

TABLE 402.5.3 TABLE OF PERMITTED USES AND CONDITIONAL PERMITTED USES

		RRA	LD *	MD	BD-1	BD-2	C	VC *	VCP *	BT-1 *	BT-2 *	WH-1 *	WH-2 *	LMOD	CSES OD
1.	Accessory Dwelling Unit ‡	P	P	P	P	P	P	P	P	P	P	P	P		
2.	Accessory Uses and Structures	P	P	P	P	P	P	P	P	P	P	P	P		
3.	Adult Business*						C								
4.	Agritourism Center*	C													
5.	Agritourism Facility*	C													
6.	Animal Husbandry	P	P		C	C	C				C		C		
7.	Auto Body Shop				C	C	C								
8.	Auto Repair Garage						C								
9.	Auto Service Station				C	C									
10.	Bed and Breakfast ‡	C	C	C	P	P	P	P	P	P	C		C		
11.	Building Trades Occupations – 1	P	P	P	P	P	P	P	P	P	P	C	P		
12.	Campground ‡	C	C												
13.	Caregiver Retail Stores‡				C	C	C	C							
14.	Cemetery	P					C								
15.	Church	P	P	P	P	P	C	C	C	C	C		C		
16.	Commercial Recreation - Indoor or Outdoor	C	C		C	C	C	C	C	C	C		C		
17.	Community Living Arrangement	P	P	P	P	P	P	P	P	P	P	P	P		
18.	Construction Services				P	P					C		C		
19.	Day Care Facility for Five (5) or fewer clients.	P	P	P	P	P	P	P	P	P	P		P		
20.	Day Care Facility for Six (6) or more	C	C	C	C	C	C			C	C		C		
21.	Drive Through and Drive in Facility					¹ C	C			C	C		C		

++ Subject to performance standards in Articles 6, 7 and/or 8. #Subject to performance standards in 402.10.14, 402.7.23, 402.7.9 as applicable.

1. Drive through and drive in facilities are allowed only as an accessory use to the permitted and conditional uses in the Business Development 2 District; see Section 402.8.8(A).

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		RRA	LD*	MD	BD-1	BD-2	C	VC*	VCP*	BT-1*	BT-2*	WH-1*	WH-2*	LMOD	CSES OD
22.	Expansion of Nonconforming Uses	C	C	C	C	C	C	C	C	C	C	C	C		
23.	Farm Stand ‡	P	P	P	P	P	P	P	P	P	P		P		
24.	Farmers' Market ++	P	P	P	P	P	P	P	P	P	P		P		
25.	Flea Market, Open Air Market ‡	C	C	C	C		C	P	P						
26.	Garage Sale	P	P	P	P	P	P	P	P	P	P	P	P		
27.	General Agriculture	P		P	P	P	P				C		C		
28.	Headquarters for a Contracting Business	C	C	C	P	P					C		C		
29.	Heliport	C	C		C	C									
30.	Home Occupation ‡	P	P	P	P	P	P	P	P	P	P	C	P		
31.	Hotel and Motel				C	C	C			C					
32.	In-Home Offices‡	P	P	P	P	P	P	P	P	P	P	P	P		
33.	Kennels	C	C				C						C		
34.	Light Manufacturing				P	P								P/C	
35.	Manufacturing and Processing				C	C									
36.	Mechanical Repair Garages	C			P	P	C								
37.	Medical Facility	C	C	C		C	C	C	C	C					
38.	Mineral Excavation	P	P	P	P	P	P								
39.	Mineral Exploration	C			P	P		P	P		P	P	P		
40.	Mobile Vendor	P	P	P	P	P	P	P	P	P					
41.	Motel (< 11 rooms)	C	C			C									
		RRA	LD*	MD	BD-1	BD-2	C	VC*	VCP*	BT-1*	BT-2*	WH-1*	WH-2*	LMOD	CSES OD
42.	Multi-family Development#			C	C	C	C	C	C	C					

