

SECTION 5 TABLE OF USES

5.1 Keys to Table of Uses

5.1.A. Key to Table of Uses Table Abbreviations – Uses Permitted, Not Permitted, Permitted by Special Permit, and/or by Site Plan Review

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|--|
| P = Use is Permitted by Right |
| X = Use is Not Permitted |
| SPPB = Special Permit required from the Planning Board |
| SPBA = Special Permit required from the Board of Appeals |
| SPR = Site Plan Review required from the Planning Board |

5.1.B. Key to Table of Uses Abbreviations – Zoning Districts

| |
|-----------------------------------|
| R-20 = Residential 20 |
| R-40 = General Residential 40 |
| R-80 = Residential 80 |
| RM = Residential Mobile Home Park |
| TC = Town Center |
| C = Commercial |
| C/I = Commercial Industrial |
| 3A DD = Route 3A Design District |
| I - Industrial |
| Cons. = Conservancy |

5.1.C. Key to Letter Designations

Where there are small letter designations in the Table of Uses located under the designation of whether and how a use is allowed, (for example, a-c; a-d; a-m etc.), they designate the requirements found in the superscript number that applies to that particular use. The superscript is found directly below the Table of Uses on the same page where that use is located in the Table of Uses.

SECTION 5 – USE REGULATIONS – TABLE OF USES

5.2 Table of Uses

| USES | ZONING DISTRICTS | | | | | | | | | | |
|---|------------------|---------------|---------------|------|----|---|---|----------|----------------------------|-------|---|
| | R-20 | R-40 | R-80 | RM | TC | C | I | C/I Park | 3A DD | Cons. | |
| Residential Uses | | | | | | | | | | | |
| Bed and Breakfast | X | SPPB | SPPB | X | X | X | X | X | SPPB ¹ (a-d) | X | X |
| Congregate Housing | X | P | P | X | X | X | X | X | X | X | X |
| Home occupation (no non-residents employed at premises) ² | P (a-d) | P (a-d) | P (a-c) | X | X | X | X | X | X | X | X |
| Home Occupation (up to two non-residents employed at premises) ³ | SPPB (a-e) | SPPB (a-e) | SPPB (a-e) | X | X | X | X | X | X | X | X |
| Mobile home park subject to § 3.6 | X | X | X | SPBA | X | X | X | X | X | X | X |
| Multiple dwellings subject to § 7.6 | SPPB | X | X | X | X | X | X | X | X | X | X |

¹ Provided that:

- (a) the architectural style of the original structure shall not be altered, and new construction shall be of a compatible Cape Cod or Colonial residential style approved by the Planning Board. (continued on the next page)
- (b) all parking shall be off-street, shall be located behind the setback line of the principal building, shall be landscaped and shall conform to the provisions of § 9.2, Off-Street Parking Requirements
- (c) there shall be no exterior storage
- (d) except for parking as required in § 9.2 and an announcement sign in accordance with the provisions of § 9.4, Signs, there shall be no exterior evidence of the non-residential use of the structure

² Provided that:

- (a) parking shall not exceed the parking allowed for a single-family residential use
- (b) not more than 25 % of total gross floor area is regularly devoted to such use
- (c) there is no equipment used in connection with such home occupation visible from the street or abutting property
- (d) no display of products is visible from the street

³ Provided that:

- (a) the home occupation shall be clearly incidental and subordinate to its use for residential purposes by the occupants
- (b) not more than 25% of the total gross floor area is regularly devoted to such use
- (c) there is no equipment used in connection with such home occupation visible from the street or abutting property
- (d) no display of products is visible from the street
- (e) there shall be adequate off-street parking in accordance with § 9.2, Off-Street Parking Requirements, for any employee or visitors in connection with such use. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard. Vehicles used in connection with the occupation shall be parked in the rear or side yard or in a structure.

SECTION 5 – USE REGULATIONS – TABLE OF USES

| USES | ZONING DISTRICTS | | | | | | | | Cons. | | |
|---|------------------|------------|------------|----|----|---|---|----------|-------|-------|------|
| | R-20 | R-40 | R-80 | RM | TC | C | I | C/I Park | | 3A DD | |
| Non-profit camp (overnight accommodations are in tents and there are no transient overnight accommodations) | X | P | P | X | X | X | X | X | X | X | SPBA |
| One accessory unit to single family dwelling ⁴ | SPPB (a-m) | SPPB (a-o) | SPPB (a-o) | X | X | X | X | X | X | X | X |

⁴ Provided that:

