

SECTION 5.2 TABLE OF USE REGULATIONS <sup>1</sup>									
CLASS OF USE	Zoning Districts								
	A1	A2	GR	DB	MUT	GB	LI	I	HCS
<b>RESIDENTIAL USES</b>									
Detached single-family dwelling	P	P	P	P	P	SPZ	N	N	N
Two-family dwelling	SPZ	SPZ	P	SPZ	P	P	N	N	N
Townhouse or multi-family dwelling	N	N	P	N	P	SPZ	N	N	N
Conversion of an existing single-family dwelling to a three- or four-family dwelling, provided that (a) there shall be no change to the building footprint and (b) one unit shall be an affordable housing unit. All applicable provisions of Section 10.3 shall apply.	N	N	N	SPZ	SPZ	N	N	N	N
Conversion of a non-residential or mixed-use building to a multi-family dwelling	N	N	N	SPZ	SPZ	N	N	N	N
Apartments above the ground floor of a commercial building	N	N	N	P	P	P	N	N	N
Dwelling unit at grade in a commercial building, provided that the entrance shall be on the side or rear of the building; the unit shall have direct access to parking on the lot; the unit shall be accessible to persons with disabilities; the ground floor of the building facing the street shall be used for commercial uses.	N	N	N	SPB	P	N	N	N	N
Accessory apartment	SPZ	SPZ	SPZ	P	P	SPZ	N	N	N
Bed and breakfast	SPZ	SPZ	P	SPZ	P	P	N	N	N
Rooming house	P	P	P	P	P	P	N	N	N
Home occupation	SPZ	SPZ	SPZ	SPZ	P	SPZ	SPZ	SPZ	N
Family day care home	SPZ	SPZ	SPZ	N	N	SPZ	N	N	N
Other accessory uses, if accessory to a permitted use	P	P	P	P	P	P	N	N	N
Other accessory uses, if accessory to a special permitted use	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N
<b>PUBLIC / INSTITUTIONAL USES</b>									
Public/private non-profit educational use	P	P	P	P	P	P	P	P	N
Religious use	P	P	P	P	P	P	P	P	N

<sup>1</sup> P = Permitted Use; SPZ = Special Permit by Zoning Board; SPB = Special Permit by Planning Board; SPS = Special Permit by Board of Selectmen; N = Not Permitted; P1 = Uses denoted 'P1' are permitted by right if the use occupies not more than 5,000 sq. ft. of gross floor area. New construction or proposed expansions containing more than 5,000 sq. ft. of floor area are allowed only by special permit from the Planning Board. A change of use of existing space without any expansion will not require a special permit.

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<b>Public/Institutional Uses, cont'd</b>									
Municipal use	SPB	SPB	SPB	P	P	P	P	P	N
Public safety facility	P	P	P	P	P	P	P	P	N
Public utility, without service yards	SPZ	SPZ	SPZ	P	P1	P	P	P	N
Public utility buildings with service yards	N	N	N	N	P1	P	P	P	N
Cemetery	P	P	P	SPZ	SPZ	SPZ	N	N	N
Rest home or nursing home	N	SPB	SPB	SPB	SPB	P	N	N	P
Private clubs, lodges or other social, recreation or civic group/assembly activity not conducted as a business	N	N	N	P	P	P	N	N	N
Child care or day care center	P	P	P	P	P	P	P	P	P
Museum or other cultural establishment	P	P	P	P	P	P	P	P	P
<b>MEDICAL USES</b>									
Hospital	N	N	N	N	N	N	N	N	P
Emergency room	N	N	N	N	N	N	N	N	P
Psychiatric mental health unit only for patients originating from the service area for a community acute care/surgical hospital	N	N	N	N	N	N	N	N	P
Medical research laboratory	N	N	N	N	N	N	N	N	P
Transitional care unit	N	N	N	N	N	N	N	N	P
Outpatient clinic	N	N	N	N	N	N	N	N	P
Medical/dental/psychiatric clinic	N	N	N	N	N	N	N	N	P
Rehabilitative service clinic	N	N	N	N	N	N	N	N	P
Outpatient facilities	N	N	N	N	N	N	N	N	P
Medical/dental/psychiatric office building	N	N	N	N	N	N	N	N	P
<b>Accessory Uses</b>									
Pharmacy	N	N	N	N	N	N	N	N	P
Dwelling units for resident physicians, employees or medical staff and accompanying spouses and children (up to a maximum of six units)	N	N	N	N	N	N	N	N	P
Health & fitness facility	N	N	N	N	N	N	N	N	P
Storage of mobile medical vehicles	N	N	N	N	N	N	N	N	P

