

APPENDIX A - TABLE OF USE REGULATIONS

Y Permitted as of right	SR Single Residence District
N Prohibited	GR General Residence District
BA Special Permit/Board of Appeals	B Business District
BA Special Permit/Planning Board	CB Central Business District
	LI Limited Industrial District
	I Industrial District
	PROS Parkland Recreation & Open Space District

PRINCIPAL USE

DISTRICTS

<i>A. Residential Uses</i>	SR	GR	B	CB	LI	I	PROS
Single family dwelling	Y	Y	Y	Y	N	N	N
Two-family dwelling, if located on a lot having an area larger than the minimum hereinafter required for the construction of a single family dwelling in the district by an additional two thousand (2000) square feet	N	Y	Y	Y	N	N	N
Boarding or lodging house, convalescent or nursing home, tourist home	N	BA	Y	Y	N	N	N
Building containing one or two dwelling units in combination with stores or other permitted uses, subject to the condition that such building conforms to the lot area provisions applicable to a one-family or two-family house, respectively in the same district	N	N	Y	Y	N	N	N
Multifamily dwelling	N	BA	Y	Y	N	N	N
Multifamily dwelling or building containing three or more dwelling units in combination with stores or other permitted uses, subject to the conditions that such building is located on a lot having an area larger than the minimum hereafter required for the construction of a single family dwelling in the same district by an additional three thousand (3,000) square feet for each family in excess of one accommodated therein	N	N	Y	Y	N	N	N

A. Residential Uses (continued)	SR	GR	B	CB	LI	I	PROS
The conversion and/or use of a single family dwelling existing on March 8, 1937, as a dwelling for not more than two families, or as a convalescent or nursing home, boarding or lodging house, or tourist home, subject to Section 8.4	BA	BA	Y	Y	N	N	N
Flexible Development, subject to Section 8.6	PB	N	N	N	N	N	N

B. Exempt and Institutional Uses	SR	GR	B	CB	LI	I	PROS
Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y
Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y
Child care center	Y	Y	Y	Y	Y	Y	Y
Hospital, philanthropic, or charitable institution	BA	BA	Y	Y	N	N	Y
Library, museum, art gallery or community building	Y	Y	Y	Y	Y	Y	N
Extension of existing cemetery	Y	Y	Y	Y	Y	Y	Y
Recreational or water supply use of a governmental agency	Y	Y	Y	Y	Y	Y	Y
Public administration building, fire or police station	Y	Y	Y	Y	Y	Y	N
Cultural use	N	N	N	N	BA	N	N
Other municipal uses	Y	Y	Y	Y	Y	Y	N
Essential services	BA	BA	BA	BA	BA	BA	N
Parkland Open Space or Recreational Uses	N	N	N	N	N	N	Y

<i>C. Agricultural and Related Uses</i>	SR	GR	B	CB	LI	I	PROS
Commercial agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture provided that all such activities may be limited to parcels of 5 acres or more in area not zoned for agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture	Y	Y	Y	Y	Y	Y	Y
Orchard, market garden, or nursery on a two acre parcel (but not including any building or structure primarily used or maintained in connection with such purpose nor the regular sale at retail of any agricultural produce, unless authorized by the Board of Appeals as hereinafter provided)	Y	Y	Y	Y	Y	Y	Y
Building or structure used or maintained in connection with a permitted agricultural use of the land, or used for any other purpose of agricultural production (such as a greenhouse or poultry battery)	BA	N	N	N	N	N	N
Commercial greenhouse on less than five acres	N	N	N	N	N	Y	N
Farm stand, exempt	Y	Y	Y	Y	Y	Y	Y
Farm stand, local	BA	N	N	N	N	N	N

<i>D. Recreational Uses</i>	SR	GR	B	CB	LI	I	PROS
Golf course (but not including a golf driving range or "miniature" golf course), boat or canoe livery, riding academy or stable	BA	N	N	N	BA	N	Y

Golf driving range, "miniature" golf course, or other similar outdoor commercial recreation use (but not including an amusement park, drive-in theater or open-air facilities for "spectator sports" except where authorized by the Board of Appeals as hereinafter provided)	N	N	N	N	BA	Y	N
<i>D. Recreational Uses (continued)</i>	SR	GR	B	CB	LI	I	PROS
Theater, bowling alley, dance hall, or other place of indoor amusement	N	N	BA	BA	BA	BA	N
Health or exercise club	N	N	BA	N	BA	N	N
Private club, lodge, or other non-profit social, cultural, civic or recreational use (but not including any use the chief activity of which is one customarily conducted as a business)	BA	BA	Y	Y	N	N	N
Limited Industrial Recreational Use	N	N	N	N	BA	N	N

<i>E. Restaurant Uses</i>	SR	GR	B	CB	LI	I	PROS
Restaurant or similar place for the service of food or beverages only to persons inside a completely enclosed building, with or without regular mechanical or live entertainment	N	N	BA	BA	N	BA	N
Fast food establishment	N	N	BA	BA	N	BA	N

<i>F. Commercial and Office Uses</i>	SR	GR	B	CB	LI	I	PROS
Kennel, animal or veterinary hospital	N	N	N	N	N	Y	N
Funeral parlor or undertaking establishment	N	BA	Y	Y	N	Y	N

