

TABLE OF USE REGULATIONS

- Y - Permitted as of right
- N - Prohibited
- BA - Special Permit/Board of Appeals
- PB - Special Permit/Planning Board
- SB - Special Permit/Select Board

PRINCIPAL USE	SR	GR	B	CB	LI	LI (B)	LI (C)	I	POS
<i>A. Residential Uses</i>									
Single family dwelling	Y	Y	Y	Y	N	N			N
Two-family dwelling, if located on a lot having an area larger than the minimum hereinafter required for the construction of a single family dwelling in the district by an additional two thousand (2000) square feet	N	Y	Y	Y	N	N			N
Assisted Living and/or Independent Living Facility ¹	N	BA	BA	BA	BA	BA	BA	N	N
Boarding or lodging house ¹	N	BA	Y	Y	N	N	N	N	N
Building containing one (1) or two (2) dwelling units in combination with stores or other permitted uses, subject to the condition that such building conforms to the lot area provisions applicable to a one-family or two-family house, respectively in the same district	N	N	Y	Y	N	N			N
Multi-family dwelling	N	BA	Y	Y	N	N		N	N

1. See Section 8.2.2 and 8.7 for special regulations
 2. See Section 8.3 for special regulations

PRINCIPAL USE	SR	GR	B	CB	LI	LI (B)	LI (C)	I	POS
<i>A. Residential Uses – Cont’d</i>									
Multi-family dwelling or building containing three (3) or more dwelling units in combination with stores or other permitted uses, subject to the conditions that such building is located on a lot having an area larger than the minimum hereafter required for the construction of a single family dwelling in the same district by an additional three thousand (3,000) square feet for each family in excess of one (1) accommodated therein	N	N	Y	Y	N	N		N	N
The conversion and/or use of a single family dwelling existing on March 8, 1937, as a dwelling for not more than two (2) families, or as a convalescent or nursing home, boarding or lodging house, or tourist home, subject to Section 8.4	BA	BA	Y	Y	N	N		N	N
Short-term rental ⁵	Y	Y	Y	Y	N	N	N	N	N

⁵ Subject to applicable State and Town registration, administrative regulations, and inspection requirements

<i>B. Exempt and Institutional Uses</i>	SR	GR	B	CB	LI	LI (B)	LI (C)	I	POS
Exempt: uses exempted from prohibition by G.L. Chapter 40A, Section 3 ²	Y	Y	Y	Y	Y	Y	Y	Y	Y
Hospital, Long-term care facility, hospice, health care facility/clinic, or substance abuse detoxification or treatment center ³	N	N	N	N	BA	BA	BA	BA	N
Philanthropic, educational, or charitable institution, non-exempt	BA	BA	Y	Y	N	N	N	N	Y
Library, museum, art gallery or community building	Y	Y	Y	Y	Y	N		Y	N
Extension of existing cemetery	Y	Y	Y	Y	Y	N		Y	Y
Recreational or water supply use of a governmental agency	Y	Y	Y	Y	Y	Y		Y	Y
Public administration building, fire or police station	Y	Y	Y	Y	Y	Y		Y	N
Cultural use	N	N	N	N	BA	BA		N	N
Other municipal uses	Y	Y	Y	Y	Y	Y		Y	N
Essential services	BA	BA	BA	BA	BA	BA		BA	N
Parkland Open Space or Recreational Uses	N	N	N	N	N	N		N	Y

2. As defined by M.G.L. Chapter 40A, Section 3

3. See Special Regulations Section 4.2.7 for in-patient facilities and Section 4.2.8 for out-patient facilities

<i>C. Agricultural and Related Uses</i>	SR	GR	B	CB	LI	LI (B)	LI (C)	I	POS
Commercial agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture provided that all such activities may be limited to parcels of five (5) acres or more in area not zoned for agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture	Y	Y	Y	Y	Y	Y		Y	Y
Orchard, market garden, or nursery on a two acre parcel (but not including any building or structure primarily used or maintained in connection with such purpose nor the regular sale at retail of any agricultural produce, unless authorized by the Board of Appeals as hereinafter provided)	Y	Y	Y	Y	Y	Y		Y	Y
Building or structure used or maintained in connection with a permitted agricultural use of the land, or used for any other purpose of agricultural production (such as a greenhouse or poultry battery)	BA	N	N	N	N	N		N	N
Commercial greenhouse on less than five (5) acres	N	N	N	N	N	N		Y	N
Farm stand, exempt	Y	Y	Y	Y	Y	Y		Y	Y
Farm stand, local	BA	N	N	N	N	N		N	N

