

(e) If the Zoning Map indicates that the zoning district boundary line is not a center line of a street, way, etc., and is not a line perpendicular to such street, way, etc., and is not a line parallel to such street, way, etc., and is not a line following a lot line or lot lines, it may be a line dividing

a lot or lots at such approximate location as shown on the Zoning Map. In such cases, the following rules of interpretation apply:

- (1) Where a lot is divided in such manner that the frontage thereof lies entirely within one zoning district and said frontage is in the district with the smaller required minimum lot area, the provisions of this ordinance pertaining to the frontage district shall apply both to that portion of the lot lying in said district and to an area extending twenty-five (25) feet into the other district. From that point to the rear of the lot the provisions of this ordinance pertaining to the other district shall apply.
 - (2) Where a lot is divided in such manner that the frontage thereof is entirely within one zoning district and said frontage is in the district with the larger required minimum lot area, the provisions of this ordinance pertaining to the frontage district shall apply to the entire lot.
 - (3) Where the frontage of a lot lies in two zoning districts, the provisions of this ordinance pertaining to district with the larger required minimum lot area shall apply to the entire lot.
- (f) Where none of the above-described rules of interpretation apply, or where other ambiguities exist, the zoning district boundary line shall be determined by the Inspector of Buildings.

2.2 USE REGULATIONS

2.2.1 Allowed, Prohibited and Conditional Uses

No building or structure shall be erected, used or changed in use, and no land shall be used or changed in use, except as set forth in Section 2.3, Use Tables, or as exempted by statute or Section 2.4. The symbols employed in the Use Tables have the following meanings:

- Y** - A permitted use
- N** - An excluded or prohibited use
- CC** - A use which may be authorized by Special Permit issued by the City Council pursuant to Section 1.8 of this ordinance, the application for which shall comply with the filing requirements of Section 1.5.3(b).
- CCS** - A use which may be authorized by Special Permit issued by the City Council pursuant to Section 1.8 of this ordinance, the application for which shall comply with the filing requirements of Section 1.5.3(c); if the proposed use is a Major Project (see Section 5.7.1), the application shall comply with the filing requirements of 1.5.3(d).
- SP** - A use which may be authorized by Special Permit issued by the Zoning Board of Appeals pursuant to Section 1.8 of this ordinance, the application for which shall comply with the filing requirements of Section 1.5.4(c).

- SPS** - A use which may be authorized by Special Permit issued by the Board of Appeals pursuant to Section 1.8 of this ordinance, the application for which shall comply with the filing requirements of Section 1.5.4(d).
- PB** - A use which may be authorized by Special Permit issued by the Planning Board pursuant to Section 1.8 of this ordinance, the application for which shall comply with the filing requirements of Section 1.5.5(b).

2.2.2 Resolution of Conflicts in Use Categories

Where an activity might be classified under more than one of the use categories set forth in Section 2.3, Use Tables, the more specific use category shall control; if said categories are equally specific, the more restrictive of the categories shall control.

2.2.3 Mixed Uses

Where a building, structure or land is proposed to be used for more than one principal use, all of which are permitted in the zoning district in question and none of which is accessory to another, such mixed uses shall be allowed. In the event that a provision of this ordinance applying to one of such uses is inconsistent with a provision applying to another, the more restrictive provision shall apply.

2.2.4 Appeal

An applicant aggrieved by the interpretation or ruling of the Inspector of Building with respect to any of the provisions of this Section II may appeal said interpretation to the Board of Appeals pursuant to Section 1.6 of this ordinance.

2.3.2 COMMUNITY SERVICE USES

		former designations:																					
		R-RB	R-RA	R-1	R-2A	R-2	R-3	R-4	R-80	R-40	RC-40	R-30	R-20	R-10	R-5	CCD	CB	VB	NB	EB	MI	GI	BP
	<i>fn.</i>																			1		2	
1	Public, religious, or other non-profit school, building or use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2	Municipal use not elsewhere more specifically covered	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3	Personal wireless service facility (see Section 5.13)	CCS	CCS	CCS	CCS	CCS	CCS	CCS	CCS	CCS	CCS	CCS	CCS	CCS	CCS	CCS	CCS	CCS	CCS	CCS	CCS	CCS	CCS
4	Public utility facility exclusively servicing the immediate neighborhood (5 square miles or less)	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N	Y	CCS	Y	Y						
5	Public utility facility exclusively servicing a broader area	N	N	N	N	N	N	N	N	SPS	N	N	Y	Y	Y	Y	Y						
6	Nursing home, convalescence or rest home, hospital	N	N	N	CCS	CCS	CCS	CCS	N	N	N	CCS	N	N	N	N	N						
7	Cemetery	CC	CC	CC	CC	CC	CC	CC	N	CC	CC	CC	CC	CC	N	N	N						
8	Club or lodge, registered as a nonprofit organization under Section 501(c)(3) of the Internal Revenue Code	CCS	CCS	N	CCS	CCS	CCS	CCS	CCS	CC	CC	CC	CC	CC	CC	CC	CC						
9	Animal hospital, animal shelter	3	CC	CC	N	CC	CC	CC	N	N	N	N	N	CC	N	CC	CC						
10	Nursery school, day care center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y						
11	Trade school, industrial training center	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y						
12	Business or commercial school, other than Use Nos. 2.3.2 (1), 2.3.2 (10), 2.3.2(11) and 2.3.3(5)	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N						
13	Philanthropic institution	CCS	CCS	N	CCS	CCS	CCS	CCS	Y	Y	CCS	CCS	Y	CCS	N	CCS							
14	Airport, heliport	N	N	N	N	N	N	N	N	N	N	N	CCS	CCS	CCS	CCS							

FOOTNOTES TO SECTION 2.3.2, COMMUNITY SERVICE USES

- (1) In the MI District, no use of the water's edge, or of an area at ground level 20 feet back from the water's edge, shall be permitted unless such use requires access to water-borne vessels.
- (2) See Section 5.12
- (3) Provided that any outdoor structure or pen shall be located no closer than 100 feet from a lot line and 200 feet from a dwelling on another lot.