

**F. TABLE OF USE REGULATIONS**

The following Table lists uses permitted by right, uses permitted by special permit, and uses prohibited within each zoning district. All uses permitted by right or by special permit are subject to all applicable regulations set forth in this Zoning By-law.

**LEGEND:**

- Y** - uses permitted by right
- SZ** - uses permitted by special permit with the Zoning Board of Appeals designated as the Special Permit Granting Authority (SPGA)
- SA**- uses permitted by special permit with the Planning Board designated as the SPGA subject to site plan approval by the Planning Board
- SP** – uses permitted by special permit with the Planning Board designated as the SPGA
- N** – uses that are prohibited

**NOTES:**

All uses permitted in the underlying District by right or by special permit are permitted by right or by special permit, respectively, in the Overlay District, unless otherwise provided in the Zoning By-Law.

ALL NON-RESIDENTIAL BUILDINGS FOR A PARTICULAR USE THAT EXCEED 5,000 SQUARE FEET GROSS FLOOR AREA ARE SUBJECT TO A SITE PLAN APPROVAL SPECIAL PERMIT FROM THE PLANNING BOARD.

(THIS USE TABLE CHANGE PROVIDES FOR A SPECIAL PERMIT FROM THE PLANNING BOARD FOR A WIRELESS COMMUNICATIONS FACILITY, SUBJECT TO THE FINDINGS AND SITE PLAN REQUIREMENTS UNDER THE USE, BUT NOT A SITE PLAN SPECIAL PERMIT UNDER SECTION 6 OF THE ZONING BY-LAW)

**DISTRICT ABBREVIATIONS:**

<b><u>MAIN</u></b> VR-Village Residence	<b><u>MAIN</u></b> NB-Neighborhood Business	<b><u>SPECIAL</u></b> RT-Refuse Transfer Station	<b><u>OVERLAY</u></b> FP-Flood Plain
NR-Neighborhood Residence	GB-General Business	DG-Private & Public Dumping Ground	H-Historic
RR-Rural Residence Cluster	C---Commercial	AD-Alcohol & Drug Rehabilitation	RC-Residential Cluster
MF-Multi-Family Residence	I---Industrial	Hospital	TH-Townhouse
		CP-Composting	EH-Elderly Housing
		AE-Adult Entertainment	SS-Self-Service

	MAIN							
<b>AGRICULTURAL USES</b>	VR	NR	RR	MF	NB	GB	C	I
Agriculture	Y	Y	Y	Y	Y	Y	Y	Y
Facility for sale of product	Y	Y	Y	Y	Y	Y	Y	Y
Floriculture	Y	Y	Y	Y	Y	Y	Y	Y
Forestry	Y	Y	Y	Y	Y	Y	Y	Y
Keeping of horses – - 0 on less than 10,000 S.F. - 1 on 10,000 – 19,999 S.F. - 2 on 20,000 – 29,999 S.F. - 3 on 30,000 or more S.F.	Y	Y	Y	N	N	N	N	N
Keeping of Hens	Y	Y	Y	N	N	N	N	N
Horticulture	Y	Y	Y	Y	Y	Y	Y	Y
Viticulture	Y	Y	Y	Y	Y	Y	Y	Y

N

SPECIAL				
RT	DG	AD	CP	AE
Y	Y	Y	Y	Y
Y	Y	Y	Y	Y
Y	Y	Y	Y	Y
N	N	N	N	N
N	N	*	*	*
Y	Y	Y	Y	Y
Y	Y	Y	Y	Y

OVERLAY						
FP	H	RC	TH	EH	SS	MC
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*