<i>D. Recreational Uses</i>	SR	GR	B	CB	LI	LI (B)	LI (C)	I	POS
Golf course (but not including a golf driving range or "miniature" golf course), boat or canoe livery, riding academy or stable	BA	N	N	N	BA	BA		N	Y
Golf driving range, "miniature" golf course, or other similar outdoor commercial recreation use (but not including an amusement park, drive-in theater or open-air facilities for "spectator sports" except where authorized by the Board of Appeals as hereinafter provided)	N	N	N	N	BA	BA		Y	N
Theater, bowling alley, dance hall, or other place of indoor amusement	N	N	BA	BA	BA	BA		BA	N
Health or exercise club	N	N	BA	N	BA	BA		N	N
Private club, lodge, or other non-profit social, cultural, civic or recreational use (but not including any use the chief activity of which is one customarily conducted as a business)	BA	BA	Y	Y	N	N		N	N
Limited Industrial Recreational Use	N	N	N	N	BA	BA		N	N

<i>E. Restaurant Uses</i>		SR	GR	B	CB	LI	LI (B)	LI (C)	I	POS
Restaurant or similar place for the service of food or beverages only to persons inside a completely enclosed building, with or without regular mechanical or live entertainment		N	N	BA	BA	BA	BA		BA	N
Fast food establishment		N	N	BA	BA	N	N		BA	N

<i>F. Commercial and Office Uses</i>	SR	GR	B	CB	LI	LI (B)	LI (C)	I	POS
Kennel or veterinary facility or clinic	N	N	BA	N	Y	Y	Y	Y	N
Funeral parlor or undertaking establishment	N	BA	Y	Y	N	N		Y	N
Business or professional office or agency, bank or other financial institution	N	N	Y	Y	BA	BA		Y	N
Medical offices: offices of a doctor or dentist not a resident of the premises, or a group of such offices	N	N	Y	Y	BA	BA	BA	Y	N
Medical or Dental Labs	N	N	Y	Y	BA	BA	BA	Y	N
Office for executive or administrative purposes only	N	N	Y	Y	Y	Y		Y	N
Educational use, nonexempt	N	N	BA	BA	BA	BA		BA	N
Hotel or motel	N	N	BA	BA	BA	BA		BA	N
General or personal service establishment	N	N	Y	Y	BA	BA	BA	Y	N
Medical Marijuana Facilities ⁴	N	N	N	N	N	N	N	BA	N
Trade Shop	N	N	Y	Y	Y	Y		Y	N
Printing or publishing establishment, with not more than five thousand (5000) square feet of total floor area per establishment used for production and storage (exclusive of area used for office or sales purposes)	N	N	Y	Y	Y	Y		Y	N
Printing or publishing establishment, without limitation on floor area	N	N	N	N	Y	Y		Y	N
Parking area for which no fee is charged provided that such area is located on a lot directly adjacent to a Non-Residential District	N	SP	Y	Y	N	N		N	N
Telecommunication facilities	N	N	N	N	BA	BA		BA	N

⁴ See Section 7.7 for special regulations.

