

240 – 6.2 Business Districts (B-1, B-2, B-3, BR)

240 – 6.2A Districts

- (1) B-1 Business 1
- (2) B-2 Business 2
- (3) B-3 Business 3
- (4) BR Business Redevelopment

240 – 6.2B Use Table

N = Not allowed

Y = Allowed by-right

SP-Z = Zoning Board of Appeals Special Permit

SP-P = Planning Board Special Permit

Uses	Standards	B-1	B-2	B-3	BR
Residential Uses					
Single-family detached house		Y	Y	Y	Y
Semi-detached and two-family dwelling		Y	Y	Y	Y
Three-family dwelling	(See the Special Permit section of this Business Use Table below for more information on multifamily use allowed by special permit)	N	N	N	Y
Public or nonprofit housing for the elderly		Y	Y	Y	N
Community Service Uses					
Cemetery		Y	Y	Y	Y
Educational institution		Y	Y	Y	Y
Hospital		Y	Y	Y	N
Library		Y	Y	Y	Y
Museum		Y	Y	Y	Y
Philanthropic institution		Y	Y	Y	Y
Religious institution	including a residence for the institution	Y	Y	Y	Y
Research institution		Y	Y	Y	Y
Sanitorium		Y	Y	Y	N
School		Y	Y	Y	Y
Mixed-Use					
Residential and Commercial mixed-use	1. Any combination of community service, business, and commercial uses permitted by right or by special permit, together with one or two dwelling units.	Y	Y	Y	Y
	2. Any combination of community service, business, and commercial uses permitted by right or by special permit, together with multifamily use with density not to exceed 6 dwelling units per acre.	SP-Z	SP-Z	SP-Z	Y
	3. Any combination of community service, business, and commercial uses permitted by right or by special	N	N	N	SP-Z

Uses	Standards	B-1	B-2	B-3	BR
	<p>permit, together with multifamily use with a density greater than 6 dwelling units per acre but not to exceed 8 dwelling units per acre.</p> <p>-----</p> <p>In the BR District, a Planning Board special permit is required for any new mixed-use development with a proposed gross floor area of 10,000 square feet or more.</p> <p>For mixed-use development under 2. above, all business, commercial, or community service uses must be located within the first story space in any mixed-use structure sited within 100 feet of the street frontage.</p> <p>For any mixed-use development with multifamily uses that requires a Zoning Board of Appeals special permit, the Board must find that the public good will be served; that the business zoned area will not be adversely affected; and that the uses permitted in the zone will not be noxious to a multifamily use.</p> <p>A Zoning Board of Appeals special permit is required for any change, alteration, modification, or addition to an existing commercial or business shopping center that would result in a building with a gross floor area of 10,000 square feet or more, including existing or proposed dwelling units.</p> <p>Mixed-use development with density up to 20 units per 40,000 square feet of upland may be allowed through Site Plan Review, without a special permit, in the Mixed Residential Commercial Overlay District (§ 240-7.5D).</p>				
Municipal Uses					
Municipal Uses	All municipal uses including an armory, fire and police station, government administrative office, park, playground, recreation building, town beach, town forest, town wharf and landing, water tower and reservoir.	Y	Y	Y	Y
Business and Commercial Uses					
Arts and crafts	Continuous production is prohibited in all Business Districts where this use is allowed by right.	Y	Y	Y	N
Bank		Y	Y	Y	Y
Business or professional office		Y	Y	Y	Y
Computer center		Y	Y	Y	Y
Medical clinic		Y	Y	Y	Y
Passenger station		Y	Y	Y	N

Uses	Standards	B-1	B-2	B-3	BR
Personal and household services	Allowed in the B-3 and BR Districts only if each establishment occupies not more than 4,000 square feet of gross floor area.	Y	Y	Y	Y
Restaurant, or other place for food service.	(See the Special Permit section of this Business Use Table below for more information on restaurants allowed by special permit)				
a. Class I		Y	Y	Y	Y
b. Class II		N	Y	Y	Y
c. Class III		N	Y	N	N
d. Class IV		N	N	N	N
Retail sales not more specifically listed	Allowed in the B-3 District if each establishment occupies not more than 4,000 square feet of gross floor area.	Y	Y	Y	Y
Other Permitted Uses					
Agriculture, Horticulture, and Floriculture	including farms, cranberry bogs, dairies, truck gardens, greenhouses, and natural ice harvesting activities	Y	Y	Y	Y
Marina	1. including landings and wharves for party boats; renting of rowboats, sailboats, motorboats, and fishing tackle; retail sale of fish bait; marine railways; boatbuilding, repairs, and storage 2. party boats not to exceed 33 feet in length at the water line	Y	Y	Y	N
Accessory Uses					
Accessory uses that are customarily incidental to any of the uses listed above in the Business District Table of Uses	1. Outdoor display or storage of goods and merchandise for sale shall be permitted in the BR District to the rear of the front yard setback line only where the display or storage is wholly incidental and secondary to a primary use conducted within the permanent structure on the lot. 2. No display or storage may occur in delineated parking spaces, traffic lanes, crosswalks, sidewalks, and front yards, except in the B-1 District, where the reference to sidewalks means town sidewalks.	Y	Y	Y	Y
Home Occupation	(See § 240-9.6)	Y	Y	Y	N
Portable Woodworking Mill		Y	Y	Y	N
Taking of Borders	1. shall be a maximum of 4 borders; 2. shall be in a single-family dwelling with a family resident on the premise.	Y	Y	Y	N
Television or radio antenna	not exceeding 50 feet above ground level	Y	Y	Y	N
Special Permit Uses					
Adult uses	(See § 240-9.2)	N	SP-Z	N	N
Airport, landing strip or pad		SP-Z	SP-Z	SP-Z	N