

In each zoning district, land, buildings and other structures may be used as a principal use but only as set forth in Section 5.2 and in accordance with the following:

- Y (Yes)** Use permitted as a matter of right
- SP (Special Permit)** Use may be permitted by Special Permit of the Board of Appeals as provided in Section 13.6.3 B
- N (No)** Use prohibited

All uses permitted as a matter of right or by Special Permit shall conform to all dimensional requirements and other pertinent rules of this bylaw. Any use not listed shall be construed to be prohibited.

5.1.2 ADDITIONAL REQUIREMENTS

Any proposed use may be subject to the Site Plan Review provision of this Bylaw per Article 12.

5.2 SCHEDULE OF USE REGULATIONS (Last amended May 15, 2017)

5.2.1 Principal Use Categories	Zoning Districts						
Residential Uses	R80	R40	R10	C1 Hwy	C2 Nbhd	I	PD

					Comm	Bus.		
A. Single family detached dwelling	Y	Y	Y	N	Y	N	Y	
B. Two-family detached dwelling	SP	SP	Y	N	Y	N	Y	
C. Conversion of a single family dwelling existing at the adoption of this bylaw to not more than four family use (Note 10)	SP	SP	SP	N	Y	N	SP	
D. Buildings or lots containing dwellings in combination with retail stores or other permitted business use (Note 1)	N	N	SP	SP	Y	N	Y	
E. Boarding House	SP	SP	SP	N	SP	N	SP	
F. Multi-family dwellings, up to four units per lot	N	N	SP	N	SP	N	SP	
G. Residential Development - detached/attached units (See Article 11) amended 5/23/11	Y	Y	Y	Y	Y	N	Y	
H. Accessory dwelling unit (Note 11) (SEE 6.3 ACCESSORY USES)	SP	SP	SP	N	SP	N	Y	
I. Mobile home park or court; sales of demonstration models allowed (Note 5)	SP	SP	SP	N	N	N	N	
J. Home based business (SEE 6.5 HOME BUSINESS)	Y	Y	Y	Y	Y	N	Y	

5.2.2 Principal Use Categories	Zoning Districts						
	R80	R40	R10	C1 Hwy Comm	C2 Nbhd Bus.	I	PD
Commercial Uses							

A. Retail store or larger scale retail services larger than 15,001 sq. ft including sales room or market for sale of merchandise to the public	N	N	N	Y	Y	SP	Y
B. Small scale retail services that do not exceed 15,000 sq. ft.	SP	SP	SP	Y	Y	SP	Y
C. Convenience Store without gas station	SP	SP	SP	Y	Y	N	Y
D. Restaurant, tavern, café or similar establishment for serving food and/or beverages	N	N	SP	Y	Y	N	Y
E. Restaurant - take out, fast food, drive through, walk-up window	N	N	N	SP	SP	N	SP
F. Theater, movie theater, bowling alley or other indoor amusement or entertainment use	N	N	N	Y	Y	SP	SP
G. Commercial parking lot or parking garage	N	N	SP	Y	SP	SP	SP
H. Kennel structure, commercial or veterinary hospital	SP	SP	SP	SP	SP	SP	SP
I. Hotel, motel or similar lodging	N	N	SP	SP	SP	SP	SP
J. Bed & breakfast or similar lodging	SP	SP	SP	SP	SP	N	Y
K. Country Inn	SP	SP	SP	SP	SP	N	SP
L. Bank or financial institution	N	N	N	Y	Y	SP	Y
M. Real estate, insurance or professional office	N	N	N	Y	Y	N	Y
N. Professional medical office or clinic	N	N	N	Y	Y	N	Y

5.2.2 Principal Use Categories	Zoning Districts						
	R80	R40	R10	C1 Hwy Comm	C2 Nbhd Bus.	I	PD

O. Office Building	N	N	N	Y	Y	N	Y
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P. Self-service storage facility	N	N	N	SP	SP	SP	N
Q. Big-box retail establishment	N	N	N	SP	N	N	N
R. Sales and/or service establishment for motor vehicles, Class I, II) recreational vehicles to include off road and marine, including storage of motor vehicles and recreational vehicles.(all types)(Note 12)	N	N	N	SP	SP	N	SP
S. Mobile home sales	N	N	N	SP	N	SP	N
T. Gas station and/or motor vehicle repair	N	N	N	SP	SP	SP	SP
U. Auto body shop and painting	N	N	N	SP	N	SP	N
V. Mixed-use (retail or office with residential above) (Note 8)	N	N	SP	SP	Y	N	Y
W. Adult uses	N	N	N	N	N	SP	N
X. Retail sales & service facility for boats and marine equipment	N	N	N	Y	SP	SP	N
Y. Undertaking or funeral establishment	N	N	SP	N	Y	N	N
Z. Retail sales and service of farm equipment	SP	N	N	Y	SP	SP	SP
AA. Mall or enclosed shopping plaza	N	N	N	SP	SP	SP	SP
BB. Carwash	N	N	N	Y	SP	N	SP
CC. Small engine repair for lawnmowers, motorcycles, etc. to be enclosed in a barn or garage and not to include automobiles or auto body repair	SP	SP	SP	SP	SP	N	N
DD. Land transportation passenger terminal facility	N	N	N	SP	SP	SP	SP
EE. Sales of Motor Vehicles as an accessory use to motor vehicle repair shop or auto body shop.	N	N	N	SP	SP	SP	SP
FF. Gallery	N	N	N	SP	SP	SP	SP

