

§ 270-4.1. Table of Use Regulations: R-Residential; B-Business; I-Industrial; I-B Industrial-B. [Amended 6-1-1996, AG approved 9-10-1996; 6-16-1997, AG approved 8-11-1997; 3-3-1999, AG approved 3-8-1999; 6-11-2001 STM, AG approved 9-19-2001; 6-14-2004, AG approved 9-16-2004; 6-13-2005, AG approved 9-30-2005; 5-8-2006, AG approved 6-14-2006; 6-15-2009, AG approved 8-18-2009; 6-13-2011, AG approved 9-14-2011; 6-9-2014, AG approved 7-1-2014; 6-19-2017 ATM, AG approved 9-19-2017; 4-30-2018 STM, AG approved 6-8-2018; 11-13-2018 STM, AG approved 1-7-2019; 11-14-2022 STM by Art. 13, AG approved 2-24-2023; 11-14-2022 STM by Art. 18, AG approved 2-24-2023]

Residential Uses	R	B	I	I-B
Accessory apartment	Y	SP	N	SP
Single-family, detached dwellings	Y	SP	N	SP
Farm, garden, greenhouse or nursery, including the display and sale of natural products; when involving the raising and keeping of livestock other than for the private use of the residents, allowed only on parcels of 5 acres or larger	Y	Y	Y	Y
Stand for the sale of agricultural products less than 5 acres	SP	SP	SP	SP
Religious, educational, or use by the Town of Lakeville	Y	Y	Y	Y

Residential Uses	R	B	I	I-B
Mobile home other than allowed in § 270-8.7A and B	N*	N*	N	N
Alterations, otherwise prohibited, of a dwelling in existence as of January 1, 1978, for 2 families	SP	SP	N	N
Conversion of a seasonal home or nonresidential building for year-round residential occupancy, subject to Board of Health approval and to conditions and limitations on the occupancy and use	SP	SP	N	N
Hospital, convalescent or nursing home	SP	Y	N	N
Home for the elderly, residential care facility, charitable institution or use	SP	Y	N	N
Cemetery	SP	SP	SP	SP
Golf course	SP	SP	SP	SP
Riding stable	SP	SP	SP	SP

Residential Uses	R	B	I	I-B
Private club not conducted for profit and not containing sleeping quarters for more than 4 persons	SP	SP	SP	SP
Recreational or sports facilities primarily for participatory, rather than spectator, sports, including day or seasonal camp for boys and girls	SP	SP	SP	SP

Business Uses	R	B	I	I-B
Large-scale retail building with 35,000 or more square feet of gross floor area and smaller retail stores within such building, subject to § 270-7.6	N	SP*	Y	Y
Retail business, service or public utility not involving manufacture on the premises except of products the major portion of which is to be sold at retail by the manufacturer to the consumer, and provided further that not more than 10 operators shall be employed in such manufacture	N	Y	SP	SP
Newspaper or job printing	N	Y	Y	Y
Business or professional office or bank	N	Y	Y	Y
Restaurant	N	Y	Y	Y

Business Uses	R	B	I	I-B
Theater (seating capacity of less than 300), bowling alley or other commercial amusement, provided all business is conducted within the structure	N	Y	SP	Y
Museum	SP	Y	Y	Y
Hotel or motel	N	Y	Y	N
Wholesale office or showroom with no on-site storage	N	Y	Y	Y
Launderette	N	SP	N	N
Funeral home, mortuary or crematory	N	Y	N	N
Animal kennel or hospital	N	SP	N	N
Radio or television studio	N	Y	Y	Y
Bus or railroad terminal or passenger station	N	SP	SP	SP
Commercial parking facility	N	SP	SP	SP
Auto or boat sales, rentals or service	N	SP	N	N
Car wash	N	SP	N	N
Filling station allowed only in areas served by municipal water	N	SP	N	N

Business Uses	R	B	I	I-B
Storage of junk for commercial purposes	N	SP	SP	N
Drive through facility	N	SP	SP	N
Licensed junk dealers (pursuant to the Town of Lakeville General Bylaws ¹)	N	Y	N	N

Industrial Uses	R	B	I	I-B
Warehouse, offices or facilities for distributing merchandise	N	N	Y	Y
Warehouse, offices or facilities for distributing merchandise over 100,000 sq. ft.	N	N	SP	SP

1. Editor's Note: See Ch. 169, Junk, Old Metals and Secondhand Articles

Industrial Uses	R	B	I	I-B
Plant for manufacturing, processing, fabricating or assembly, provided that no such use shall be permitted which would be detrimental or offensive or tend to reduce property values in the same or adjoining districts by reason of dirt, odor, fumes, smoke gas, sewerage, refuse, noise, excessive vibration or danger of explosion or fire	N	N	Y	SP
Research laboratory				
Dry: excluding genetic or biological research	N	N	SP	SP
Wet: including genetic or biological research	N*	N*	N*	N*
Renewable and alternative energy research	N	N	Y	Y
Sale of new or used construction or materials handling equipment	N	Y	Y	N

Industrial Uses	R	B	I	I-B
Farm implements and machinery wholesaling	N	N	Y	SP
Lumber, feed or ice establishment wholesaling	N	N	Y	SP
Plumbing, electrical or carpentry shop or other similar service or repair establishment	N	SP	Y	Y
Water towers or reservoirs	N	SP	SP	SP
Steam laundry or dry-cleaning plant	N	SP	SP	SP
Fuel establishment involving storage and distribution to be sold wholesale to suppliers	N	N	SP	SP
Uses accessory to permitted (dry: excluding genetic or biological research) scientific research and development, whether or not located on the same lot as the permitted use	N*	N*	SP	SP

Industrial Uses	R	B	I	I-B
Uses accessory to permitted (wet: including genetic or biological research) scientific research and development, whether or not located on the same lot as the permitted use	N*	N*	N*	N*
Collection, treatment, storage, burial, incineration or disposal of hazardous waste	N	N	N	N
Adult bookstore/ adult motion-picture theater	N	N	SP	N
Wireless communications facility	SP	SP	SP	SP
Tattoo or body art establishments	N	SP	SP	N
Towers over 45 feet	SP	SP	SP	SP
Land-based wind energy facilities	N	N	SP	SP