<i>G. Retail Uses</i>	SR	GR	B	CB	LI	LI (B)	LI (C)	I	POS
Pharmacy or drug store	N	N	Y	Y	Y	Y	Y	Y	N
Recreational Marijuana Establishments	N	N	N	N	N	N	N	N	N
Store for the sale of goods at retail	N	N	Y	Y	BA	BA		Y	N
Showroom for building supplies (including plumbing, heating and ventilation equipment), with storage limited to floor samples only unless additional storage is allowed by Special Permit granted by the Zoning Board of Appeals	N	N	Y	Y	N	N		Y	N
Salesroom for boats, trailers, trucks, farm implements, or machinery, with no repair services	N	N	Y	Y	N	N		Y	N
Wholesale office or showroom, with storage limited to floor samples only unless additional storage is allowed by Special Permit granted by the Zoning Board of Appeals	N	N	Y	Y	N	N		Y	N

<i>H. Motor Vehicle Related Uses</i>	SR	GR	B	CB	LI	LI (B)	LI (C)	I	POS
Salesroom for motor vehicles with no repair services except in a garage	N	N	Y	Y	BA	BA		Y	N
Motor vehicle repair garage motor vehicle body repair and painting	N	N	BA	BA	BA	BA		Y	N
Motor vehicle fuel facility and incidental retail facility not to exceed six hundred (600) square feet in size	N	N	N	BA	BA	BA		N	N
Car wash	N	N	N	N	BA	BA		N	N

<i>I. Light Manufacturing, Manufacturing and Related Uses</i>	SR	GR	B	CB	LI	LI (B)	LI (C)	I	POS
Scientific or research laboratory	N	N	N	N	Y	Y		Y	N
Manufacturing	N	N	N	N	Y	Y		Y	N
Warehouse or distribution plant	N	N	N	N	Y	Y		BA	N
Other warehouse or distribution plant	N	N	N	N	N	N		BA	N
Any retail or wholesale use which is incidental to and directly related to the products warehoused or shipped from the premises with said retail or wholesale use limited to not more than twenty-five percent (25%) of the premises or more than five thousand (5000) square feet, whichever is less.	N	N	N	N	BA	BA		BA	N
Light manufacturing	N	N	N	N	BA	BA		BA	N
Above or below grade structured parking pursuant to Section 7.2	N	N	N	N	BA	BA		N	N

<i>J. Accessory Uses</i>	SR	GR	B	CB	LI	LI (B)	LI (C)	I	POS
Accessory use incidental to a permitted main use	Y	Y	Y	Y	Y	Y		Y	N
Home occupation, non-intensive	Y	Y	Y	Y	N	N		N	N
Home occupation, intensive	BA	BA	Y	Y	N	N		N	N
Accessory Apartment in single family dwelling pursuant to Section 8.1	BA	BA	Y	Y	N	N		N	N
Family child care home	BA	BA	BA	BA	N	N		N	N
Family child care home, large	BA	BA	BA	BA	N	N		N	N
Adult day care	BA	BA	BA	BA	BA	BA		BA	N
Accessory scientific uses	BA	BA	BA	BA	BA	BA		BA	N
Automobile parking lot	N	N	Y	Y	N	N		Y	N
The keeping overnight of more than five motor vehicles, one of which may be a commercial vehicle. Such commercial vehicle shall not exceed a gross vehicle weight of twelve thousand, five hundred (12,500) pounds, or measure more than seven feet, six inches (7' 6") from the ground to the top of the roof, or measure more than twenty-one feet (21') from the front bumper to the rear bumper. For the purpose of this section no, so-called, pickup truck shall be deemed to be a 'commercial' vehicle. Nothing in this section shall be construed to prevent any person from bringing a commercial vehicle otherwise prohibited by this section into a residential neighborhood for the purpose of making a delivery, or performing work, or during lunchtime, or on an irregular basis	BA	BA	Y	Y	N	N		N	N

<i>J. Accessory Uses – Cont’d</i>		SR	GR	B	CB	LI	LI (B)	LI (C)	I	POS
The renting of rooms or the furnishing of table board in a dwelling to not more than two (2) persons other than members of the family (whether regular or transient)		Y	Y	N	N	N	N		N	N
Greenhouse, tool shed, playhouse, tennis court, boat house, or other similar building or structure for domestic storage or use.		Y	Y	N	N	N	N		N	N
Parking Garage pursuant to Section 7.2		N	N	N	N	BA	BA		N	N
Drive-in or drive-through facilities		N	N	BA	BA	BA	BA		BA	N
Short-term rental ⁶		Y	Y	Y	Y	N	N	N	N	N

⁶ Subject to applicable State and Town registration, administrative regulations, and inspection requirements