and technology uses that do not require extensive infrastructure or site development and do not present a threat to sensitive environmental resources.

Professional Zones

Professional Office (P-15) is intended to establish areas within which the Town encourages a concentration of professional office and related uses. Property in this district often provides a transitional area between more intense districts and residential districts.

ZONING DISTRICT USE TABLE

The following table provides a breakdown of zoning districts by numerous uses, which in most cases fall within three categories – permitted (identified as ‘P’), special use (‘S’) or not permitted (‘N’). A ‘P/S’ symbol identifies zones which permit a use when less than 2,000 square feet and requires a special use permit when greater than 2,000 square feet. An ‘N/S’ symbol identifies a zone which does not permit a use except by special use permit when the property is 40,000 square feet or greater and repair work is done only within a building.

	P-15	DC	DC2	NB	HC	GC	SC-WH	SC-G	MC	GI	LI	ORAT	CR
RESIDENTIAL													
Hotels	N	S	N	N	P	P	S	S	N	N	N	N	N
Motels	N	S	N	N	P	P	S	S	N	N	N	N	N
Inns	N	N	S	N	N	S	S	S	N	N	N	N	N
Assisted living/congregate living	S	S	N	N	S	S	N	N	N	N	N	N	N
Nursing homes	S	N	N	N	S	S	N	N	N	N	N	N	N
Family daycare homes	P	P	P	P	P	P	N	N	N	N	N	N	N
Mixed use development	P	P	P	P	P	P	P	P	N	N	N	N	N
AGRICULTURAL, EXTRACTIVE AND INDUSTRIAL NONMANUFACTURING													
General Farms	N	N	N	N	N	N	N	N	N	N	S	N	N
Dimension stone mining	N	N	N	N	N	N	N	N	N	S	S	N	N
Crushed and broken stone mining	N	N	N	N	N	N	N	N	N	S	S	N	N
Commercial soil, sand and gravel removal	N	N	N	N	N	N	N	N	N	S	S	N	N
Junkyards and scrap wholesaling	N	N	N	N	N	N	N	N	N	S	S	N	N
Recycling facility, storage only	N	N	N	N	N	N	N	N	N	S	S	N	N
Open lot storage of building material and machinery	N	N	N	N	N	N	N	N	N	S	S	N	N
Open lot storage of sand and gravel	N	N	N	N	N	N	N	N	N	S	S	N	N
Storage of flammable or explosive materials above ground	N	N	N	N	N	N	N	N	N	S	S	N	N
Storage of flammable or explosive material below ground	N	N	N	N	N	N	N	N	N	S	S	N	N
Dry-cleaning plant/laundry establishments	N	N	N	N	S	S	N	N	N	S	S	N	N
Nonmanufacturing industries not herein specified	N	N	N	N	S	S	N	N	N	S	S	S	N
MANUFACTURING													
Food and kindred products	N	N	N	N	N	N	N	N	N	P	P	N	N
Textile mill products	N	N	N	N	N	N	N	N	N	P	N	N	N
Apparel and other finished products from fabrics	N	N	N	N	N	N	N	N	N	P	N	N	N
Lumber and wood products except furniture	N	N	N	N	N	N	N	N	N	P	N	N	N

