

BEVERLY CITY LAND USE

RESIDENTIAL USES							
Single and Two-Family Uses (Min. Area, Width)	R-1	R-2	R-3	C-1	C-2	C-3	I
SF Detached	P	P	P	P			
SF Attached (2 SFs, vertically attached)			P	P			
Two-Family (2 SFs, horizontally attached)			P	P			
SF Townhouses (vertically attached)			P			C	
Multi-Family Uses	R-1	R-2	R-3	C-1	C-2	C-3	I
Low-Rise / Garden Apartment Building (1 to 2 stories)							
Mid-Rise Apartment Building (3 to 4 stories)							
High-Rise Apartment Building (5 or more stories)							
Mixed-Use and Other Housing	R-1	R-2	R-3	C-1	C-2	C-3	I
Live - Work Units				C			
Single or Two-Family above a COMMERCIAL or BUSINESS USE				C			
Multi-Family above a COMMERCIAL or BUSINESS USE				C			
Typical Residential Accessory Uses	R-1	R-2	R-3	C-1	C-2	C-3	I
Clubhouses; Private Activity and Recreation Facilities	C	C	C	C	C	C	
Fences and Walls	A	A	A	A	A		
Home Businesses and Occupations	C	C	C	C			
Private Garages	A	A	A	A	A	A	A
Private Gardens and Greenhouses	A	A	A	A			
Private Solar Panels (Roof Mounted)							
Private Swimming Pools (Above and below ground)	A	A	A	A			
Utility Sheds	A	A	A	A			
Refuse Enclosures				A	A	A	A
Porches, Decks and Patios	A	A	A	A	A		
LODGING							
	R-1	R-2	R-3	C-1	C-2	C-3	I
Bed-and-breakfast inns	C						

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CIVIC USES							
Public Uses	R-1	R-2	R-3	C-1	C-2	C-3	I
Athletic Fields and Swimming Facilities (Public and Private)	P	P	P			C	
Government Buildings, Offices and Monuments; Public Libraries	P	P	P				P
Police, Fire and Emergency Medical Service (EMS) Facilities	P	P	P				
Public Parks and Playgrounds	P	P	P				
Health Care and Social Assistance Uses	R-1	R-2	R-3	C-1	C-2	C-3	I
Adult Day Care and Licensed Child Care Services; Pre-Schools				P			
Cemeteries							
Registered Family Child Care services				P			
Hospitals and Medical Centers		C					
Medical and Diagnostic Laboratories		C					
Nursing and Residential Care (Assisted Living) Facilities		C	C				
Outpatient Care & Vocational Rehabilitation Services		C					
Religious, Civic and Similar Institutional Uses	R-1	R-2	R-3	C-1	C-2	C-3	I
Quasi-Public Uses	C	C	C	C	C	C	
Religious Uses (worship, assembly, school, housing, etc.)	C	C	C	C	C		
Educational Uses	R-1	R-2	R-3	C-1	C-2	C-3	I
Business Schools, Technical and Trade Schools; Computer and Management Training Academies		C					
Colleges, Universities, and Professional Schools		C					
Elementary and Secondary Schools (Public and Private)		C					
Tutoring, Exam Preparation and Educational Support Services							

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COMMERCIAL USES							
Banks and Finance, Insurance and Real Estate (FIRE) Uses	R-1	R-2	R-3	C-1	C-2	C-3	I
Banks and Credit Unions (drive-thru services prohibited)					P		
Check Cashing facilities and services					P		
Finance, Insurance and Real Estate offices					P		P
Wire transfer services					P		
Eating and Drinking Establishments	R-1	R-2	R-3	C-1	C-2	C-3	I
Cafeterias, Grills and Buffets & Catering Halls				P	P	P	
Caterers				P	P	P	
Drinking Places (Alcoholic Beverages)				P	P	P	
Drive-In and Drive-Thru Establishments				P	P	P	
Full-Service Restaurants (patrons order and are served while seated and pay after eating), including Brew Pubs				P	P	P	P
Limited-Service Restaurants (patrons order and pay before eating at the restaurant or taking out to eat elsewhere)				P	P	P	
Outdoor Seating				P	P	P	
Restaurant Delivery				P	P	P	
Snack / Desert & Non-Alcohol Beverage (Coffee, Tea, Juice, etc.) Bars				P	P	P	
Personal and Household Services	R-1	R-2	R-3	C-1	C-2	C-3	I
Dry-cleaning and Laundry Services; Laundromats					P		
Footwear and Leather Goods Repair				P	P		
Funeral Homes and Funeral Services		C		P			
Hair, Nail, Skin, Diet and Weight Care Services				P			
Home\Gardent Equipment & Appliance Repair\Maintenance					P		
Pet Care (except Veterinary) Services					P		
Photofinishing							
Re-upholstery and Furniture Repair							
Sewing Trade Services					P		
Tattoos and Body-Piercing							