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43.	Multi-family Dwelling	C	C	C	C	C	C	C	C	C	C	C	C		
44.	Municipal Uses	C	C		C	C	C	C	C	C	C		C		
45.	Nursing and Convalescent Home	C	C	C	C	C	C			C					
46.	Office			C	P	P	P	P	P	C	C		C		
47.	Personal Services				C	C	C	C	C	C					
48.	Planned Unit Development ‡				C	C	C	C	C	C					
49.	Places for Public Assembly, Indoor and Outdoor	C	C		C	C		P	P						
50.	Private Assembly				C	C	C	C	C						
51.	Private Landing Strips for Personal Aircraft ‡	C			C	C									
52.	Public Utilities	C	C	C	C	C	C	C	C	C	C	C	C		
53.	Redemption Center						C			C			P		
54.	Registered Caregiver*				C	C	C	C							
55.	Registered Caregiver Cultivation Area*				C	C	C	C							
56.	Repair Service				P	P	C	P	P		C		C		
57.	Research Facility				C	C		C	C						
58.	Residential Open Space Subdivisions	P	P	P											
59.	Restaurant				P	P	C	P	P	C	C				
60.	Retail Trade				P	P	C	P	P	C	C		C		
61.	School	P	P	P		C	C	C	C	C	C		C		
62.	Self-Storage Facility														C
63.	Single-Family Dwelling#	P	P	P	P	P	P	P	P	P	P	P	P		
64.	Solar Energy System, Commercial (Medium and Large-Scale) ++														C

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65.	Solar Energy System, Private ++	P	P	P	P	P	P	P	P	P	C		C		
66.	Similar Uses	C	C	C	C	C	C	C	C	C	C	C	C		
67.	Tavern					C	C	C	C						
68.	Trucking Terminal				C	C									
69.	Two-Family Dwelling#	P	P	P	P	P	P	P	P	P	P	P	P		
70.	Warehousing				P	P									P/C
71.	Wholesale Trade				C	C		P	P						

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1. Drive through and drive in facilities are allowed only as an accessory use to the permitted and conditional uses in the Business Development 2 District; see Section 402.8.8(A).

402.5.4 Districts Dimensional Requirements

Lots and structures in all districts shall meet or exceed the following minimum requirements.

TABLE 402.5.4 A - LOT DIMENSION & DENSITY STANDARDS

ZONING DISTRICT	Minimum Lot Area	Minimum Street Frontage^C	Minimum Area Per Dwelling Unit (Town Water)	Minimum Area Per Dwelling Unit (Private Well)	Maximum Impervious Surface
RRA	80,000 sq. ft.	200 ft.	40,000 sq. ft.	40,000 sq. ft.	N/A
LD	80,000 sq. ft.	200 ft.	N/A	80,000 sq. ft.	N/A
MD	40,000 sq. ft. ^A (80,000)	150 ft.	20,000 sq. ft.	40,000 sq. ft.	N/A
BD-1	80,000 sq. ft.	200 ft.	40,000 sq. ft.	40,000 sq. ft.	50 %
BD-2	80,000 sq. ft.	200 ft.	40,000 sq. ft.	40,000 sq. ft.	85 %
C	40,000 sq. ft.	200 ft.	20,000 sq. ft.	40,000 sq. ft.	65 %
VC	20,000 sq. ft.	40 ft.	10,000 sq. ft.	10,000 sq. ft.	75 %
VCP	20,000 sq. ft.	40 ft.	10,000 sq. ft.	10,000 sq. ft.	75 %
BT-1	40,000 sq. ft.	150 ft.	20,000 sq. ft.	40,000 sq. ft.	50 %
BT-2	40,000 sq. ft.	150 ft.	20,000 sq. ft.	40,000 sq. ft.	^B 10 (30) %
WH-1	4 Acres	200 ft.	4 Acres	4 Acres	^B 10 (30) %
WH-2	4 Acres	200 ft.	4 Acres	4 Acres	^{B, D} 10 (30) %

^A Lots in MD District not served by public water require 80,000 square feet of lot area.