- (a) the principal residential structure is on a lot which meets or exceeds the minimum lot size in § 8.0 Intensity and Dimensional Regulations
- (b) the principal residential structure has at least 1200 sq. ft.
- (c) the entire structure used for dwellings shall not occupy more than 25 % of the lot area
- (d) there is at least one off-street parking space for each bedroom or accessory unit in the converted portion of the structure, which space shall not be provided in the front or side yard
- (e) there is provision for screening by fencing or landscaping of outside storage areas
- (f) neither the principal residential structure nor accessory unit shall have a gross floor area of less than 500 sq. ft. plus 100 sq. ft. for each bedroom over one (g) the gross floor area of the newly created unit shall not be more than 30 % of the normally habitable gross floor area excluding the garage, unfinished crawl space, and other normally uninhabitable gross floor area of the principal residential structure, after conversion.
- (h) each unit shall be a complete and independent housekeeping unit, containing a bedroom or bedroom/living room combination, bathroom and kitchen or kitchenette and shall have a separate entrance
- (i) the exterior appearance of the structure shall not be altered except for: (1) stairways and exits required by law, which shall be in the rear of the building and (2) restoration consistent with the original architecture of the structure.
- (j) *R20 only*: one of the units shall be occupied by the owner of the property, or in the case of a realty trust, corporation or partnership, a beneficiary, shareholder, or partner respectively
- (k) *R40 and R80 only*: Either the apartment or the principal residence shall be occupied by the owner of the lot on which the accessory housing unit is located, except for bona fide temporary absences
- (l) if the accessory housing unit is discontinued and integrated into the original structure design, the owner shall notify the Inspector of Buildings and the Zoning Enforcement Officer in writing
- (m) *R20 only*: No permit for an accessory housing unit granted hereunder shall take effect sooner than one year after occupancy of the principal residential structure. *R40 and R80 only*: No permit for an accessory housing unit granted hereunder shall take effect sooner than three years after occupancy of the principal residential structure.
- (n) all permits for accessory housing must be secured before any construction is undertaken
- (o) all special permits granted under this section shall expire within 3 years from the date of the special permit issued by the Planning Board. At the end of every 3 years, renewal shall be automatically granted upon receipt of certification by the Planning Board that the property remains the principal residence of the owner and that all conditions met at the time of the original application remain unchanged. The Planning Board, in its sole discretion, may acquire a new application and a demonstration of compliance with all conditions necessary for a special permit.
- (p) the applicant shall submit to the Planning Board, prior to the required public hearing, a written report obtained by the Board of Health which certified that adequate provision has been made for the disposal of sewage, waste, and drainage in accordance with Title 5 of the Sanitary Code and the requirements of the Board of Health.

SECTION 5 – USE REGULATIONS – TABLE OF USES

| USES | ZONING DISTRICTS | | | | | | | | | |
|--|------------------|------|------|------------|------------|---|---|----------|-------------------------|-------|
| | R-20 | R-40 | R-80 | RM | TC | C | I | C/I Park | 3A DD | Cons. |
| One family dwelling in a mobile home park for use as manager's residence ⁵ | X | X | X | SPBA (a-c) | X | X | X | X | X | X |
| Residential Development Encouraging Open Space (RDEOS - see § 7.5) | X | SPPB | SPPB | X | X | X | X | X | X | X |
| Remodeling an existing dwelling or structure accessory to an existing dwelling to accommodate 1 added dwelling unit ⁶ | X | X | X | X | SPPB (a-l) | X | X | X | X | X |
| Renting of not more than 2 rooms by a resident occupying the dwelling to not more than 3 transient persons | P | P | P | X | X | X | X | X | P | X |
| Short Term Rental | SPPB | SPPB | SPPB | X | SPPB | X | X | X | SPPB ⁷ (a-c) | X |

⁵ Provided that:

- (a) the dwelling complies with the building requirements of the Town
- (b) a portion of such dwelling may be utilized for the management office

(c) the dwelling shall occupy its own lot of 20,000 sq. ft. minimum area within the mobile home park.