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MANUFACTURING													
Sawmills and planing mills	N	N	N	N	N	N	N	N	N	P	N	N	N
Millwork and prefabricated structural wood products	N	N	N	N	N	N	N	N	N	P	P	N	N
Furniture and furnishings	N	N	N	N	N	N	N	N	N	P	P	N	N
Manufactured products from paper and paperboard	N	N	N	N	N	N	N	N	N	P	P	N	N
Printing and publishing	N	P	P	P	P	P	N	N	N	P	P	N	N
Chemicals and pharmaceuticals	N	N	N	N	N	N	N	N	N	P	P	N	N
Light manufacturing	N	N	N	N	P	P	N	N	N	P	P	S	N
Glass and glassware	N	N	N	N	N	N	N	N	N	P	N	N	N
Pottery and related products	N	N	N	N	N	N	N	N	N	P	N	N	N
Concrete products	N	N	N	N	N	N	N	N	N	P	P	N	N
Fabricated metal products except ordnance, machinery and transportation equipment	N	N	N	N	N	N	N	N	N	P	N	N	N
Coating and engraving	N	N	N	N	N	N	N	N	N	P	S	N	N
Machinery, except electrical	N	N	N	N	N	N	N	N	N	P	S	N	N
Electrical and electrical machinery equipment and supplies except batteries	N	N	N	N	N	N	N	N	N	P	S	N	N
Transportation equipment	N	N	N	N	N	N	N	N	N	P	N	N	N
Ship or boat building and repairs	N	N	N	N	N	N	N	N	P	P	P	N	N
Professional and scientific controlling instruments	N	N	N	N	N	N	N	N	N	P	P	P	N
Photo and optical goods, watches and clocks	N	N	N	N	N	N	N	N	N	P	P	N	N
Electric assembly	N	N	N	N	N	N	N	N	N	P	P	P	N
Miscellaneous manufacturing industries not specifically excluded herein	N	N	N	N	N	N	N	N	S	S	S	S	N
TRANSPORTATION, COMMUNICATIONS, UTILITIES AND SERVICES													
Railroad transportation services	N	P	P	N	N	N	N	N	N	P	P	N	N
Bus passenger station	N	P	P	N	P	P	N	N	N	P	P	N	N
Taxicabs/taxi stand	N	P	P	N	N	N	N	N	N	P	P	N	N
School bus (storage)	N	N	N	N	N	N	N	N	N	P	P	N	N
Commercial dock or pier	N	N	S	N	N	S	N	N	P	N	N	N	N
Trucking transportation and short term	N	N	N	N	N	N	N	N	N	P	P	N	N
Local and long distance trucking without storage	N	N	N	N	N	N	N	N	N	P	P	N	N
Local and long distance trucking with storage	N	N	N	N	N	N	N	N	N	P	P	N	N
Motor freight terminal	N	N	N	N	N	N	N	N	N	P	P	N	N
Airport and heliport	N	N	N	N	N	N	N	N	N	S	N	N	N
General warehousing	N	N	N	N	N	S	N	N	N	P	P	N	N

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TRANSPORTATION, COMMUNICATIONS, UTILITIES AND SERVICES													
Ministorage	N	N	N	N	N	S	N	P	N	P	P	N	N
Fuel and power (for use or sale off site)	N	N	N	N	N	S	N	N	N	S	S	N	N
Sanitary sewage disposal services	N	N	N	N	N	N	N	N	N	S	S	N	N
Utility substation or pumping station	N	N	N	N	N	N	N	N	N	S	S	N	N
Radio and TV studio	P	P	P	N	P	N	N	N	N	P	P	S	N
Sewage treatment facilities (treating offsite waste)	N	N	N	N	N	N	N	N	N	S	S	N	N
Incinerator	N	N	N	N	N	N	N	N	N	S	N	N	N
COMMERCIAL													
Wholesale distribution establishment principal activity of which is sale of merchandise to individuals and corporations for resale to the public with retail sales permitted in no more than 0% of the floor	N	N	N	N	S	P	N	N	N	P	P	N	N
Lumber and other building materials	N	N	N	N	S	S	N	N	N	P	P	N	N
Heating, plumbing and electrical supplies	N	N	P	P	P	P	N	N	N	P	P	N	N
Paint, glass, wallpaper and hardware	N	N	P	P	P	N	N	N	N	N	P	N	N
Rental (light equipment)	N	N	P	P	P	N	N	N	N	N	P	N	N
Rental (heavy equipment)	N	N	N	N	N	N	N	N	N	N	P	N	N
General merchandise, department store, furniture and household goods	N	P	P	S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	N	N
Furniture and home furnishings	N	P	P	S	P	P	N	N	N	N	N	N	N
Household appliance stores	N	P	P	S	P	P	N	N	N	N	N	N	N
Radio, television and music stores, computer sales and services	N	P	P	S	P	P	N	N	N	N	N	N	N
Photo processing and accessories	N	P	P	N	P	P	N	N	N	P	P	N	N
Supermarket	N	N	P	N	P	P	N	N	N	N	N	N	N
Grocery stores, deli, meat, fish, fruit, vegetable, dairy products, bakeries (not exceeding 10,000 square feet)	N	S	P	S	P	P	S	S	S	N	N	N	N
Motor vehicles and trailers – new and/or used (including repairs conducted only within a building)	N	N	N	N	P	S	N	N	N	N	S	N	N
Tire, battery and accessory dealers	N	N	N	N	P	P	N	N	N	N	S	N	N
Gasoline service stations, minor repairs only	N	N	N	S	P	S	N	N	N	N	S	N	N
Boats and marine dealers – storage, repairs and sales	N	N	N	N	N	N	N	N	P	S	S	N	N
Shoes, tailor, dressmaker, miscellaneous apparel and accessories (including yarn, fabric and sewing supplies)	N	P	P	P	P	P	P	P	P	P	N	N	N
Restaurants (no alcoholic beverage)	N	P	P	P	P	P	P	P	P	N	N	N	P