<b>BUSINESS USES</b>	VR	NR	RR	MF	NB	GB	C	I
Accessory uses to Scientific Research or development	N	N	N	N	SZ	SZ	SZ	SZ Y
Bank	N	N	N	N	Y	Y	N	SZ
Dog kennel for 3 – 15 dogs	N	N	N	N	N	SZ	N	N
Dog Daycare	N	N	N	N	N	SZ	N	SZ
Dog Training	N	N	N	N	N	SZ	N	SZ
Funeral home	N	N	N	N	SZ	SZ	N	N
Home occupation	Y	Y	Y	Y	N	N	N	N
Loan agency	N	N	N	N	Y	Y	Y	Y
Offices	N	N	N	N	Y	Y	Y	Y
Pet shop	N	N	N	N	N	Y	Y	N
Personal services	N	N	N	N	Y	Y	Y	Y
Research facility	N	N	N	N	SA	SA	SA	SA Y
Tradesman's shop	N	N	N	N	Y	Y	Y	Y
Veterinarian	N	N	N	N	N	Y	N	N

RT	DG	AD	CP	AE
N	N	N	N	SZ
N	N	N	N	Y
N	N	N	N	SZ
N	N	N	N	N
N	N	N	N	N
N	N	N	N	SZ
N	N	N	N	N
N	N	N	N	Y
N	N	N	N	Y
N	N	N	N	Y
N	N	N	N	Y
N	N	N	N	Y
N	N	N	N	Y
N	N	N	N	Y

FP	H	RC	TH	EH	SS	MC
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*
*	*	*	*	*	*	*



GOVERNMENTAL USES	MAIN								SPECIAL					OVERLAY						
	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	EH	SS	MC
State	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
County	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Municipal	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

INDUSTRIAL USES	MAIN								SPECIAL					OVERLAY						
	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	EH	SS	MC
Accessory service and repair	N	N	N	N	N	N	N	SZ	N	N	N	N	N	*	*	*	*	*	*	*
Automotive sales	N	N	N	N	N	N	N	SZ	N	N	N	N	N	*	*	*	*	*	*	*
Automotive services	N	N	N	N	N	N	N	SZ	N	N	N	N	N	*	*	*	*	*	*	*
Composting facilities	N	N	N	N	N	N	N	N	N	N	N	Y	N	*	*	*	*	*	*	*
Light manufacturing	N	N	N	N	N	SZ	SZ	Y	N	N	N	N	SZ	*	*	*	*	*	*	*
Private sewage treatment plant	N	N	N	N	N	N	N	N	SP	N	N	N	N	*	*	*	*	*	*	*
Recyclable Materials Transfer Ctr.	N	N	N	N	N	N	N	SA	SA	N	N	N	N	*	*	*	*	*	*	*
Refuse composting plant	N	N	N	N	N	N	N	N	N	SA	N	N	N	*	*	*	*	*	*	*
Refuse incinerator	N	N	N	N	N	N	N	N	N	SA	N	N	N	*	*	*	*	*	*	*
Refuse transfer station	N	N	N	N	N	N	N	N	SA	N	N	N	N	*	*	*	*	*	*	*
Residual waste storage	N	N	N	N	N	N	N	N	N	SA	N	N	N	*	*	*	*	*	*	*
Temp. Construction Trailer	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*
Truck terminal	N	N	N	N	N	N	N	N	N	N	N	N	N	*	*	*	*	*	*	*
Waste treatment plant	N	N	N	N	N	N	N	N	N	SA	N	N	N	*	*	*	*	*	*	*
Wholesale	N	N	N	N	N	SZ	N	SZ	N	N	N	N	N	*	*	*	*	*	*	*
PHILANTHROPIC USES	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	FH	SS	MC
Club	SZ	SZ	SZ	SZ	SZ	SZ	SZ	N	N	N	N	N	SZ	*	*	*	*	*	*	*
Lodge	SZ	SZ	SZ	SZ	SZ	SZ	SZ	N	N	N	N	N	SZ	*	*	*	*	*	*	*
Other Philanthropic	SZ	SZ	SZ	SZ	SZ	SZ	SZ	N	N	N	N	N	SZ	*	*	*	*	*	*	*