⁶ Provided that:

- (a) the building was in existence on January 1, 1940
- (b) the lot is in compliance with § 8.0 Intensity and Dimensional Regulations
- (c) no more than 25 % of the lot area is covered by structures
- (d) there is at least one off-street parking space for each dwelling unit contained in the structure, which space shall be provided behind the setback line.
- (e) outside storage areas shall be screened by fencing or landscaping
- (f) the principal structure to be converted shall contain at least 1,100 sq. ft.
- (g) no unit shall have a gross floor area of less than 350 sq. ft. plus 100 sq. ft. for each bedroom in excess of one
- (h) the gross floor area of the newly created unit(s) shall be less than 50 % of the total gross floor area of the principal dwelling unit, after conversion
- (i) the exterior appearance of the structure shall not be altered except for the stairways and exits required by law
- (j) one unit shall be occupied by the owner of the property, or in the case of a realty trust, corporation, or partnership, a beneficiary, shareholder or partner
- (k) if the secondary unit is in an accessory building, approval of the Planning Board shall be obtained in accordance with G.L. c. 41 § 810 and the Planning Board Subdivision Regulations

(l) if the second unit is discontinued and integrated into the original structure design, the owner shall notify the Inspector of Buildings in writing

⁷ Provided that:

- (a) The architectural style of the original structure shall not be altered, and new construction shall be of a compatible Cape Cod or Colonial residential style approved by the Planning Board (continued on next page)

SECTION 5 – USE REGULATIONS – TABLE OF USES

| USES | ZONING DISTRICTS | | | | | | | | | |
|--|------------------|------|------|----|------------|---|---|----------|-------------------------|-------|
| | R-20 | R-40 | R-80 | RM | TC | C | I | C/I Park | 3A DD | Cons. |
| ingle Family Detached Dwelling | P | P | P | X | P | X | X | X | P | SPBA |
| Single Family Dwelling (not detached) | X | X | X | X | P | X | X | X | P | X |
| Structures for not more than six dwelling units ⁸ | X | X | X | X | SPPB (a-e) | X | X | X | X | X |
| Tourist home (excluding over-night cabin, motel, or hotel) | SPPB | X | X | X | X | X | X | X | SPPB ⁹ (a-c) | X |
| Trailer camp, park or court | SPBA | X | X | X | X | X | X | X | X | X |
| Trailer, trailer coach or mobile home used as a dwelling, provided that (a) it is not used as an office incidental to construction on the premises and (b) it is not used for more than 6 months in any calendar year. | SPBA | X | X | X | X | X | X | X | X | SPBA |

(b) parking shall be off-street, located behind the setback line of the principal building, landscaped, and shall conform to § 9.2, Off-Street Parking Requirements.

(c) there shall be no exterior storage

⁸ Provided that:

- (a) the maximum coverage of the lot by the buildings and structures shall be 20 % of the total lot area and the minimum landscaped area shall not be less than 25 % of the lot area
- (b) no portion of any enclosing wall of any building and no portion of any permissible structure shall be nearer to the street line of an existing public or private way than 50 ft. nor nearer the side lot than 30 ft. nor nearer the rear lot line than 30 ft. and shall not be nearer than 20 ft. to any interior drive
- (c) no building in a group shall be closer to any other building on the lot or adjacent lot than a distance of 50 ft.
- (d) there shall be provided a permanent off-street parking area, indoors and/or outdoors sufficient in size to allow two parking spaces for each dwelling unit to be accommodated

(e) elevations and floor plans shall be submitted in addition to all other requirements for a site plan as provided in § 10.3, Site Plan Review

⁹ Provided that:

- (a) the architectural style of the original structure shall not be altered, and new construction shall be of a compatible Cape Cod or Colonial residential style approved by the Planning Board
- (b) all parking shall be off-street, shall be located behind the setback line of the principal building, shall be landscaped and shall conform to the provisions of § 9.2, Off-Street Parking Requirements
- (c) there shall be no exterior storage

SECTION 5 – USE REGULATIONS – TABLE OF USES

| USES | ZONING DISTRICTS | | | | | | | | | |
|---|------------------|---------|---------|-----|-----|-----|-----|----------|-------|------------|
| | R-20 | R-40 | R-80 | RM | TC | C | I | C/I Park | 3A DD | Cons. |
| Two-Family Dwelling | SPPB | X | X | X | P | X | X | X | P | X |
| Agriculture | | | | | | | | | | |
| Agriculture, aquaculture, silviculture, horticulture, floriculture, or viticulture, as protected under G.L. c. 40A, § 3, located on parcels containing at least 5 acres | P | P | P | P | P | P | P | P | P | P |
| Raising of livestock and poultry, but not including swine or fur bearing animals, not for commercial sale ¹⁰ | SPBA (a-c) | P (a-b) | P (a-b) | X | X | X | X | X | X | SBPA (a-b) |
| Riding stable | X | SPBA | SPBA | X | X | X | X | X | X | SPBA |
| Salesroom or stand for display or sale of horticultural products, the major portion of which is grown or produced on the premises by a resident proprietor | SPPB | X | X | X | X | X | X | X | X | X |
| Community Uses | | | | | | | | | | |
| Cemetery | SPBA | SPBA | SPBA | X | X | X | X | X | X | SPBA |
| Religious Institution | P | P | P | P | P | P | P | P | P | P |
| Child Care Facility as defined in G.L. c. 15D | P | P | P | P | P | P | P | P | P | P |
| Commuter rail station, not including marshalling yards or repair facilities | SPA | SPA | SPA | SPA | SPA | SPA | SPA | SPA | SPA | SPA |