Business or professional office or agency, bank or other financial institution	N	N	Y	Y	N	Y	N
Office of a doctor or dentist not a resident of the premises, or a group of such offices	N	N	Y	Y	N	Y	N
Office for executive or administrative purposes only	N	N	Y	Y	Y	Y	N
Educational use, nonexempt	N	N	BA	BA	BA	BA	N
Hotel or motel	N	N	BA	Y	Y	Y	N
General or personal service establishment	N	N	Y	Y	N	Y	N
Trade shop	N	N	Y	Y	N	Y	N
<i>F. Commercial and Office Uses (cont.)</i>	SR	GR	B	CB	LI	I	PROS
Printing or publishing establishment, with not more than five thousand (5000) square feet of total floor area per establishment used for production and storage (exclusive of area used for office or sales purposes)	N	N	Y	Y	Y	Y	N
Printing or publishing establishment, without limitation on floor area	N	N	N	N	Y	Y	N
Parking area for which no fee is charged provided that such area is located on a lot directly adjacent to a Non-Residential District	N	BA	Y	Y	N	N	N
Telecommunication facilities	N	N	N	N	BA	BA	N

<i>G. Retail Uses</i>	SR	GR	B	CB	LI	I	PROS
Store for the sale of goods at retail	N	N	Y	Y	N	Y	N
Showroom for building supplies (including plumbing, heating and ventilation equipment), with storage limited to floor samples only	N	N	Y	Y	N	Y	N
Salesroom for boats, trailers, trucks, farm implements, or machinery, with no repair services	N	N	Y	Y	N	Y	N

Wholesale office or showroom, with storage limited to floor samples only	N	N	Y	Y	N	Y	N
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<i>H. Motor Vehicle Related Uses</i>	SR	GR	B	CB	LI	I	PROS
Salesroom for motor vehicles with no repair services except in a garage	N	N	Y	Y	BA	Y	N
Motor vehicle repair garage	N	N	BA	BA	N	Y	N
Motor vehicle fuel facility	N	N	N	BA	N	N	N
Car wash	N	N	N	N	BA	N	N

<i>I. Light Manufacturing, Manufacturing and Related Uses</i>	SR	GR	B	CB	LI	I	PROS
Scientific or research laboratory	N	N	N	N	Y	Y	N
Manufacturing	N	N	N	N	Y	Y	N
Warehouse or distribution plant	N	N	N	N	Y	BA	N
Other warehouse or distribution plant	N	N	N	N	N	BA	N
Any retail or wholesale use which is incidental to and directly related to the products warehoused or shipped from the premises with said retail or wholesale use limited to not more than twenty-five (25%) percent of the premises or more than 5,000 square feet, whichever is less.	N	N	N	N	BA	BA	N
Light manufacturing	N	N	N	N	BA	BA	N
Above or below grade structured parking pursuant to Section 7.2	N	N	N	N	BA	N	N

<i>J. Accessory Uses</i>	SR	GR	B	CB	LI	I	PROS
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Accessory use incidental to a permitted main use	Y	Y	Y	Y	Y	Y	N
Home occupation, nonintensive	Y	Y	Y	Y	N	N	N
Home occupation, intensive	BA	BA	Y	Y	N	N	N
Accessory Apartment in single family dwelling pursuant to Section 8.1	BA	BA	Y	Y	N	N	N
Family child care home	BA	BA	BA	BA	N	N	N
Family child day home, large	BA	BA	BA	BA	N	N	N
Adult day care	BA	BA	BA	BA	BA	BA	N
Accessory scientific uses	BA	BA	BA	BA	BA	BA	N
Automobile parking lot	N	N	Y	Y	N	Y	N
<i>J. Accessory Uses (continued)</i>	SR	GR	B	CB	LI	I	PROS
The keeping overnight of not more than five motor vehicles, one of which may be a commercial vehicle. Such commercial vehicle shall not exceed a gross vehicle weight of twelve thousand, five hundred (12,500) pounds, or measure more than seven feet, six inches (7' 6") from the ground to the top of the roof, or measure more than twenty-one feet (21') from the front bumper to the rear bumper. For the purpose of this section no, so-called, pickup truck shall be deemed to be a 'commercial' vehicle. Nothing in this section shall be construed to prevent any person from bringing a commercial vehicle otherwise prohibited by this section into a residential neighborhood for the purpose of making a delivery, or for performing work, or during lunchtime, or on an irregular basis	BA	BA	Y	Y	N	N	N
The renting of rooms or the furnishing of table board in a dwelling to not more than two (2) persons other than members of the family (whether regular or transient).	Y	Y	N	N	N	N	N

Greenhouse, tool shed, playhouse, tennis court, boat house, or other similar building or structure for domestic storage or use.	Y	Y	N	N	N	N	N
Parking Garage pursuant to Section 7.2	N	N	N	N	BA	N	N
The renting of rooms or the furnishing of table board in a dwelling to not more than two (2) persons other than members of the family (whether regular or transient).	Y	Y	N	N	N	N	N
Greenhouse, tool shed, playhouse, tennis court, boat house, or other similar building or structure for domestic storage or use.	Y	Y	N	N	N	N	N
Drive-in or drive-through facilities	N	N	BA	BA	BA	BA	N