RECREATIONAL USES	MAIN								SPECIAL					OVERLAY						
	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	EH	SS	MC
Antique shows	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*
Bowling alley	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*
Conservation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*
Driving range	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*
Fairs and bazaars	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*
Golf course	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	*	*	*	*	*	*	*
Indoor amusement	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	N	*	*	*	*	*	*	*
Non-municipal athletics	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*
Other recreational events	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*
Outdoor recreation	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	*	*	*	*	*	*	*
Riding stable	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	*	*	*	*	*	*	*
Swimming pool, non-accessory	SZ	SZ	SZ	SZ	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*

RELIGIOUS USES																				
	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	EH	SS	MC
For profit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*
Non-profit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*

RESIDENTIAL USES																				
	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	EH	SS	MC
Accessory residential uses	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	*	*	Y	*	*	*	*
Affordable housing on an undersized lot	SZ	SZ	SZ	SZ	Y	N	N	N	N	N	N	N	N	*	*	*	*	*	*	*
Assisted living residence	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	*	*	*	*	*	*	*
Cluster development	N	N	N	N	N	N	N	N	N	N	N	N	N	*	*	SA	*	*	*	*
Multi-family residence	N	N	N	SA	N	N	N	N	N	N	N	N	N	*	*	*	*	*	*	SA
Elderly housing	N	N	N	N	N	N	N	N	N	N	N	N	N	*	*	*	*	SA	*	*
In-law apartment	SZ	SZ	SZ	SZ	SZ	SZ	N	N	N	N	N	N	SZ	*	*	*	*	*	*	*
Nursing home	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	*	*	*	*	*	*	*
Room rental (5 or less)	Y	Y	Y	Y	Y	Y	N	N	N	N	N	Y	Y	*	*	*	*	*	*	*
Room rental (5 or more)	SZ	SZ	SZ	SZ	SZ	SZ	N	N	N	N	N	SZ	SZ	*	*	*	*	*	*	*
Single family dwelling	Y	Y	Y	Y	Y	Y	N	N	N	N	N	Y	Y	*	*	*	*	*	*	*
Storage of more than one vehicle or trailer	SZ	SZ	SZ	SZ	SZ	SZ	N	N	N	N	N	SZ	SZ	*	*	*	*	*	*	*
Storage of one vehicle or trailer	Y	Y	Y	Y	Y	Y	N	N	N	N	N	Y	Y	*	*	*	*	*	*	*
Temp. manufactured home while residence is being reconstructed	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*
Townhouse	N	N	N	N	N	N	N	N	N	N	N	N	N	*	*	*	SA	*	*	*
Two family dwelling	N	N	N	SZ	N	N	N	N	N	N	N	N	N	*	*	*	*	*	*	*

SERVICE USES	MAIN								SPECIAL					OVERLAY						
	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	EH	SS	MC
Alcohol and drug rehabilitation hospital	N	N	N	N	N	N	N	N	N	N	Y	N	N	*	*	*	*	*	*	*
Cemetery	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	*	*	*	*	*	*	*

UTILITY USES	MAIN								SPECIAL					OVERLAY						
	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	EH	SS	MC
Above-ground utilities, non-municipal	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	*	*	*	*	*	*	*
Above-ground utilities, Municipal	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*
Earth migration of less than 500 cubic yards for: Construction or repair of roads, utilities, public works, and infrastructure Installation or repair of underground sewage disposal systems Excavation for foundations	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*
Earth migration over 500 cubic yards	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	SZ	*	*	*	*	*	*	*
SOLAR ENERGY CONVERSION SYSTEMS (SECS) Non-freestanding	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP	SP	SP	SP	*	*	*	*	*	*	*
SOLAR ENERGY CONVERSION SYSTEMS (SECS) Freestanding	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	*	*	*	*	*	*	*
Underground utilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*
Wireless communications facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	*	*	*	*	*	*	*

\* All uses permitted in the underlying District by right or by special permit are permitted by right or by special permit, respectively, in the Overlay District, unless otherwise provided in the Zoning By-law.