¹⁰ Provided that:

- (a) any stable enclosure or fence shall be in the rear yard and not less than 30 ft. from any lot line
- (b) there shall no raising of swine or fur bearing animals, except as permitted in G.L. c. 40A, §
- (c) in addition to the minimum lot size regulations of § 8.0, Intensity and Dimensional Regulations, there shall be an additional acre for each horse, cow, or other large animal

SECTION 5 – USE REGULATIONS – TABLE OF USES

| USES | ZONING DISTRICTS | | | | | | | | | | |
|---|------------------|------|------|----|-----------------|---|---|----------|-----------------------------|-------|------|
| | R-20 | R-40 | R-80 | RM | TC | C | I | C/I Park | 3A DD | Cons. | |
| Conversion of a publicly owned library, museum, office or other public use building into leasable professional office space, or private business not to include retail use | SPBA | X | X | X | X | X | X | X | X | X | X |
| Country or tennis club, or non-profit social, civic or recreational lodge or club, but not including any use the principal activity of which is customarily conducted as a business, provided that any function room shall have access from a collector street or arterial street | SPBA | SPBA | SPBA | X | X | X | X | X | X | X | SPBA |
| Crematorium | X | SPBA | SPBA | X | X | X | X | X | X | X | X |
| Easement for drainage, utilities, walkways, roads, and driveways | p | p | p | p | p | p | p | p | p | p | p |
| Family Child Care Home | P | P | P | X | X | X | X | X | SPPB ¹¹ (a-d) | X | SPBA |
| Governmental uses | X | X | X | X | P ¹² | X | X | X | X | X | X |
| Hospital, sanitarium, nursing, rest or convalescent home; charitable institution or other non-correctional institutional use | SPBA | SPBA | SPBA | X | X | X | X | SPBA | X | X | SPBA |
| Library, museum, or civic center, public buildings and premises for gov't use | P | P | P | X | X | X | X | X | X | X | P |

¹¹ Provided that:

- (a) the architectural style of the original structure shall not be altered, and new construction shall be of a compatible Cape Cod or Colonial residential style approved by the Planning Board.
- (b) all parking shall be off-street, shall be located behind the setback line of the principal building, shall be landscaped and shall conform to the provisions of § 9.2, Off-Street Parking Requirements.
- (c) there shall be no exterior storage
- (d) except for parking as required in § 9.2 and an announcement sign in accordance with the provisions of § 9.4, Signs, there shall be no exterior evidence of the non-residential use of the structure

¹² Enclosed, customarily accessory uses also permitted

SECTION 5 – USE REGULATIONS – TABLE OF USES

| USES | ZONING DISTRICTS | | | | | | | | | | Cons. | |
|---|------------------|------|------|-----|-----------------|-------|-----|----------|-------|-----------------------------|-------|------|
| | R-20 | R-40 | R-80 | RM | TC | C | I | C/I Park | 3A DD | | | |
| Outdoor movie theater | X | X | X | X | X | SPBAA | X | X | X | X | | SPBA |
| Private schools | SPA | SPA | SPA | SPA | SPA | SPA | SPA | SPA | SPA | SPA | | SPA |
| Public recreational use | P | P | P | X | X | X | 3X | X | X | SPPB ¹³ (a-e) | | P |
| Recreational, social, or cultural facilities such as theatres, playhouses, band shells, outdoor pavilions, museums and community centers. | X | X | X | X | SPPB | X | X | X | X | X | | X |
| Undertaking establishment or funeral home | SPBA | SPBA | SPBA | X | SPBA | SPBA | X | SPBA | X | SPBA | | SPBA |
| Commercial/Industrial Uses | | | | | | | | | | | | |
| Animal Hospital or Clinic | X | X | X | X | X | SPBA | X | X | SPBA | X | | X |
| Artist and/or craft studios and galleries | X | X | X | X | P ¹⁴ | X | X | X | X | SPPB ¹⁵ (a-f) | | X |

¹³ Provided that:

