

**TOWN OF BROOKFIELD
ZONING REGULATIONS**

**Industrial and Commercial Districts
Table 1 - § 242-501**

Table of Permitted Uses for Industrial & Commercial Districts

**TABLE 1
TABLE OF PERMITTED USES**

This table is representative and not all-inclusive. Uses not specifically listed in this table may be permitted if the Commission, in its sole discretion, finds that the proposed use has essentially the same characteristics, operations and impact to those appearing in the table and that such proposed uses do not adversely affect the health, safety, convenience and welfare of the surrounding neighborhood. Such permitted use shall be evidenced by a Special Use Permit issued by the Commission.

LEGEND

40 = This use requires:

- **A minimum lot area of forty thousand (40,000) square feet**
- **A minimum lot width of one hundred fifty feet (150')**
- **Minimum side and rear yards of thirty feet (30')**
- **A maximum building height of thirty feet (30')**

80 - This use requires:

- **A minimum lot area of eighty thousand (80,000) square feet**
- **A minimum lot width of two hundred feet (200')**
- **Minimum side and rear yards of fifty feet (50')**
- **A maximum building height of fifty feet (50')**

C = Special conditions apply to this use (See §242-501G)

R = The use of certain materials may be restricted for this use. Such restrictions are on a case-by-case basis as determined through the Design Review process and/or reference to the Aquifer Protection Regulation, §242-502, if the use lies within the Aquifer Protection District.

S = Identical uses are subject to a minimum separation distance of seven thousand (7,000) linear feet. Such restriction applies only to proposed commercial uses within the IL-80 district.

***See §242-203A for description of Zoning Districts**

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PERMITTED USE:	IR80 SE	IR80N	IL80	ILC80 SE	IRC 80/40	RC 41	RS 40	VBD
Community & Social Service:								
Cemeteries	80	80	80		80			
Church/Parish Houses & Centers	C				C			
Club/Community Houses					40C	40C	40C	
Theatres/Places of Assembly					40			40
Assisted Living Facilities			80C		80C			80C
Convalescent & Nursing Homes			80C		80C			80C
Dwellings & Buildings:								
Apartments, upper floor, commercial								40C
Affordable Housing					40C			40C
Caretaker/proprietor quarters	80	80	80	80	80			40
Multi-family					80C			
Planned Age Restricted Community								80C
Single family						40	40	
State, federal, municipal buildings	80	80	80	80	80	80	80	80
Farming:								
including repair, storage, maintenance of implements & equipment used on site	80	80	80		80			
Greenhouses	80	80	80	80	80			80
Livestock & Poultry	80	80	80	80	80			80
Silviculture	80	80	80	80	80			80
Sales of Site Produce	80C	80C	80C	80C	40C			
Truck/nursery/gardening	80	80	80	80	80			80
Lodging:								
Hotels/Motels			80SC	80C	80C			40C
Conference Centers			80C	80C	80C			40C
Manufacturing/Production:								
includes, but not necessarily limited to: raw material processing, fabrication, stamping, extruding, assembly, testing & finishing of the following commodities:								
Casting, concrete only			80		80			

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PERMITTED USE:	IR80 SE	IR80N	IL80	ILC80 SE	IRC 80/40	RC 41	RS 40	VBD
Instruments, scientific, medical, musical	80R	80R	80R	80R	80R			
Machinery & tools	80R	80R	80R	80R	80R			
Products/Supplies/Equipment:								
Automotive	80R	80R	80R	80R	80R			
Building Materials	80R	80R	80R	80R	80R			
Chemical Compounds, non-hazardous	80R	80R	80R	80R	80R			
Pharmaceuticals, non hazardous materials	80R	80R	80R	80R	80R			
Electronic	80R	80R	80R	80R	80R			
Food, Candy	80R	80R	80R	80R	80R			
Hardware	80R	80R	80R	80R	80R			
Household	80R	80R	80R	80R	80R			
Marine	80R	80R	80R	80R	80R			
Office/Business	80R	80R	80R	80R	80R			
Optical	80R	80R	80R	80R	80R			
Sporting Goods	80R	80R	80R	80R	80R			
Textile	80R	80R	80R	80R	80R			
Natural Resources Removal:								
Attendant to construction of a permitted use only (see §242-303)	80	80	80	80	80	40	40	40
Offices:								
Corporate & General Business	80	80	80	80	40	40		40
Medical & Dental	80R	80R	80R	80R	40R	40R		40R
Professional, non-medical	80	80	80	80	40	40		40
Sales & Service	80	80	80	80	40	40		40
Publishing:								
Books, periodicals, videos, motion pictures	80R	80R	80R	80R	80R			
Engraving/bookbinding	80R	80R	80R	80R	80R			
Distribution	80R	80R	80R	80R	80R			
Recreation & Physical Fitness:								