^B Impervious surface and lot coverage in BT-2, WH-1, & WH-2 Districts can be increased to 30% of lot with Planning Board approval subject to the requirements of Section 402.8.4 L for recharge protection.

^C In accordance with Tables 402.5.4.A & B of the Zoning Ordinance, the Planning Board shall have the authority to reduce the minimum street frontage to fifty (50) percent of the required frontage but in no case less than sixty (60) feet of street frontage, whichever is greater, for lots in a Planning Board approved residential subdivision for one or more lots having street frontage only on a cul-de-sac. In such instances, street frontage shall be measured along the outside radius of the cul-de-sac. Lots which have any street frontage not on a cul-de-sac radius as well as lots in a commercial subdivision shall not be eligible for reduced street frontage.

^D For the purposes of issuing a permit for a project to install a commercial medium or large-scale ground-mounted solar energy installation, calculations relating to the impervious surface shall include only the foundation or base supporting the solar panel arrays provided that the maximum size of any individual solar panel is thirty (30) square feet when measured horizontally.

TABLE 402.5.4 B - BUILDING CONSTRUCTION SPATIAL STANDARDS

ZONING DISTRICT	Maximum Lot Coverage	^{l, h} Minimum Lot Line Setback Front	ⁱ Minimum Lot Line Setback Side	ⁱ Minimum Lot Line Setback Rear	^{a, i} Maximum Building Height
RRA	^{f, g, h} 10 %	50 ft.	^b 25 (15) ft.	50 ft.	35 ft.
LD	20 %	50 ft.	^b 25 (15) ft.	50 ft.	35 ft.
MD	15 %	50 ft.	^b 20 (15) ft.	20 ft.	35 ft.
BD-1	50 %	50 ft.	^b 25 (15) ft.	50 ft.	^c 35 (53) ft.
BD-2	85 %	^e 25 ft.	^e 0 ft.	^e 15 ft.	^c 35 (53) ft.
C	50 %	10 ft.	15 ft.	20 ft.	^c 35 (53) ft.
VC	75 %	10 ft.	0 ft.	10 ft.	35 ft.
VCP	75 %	0 ft.	0 ft.	0 ft.	35 ft.
BT-1	50 %	25 ft.	^d 15 (10) ft.	20 ft.	35 ft.
BT-2	10 (30) %	25 ft.	^d 15 (10) ft.	20 ft.	35 ft.
WH-1	10 (30) %	50 ft.	^b 25 (15) ft.	50 ft.	35 ft.
WH-2	10 (30) %	50 ft.	^b 25 (15) ft.	50 ft.	35 ft.

- ^a Height requirements do not apply to flagpoles, chimneys, transmission towers, steeples, windmills or similar structures usually erected at a greater height than the principal building; however such accessory structures or appurtenances require a lot line setback distance of no less than its height.
- ^b Side setback for non-conforming lots of record in RRA, LD, MD, BD-1, WH-1, & WH-2 Districts is 15 feet.
- ^c Maximum building height in BD-1, BD-2, and C is 53 feet if public water is available and at least two sides of the building are accessible by fire apparatus.
- ^d Side setback in BT Districts is 10 feet if not abutting a residential property.
- ^e For any lot in a BD-2 District, the setback for any property line(s) that abuts another district, including BD-1, shall meet the minimum setback(s) for either the abutting district or BD-1, whichever is less restrictive.
- ^f For commercial medium and large-scale ground-mounted solar energy system installations, lot coverage shall be measured by the total surface area of the solar panel/array at maximum tilt provided that the maximum size of any individual solar panel is thirty (30) square feet when measured horizontally (see figure 402.8.10.D.1)
- ^g Lot coverage in RRA can be increased to 30% for any portion of a parcel in the Commercial Solar Energy Overlay District and only for commercial medium and large-scale ground mounted solar energy system installations provided that the maximum size of any individual solar panel is thirty (30) square feet when