- (a) the architectural style of the original structure shall not be altered, and new construction shall be of a compatible Cape Cod or Colonial residential style approved by the Planning Board
- (b) there shall be no drive-in or window service unless all drive-through window service is to the rear of the structure and no vehicles queue on street.
- (c) all parking shall be off-street, shall be located behind the setback line of the principal building, shall be landscaped and shall conform to the provisions of § 9.2, Off-Street Parking Requirements
- (d) there shall be no exterior storage
- (e) except for parking as required in § 9.2 and an announcement sign in accordance with the provisions of § 9.4, Signs, there shall be no exterior evidence of the non-residential use of the structure

¹⁴ Enclosed, customarily accessory uses also permitted

¹⁵ Provided that:

- (a) the products sold at retail directly to the customer on premises or by mail order only to customer
- (b) the products are indigenous to the arts or to the hand craft industries, such as hand loomed fabrics, hand blown glass, pottery, and painting, or specialty food products, such as baked goods and candy
- (c) there are no more than the equivalent of 6 full-time employees on the premises at any one time
- (d) the only machinery on the premises is powered by hand or by motors of not more than one and one half (1.5) horsepower
- (e) the architectural style of the original structure shall not be altered, and new construction shall be of a compatible Cape Cod or Colonial residential style approved by the Planning Board
- (f) there shall be no drive-in or window service unless all drive-through window service is to the rear of the structure and no vehicles queue on street (continued on next page)

SECTION 5 – USE REGULATIONS – TABLE OF USES

| USES | ZONING DISTRICTS | | | | | | | | | |
|--|------------------|------|------|----|-----------------|---------------|---|---------------|-----------------------------|---------------|
| | R-20 | R-40 | R-80 | RM | TC | C | I | C/I Park | 3A DD | Cons. |
| Banks, provided that all drive-through window service is to the rear of the structure and no vehicles queue on street | X | X | X | X | SPPB | SPPB | X | SPPB | X | X |
| Business or professional offices | X | X | X | X | P ¹⁶ | X | P | P | SPPB ¹⁷ (a-e) | X |
| Commercial breeding, sale or boarding of dogs or cats (any kennel enclosure shall be no less than 30 ft. from lot lines) | SPBA | SPBA | SPBA | X | X | X | X | X | X | X |
| Commercial outdoor amusement or recreation place or place of assembly. ¹⁸ | X | X | X | X | X | X | X | X | X | SPBA (a-b) |
| Commercial indoor tennis club or recreation facilities ¹⁹ | X | X | X | X | X | SPPB (a-b) | X | SPPB (a-b) | X | X |

- (g) all parking shall be off-street, shall be located behind the setback line of the principal building, shall be landscaped and shall conform to the provisions of § 9.2, Off-Street Parking Requirements.
 - (h) there shall be no exterior storage
 - (i) except for parking as required in § 9.2 and an announcement sign in accordance with the provisions of § 9.4, Signs, there shall be no exterior evidence of the non-residential use of the structure.
- ¹⁶ Enclosed, customarily accessory uses also permitted
- ¹⁷ Provided that:
- (a) the architectural style of the original structure shall not be altered, and new construction shall be of a compatible Cape Cod or Colonial residential style approved by the Planning Board
 - (b) there shall be no drive-in or window service unless all drive-through window service is to the rear of the structure and no vehicles queue on street.
 - (c) all parking shall be off-street, shall be located behind the setback line of the principal building, shall be landscaped and shall conform to the provisions of § 9.2, Off-Street Parking Requirements.
 - (d) there shall be no exterior storage
 - (e) except for parking as required in § 9.2 and an announcement sign in accordance with the provisions of § 9.4, Signs, there shall be no exterior evidence of the non-residential use of the structure

¹⁸ Provided that:

- (a) the building is so insulated and maintained as to confine the noise to the premises
- (b) the building is located not less than 100 ft. from a residential district

¹⁹ Provided that

- (a) the building is insulated and maintained so as to confine the noise to the premises.
- (b) the building is located not less than 100 ft. from a Residential District

SECTION 5 – USE REGULATIONS – TABLE OF USES

| USES | ZONING DISTRICTS | | | | | | | | | | |
|--|------------------|------|------|----|----|------------|------------|------------|-------|-------|------|
| | R-20 | R-40 | R-80 | RM | TC | C | I | C/I Park | 3A DD | Cons. | |
| Conversion of a publicly owned library, museum, office or other public use building into leasable professional office space, or private business not to include retail use | SPBA | X | X | X | X | X | X | X | X | X | X |
| Distribution and storage of lumber, building material, and fuel ²⁰ | X | X | X | X | X | SPBA (a-b) | X | SPBA (a-b) | X | X | X |
| Gasoline service stations ²¹ | X | X | X | X | X | SPBA (a-c) | X | SPBA (a-c) | X | X | X |
| Hotels and Motels | X | X | X | X | X | SPBA | X | SPBA | X | X | X |
| Laundries or dry cleaning establishments | X | X | X | X | X | SPBA | SPBA | SPBA | X | X | X |
| Marina, boat livery, sales, or storage and repair of boats and other marine accessories | X | X | X | X | X | P | SPPB | SPPB | X | X | SPBA |
| Motor vehicle sales and repair facilities, including repairing, painting, or storing motor vehicles ²² | X | X | X | X | X | SPBA (a-b) | SPPB (a-b) | SPPB (a-b) | X | X | X |

