

Table 2.02.01 Permitted Building Types in the Traditional City Centerⁱ

LBCS Structure Code	Structure Type	TCBD	TCBD-H	TMU	TMU-H
1100	Residential Buildings				
1100	Single-family building	SPRC	SPRC/HPB	SPRC	SPRC/HPB
1110	Detached single-family unit	SPRC	SPRC/HPB	SPRC	SPRC/HPB
1120	Attached single-family unit	SPRC	SPRC/HPB	SPRC	SPRC/HPB
1121	Duplex structure	SPRC	SPRC/HPB	SPRC	SPRC/HPB
1122	Zero Lot line or rowhouse	SPRC	SPRC/HPB	SPRC	SPRC/HPB
1130	Accessory Unit	SPRC	SPRC/HPB	SPRC	SPRC/HPB
1140	Townhouse	SPRC	SPRC/HPB	SPRC	SPRC/HPB
1150	Manufactured housing	SPRC	SPRC/HPB	SPRC	SPRC/HPB
1200	Multi-family structure	P	P/HPB	P	P/HPB
1300	Other specialized residential structure	SPRC	SPRC/HPB	SPRC	SPRC/HPB
1320	Dormitory	C	C/ HPB	C	C/ HPB
1330	Single room occupancy unit	SPRC	SPRC/HPB	SPRC	SPRC/HPB
1350	Temporary structure or tent for shelter	-	-	-	-
1360	Other Structurally converted building	SPRC	SPRC/HPB	SPRC	SPRC/HPB
	Adaptive reuse of existing structures for residential purposes	SPRC	SPRC/HPB	P	P/HPB

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2000	Commercial Buildings				
2100	Office or bank building	P	P/HPB	P	P/HPB
2110	Office building with drive-through facility	SPRC	SPRC/HPB	C	C/HPB
2200	Store or shop building	P	P/HPB	P	P/HPB
2210	Shop or store building with drive-through facility	SPRC	SPRC/HPB	C	C/HPB
2220	Restaurant building	P	P/HPB	SPRC	SPRC/HPB
2230	Standalone store or shop building	C	C/HPB	SPRC	SPRC/HPB
2240	Department store building	C	C/HPB	-	-
2250	Warehouse discount store building	C	C/HPB	-	-
2260	Market shop (includes open market)	C	C/HPB	-	-
2270	Gasoline station	SPRC	SPRC/HPB	-	-
2280	Automobile repair and service structure	C	C/HPB	-	-
2300	Office or store building with residence above	P	P/HPB	P	P/HPB
2400	Office building over storefront	P	P/HPB	SPRC	SPRC/HPB
2500	Mall, shopping center, or collection of shops	C	C/HPB	-	-
2510	Neighborhood center (convenience with one or more anchors)	C	C/HPB	-	-
2520	Community center (general merchandise with one of more anchors)	C	C/HPB	-	-
2530	Regional center (enclosed mall with two or more anchors)	C	C/HPB	-	-
2550	Fashion / Specialty center (fashion-oriented stores)	SPRC	SPRC/HPB	-	-
2560	Power center (category-dominated anchors with few small tenants)	C	C/HPB	-	-
2570	Theme or festival center	SPRC	SPRC/HPB	-	-
2580	Outlet or discount center (manufacturer outlet stores)	C	C/HPB	-	-
2590	Other kinds of shopping center	C	C/HPB	-	-
2591	Convenience stores or center	SPRC	SPRC/HPB	-	-
2592	Home improvement center	C	C/HPB	-	-
2593	Car care center	C	C/HPB	-	-
	Adaptive reuse of existing structures for commercial purposes	SPRC	SPRC/HPB	SPRC	SPRC/HPB

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2600	Industrial buildings and structures				
2610	Light industrial structure or facility	C	C/HPB	-	-
2611	Loft Building	C	C/HPB	-	-
2613	One-story modern manufacturing plant	-	-	-	-
2615	Laboratory or specialized industrial facility	C	C/HPB	-	-
2620	Heavy industrial structures and facility	-	-	-	-
2621	Assembly and construction-type plant	-	-	-	-
2622	Process plants (metals, chemicals, etc.)	-	-	-	-
2700	Warehouse or storage facility	C	C/HPB	-	-
2710	Mini-warehouse (self-storage)	C	C/HPB	-	-
2720	Multi-story mini-warehouse (self-storage)	C	C/HPB	-	-
2730	Warehouse structure	-	-	-	-
2740	Produce warehouse	-	-	-	-
2750	Refrigerated warehouse or cold storage	-	-	-	-
2760	Large area distribution or transit warehouse	-	-	-	-
	Adaptive reuse of existing structure for industrial or warehousing purposes	C	C/HPB	-	-

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3000	Public Assembly Structure				
3100	Theater	SPRC	SPRC/HPB	C	C/HPB
3110	Performance theater	P	P/HPB	C	C/HPB
3120	Movie theater	P	P/HPB	-	-
3130	Amphitheater	C	C/HPB	-	-
3140	Drive-in theater	-	-	-	-
3200	Indoor games facility	SPRC	SPRC/HPB	C	C/HPB
3300	Sports stadium or arena	-	-	-	-
3400	Exhibition, convention or conference structure	SPRC	SPRC/HPB	C	C/HPB
3500	Churches, synagogues, temples, mosques, etc	SPRC	SPRC/HPB	P	P/HPB
3700	Covered or partially covered atriums and public enclosures	P	P/HPB	P	P/HPB
3800	Passenger assembly	P	P/HPB	C	C/HPB
3830	Bus terminal	P	P/HPB	-	-
	Adaptive reuse of existing structure for public assembly purposes	SPRC	SPRC/HPB	SPRC	SPRC/HPB