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COMMERCIAL													
Restaurants (alcoholic beverage)	N	P	P	S	P	P	S	S	S	N	N	N	S
Taverns/hotels (with alcoholic beverage)	N	S	S	N	P	P	S	S	N	N	N	N	N
Drive-through facilities	N	N	N	N	S	S	N	N	N	N	N	N	N
Drug stores, newsstands/tobacco stores, antique stores, bookstores/stationary stores, sporting goods, bicycle shop, jewelry stores, florists, camera and photo supply stores, gift, novelty, souvenir shops, optical good stores and video stores	N	P	P	P/S	P	P	P/S	P/S	N	N	N	N	N
Gun shops	N	N	S	N	N	S	N	N	N	N	N	N	N
Sporting goods and bicycle shops	N	P	P	P	P	P	P	P	P	N	N	N	N
Farm and garden supply stores	N	N	P	N	P	P	N	N	N	N	P	N	N
Banking services	S	P	P	N	P	P	N	N	N	N	N	N	N
Pet shops	N	P	P	N	P	P	N	N	N	N	N	N	N
Liquor/package store	N	N	P	N	P	P	N	N	N	N	N	N	N
Drive-through facilities for drug stores and pharmacies	N	N	S	N	P	S	N	N	N	N	N	N	N
Drive through facilities for any other retail use	N	N	S	N	S	S	N	N	N	N	N	N	N
Retail not herein specified	N	S	S	S	S	S	S	S	S	N	S	N	N
BUSINESS AND PROFESSIONAL SERVICES													
General commercial offices	S	S	P	S	P	P	S	S	N	P	P	P	N
Financial institutes, research and development, financial services support, banking (greater than 10,000 square feet)	S	P	P	N	P	P	N	N	N	P	P	P	N
General and professional offices (including medical, legal, accounting, engineering, architectural, insurance and real estate)	P	P	P	P	P	P	P	P	N	S	S	P	P ²
Social clubs (including liquor license)	N	P	P	S	P	P	N	N	N	N	N	N	N
Drive-through facilities for banks and financial services	N	N	S	N	P	S	N	N	N	N	N	N	N
Drive-through facilities for other above uses	N	N	S	N	S	S	N	N	N	N	N	N	N
Laundry dropoff/pickup (no on-site cleaning)	N	S	P	S	P	P	S	S	N	N	N	N	N
Self-service laundromats	N	N	P	S	P	P	N	N	N	N	N	N	N
Photo studios	N	P	P	S	P	P	S	S	N	N	N	N	N
Beauty and barber shops	N	P	P	P	P	P	S	S	N	N	N	N	N
Shoe repair, shoe shine and hat cleaning	N	P	P	P	P	P	S	S	N	N	N	N	N
Funeral services or mortuary	N	N	P	S	P	P	N	N	N	N	N	N	N
Caterers (not accessory to restaurant)	N	N	P	S	P	P	N	N	N	P	P	N	N
Travel agencies	N	P	P	S	P	P	S	S	N	N	N	S	N