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Health & Fitness Centers	80	80	80	80	40			
Gymnasiums	80	80	80	80	40			
Indoor Courts, pools, sporting areas	80	80	80	80	40		40	40
Marinas							40C	
Outdoor Courts, pools, playing fields	80C	80C	80C	80C	80C		40C	
Riding Stables, boarding, livery	80C	80C	80C	80C	80C			
Research Laboratories:								
Note: Requires HAZMAT control plan	80	80	80	80	80			
Restaurants & Taverns:								
Cocktail Lounges/Cabarets				40C	40C			40C
Diners/Coffee Shops			80C	40C	40C	40C		40C
Drive-Thru Restaurants				40C	40C	40C		40C
Full Service -tables, liquor, takeout			40C	40C	40C	40C	40C	40C
Taverns			40	40	40	40		40
Sales:								
Adult Oriented Business					40C			
General Retail, products, supplies, equipment				40	40	40		40
Flower, Nursery, Garden Centers				40C	40C	40C		40C
Food Products				40	40	40		40
Alcoholic Beverages				40C	40C	40C		40C
Supermarkets					80			
Major Shopping Centers			C	C	C	C		
Salesrooms with outdoor displays: Auto/boats/trailers					80			
Wholesale Establishments		80	80	80	80			
Schools:								
Private, Public, Day Care, Preschool				80C	40C	40C		40C
Services:								
Car Wash					40C	40C		40C

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Cleaning, Laundry, Wash Center					40R			40R
Craftsman's Shop	80R	80R	80R	80R	40R	40R		40R
Food Preparation, Catering				40C	40C	40C		
Garage/Service Station				40C	40C	40C		40C
Garage – Buses (including maintenance)			80R	80R	40R			
Under-building parking garage <i>[eff. 3/4/05]</i>	80	80	80	80	40	40		40
Freestanding parking garage whether connected to another building or not. <i>[eff. 3/4/05]</i>	Specifically Not Permitted in any Zoning District							
Landscaping	80R	80R	80R	80R	40R			
Machine Shop				40R	40R	40R		40R
Mail Order/Postal				40	40	40		40
Personal Care Centers/Shops					40	40		40
Rental, Equipment & Supplies					40	40		40
Rental, Autos					40	40		40
Repair:								
Vehicles, boats, light aircraft			40	40	40	40		40
Contractor's Equipment			40	40	40	40		40
Farm & Garden Equipment			40	40	40	40		40
Business & Computer Equipment			40	40	40	40		40
Home & Personal Items					40R			40R
Reproduction/Photography			80R	40R	40R			
Undertaking & Funeral					40R			
Veterinary & Kennels			80RC		40RC			
Storage:								
Autos, indoor			80	80	40	40		
Autos, outdoor			80		40			
General & Household Items			80	80	40	40		40
Boats, indoor			80	80			40	
Boats, outdoor			80				40	
Contractor's Equipment, indoor	80C	80C	80C	80C				
Contractor's Equipment, outdoor			80C	80C				
Warehouses & Distribution Centers	80	80	80	80	80			

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Terminals:								
Trucks – less than 8,600 GVW			80	40				
Trucks – more than 8,600 GVW			80					
Utilities: including lines, substations, & accessory buildings								
Electrical & Telephone, Water	80	80	80	80	80			80
Natural Gas	80	80	80	80	80			80
Telecommunications towers & antennae	80C	80C	80C	80C	80C			80C
TV & Data Facilities	80	80	80	80	80			80