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4000	Institutional or community facilities				
4100	Medical facility	P	P/HPB	C	C/HPB
4110	Hospital building	C	C/HPB	-	-
4120	Medical clinic building	P	P/HPB	C	C/HPB
4200	School or university building	SPRC	SPRC/HPB	C	C/HPB
4210	Elementary school	SPRC	SPRC/HPB	C	C/HPB
4220	College or university facility	C	C/HPB	-	-
4230	Trade or specialty school facility	C	C/HPB	-	-
4300	Library building	P	P/HPB	P	P/HPB
4400	Museum, exhibition, or similar facility	P	P/HPB	P	P/HPB
4410	Exhibition and art gallery	P	P/HPB	P	P/HPB
4420	Planetarium	P	P/HPB	C	C/HPB
4430	Aquarium	P	P/HPB	C	C/HPB
4440	Outdoor facility (no major structure)	SPRC	SPRC/HPB	C	C/HPB
4450	Zoological park	C	C/HPB	-	-
4500	Public safety-related facility	P	P/HPB	C	C/HPB
4510	Fire and rescue station	P	P/HPB	C	C/HPB
4520	Police station	P	P/HPB	C	C/HPB
4530	Emergency operation center	P	P/HPB	C	C/HPB
4700	Cemetery, monument, tombstone or mausoleum	-	-	C	C/HPB
4800	Funeral or cremation facility	C	C/HPB	C	C/HPB

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5000	Transportation-related facilities				
5200	Automobile parking facility (not accessory to a Principal Building)	SPRC	SPRC/HPB	C	C/HPB
5210	Surface parking, open	P	P/HPB	P	P/HPB
5220	Surface parking, covered	P	P/HPB	P	P/HPB
5230	Multistoried parking structure with ramps	SPRC	SPRC/HPB	C	C/HPB
5240	Underground parking structure with ramps	SPRC	SPRC/HPB	C	C/HPB
5250	Rooftop parking facility	SPRC	SPRC/HPB	C	C/HPB
5300	Bus stop shelter	P	P/HPB	P	P/HPB
5400	Bus or truck maintenance facility	-	-	-	-

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6000	Utility and other nonbuilding structures				
6100	Utility structure in right-of-way	SPRC	SPRC/HPB	SPRC	SPRC/HPB
6200	Water supply related facility	SPRC	SPRC/HPB	SPRC	SPRC/HPB
6210	Water supply pump station	SPRC	SPRC/HPB	SPRC	SPRC/HPB
6240	Culvert	SPRC	SPRC/HPB	SPRC	SPRC/HPB
6250	Water tank (elevated, at grade, underground)	C	C/HPB	C	C/HPB
6260	Wells	SPRC	SPRC/HPB	SPRC	SPRC/HPB
6270	Water treatment and purification	-	-	-	-
6290	Irrigation facilities	P	P	P	P
6300	Sewer and waste-related facilities	SPRC	SPRC/HPB	SPRC	SPRC/HPB
6310	Storage or pumping station facility	SPRC	SPRC/HPB	SPRC	SPRC/HPB
6440	Electric substation and distribution facility	SPRC	SPRC/HPB	SPRC	SPRC/HPB
6460	Solar energy facility	SPRC	SPRC/HPB	SPRC	SPRC/HPB
6500	Communication tower	C	C/HPB	C	C/HPB
6510	Radio, TV, or wireless transmitter	C	C/HPB	C	C/HPB
6520	Weather station or transmitter	C	C/HPB	C	C/HPB
6600	Environmental monitoring station	SPRC	SPRC/HPB	SPRC	SPRC/HPB
6700	Sign or billboard (not accessory to Principal Building)	-	-	-	-
6900	Other miscellaneous structure	SPRC	SPRC/HPB	SPRC	SPRC/HPB
6910	Highway rest stops or welcome centers	C	C/HPB	C	C/HPB
6920	Roadside stand, pushcarts, etc. ¹	P	P	P	P
6930	Kiosks	P	P/HPB	SPRC	SPRC/HPB
6940	Playground equipment	P	P	P	P
6950	Fountain, sculpture, or other aesthetic structure	P	P/HPB	P	P/HPB
6960	Outdoor stage, bandstand, or similar structure	C	C/HPB	C	C/HPB
6990	Streetscape elements	P	P/HPB	P	P/HPB
8000	Sheds, farm buildings, or agricultural facilities	Not permitted			

¹ Temporary use otherwise in accordance with this Code

¹ Rules of Interpretation for Table 2.02.01

“P” means the building or structure type is permitted as of right

“A” means that the building or structure is permitted only as accessory to the primary structure on a lot or parcel

“B” means that the building or structure is permitted only on a street designated for “secondary frontage”

“SPRC” means that the building or structure is provisional subject to specific approval by the Site Plan Review Committee

“HPB” means that the building or structure requires a “certificate of appropriateness” from the Historical Preservation Board

“C” means that the building or structure requires a “condition use permit” from the City Council. This procedure includes review by the SPRC and the Planning Board.

“-“ means that the building or structure type is prohibited

The structure types listed in this table shall be construed in accordance with the American Planning Association, Land –Based Classification Standards