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:

MAIN		***MAIN***		***SPECIAL***		***OVERLAY***	
VR	Village Residence	**NB**	Neighborhood Business	**RT**	Refuse Transfer Station	**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 Hospital	**RC**	Residential Cluster
MF	Multi-Family Residence	**I**	Industrial	**CP**	Composting	**TH**	Townhouse
				AE	Adult Entertainment	**EH**	Elderly Housing
						SS	Self-Service
						MC	Mill Conversion
						PUD	Planned Unit Development

DRAFT

	MAIN								SPECIAL					OVERLAY							
AGRICULTURAL USES	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	EH	SS	MC	PUD
Agriculture	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*	*
Facility for sale of product	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*	*
Floriculture	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*	*
Forestry	Y	Y	Y	Y	Y	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	N	N	N	N	N	*	*	*	*	*	*	*	*
Keeping of Hens	Y	Y	Y	N	N	N	N	N	N	N	*	*	*	*	*	*	*	*	*	*	*
Horticulture	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*	*
Viticulture	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	*	*	*	*	*	*	*

	MAIN								SPECIAL					OVERLAY							
BUSINESS USES	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	EH	SS	MC	PUD
Accessory uses to Scientific Research or development	N	N	N	N	SZ	SZ	SZ	Y	N	N	N	N	SZ	*	*	*	*	*	*	*	SA
Bank	N	N	N	N	Y	Y	N	SZ	N	N	N	N	Y	*	*	*	*	*	*	*	SA
Dog kennel for 3 – 15 dogs	N	N	N	N	N	SZ	N	N	N	N	N	N	SZ	*	*	*	*	*	*	*	N
Dog Daycare	N	N	N	N	N	SZ	N	SZ	N	N	N	N	N	*	*	*	*	*	*	*	N
Dog Training	N	N	N	N	N	SZ	N	SZ	N	N	N	N	N	*	*	*	*	*	*	*	N
Funeral home	N	N	N	N	SZ	SZ	N	N	N	N	N	N	SZ	*	*	*	*	*	*	*	N
Home occupation	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	*	*	*	*	*	*	*	N
Loan agency	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	*	*	*	*	*	*	*	SA
Offices	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	*	*	*	*	*	*	*	SA
Pet shop	N	N	N	N	N	Y	Y	N	N	N	N	N	Y	*	*	*	*	*	*	*	SA
Personal services	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	*	*	*	*	*	*	*	SA
Research facility	N	N	N	N	SA	SA	SA	Y	N	N	N	N	SA	*	*	*	*	*	*	*	SA
Tradesman's shop	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	*	*	*	*	*	*	*	SA
Veterinarian	N	N	N	N	N	Y	N	N	N	N	N	N	Y	*	*	*	*	*	*	*	SA