²⁰ Provided that

- (a) no petroleum products are stored above ground in tanks exceeding 10,000 gallons in capacity
- (b) no bulk sales, outside display and storage occurs to the rear of the principal building

²¹ Provided that

- (a) all pump islands shall be set back at least 15 ft. from the front lot line
- (b) no unregistered vehicle or vehicles in any inoperative condition are to remain on the site for more than a 2 week period unless enclosed in a building or unless a screening is provided and maintained along adjoining properties and abutting public ways
- (c) Areas not covered by buildings or pavement shall be maintained as a landscaped area

²² Provided that

- (a) the vehicles to be repaired are screened from abutting lots and exterior streets by a solid landscaped screen and/or fence at least 5 ft. in height
- (b) No more than 10 vehicles for sale shall be displayed at one time in a manner visible from a public way

SECTION 5 – USE REGULATIONS – TABLE OF USES

| USES | ZONING DISTRICTS | | | | | | | | | |
|--|------------------|------|------|----|-----------------|------------|---|------------|--------------------------|-------|
| | R-20 | R-40 | R-80 | RM | TC | C | I | C/I Park | 3A DD | Cons. |
| Offices for executive/administrative services | X | X | X | X | X | P | X | X | X | X |
| Public parking garages | X | X | X | X | X | SPBA | X | SPPB | X | X |
| Public utility building, or yards, contractor's offices and storage yards ²³ | X | X | X | X | X | SPPB (a) | X | X | X | X |
| Repair shop (such as shoe repair, appliance or electronic repair, jewelry repair) with a max gross floor area of 2,000 sq. ft. | X | X | X | X | P ²⁴ | X | X | X | SPPB ²⁵ (a-e) | X |
| Restaurants where food/beverages are consumed (no drive-in or window service) | X | X | X | X | SPPB | X | X | X | X | X |
| Restaurants, fast food restaurants, banks or other retail establishments (with drive-in or window services) ²⁶ | X | X | X | X | X | SPPB (a-b) | X | SPPB (a-b) | X | X |

²³ Provided that

(a) the use is screened from abutting lots or exterior streets by a solid landscaped screen and/or fence at least 5 ft. but no more than 7 ft. in height

²⁴ Enclosed, customarily accessory uses also permitted

²⁵ Provided that:

- (a) the architectural style of the original structure shall not be altered, and new construction shall be of a compatible Cape Cod or Colonial residential style approved by the Planning Board
- (b) there shall be no drive-in or window service unless all drive-through window service is to the rear of the structure and no vehicles queue on street.
- (c) all parking shall be off-street, shall be located behind the setback line of the principal building, shall be landscaped and shall conform to the provisions of § 9.2, Off-Street Parking Requirements
- (d) there shall be no exterior storage
- (e) except for parking as required in § 9.2. and an announcement sign in accordance with the provisions of § 9.4, Signs, there shall be no exterior evidence of the non-residential use of the structure

²⁶ Provided that

- (a) no vehicles waiting for service shall park or stand on a public way
- (b) the establishment shall be responsible for collecting and properly disposing of litter within 500 sq. ft. of the premises resulting from its sales at least daily, and more frequently if necessary, to prevent unsightly conditions caused by litter

SECTION 5 – USE REGULATIONS – TABLE OF USES

| USES | ZONING DISTRICTS | | | | | | | | | |
|---|------------------|------|------|----|----|----------|---|----------|--------------------------|-------|
| | R-20 | R-40 | R-80 | RM | TC | C | I | C/I Park | 3A DD | Cons. |
| Retail business or service within structure not more than 4,000 sq. ft. of gross floor area | X | X | X | X | X | P | X | X | X | X |
| Retail business or services conducted within a structure over 4,000 sq. ft. of gross floor area, and shopping centers and office parks ²⁷ | X | X | X | X | X | SPPB (a) | X | P (a) | X | X |
| Retail business or services conducted within a structure over 20,000 sq. ft. of gross floor area and shopping centers and office parks ²⁸ | X | X | X | X | X | X | X | SPPB (a) | X | X |
| Retail business or services conducted within a structure up to 20,000 sq. ft. of gross floor area provided that the gross floor area does not exceed 25% of lot | X | X | X | X | X | X | X | P | X | X |
| Retail sales and services | X | X | X | X | X | X | X | X | SPPB ²⁹ (a-e) | X |