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Recreational Uses	R-1	R-2	R-3	C-1	C-2	C-3	I
Adult Entertainment Uses							
Amusement arcades, bowling centers and billiard parlors							
Art Galleries				P	P		
Fitness and recreational sports centers							
Instructional Academies (Fine, Martial and Performing Arts, Language, Sports and Recreation, Driving, etc.)				P	P		
Live Performance Theaters and Nightclubs					P		
Motion Picture Theaters (except Drive-Ins)							
Museums and Historical Sites							
Nature parks and gardens							
Other Commercial Indoor Recreation							
Outdoor Sporting Businesses and Clubs (Boating, Fishing, Sailing, Kayaking, etc.)						P	
Performing Arts Companies; Sports Teams and Clubs							
Retail Sales Establishments	R-1	R-2	R-3	C-1	C-2	C-3	I
Drive-In and Drive-Thru Establishments							
Adult Bookstores							
Antiques and Collectibles				P	P		
Art Dealers				P	P		
Artist Studios, Arts and Craft production and sales				P	P		
Audio, Gaming and Video Sales / Rentals					P		
Bakeries and Baked Goods Stores				P	P		
Beer, Wine, and Liquor Stores				P	P		
Books, Newspapers, Magazines, Music and Periodicals				P	P		
Building Material and Garden Equipment and Supplies Dealers					P		
Butchers and Meat Markets				P	P		
Clothing, Accessories and Shoe Stores (New and Used)				P	P		
Computer and Telecommunication Device Stores					P		
Confectionery and Nut Stores				P	P		
Convenience Stores				P	P	P	
Delicatessens				P	P		
Department Stores				P	P		
Discount Department Stores				P	P		
Electronics and Appliance Stores					P		
Fish and Seafood Markets					P		
Florists				P	P		
Food Markets, Groceries and Supermarkets				P	P		

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Retail Sales Establishments - cont'd	R-1	R-2	R-3	C-1	C-2	C-3	I
Fruit and Vegetable Markets				P	P		
Fuel Dealers							
Furniture and Home Furnishings Stores				P	P		
Hardware Stores					P		
Health and Personal Care Stores				P	P		
Jewelry, Luggage and Leather Goods Stores				P	P		
Office Supplies, Stationery and Gift Stores				P	P		
Pet and Pet Supplies Stores				P	P		
Pharmacies				P	P		
Photography Studios and Photographic Supplies				P	P		
Sporting Goods, Hobby, Book, and Music Stores				P	P		
Tobacco Stores				P	P		
Vending Machines (inside buildings only)							
Warehouse Clubs and Supercenters					P		
Outdoor Displays of Merchandise							
Rental Services	R-1	R-2	R-3	C-1	C-2	C-3	I
Consumer Goods Rental					P		
General Rental Centers					P		
Linen and Uniform Supply (Commercial & Industrial Laundries)							
Machinery and Equipment Rental and Leasing							
Motor Vehicle (Land and Water) Related Businesses	R-1	R-2	R-3	C-1	C-2	C-3	I
Boat Landings and Marinas (Private and Public)						P	
Filling Stations							
Major Service Engine, body, frame, painting, welding, etc.)							
Minor Service (Maintenance, incidental repair.)							
Parking Areas, Garages and Loading Areas (Private)				A	A	A	A
Parking Areas and Garages (Public/Municipal)				A	A	A	
Parts Reclamation, Rebuilding and Refurbishing							
Parts and Supplies Sales (New and Used)							
Sales and Rental/Leasing (New and Used)							
Towing and Storage							
Washing, Detailing, Tire and Oil Change, Lubrication, etc.							

