

Y	A permitted use.
SPA	A use permitted only with a valid site plan approved by the Planning Board in accordance with Article VII.
SP	A use permitted only upon granting of a special permit in accordance with Article IX.
SPA/SP	A use permitted only upon granting of a special permit in accordance with Article IX, accompanied by a site plan prepared in accordance with Article VII.
N	An excluded or prohibited use.
(PB)	Planning Board is special permit granting authority.
(ZBA)	Zoning Board of Appeals is special permit granting authority.

		R-30 ¹	R-43 ¹	R-87 ¹	B-1	B-2 ³	C-1 ²	C-2	C-3	CRSP	VZ-A	VZ-B
A. Residential Uses												
1.	Single detached dwelling	Y	Y	Y	N	N	N	N	N	N		
2.	Double attached dwelling	SP (PB)	SP (PB)	SP (PB)	N	N	N	N	N	N		
3.	Multiple attached dwelling	SPA/SP P	SPA/SP (PB)	SPA/SP P	N	N	N	N	N	N		

Close

	dwelling to double attached dwelling, pursuant to § 390-13.4	(ZBA)	(ZBA)	(ZBA)								
5.	Senior living community, pursuant to § 390-13.5	SPA/SP P (PB)	SPA/SP (PB)	SPA/SP P (PB)	N	N	SPA/SP P (PB)	N	SPA/SP (PB)	N		
8.	Accessory dwelling unit, pursuant to § 390-4.11	SP (ZBA)	SP (ZBA)	SP (ZBA)	N	N	N	N		N	SP (ZBA)	SP (ZBA)

B. Agricultural Uses												
1.	Farm, excluding a farm or pig-gery used for disposal of waste, garbage or renderings	Y	Y	Y	N	N	N	N	N	Y		
2.	Nursery, orchard	Y	Y	Y	N	N	N	N	N	Y		
3.	Sale of farm, nursery or orchard products, produce, poultry, or cattle grown and/or raised on the premises	Y	Y	Y	N	N	N	N	N	Y		
4.	Pets and customary farm animals maintained without creation of a nuisance, and with the further limitations that large customary farm animals such as horses, cattle, ponies cannot be maintained on a lot of less than 43,560 square feet	Y	Y	Y	N	N	N	N	N	Y		

	R-30 ¹	R-43 ¹	R-87 ¹	B-1	B-2 ³	C-1 ²	C-2	C-3	CRSP	VZ-A	VZ-B	
C. Commercial Uses												
1.	A single retail store ³ on a lot	N	N	N	SPA (PB)	SPA/SP (PB)	SPA/S P (PB)	SPA/S P (PB)	SPA/SP (PB)	N		
2.	Service establishment	N	N	N	SPA (PB)	SPA/SP (PB)	SPA/S P (PB)	SPA/S P (PB)	SPA/SP (PB)	N		
3.	Shopping center or complex of offices, businesses, or retail establishments ³	N	N	N	SPA/S P ^{3,5} (PB)	SPA/SP 3 ⁵ (PB)	SPA/S P 3 ⁵ (PB)	SPA/S P (PB)	SPA/SP (PB)	N		
4.	Planned business development	N	N	N	N	SPA/SP (PB)	SPA/S P (PB)	SPA/S P (PB)	N	N		
5.	Complex of offices or other non-retail businesses	N	N	N	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	SPA/S P (PB)	SPA/SP (PB)	N		
6.	Single or “anchor” retail operations of at least 10,000 square feet selling to the general public and/or qualified public, such as so called “warehouse” or “membership” outlets. In addition, retail outlets of at least 5,000 square feet may be sited to be complementary to one or more “anchor” stores, provided the total square footage of such complementary stores does not exceed 50% of the total retail complex.	N	N	N	N	N	SPA/S P (PB)	SPA/S P (PB)	N	N		
7.	Bank	N	N	N	SPA (PB)	SPA (PB)	SPA/S P (PB)	SPA/S P (PB)	SPA/SP (PB)	N		
8.	Restaurant	N	N	N	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	SPA/S P (PB)	SPA/SP (PB)	N		
9.	Restaurant, fast-food	N	N	N	SPA/S P (PB)	N	SPA/S P (PB)	SPA/S P (PB)	N	N		
10.	Restaurant, take-out	N	N	N	SPA/S P (PB)	SPA/SP 6 (PB)	SPA/S P (PB)	SPA/S P (PB)	N	N		

