

Table 1. USE REGULATIONS

RESIDENTIAL	R-40	R-1	R-2	R-10	R-M	C	BO-P	I	IQ	V	VCD
1. One-family detached dwelling	P	P	P	P	P	-	-	-	P	-	-
2. One-family dwelling for personnel required for the safe operation of a permitted use to reside on the premises thereof	-	-	-	-	-	-	-	P	P	S	P
3. Two, three and four family dwelling and duplex not in cluster	-	-	-	S	P	-	-	-	-	S	S
4. Duplex				S	P	-	-	-	-	S	S
5. Townhouse				S	P	-	-	-	-	S	S
6. Multi-family dwelling	-	-	-	-	S	-	S	-	-	S	S
7. Trailer or Mobile Home (See Sec. XI- J-3-b)	-	-	-	-	-	-	-	-	-	-	-
8. Storage of Camping Trailers outside of the required setbacks required in Table 2 of Section VI	P	P	P	P	-	-	-	-	-	S	-
9. Accessory residential building (non-commercial) such as toolshed, boathouse, playhouse, shelter for domestic pets, private greenhouses, swimming pool, private tennis court and private detached garage for non-commercial vehicles	P	P	P	P	P	-	-	-	-	S	S

RESIDENTIAL	R-40	R-1	R-2	R-10	R-M	C	BO-P	I	IQ	V	VCD
10. Open Space Residential Design Development (Sec. XI-J-3-a)	S	S	S	S	-	-	-	-	-	-	-
11. Conversion of existing dwelling to 2, 3, and 4 family dwelling, provided that the exterior appearance is not altered with exception of additional entrance, fire escapes or the like	-	-	-	S	P	-	-	-	-	S	S
12. Conversion of existing dwelling to publicly sponsored multi family dwelling for elderly as defined in Chapter 121B of the General Laws of Massachusetts or to housing sponsored by a non- profit organization and designed specifically for elderly persons under recognized government assisted programs provided that the exterior appearance is not altered with exception of additional entrance fire escapes or the like	-	-	S	S	P	-	-	-	-	S	S
13. Publicly sponsored multi-family dwellings for elderly as defined in Chapter 121B of the General Laws of Massachusetts			S	S							

14. Retirement Community. Allowed in all districts by Special Permit, i.e. (See Section XVIII)	S	S	S	S	S	S	S	S	S	S	S
15. Mixed Use Development See Section XI.J.3.i.	-	-	-	-	-	S	S	-	-	-	S
16. Affordable Housing Development See Section XI.J.3.j.	S	S	S	S	S	-	-	S	S	S	S
COMMUNITY FACILITIES	R-40	R-1	R-2	R-10	R-M	C	BO-P	I	IQ	V	VCD
1. Church or other religious purpose	P	P	P	P	P	P	P	P	P	P	P
2. Non-Profit Educational purpose which is religious, sectarian, denominational or public.	P	P	P	P	P	P	P	P	P	P	P
4. Hunting, fishing, tennis club predominantly outdoors	S	S	-	-	-	-	-	-	-	S	-
5. Non-Profit Day camp or other camp	S	-	-	-	-	-	-	-	-	-	-
6. Town building except equipment garage	P	P	P	P	P	P	P	P	P	-	P
7. Town equipment garage	S	-	-	-	-	S	-	P	P	-	-
8. Town Cemetery including any crematory therein	P	P	P	P	P	P	P	P	-	-	-
9. Historical association or society	P	P	P	P	P	P	P	P	P	S	P