5.2.3 Principal Use Categories	Zoning Districts						
	R80	R40	R10	C1	C2	I	PD
Industrial Uses							

				Hwy Comm	Nbhd Bus.		
A. Warehouse or other building for storage, assembly or marketing wholesale products or equipment	N	N	N	Y	N	Y	SP
B. Enclosed heavy manufacturing, processing, fabrication, packaging, assembly and storage	N	N	N	N	N	Y	SP
C. Printing or publishing plant	N	N	N	SP	SP	Y	SP
D. Research, experimental or testing laboratory	N	N	N	Y	SP	Y	SP
E. Building materials or contractor's yard, including exterior storage of materials, products or equipment but with all such material to be screened by a fence or appropriate landscaping	N	N	N	Y	N	Y	N
F. Open air salvage yard, junk yard (Class III) (Note 6)	N	N	N	N	N	SP	N
G. Above ground storage of heating fuel	N	N	N	SP	N	SP	N
H. Enclosed light manufacturing processing, fabrication, packaging, assembly and storage, marketing	N	N	N	Y	SP	Y	SP
I. Expansion, conversion or rehabilitation of existing light industrial uses	N	N	N	Y	Y	Y	Y
J. Hydropower generation	SP	SP	SP	SP	SP	SP	SP
K. Windpower generation	SP	SP	SP	SP	SP	SP	SP
L. Solar Energy Collection System (see Section 6.11 for limitations)	Y	Y	Y	Y	Y	Y	Y
M. Mobile Car Crushing conducted commercially (Note 13)	N	N	N	N	SP	SP	N

5.2.4 Principal Use Categories	Zoning Districts						
	R80	R40	R10	C1 Hwy Comm	C2 Nbhd Bus.	I	PD
Agricultural and Forestry Uses							
A. Commercial Forestry	Y	Y	Y	Y	Y	Y	Y
B. Orchard, market garden or other commercial agricultural use:	Y	Y	Y	Y	Y	Y	Y
C. Commercial nursery, greenhouse or sales of produce							
(5 acres or less)	Y	Y	Y	Y	Y	SP	Y
(More than 5 acres)	Y	Y	Y	Y	Y	Y	Y
D. Commercial poultry or livestock farm including riding stable or commercial stable (Note 2)							
(5 acres or less)	SP	SP	N	SP	SP	SP	SP
(More than 5 acres)	Y	Y	Y	Y	Y	Y	Y
E. Accessory poultry or livestock for noncommercial use, private stable, or kennel structure, non-profit (Note 2 and 3)							
(Under 5 acres)	Y	Y	SP	SP	SP	SP	SP
(5 acres and above)	Y	Y	Y	Y	Y	Y	Y
(SEE 6.3 ACCESSORY USES)							
F. Accessory non-commercial agriculture excluding poultry and livestock (SEE 6.3 ACCESSORY USES)	Y	Y	Y	Y	Y	Y	Y
G. Commercial earth removal	N	N	N	N	N	SP	N

5.2.5 Principal Use Categories	Zoning Districts						
	R80	R40	R10	C1 Hwy Comm	C2 Nbhd Bus.	I	PD
Conservation and Recreation							
A. Conservation and wildlife preserve	Y	Y	Y	Y	Y	Y	Y
B. Private club, lodge or cultural civic or other non-profit social or recreation use	SP	SP	SP	SP	SP	SP	SP
C. Recreational activity conducted commercially, i.e. campground, ski area or golf course	SP	SP	SP	SP	N	SP	SP
D. Go-cart / off road motorcycle racetrack (Note 9)	N	N	N	N	N	SP	N
E. Ice Racing (Note 7)							
F. Miniature golf, batting cage or driving range	SP	SP	SP	SP	SP	SP	SP
G. Public recreational boating or swimming area.	SP	SP	SP	SP	SP	SP	SP
H. Commercial recreational boating or swimming area.	N	N	N	SP	SP	SP	SP

5.2.6 Principal Use Categories	Zoning Districts						
	R80	R40	R10	C1 Hwy Comm	C2 Nbhd Bus.	I	PD
Institutional Uses							
A. Church or place of worship including	Y	Y	Y	Y	Y	Y	Y

parish house or rectory

B. Religious, sectarian or denominational, private or public school building or related use	Y	Y	Y	Y	Y	Y	Y
C. School, hospital, medical institution or government building	Y	Y	Y	Y	Y	Y	Y
D. Cemetery	SP	SP	SP	N	N	N	N
E. Day nursery or other similar agency for day care of children or adults	Y	Y	Y	Y	Y	Y	Y
F. Nursing, rest or convalescent home, assisted living facility	SP	SP	SP	N	SP	N	SP
G. Museum	SP	SP	SP	SP	SP	SP	SP

5.2.7 Principal Use Categories	Zoning Districts						
	R80	R40	R10	C1 Hwy Comm	C2 Nbh d Bus.	I	PD

A. Administration building, police or fire station or other government-related use	SP	SP	SP	Y	Y	SP	Y
B. Uses related to water supply or sewerage treatment	SP	SP	SP	SP	SP	SP	SP
C. Wireless Communications Facility (WCF) (See Section 6.6)	Y	Y	Y	Y	Y	Y	Y
Minor WCFs (June 12, 2000) * only allowed if located on a water tank, or as a co-location on an existing wireless facility (Building Permit Required)							
Interior WCFs (Building Permit Required)	Y	Y	Y	Y	Y	Y	Y
Major WCFs	SP	SP	SP	SP	SP	SP	SP
D. Public Utility Installations	SP	SP	SP	SP	SP	SP	SP

5.2.8 Special Use Categories	Zoning Districts						
	R80	R40	R10	C1 Hwy Comm	C2 Nbh d Bus.	I	PD

A. Non-retail Marijuana Facilities. Non-retail Marijuana Facilities are subject to the provisions set forth in Art. 6.12. * see note 14	SP*	N	N	SP	SP	SP	SP
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