		R-30 ¹	R-43 ¹	R-87 ¹	B-1	B-2 ³	C-1 ²	C-2	C-3	CRSP	VZ-A	VZ-B
11.	Hotel or motel	N	N	N	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	SPA/S P (PB)	SPA/SP ¹⁰	N		
12.	Campground	N	N	N	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	SPA/S P (PB)	N	N		
13.	Social service agency	N	N	N	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	SPA/S P (PB)	N	N		
14.	Child-care facility, day-care center, adult day-care facility	SPA (PB)	SPA (PB)	SPA (PB)	SPA (PB)	SPA (PB)	SPA (PB)	SPA (PB)	N			
15.	Family day-care home	Y	Y	Y	Y	Y	Y	Y	Y	Y		
16.	Health-care facility, nursing home	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	N	N	N	N	SPA/SP (PB)	N		
17.	Healthcare facility, outpatient	N	N	N	SPA (PB)	SPA/SP (PB)	SPA/S P (PB)	SPA/S P (PB)	SPA/SP (PB)	N		
18.	Meeting place for membership organizations such as veterans and other public service groups, including function halls and any uses normally incidental thereto	N	N	N	SPA (PB)	SPA (PB)	SPA/S P (PB)	SPA/S P (PB)	N	N		
19.	Business, professional, government or political campaign office	N	N	N	SPA (PB)	SPA (PB)	SPA/S P (PB)	SPA/S P (PB)	N			
20.	Printing and private mail services	N	N	N	N	N	N	SPA/S PA ⁴ (PB)	N	N		
21.	Kennel, commercial	N	N	N	N	N	SP/SP A (PB)	SP/SP A (PB)	N	SP/SP A (PB)		
22.	Kennel, private	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	N	N	N	N	N	N		
23.	Greenhouse, commercial	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	N	N	N	N	N	SPA/S P (PB)		
24.	Temporary storage of discarded materials or junk vehicles. Temporary storage area shall be	N	N	N	SPA/S P (ZBA)	N	SPA/S P (ZBA)	SPA/S P (ZBA)	N	N		

		R-30 ¹	R-43 ¹	R-87 ¹	B-1	B-2 ³	C-1 ²	C-2	C-3	CRSP	VZ-A	VZ-B
	fenced and shielded and not exceed 400 square feet.											
25	Motor vehicle sales, service, repair, or service station, provided that, except for storage of school buses, rental or sales vehicles, and vehicles under repair, there will not be any exterior storage or placement of vehicles, equipment, discarded parts, tires or coin operated machines	N	N	N	SPA/S P (PB)	SPA/SP 7 (PB)	SPA/S P (PB)	SPA/S P (PB)	N	N		
26	Country inn pursuant to § 390-4.7	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	SPA/S P (PB)	N	N	N	N	N		
27	Registered marijuana dispensary ¹¹	N	N	N	N	N	SPA/S P (PB) ¹¹	N	N	N		
28	Off-site medical marijuana dispensary ¹¹	N	N	N	N	N	SPA/S P (PB) ¹¹	N	N	N		
29	Privately owned wastewater treatment facility (PWTF) designed and approved in accordance with 314 CMR 5.00, as amended	N	N	N	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	SPA/S P (PB)	SPA/SP (PB)	N		
30	Brew pub	N	N	N	SP	SP	Y	Y		N	SP	SP
31	Brewery	N	N	N	Y	Y	Y	Y		N	N	SP
32	Microbrewery	N	N	N	Y	Y	Y	Y		SPA	Y	Y
35	Nanobrewery	N	N	N	Y	Y	Y	Y		SPA	SPA	Y
D. Recreational Uses												
1.	Club, country club, tennis club, golf courses	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	N	SPA/SP (PB)	N	N	SPA/SP (PB)	SPA/S P (PB)		
2.	Conservation or open space area, recreation, common or park land	Y	Y	Y	SPA (PB)	SPA (PB)	SPA/S P (PB)	SPA/S P (PB)	SPA/SP (PB)	Y		
3.	Stables, public	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	N	N	N	N	N	SPA (PB)		