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BUSINESS AND PROFESSIONAL SERVICES													
Personal services not herein specified	S	S	S	S	S	S	S	S	N	S	S	N	N
Commercial off-street parking	N	P	S	N	P	P	S	S	N	S	S	N	N
Commercial parking structures	S	S	S	N	N	N	N	N	N	S	S	N	N
Auto repair	N	N	N	N/S	P	P	N	N	N	N	N	N	N
Automobile body repair	N	N	N	N	N	N	N	N	N	P	N	N	N
Automobile services, except repair	N	N	N	N	N	P	N	N	N	P	N	N	N
Automobile rentals	N	N	N	N	P	P	N	N	N	P	N	N	N
Vehicle and trailer rentals	N	N	N	N	S	P	N	N	N	P	N	N	N
Electrical/electronic repair shop	N	S	P	S	P	P	N	N	N	N	P	N	N
Reupholstery and furniture repair	N	S	P	S	P	P	N	N	N	N	P	N	N
Small appliance repairs	N	S	P	S	P	P	N	N	N	N	P	N	N
Small engine repairs	N	N	N	S	S	P	N	N	N	N	P	N	N
Repair and related services not elsewhere classified	N	S	S	S	S	S	N	N	N	S	S	N	N
Studios/dance schools	N	P	P	P	P	P	N	N	N	N	S	N	N
Bowling alleys	N	N	P	N	P	P	N	N	N	N	N	N	N
Skating rinks	N	N	P	N	S	S	N	S	N	N	S	N	N
Motion picture theaters and auditorium	N	P	P	N	P	P	N	N	N	N	N	N	N
Pinball or game rooms including billiard and pool	N	N	S	N	S	S	N	S	N	N	N	N	N
Exercise center, gymnasium	N	P	P	P	P	P	N	N	N	N	N	N	N
Charitable recreation	P	P	P	N	N	P	S	S	S	N	N	N	N
Indoor commercial recreation not herein specified	N	S	S	S	S	S	N	S	N	N	S	N	N
GOVERNMENT, EDUCATIONAL AND INSTITUTIONAL													
Federal government/postal service	S	P	P	S	P	P	S	S	P	P	P	P	S
State and local government	S	P	P	S	P	P	S	S	P	P	P	P	S
Public schools, including charter schools	S	P	P	S	P	P	S	S	P	P	P	P	S
Private preschool, elementary and secondary	S	P	P	N	P	P	N	N	P	P	P	P	N
Trade or professional school	S	S	S	N	P	P	N	N	N	S	S	P	N
Other educational institutions	S	S	P	N	P	P	N	N	N	N	N	P	N
Hospitals	P	N	P	N	S	S	N	N	N	N	N	S	N
Ambulance services (nonprofit)	N	N	N	N	P	P	N	N	N	N	N	N	N
Cemetery	S	S	S	S	S	S	S	S	S	S	N	S	S
Fire or police station	S	S	S	S	S	S	S	S	N	S	S	S	N
Library or museum	S	S	S	S	S	S	S	S	S	S	S	S	S
Place of religious worship	S	S	S	S	S	S	N	N	N	N	N	N	N
Daycare/childcare center	S	S	S	S	S	S	S	S	N	S	S	S	S

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RECREATION													
General athletic fields (including lighted)	S	S	S	S	S	S	S	S	S	S	S	S	P
Playgrounds	N	N	S	N	N	N	N	N	N	N	N	N	P
Bow and gun range	N	N	N	N	N	N	N	N	N	N	N	N	P
Golf courses (unlighted)	N	N	N	N	N	N	N	N	N	N	N	N	P
Miniature golf	N	N	N	N	P	P	N	P	N	N	N	N	P
Golf driving range/pitch and putt	N	N	N	N	P	P	N	N	N	N	N	N	P
Boating marinas/yacht club	N	N	N	N	N	N	P	N	P	N	N	N	P
Beach cabins or bathhouses	N	N	N	N	N	N	P	P	N	N	N	N	P
Tennis or other outdoor court games – commercial	N	N	N	N	S	S	N	P	N	N	N	N	P
Conservation lands/wildlife of nature preserve	P	P	P	P	P	P	P	P	P	P	P	P	P
Subdivision parks	P	P	P	P	P	P	P	P	P	P	P	P	P
Community center	S	S	S	S	S	S	S	S	S	S	S	S	S
ACCESSORY USE													
Accessory use to a permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory use to a special permit	S	S	S	S	S	S	S	S	S	S	S	S	S
Accessory parking or outdoor storage of one commercial vehicle of up to one-ton capacity	P	N	P	P	P	P	N	N	P	P	P	P	N
Off-street parking	P	P	P	P	P	P	P	P	P	P	P	P	P
OTHER													
Adult entertainment business (located no closer than 200 feet to a property in which any residential use, place of religious worship, preschool, elementary or secondary school, daycare/childcare center, athletic field or playground is located and not within Assessor’s Plat 17 Lot 10	N	N	N	N	N	N	N	N	N	S	N	N	N
Tattoo parlors ((located no closer than 200 feet to a property in which any residential use, place of religious worship, preschool, elementary or secondary school, daycare/childcare center, athletic field or playground is located and not within Assessor’s Plat 17 Lot 10	N	N	N	N	N	N	N	N	N	S	N	N	N