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OFFICE USES							
Professional, Scientific, and Technical Services	R-1	R-2	R-3	C-1	C-2	C-3	I
Accounting, Tax Preparation, Bookkeeping, and Payroll Services				P	P		P
Advertising, Public Relations, and Related Services				P	P		P
Architectural, Engineering, and Related Services				P	P		P
Computer Systems Design and Related Services				P	P		P
Legal Services				P	P		P
Management, Scientific, and Technical Consulting Services				P	P		P
Marketing Research and Public Opinion Polling				P	P		P
Physicians, Dentists and Other Licensed Health Practitioners				P	P		P
Scientific Research and Development Services & Laboratories				P	P		P
Specialized Design Services				P	P		P
Translation and Interpretation Services				P	P		P
Veterinary Services				P	P		P
Administrative and Support Services	R-1	R-2	R-3	C-1	C-2	C-3	I
Business Support Services				P	P		
Copying, Photocopying and Printing Services				P	P		
Employment Services							
Facilities Support Services				P	P		
Investigation and Security Services				P	P		
Mailing, Packaging and Labeling Services				P	P		
Office Administrative Services				P	P		P
Property Maintenance, Janitorial and Similar Services							
Travel Arrangement and Reservation Services				P	P		
INDUSTRIAL							
INDUSTRIAL - Heavy Non-Food Manufacturing	R-1	R-2	R-3	C-1	C-2	C-3	I
All Products							
INDUSTRIAL Light Non-Food Manufacturing	R-1	R-2	R-3	C-1	C-2	C-3	I
All Products							P
INDUSTRIAL - Food Manufacturing	R-1	R-2	R-3	C-1	C-2	C-3	I
All Products							

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INDUSTRIAL - Transportation and Warehousing	R-1	R-2	R-3	C-1	C-2	C-3	I
Farm Product Warehousing and Storage							P
General Freight Trucking, Local and Long-Distance							P
General Warehousing and Storage							P
Personal and Household (Mini) Storage							
Rail Freight Transportation							
Rail Passenger Transportation							
Refrigerated Warehousing and Storage							P
INDUSTRIAL - Utilities and Waste Management Services	R-1	R-2	R-3	C-1	C-2	C-3	I
Typical Utilities, Facilities & Services for Development	C	C	C	C	C	C	C
Refuse Enclosures for on-site generated waste				A	A	A	A
Electric Substations; Water & Wastewater Pumping Stations	C	C	C	C	C	C	C
Wastewater Management Facilities (Public and Private)							
INDUSTRIAL - Wholesale Trade	R-1	R-2	R-3	C-1	C-2	C-3	I
All Products							P
INDUSTRIAL - Construction Contractors	R-1	R-2	R-3	C-1	C-2	C-3	I
Building Equipment (Electric, Wiring, Plumbing, HVAC, etc.)							
Building Interior Finishing (Drywall, Insulation, Painting, Wall Covering, Flooring, Tiling, Finish Carpentry, etc.)							
Site Maintenance and Landscape							
Site Preparation							
Structural and Building Exterior (Framing, Masonry, Glass and Glazing, Roofing, Siding, etc.)							
Structural Steel and Concrete Foundations and Structures							

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INDUSTRIAL - Information	R-1	R-2	R-3	C-1	C-2	C-3	I
Billboards							
Data Processing, Hosting, and Related Services							P
Internet Publishing and Broadcasting and Web Search Portals							P
Libraries and Archives							P
Microwave / Cellular Communication Towers and Antennae							C
Motion Picture, Television and Video Production and Distribution*							P
Music Publishing, Sound Recording, Production and Distribution*							P
News Syndicates*							P
Newspaper, Periodical, Book, and Directory Publishers*							P
Radio and Television Broadcasting and Cable Programming*							P
Software Publishers*							P
* but excluding commercial-scale printing and media production							
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