10. Non-profit Hospital	S	S	S	S	S	-	-	-	-	-	-
11. Public utility except power plant, water filter plant, sewage treatment plant and refuse facility	P	P	P	P	P	P	P	P	P	S	-
12. Power plant, water filter plant, sewage treatment plant and refuse facility	S	-	-	-	-	-	-	S	S	-	-
13. Street, bridge, tunnel railroad haul lines	P	P	P	P	P	P	P	P	P	S	P
14. Essential Services	P	P	P	P	P	P	P	P	P	P	P
15. Housing sponsored by non-profit organization and designed specifically for elderly persons under recognized government assisted programs	-	-	S	S	-	-	-	-	-	S	S
AGRICULTURAL	R-40	R-1	R-2	R-10	R-M	C	BO-P	I	IQ	V	VCD
1. Agricultural horticulture and floriculture except a stand for retail sale	P	P	P	P	P	P	P	P	P	P	P
2. Year-round greenhouse on parcels less than 5 acres	P	S	-	-	-	P	-	-	-	-	P
3. Stand for wholesale and retail sale of agricultural or farm products	P	S	-	-	-	P	-	-	-	S	*S
4. Farmer's Market	P					P	P				P

5. Temporary (not to exceed erection or use for a period of 3 months in any one year) greenhouse or stand for retail sale of agricultural or farm products raised primarily on the same premises	P	S	-	-	-	P	-	-	-	S	S
6. Raising and keeping of livestock horses not including the raising of swine or fur animals for commercial use	P	S	-	-	-	-	-	-	-	-	-
7. Commercial stables, or veterinary hospital in which all animals, fowl or other forms of life are completely enclosed in pens or other structures	S	S	-	-	-	-	-	-	-	-	-
8. Commercial Forestry	P	S	-	-	-	-	-	-	-	-	-
9. Commercial kennels in which all animals are completely enclosed in pens or other structures.	S	S	-	-	-	-	-	-	-	-	-
10. Raising and keeping of four (4) or more dogs three (3) months old or over in a non-commercial kennel.	S	S	S	S	-	-	-	-	-	-	-
11. Reservation wildlife preserve or other conservation use	P	P									
12. Residential keeping of chickens enclosed	P	P	P	P							

COMMERCIAL	R-40	R-1	R-2	R-10	R-M	C	BO-P	I	IQ	V	VCD
1 TV station broadcasting recording studios or other		S	S			S		S		S	S
2.Retail Stores Under 8,000 sq. ft.	-	-	-	-	-	P	S-	-	-	S	P
3.Retail Stores Over 8,000 square feet						S		S			
4.Auction Gallery and Flea Markets								S			S
5. Consignment, thrift, and retail incubator stores	-	-	-	-	-	-P	P-	-	-	-	S
6. Convenient Store (no gas station) bakery's delis butcher shops fish markets						P	S				P
7. Convenient store with Gas Station						S					
8. Breweries, wineries, distilleries	S-	-	-	-	-	-S	-	S-	-	-	S
9. Bar- brewpub taprooms						S	S				S
10. Restaurants with seating	S					P	S				S
11. Food Establishments predominately take out						P	P				S
12. Motion picture establishments indoor	-	-	-	-	-	P	-S	-	-	S	S
13. Motion picture establishment outdoor	S								S		

14. Indoor amusement and recreation services	S					S	S	S	-	S	P
15. Outdoor amusement and recreation services	S							S	S		P
16. Golf Course/club	S	S							S		
17. Miniature Golf Course					S	S					S
18. Campground	S										
19. Air BNB-short term rental						S					
20. Lodging House, Bed and Breakfast,	S	S	S	S	S	S	-	-	-	S	S
21. Personal Service Establishments Nail Salon, Body Art, Hair Dresser etc.					S	P	P				P
22. Fitness Centers						P	P	S			P
23 Drive thru facilities						S	S	S			
	R-40	R-1	R-2	R-10	R-M	C	BO-P	I	IQ	V	VCD
23. Event Venues, Performance and Assembly Halls up to 10,000 sf in gross floor area		-	-	-	-	S-	-S	-	-S	-	S
24. Funeral home or mortuary establishment	-	-	-		S	P	P	-	-	-	P
25. Convalescent, long term care facilities, and/or nursing home	P	S	S	S	-	-	P	-	-	-	S