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<b>Medical Uses, cont'd</b>									
Trailers used for temporary (not to exceed 2 years) storage of medical equipment & supplies	N	N	N	N	N	N	N	N	P
Temporary (not to exceed 2 years) modular office space	N	N	N	N	N	N	N	N	P
Swimming pool	N	N	N	N	N	N	N	N	P
Newsstand or cafeteria (food service)	N	N	N	N	N	N	N	N	P
Training/educational center for the public	N	N	N	N	N	N	N	N	P
Helipad	N	N	N	N	N	N	N	N	P
<b>EXTENSIVE USES</b>									
Agriculture, including a farm stand	P	P	P	P	P	P	P	P	N
Agriculture, non-exempt; provided that domesticated animals and related farm structures are located at least 20 feet from rear and side lot lines	P	P	P	N	N	N	N	N	N
Golf courses, ski, camping or swimming facilities, with incidental sales for patrons	SPB	SPB	SPB	SPB	P	P	P	N	N
Commercial removal of sod, stone, loam or other earth products for the elsewhere within the town	SPS	SPS	SPS	SPS	SPS	SPS	SPS	P	N
<b>COMMERCIAL USES</b>									
Hotel, motel, or inn	SPB	SPB	SPB	P	P1	P	P	P	N
Funeral home and mortuary	N	N	N	SPB	P1	P	N	N	N
Retail store, bakery, antique shop	N	N	N	P	P1	P	N	N	N
Personal service establishment	N	N	N	P	P1	P	N	N	N
Restaurant, cafe, tavern, other food service establishment, including outdoor seating on the premises. Drive-through service is prohibited in the DB district.	N	N	N	P	P1	P	P	N	N
Artist studio	N	N	N	P	P	P	N	N	N
Artist studio and residence (live/work space)	N	N	N	SPB	SPB	SPB	N	N	N
Sale of custom goods manufactured on the premises	N	N	N	P	P1	P	P	N	N
Professional or business office	N	N	N	P	P1	P	P	N	N
Bank or other financial institution	N	N	N	P	P1	P	P	N	N
Theater, club, other place of indoor commercial amusement and assembly	N	N	N	P	P1	P	P	N	N

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<b>Commercial Uses, cont'd</b>									
Commercial or public parking areas	N	N	N	P	P1	P	SPB	SPB	N
Auto sales and service establishment, public garage, gasoline station	N	N	N	SPB	SPB	P	N	N	N
Wholesaling and distribution	N	N	N	N	SPB	SPB	P	P	N
Kennel	N	SPB	N	N	SPB	P	N	N	N
Drive-in/drive-through service accessory to a principal use	N	N	N	SPB	SPB	SPB	N	N	N
Other accessory uses, if accessory to a permitted use	N	N	N	P	P	P	P	N	N
Other accessory uses, if accessory to a special permitted use	N	N	N	SPB	SPB	SPB	N	N	N
<b>INDUSTRIAL USES</b>									
Research, experimental and testing laboratories and related light manufacturing	N	N	N	N	SPB	SPB	P	P	N
Enclosed manufacturing, processing, assembly and fabrication	N	N	N	N	N	SPB	P	P	N
Warehousing and interior storage	N	N	N	N	N	SPB	P	P	N
Exterior storage, screened and without junk storage	N	N	N	N	N	N	P	P	N
Accessory uses, if accessory to a permitted use	N	N	N	N	N	N	P	P	N
Accessory uses, if accessory to a special permitted use	N	N	N	N	SPB	SPB	SPB	SPB	N