²⁷ Provided that

(a) In an office park or shopping center with condominium or cooperative ownership, an agreement of maintenance of common areas is filled with and approved by the Planning Board as a condition of the special permit

²⁸ Provided that

(a) In an office park or shopping center with condominium or cooperative ownership, an agreement of maintenance of common areas is filled with and approved by the Planning Board as a condition of the special permit

²⁹ Provided that:

- (a) the architectural style of the original structure shall not be altered, and new construction shall be of a compatible Cape Cod or Colonial residential style approved by the Planning Board
- (b) there shall be no drive-in or window service unless all drive-through window service is to the rear of the structure and no vehicles queue on street.
- (c) all parking shall be off-street, shall be located behind the setback line of the principal building, shall be landscaped and shall conform to the provisions of § 9.2, Off-Street Parking Requirements
- (d) there shall be no exterior storage
- (e) except for parking as required in § 9.2 and an announcement sign in accordance with the provisions of § 9.4, Signs, there shall be no exterior evidence of the non-residential use of the structure

SECTION 5 – USE REGULATIONS – TABLE OF USES

| USES | ZONING DISTRICTS | | | | | | | | | |
|---|------------------|------------|------------|------------|-----------------|------------|------------|------------|-----------------------------|------------|
| | R-20 | R-40 | R-80 | RM | TC | C | I | C/I Park | 3A DD | Cons. |
| Retail store with a max gross floor area of 5,000 sq. ft. | X | X | X | X | P | X | X | X | X | X |
| Sale or leasing of farm implements (all bulk sales, outside display and storage occurs to the rear of the principal building) | X | X | X | X | X | SPPB | X | SPPB | X | X |
| Service shop (such as a barber shop, beauty shop, dry-cleaning pick-up shop) with max gross floor area of 2,000 sq. ft. and no on-site dry cleaning | X | X | X | X | P ³⁰ | X | X | X | SPPB ³¹ (a-e) | X |
| Small wastewater treatment facilities designed and operated in accordance with Planning Board regulations ³² | P (a-c) | P (a-c) | P (a-c) | P (a-c) | P (a-c) | P (a-c) | P (a-c) | P (a-c) | P (a-c) | P (a-c) |
| Wholesale office or showroom, warehouses and food distribution centers (all bulk sales, outside display and storage occurs to the rear of the principal building) | X | X | X | X | X | SPPB | X | X | X | X |

³⁰ Enclosed, customarily accessory uses are also permitted.

³¹ Provided that:

- (a) the architectural style of the original structure shall not be altered, and new construction shall be of a compatible Cape Cod or Colonial residential style approved by the Planning Board
- (b) there shall be no drive-in or window service unless all drive-through window service is to the rear of the structure and no vehicles queue on street
- (c) all parking shall be off-street, shall be located behind the setback line of the principal building, shall be landscaped and shall conform to the provisions of § 9.2, Off-Street Parking Requirements
- (d) there shall be no exterior storage
- (e) except for parking as required in § 9.2 and an announcement sign in accordance with the provisions of § 9.4, Signs, there shall be no exterior evidence of the non-residential use of the structure

³² Provided that:

- (a) the location of such plants shall be shown on a Site Plan approved by the Planning Board in accordance with § 10.3, Site Plan Review
- (b) the facility shall be located on a lot in conformance with the dimensional regulations in § 8.2, Dimensional Requirements, for the District in which it is located
- (c) no construction is undertaken prior to the granting of disposal works construction permit by the Board of Health