DRAFT

	MAIN								SPECIAL					OVERLAY							
COMMERCIAL USES	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	EH	SS	MC	PUD
Adult entertainment establishment	N	N	N	N	N	N	N	N	N	N	N	N	Y	*	*	*	*	*	*	*	N
Auto parking	N	N	N	N	N	SZ	SZ	N	N	N	N	N	SZ	*	*	*	*	*	*	*	N
Auto repair	N	N	N	N	N	SZ	SZ	N	N	N	N	N	SZ	*	*	*	*	*	*	*	N
Auto sales	N	N	N	N	N	SZ	SZ	N	N	N	N	N	SZ	*	*	*	*	*	*	*	N
Auto service	N	N	N	N	N	SZ	SZ	N	N	N	N	N	SZ	*	*	*	*	*	*	*	N
Auto washing	N	N	N	N	N	SZ	SZ	N	N	N	N	N	SZ	*	*	*	*	*	*	*	N
Christmas tree sales	N	N	N	N	N	Y	N	N	N	N	N	N	Y	*	*	*	*	*	*	*	N
Contractor’s Yard	N	N	N	N	N	N	SP	SP	N	N	N	N	N	*	*	*	*	*	*	*	N
Drive-up/through restaurant	N	N	N	N	N	SZ	SZ	N	N	N	N	N	SZ	*	*	*	*	*	*	*	N
Fast-Order Food Establishment	N	N	N	N	SZ	SZ	SZ	SZ	N	N	N	N	N	SZ	*	*	*	*	*	*	N
Fully automated business	N	N	N	N	N	SZ	SZ	SZ	N	N	N	N	SZ	*	*	*	*	*	*	*	N
Garaging or parking of one light commercial vehicle	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	*	*	*	*	*	*	*	N
Garaging or parking of two light commercial vehicles	SZ	SZ	SZ	SZ	Y	Y	Y	Y	N	N	N	N	Y	*	*	*	*	*	*	*	N
Garaging or parking of one heavy commercial vehicle	SZ	SZ	SZ	SZ	SZ	Y	Y	Y	N	N	N	N	Y	*	*	*	*	*	*	*	N
Garaging or parking of two or more heavy commercial vehicles	N	N	N	N	N	Y	Y	Y	N	N	N	N	Y	*	*	*	*	*		*	N
Garden shop	N	N	N	N	N	SZ	N	N	N	N	N	N	SZ	*	*	*	*	*	*	*	N
Greenhouse (non-agricultural)	SZ	SZ	SZ	N	N	N	Y	Y	N	N	N	N	N	*	*	*	*	*	*	*	N
Motel or hotel	N	N	N	N	SZ	SZ	N	SZ	N	N	N	N	SZ	*	*	*	*	*	*	*	SA
Open air sales	N	N	N	N	N	SZ	Y	N	N	N	N	N	SZ	*	*	*	*	*	*	*	N
Repair shop	N	N	N	N	Y	Y	N	SZ	N	N	N	N	Y	*	*	*	*	*	*	*	N
Restaurant	N	N	N	N	SZ	SZ	N	SZ	N	N	N	N	SZ	*	*	*	*	*	*	*	SA
Retail store	N	N	N	N	Y	Y	N	SZ	N	N	N	N	Y	*	*	*	*	*	*	*	SA
Self-storage service facility	N	N	N	N	N	N	N	N	N	N	N	N	N	*	*	*	*	*	SA	*	N
Supermarket	N	N	N	N	N	SA	N	N	N	N	N	N	SA	*	*	*	*	*	*	*	SA
Truck body shop	N	N	N	N	N	N	SZ	N	N	N	N	N	N	*	*	*	*	*	*	*	N
Truck leasing	N	N	N	N	N	N	SZ	N	N	N	N	N	N	*	*	*	*	*	*	*	N
Truck parking	N	N	N	N	N	N	SZ	N	N	N	N	N	N	*	*	*	*	*	*	*	N
Truck repair	N	N	N	N	N	N	SZ	N	N	N	N	N	N	*	*	*	*	*	*	*	N
Truck sales	N	N	N	N	N	N	SZ	N	N	N	N	N	N	*	*	*	*	*	*	*	N
Truck service	N	N	N	N	N	N	SZ	N	N	N	N	N	N	*	*	*	*	*	*	*	N
Truck washing	N	N	N	N	N	N	Y	Y	N	N	N	N	N	*	*	*	*	*	*	*	N

	MAIN								SPECIAL					OVERLAY							
EDUCATIONAL USES	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	EH	SS	MC	PUD
For profit	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	*	*	*	*	*	*	*	*
Non-profit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

DRAFT

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

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

	MAIN								SPECIAL					OVERLAY							
PHILANTHROPIC USES	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	FH	SS	MC	PUD
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	*	*	*	*	*	*	*	*

DRAFT

	MAIN								SPECIAL					OVERLAY							
RECREATIONAL USES	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	EH	SS	MC	PUD
Antique shows	N	N	N	N	Y	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	N	N	N	N	N	Y	*	*	*	*	*	*	*	*
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	*	*	*	*	*	*	*	*

	MAIN								SPECIAL					OVERLAY							
RELIGIOUS USES	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	EH	SS	MC	PUD
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	*	*	*	*	*	*	*	*

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

DRAFT

	MAIN								SPECIAL					OVERLAY							
SERVICE USES	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	EH	SS	MC	PUD
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	*	*	*	*	*	*	*	*

	MAIN								SPECIAL					OVERLAY							
UTILITY USES	VR	NR	RR	MF	NB	GB	C	I	RT	DG	AD	CP	AE	FP	H	RC	TH	EH	SS	MC	PUD
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.

DRAFT