		R-30 ¹	R-43 ¹	R-87 ¹	B-1	B-2 ³	C-1 ²	C-2	C-3	CRSP	VZ-A	VZ-B
4.	Health club or athletic club with indoor/outdoor facility	N	N	N	N	SPA/SP (PB)	N	SPA/S P ⁴ (PB)	SPA/SP (PB)	N		
E. Public and Semi-Public Uses												
1.	School	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	N	N	N	N	SPA (PB)	SPA (PB)		
2.	Library	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	SPA (PB)	SPA (PB)	SPA/S P (PB)	SPA/S P (PB)	SPA (PB)	SPA/S P (PB)		
3.	Government building or facility or complex of government buildings or facilities	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	SPA (PB)	SPA (PB)	SPA/S P (PB)	SPA/S P (PB)	SPA (PB)	SPA/S P (PB)		
4.	Cemetery	Y	Y	Y	SPA (PB)	N	N	N	N	Y		
5.	Church or place of religious worship, parsonage	Y	Y	Y	SPA (PB)	SPA (PB)	SPA/S P (PB)	SPA/S P (PB)	SPA (PB)	SPA (PB)		
6.	Funeral home	N	N	N	SPA (PB)	SPA (PB)	SPA/S P (PB)	SPA/S P (PB)	N	N		
7.	Post office	N	N	N	SPA (PB)	SPA (PB)	SPA/S P (PB)	SPA/S P (PB)	SPA/SP (PB)	N		
8.	Public transportation terminal	N	N	N	SPA (PB)	N	SPA/S P (PB)	SPA/S P (PB)	N	N		
F. Industrial Uses												
1.	Research laboratory (except those designed and intended for the development of nuclear, chemical or germ/biological weapons, or similar activities)	N	N	N	N	N	SPA/S P (PB)	SPA/S P (PB)	SPA/SP (PB)	N		
2.	Light manufacturing facility within a totally enclosed structure, including, but not limited to: printing or publishing plants, bottling works, food processors or bakeries not operated at retail, electronics industries, electroplating, light metal fabrication or finishing (excluding heavy punch presses and drop ham-	N	N	N	N	N	SPA/S P (PB)	SPA/S P (PB)	N	N		

	R-30 ¹	R-43 ¹	R-87 ¹	B-1	B-2 ³	C-1 ²	C-2	C-3	CRSP	VZ-A	VZ-B
mers), products assembled from previously processed materials such as bone, ceramic, cloth, glass, leather, metals, plastics, paper, rubber (except tires), wood (except planing mills), electric and mechanical instruments and appliances, optical goods, cosmetics, toiletries, and pharmaceutical products											
3. Construction business, heavy vehicle storage	N	N	N	N	N	SPA (PB)	SPA (PB)	N	N		
4. Warehouse and storage facility other than a facility for storage of so-called junk vehicles and other scrapped materials reprocessing	N	N	N	N	N	SPA/SP (PB)	SPA/SP (PB)	N	N		
5. Oil, coal, gas, or propane fuel business	N	N	N	N	N	SPA/SP (PB)	SPA/SP (PB)	N	N		
6. Public or municipal utility facility related solely to the control of, or transmission and/or distribution of a utility	N	N	N	N	N	SPA (PB)	SPA (PB)	N	N		
7. Planned industrial/office park (PI/OP)	N	N	N	N	N	N	SPA/SP (PB)	N	N		
8. Facilities used to generate electrical or steam or other power (for commercial purposes other than that required by the operator of said plant for on-site needs). Nothing in this subsection shall prohibit the sale of any excess power during nonpeak periods from time to time to an existing utility.	N	N	N	N	N	N	N	N	N		
9. Roof-mounted/building-mounted solar photovoltaic installation ⁸	Y	Y	Y	Y	Y	Y	Y	Y	Y		
10. Ground-mounted solar photovoltaic installation ⁸	N	N	N	SPA (PB)	SPA (PB)	SPA (PB)	SPA (PB)	Y	SPA (PB)		
11. Privately owned wastewater treatment facility (PWTF) designed and approved in accor-	N	N	N	SPA/SP (PB)	SPA/SP (PB)	SPA/SP (PB)	SPA/SP (PB)	SPA/SP (PB)	N		