SECTION 5 – USE REGULATIONS – TABLE OF USES

| USES | ZONING DISTRICTS | | | | | | | | | | Cons. | |
|---|------------------|------|------|------|------|------|------|----------|-------|------|-------|------|
| | R-20 | R-40 | R-80 | RM | TC | C | I | C/I Park | 3A DD | | | |
| Uses accessory to activities otherwise permitted as a matter of right, which are necessary in connection with scientific research/activities permitted by right | SPBA | SPBA | SPBA | SPBA | SPBA | SPBA | SPBA | SPBA | SPBA | SPBA | SPBA | SPBA |
| Marijuana Establishments | | | | | | | | | | | | |
| Craft Marijuana Cultivator Cooperative | X | X | X | X | X | X | SPPB | SPPB | X | X | X | X |
| Marijuana Cultivator | X | X | X | X | X | X | SPPB | SPPB | X | X | X | X |
| Marijuana Product Manufacturer | X | X | X | X | X | X | SPPB | SPPB | X | X | X | X |
| Marijuana Retailer | X | X | X | X | X | SPPB | SPPB | SPPB | X | X | X | X |
| Marijuana Testing Facility | X | X | X | X | X | SPPB | SPPB | SPPB | X | X | X | X |
| Bottling or packaging of previously prepared products | | | | | | | | | | | | |
| up to 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | P | X | X | X | X | X |
| over 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | SPPB | X | X | X | X | X |
| up to 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | P | X | X | X | X |
| over 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | SPPB | X | X | X | X |
| Industrial Park | | | | | | | | | | | | |
| up to 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | P | X | X | X | X | X |
| over 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | SPPB | X | X | X | X | X |
| up to 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | P | X | X | X | X |

SECTION 5 – USE REGULATIONS – TABLE OF USES

| USES | ZONING DISTRICTS | | | | | | | | | | Cons. | |
|---|------------------|------|------|----|----|---|-----------------|----------|----|----|-------|---|
| | R-20 | R-40 | R-80 | RM | TC | C | I | C/I Park | 3A | DD | | |
| over 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | SPPB | X | | | X |
| Manufacturing, processing or research | | | | | | | | | | | | |
| up to 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | P ³³ | X | X | | | X |
| over 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | SPPB | X | X | | | X |
| up to 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | P | X | | | X |
| over 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | SPPB | X | | | X |
| Office park | | | | | | | | | | | | |
| up to 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | P ³⁴ | X | X | | | X |
| over 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | SPPB | X | X | | | X |
| up to 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | P | X | | | X |
| over 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | SPPB | X | | | X |
| Professional or Business Office | | | | | | | | | | | | |
| up to 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | P ³⁵ | X | X | | | X |

³³ Special Permit from Planning Board required for offices, retail sales, and services related to this use.

³⁴ Special Permit from Planning Board required for offices, retail sales, and services related to this use.

³⁵ Special Permit from Planning Board required for offices, retail sales, and services related to this use.

SECTION 5 – USE REGULATIONS – TABLE OF USES

| USES | ZONING DISTRICTS | | | | | | | | | | Cons. |
|---|------------------|------|------|----|----|---|------|----------|----|----|-------|
| | R-20 | R-40 | R-80 | RM | TC | C | I | C/I Park | 3A | DD | |
| over 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | SPPB | X | X | | X |
| up to 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | P | X | | X |
| over 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | SPPB | X | | X |
| Auto, Truck, Vehicular Service & Repair Shops not Including Body Repairs | | | | | | | | | | | |
| up to 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | P | X | X | | X |
| over 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | SPPB | X | X | | X |
| up to 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | P | X | | X |
| over 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | SPPB | X | | X |
| Public utility buildings or yards, contractor's offices and storage yards, provided that the use is screened from abutting lots or exterior streets by a solid landscaped screen and/or fence at least 5 ft. but not more than 7 ft. | | | | | | | | | | | |
| up to 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | P | X | X | | X |
| over 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | SPPB | X | X | | X |
| over 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | SPPB | X | X | | X |

SECTION 5 – USE REGULATIONS – TABLE OF USES

| USES | ZONING DISTRICTS | | | | | | | | | | Cons. | |
|--|------------------|------|------|----|----|---|---|----------|------|----|-------|--|
| | R-20 | R-40 | R-80 | RM | TC | C | I | C/I Park | 3A | DD | | |
| up to 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | P | X | X | X | |
| over 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | SPPB | X | X | X | |
| Trucking garages and terminals | | | | | | | | | | | | |
| up to 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | X | PP | X | X | X | |
| over 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | X | SPPB | X | X | X | |
| up to 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | X | P | X | X | |
| over 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | X | SPPB | X | X | |
| Warehouse and food distribution centers, provided that all bulk sales, outside display and storage occurs to the rear of the principal building | | | | | | | | | | | | |
| up to 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | X | P | X | X | X | |
| over 10,000 sq. ft. of gross floor area or 130,680 sq. ft. of land | X | X | X | X | X | X | X | SPPB | X | X | X | |
| up to 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | X | P | X | X | |
| over 20,000 sq. ft. of gross floor area or 130,680 sq. ft. of land; gross floor area cannot exceed 25% lot | X | X | X | X | X | X | X | X | SPPB | X | X | |