26. Business incubators, co-working spaces and makerspaces	-	-	-	-	-	P	P	S	-	S	S
27. Business Offices	-	-	-	S	S	P	P	S	-	S	P
28. Medical and dental offices limited to out-patient care						P	P				P
29. Home Occupation (See Sec. XI-J-3-c)	S	S	S	S	S	P	P	-	-	S	S
	R-40	R-1	R-2	R-10	R-M	C	BO-P	I	IQ	V	VCD
30. Commercial Educational purposes	S	S	S	S	S	S	S	-	-	S	S
31. Banks or Financial Institutions	-	-	-	-	-	P	P	-	-	S	P
32. Adult Bookstore, Adult Dance Club and Adult Theater	-	-	-	-	-	S	-	S	-	-	-
33. Car Wash Establishments						S		S			
34 Automobile fueling Station with Convenient						S	-				
35. Automobile repair, automobile service and garages not including uses covered by 36 and 36.a and 36.b below	-	-	-	-	-	S	-	S	-	-	-
36. Miscellaneous repair service	-	-	-	-	-	P	-	-	-	S	-
37. Junk yards or the open storage of two or more	-	-	-	-	-	-	-	-	-	-	-

unregistered motor vehicles, farm vehicles excluded											
a. Open storage of one unregistered vehicle for six months or less	P	P	P	P	P	P	P	P	P	S	S
b. Open storage of one unregistered vehicle for more than six months	S	S	S	S	S	S	S	S	S	S	S
38. Communications and television towers (see Section XVII)	S-	S	S	S	S	S	S	S	S	-	S
39. Planned business development (see Sec. XI-J-3- d)*Those uses permitted by right in a “C” zone shall be permitted by right in planned business development. Those uses permitted by Special Permit (S) in a “C” zone shall be permitted by Special Permit	-	-	-	-	-	P	P	P	-	S	-
WHOLESALE AND MANU-FACTURING	R-40	R-1	R-2	R-10	R-M	C	BO-P	I	IQ	V	VCD
1. Quarrying (See Sec. X)	-	-	-	-	-	-	-	P	P	-	-
2. Processing and treating of mixed and quarried raw materials including operations appurtenant to the taking, including washing, grading, drying, sorting, crushing,	S	-	-	-	-	-	-	-	P	-	-

grinding and milling operations (See Sec. X)											
3. Excavation and removal of sand and gravel (See Sec. XI J-3-e)	S	S	-	-	-	-	-	S	S	-	-
4. Construction industry including suppliers	-	-	-	-	-	S	-	P	P	-	-
5. Manufacturing (See Sec. V-D)	-	-	-	-	-	-	-	P	S	-	-
6. Laboratory, Research and testing facilities								P			
7. Railroad yards and railway express service	-	-	-	-	-	S	-	P	-	-	-
8 Motor freight transportation and warehousing	-	-	-	-	-	-	-	S	S	-	-
9 Truck terminals											
10. Other transportation service	-	-	-	-	-	S	-	S	S	-	-
11. Wholesale Trade	-	-	-	-	-	S	-	S	S	S	-
12. Open storage of construction equipment and structures for storing such equipment provided there is sufficient screening to prevent the sight of such equipment from the street and from the inhabited portion of adjacent property	S	S	-	-	-	S	-	P	P	-	-

13 Self Storage Facilities enclosed	S							S	S		
14. Bulk storage tanks	-	-	-	-	-	S	-	S	S	-	-
15. Solar Photovoltaic Array Field	P							P	P		-
16. Registered Marijuana Facility								S			-
17. Marijuana Establishment	-	-	-	-	-	-	-	-	-	-	-
	R-40	R-1	R-2	R-10	R-M	C	BO-P	I	IQ	V	VCD
18. Commercial Composting Facilities	-										

NOTES:

1. Delete 7.1. E V (Village District) replace with new Village Center District (VCD).

QUESTIONS

RESIDENTIAL 16. Do we need better definition for different housing types, particularly assisted type housing developments, facilities not for elderly etc..

AGRICULTURAL – chickens do we need a bylaw with standards or should we limit roosters in the residential areas?

USED CARS – Should used car sales be allowed by Special Permit in the Commercial and BOP zones? Is a bylaw necessary to regulate the appearance