		R-30 ¹	R-43 ¹	R-87 ¹	B-1	B-2 ³	C-1 ²	C-2	C-3	CRSP	VZ-A	VZ-B
	dance with 314 CMR 5.00, as amended											
G Public/Municipal Utilities												
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1.	Public or municipal utility facility, but not including electricity-generating units, new utility rights-of-way, or oil, gas, or propane storage tanks in excess of 5,000 gallons	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	N	N	N	N	N	N		
2.	Public or municipal utility facility, but not including generating units in excess of 10 megawatts, new rights-of-way, or oil, gas, or propane storage tanks in excess of 5,000 gallons	N	N	N	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	SPA/S P (PB)	N	N		
3.	Wireless communications facility incidental to an existing public or municipal utility facility ⁹	N	N	N	N	N	N	N	N	SPA/S P (PB)		
H Accessory Uses												
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1.	Enclosed wireless communication transmitter/receptor within a nonresidential building or structure	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	SPA/S P (PB)	SPA/SP (PB)	SPA/S P (PB)	SPA/S P (PB)	SPA/SP (PB)	N		
2.	Home occupation (See § 390-4.5.)	SP (ZBA)	SP (ZBA)	SP (ZBA)	N	N	N	N	N	N		
3.	Home occupation: antique shop, beauty parlor, barber shop, real estate office (See § 390-4.5.)	SP (ZBA)	SP (ZBA)	SP (ZBA)	N	N	N	N	N	N		
4.	Bed-and-breakfast home (See § 390-4.6.)	SPA/S P (ZBA)	SPA/SP (ZBA)	SPA/S P (ZBA)	SPA/S P (ZBA)	SPA/SP (ZBA)	SPA/S P (ZBA)	SPA/S P (ZBA)	N	N		
5.	Accessory uses on the same lot, such as garages, stables, barns, tool sheds, farm buildings and enclosures, farm equipment, tennis courts, and swimming pools for personal use only	Y	Y	Y	N	N	N	N	N	Y		
6.	Common driveway	SP (PB)	SP (PB)	SP (PB)	SP (PB)	SP (PB)	SP (PB)	SP (PB)	SP (PB)	SPA/S P (PB)		

		R-30¹	R-43¹	R-87¹	B-1	B-2³	C-1²	C-2	C-3	CRSP	VZ-A	VZ-B
7.	Roof-mounted/building-mounted solar photovoltaic installation ⁸	Y	Y	Y	Y	Y	Y	Y	Y	Y		
8.	Ground-mounted solar photovoltaic installation ⁸	SPA (PB)	SPA (PB)	SPA (PB)	SPA (PB)	SPA (PB)	SPA (PB)	SPA (PB)	SPA (PB)	SPA (PB)		

Footnotes to Table

- 1 Uses prohibited in residential districts: junkyards, bulk storage, auto service and repair shops. (NOTE: Also refer to § 390-6.6 regarding private dumps.)
- 2 No use shall be allowed in the C-1 District, even if permitted in the above sections, if such use is determined by the Planning Board to be offensive, noxious, detrimental, or dangerous to the surrounding areas of the Town by reason of dust, smoke, odor, noise, vibration, light, traffic, hours and/or methods of operation or other adverse effect.
- 3 Provided that the gross floor area (GFA) of any building is not greater than 15,000 square feet in a B-1 District, not greater than 25,000 square feet in B-2 District, not greater than 50,000 square feet in a C-3 District, and not greater than 25,000 square feet in a C-1 District, except as approved by the Planning Board within a planned business development (PBD) pursuant to § 390-4.2 and as stated in accordance with the following:
 - a. The GFA of any building allowed in a PBD shall not exceed 95,000 square feet.
- 4 Permitted in a planned industrial office park with a special permit and approved site plan.
- 5 No parking lot or other impervious surfaces other than vehicular ingress and egress driveways shall be located closer than 50 feet to any property line; and such fifty-foot buffer zone shall be either retained in a natural state or landscaped, as required by the Planning Board. Said buffer zones may, however, be reduced by means of a special permit granted by the Planning Board involving only those uses within a PBD. These reductions may be authorized in consideration of such distinct features as shared parking, lots, internal and common driveways as well as the distance of a lot from the travel surface within an adjoining public way as compared to other lots within the same zoning district. However, in no case shall the buffer zone be reduced along the boundary of any adjoining lot within a Residential Zoning District as required under §390-6.10. In addition, drainage storage, retention or detention facilities may occupy no greater than 25% of a reduced buffer zone and only if such facilities would be located within that portion of the buffer zone furthest from a property line.
- 6 Any and all drive-up windows are not allowed, except in compliance with § 390-4.10.
- 7 Provided no other uses within the same classification are within 600 feet as measured between the subject lots.
- 8 Solar photovoltaic installations are subject to the requirements of § 390-4.8.
- 9 A wireless communications facility shall be deemed incidental to an existing public or municipal utility facility if the area devoted to the wireless communication facility constitutes less than 5% of the lot area assigned to the existing public or municipal facility use.
- 10 Hotels, but not motels, are permitted in a C-3 Zoning District. A hotel may include additional facilities and services, such as restaurants, meeting rooms, entertainment, and personal services, which shall be attached to the hotel building. Limited outdoor recreation facilities accessory to, and associated with, the hotel may be permitted by the SPGA.
- 11 RMDs and OMMDs permitted in Medical Marijuana Special Use Overlay District only.