

| SECTION 5.2 TABLE OF USE REGULATIONS (1) | | | | | | | | | | |
|---|------------------|-----|----|---------|--------|-----|-----|----|---|-----|
| CLASS OF USE | Zoning Districts | | | | | | | | | |
| | A1 | A2 | GR | DAPSFBC | WAVFBC | MUT | GB | LI | I | HCS |
| 1.0 RESIDENTIAL USES | | | | | | | | | | |
| 1.1 Detached single-family dwelling | P | P | P | P | SPB | P | SPZ | N | N | N |
| 1.2 Two-family dwelling | SPZ | SPZ | P | P | P | P | P | N | N | N |
| 1.3 Townhouse or multi-family dwelling | N | N | P | P | P | P | SPZ | N | N | N |
| 1.4 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 | SPB | N | SPZ | N | N | N | N |
| 1.5 Conversion of a non-residential or mixed-use building to a multi-family dwelling | N | N | N | SPB | SPB | SPZ | N | N | N | N |
| 1.6 Apartments above the ground floor of a commercial building | N | N | N | P | P | P | P | N | N | N |
| 1.7 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 | P | N | N | N | N |

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| 1.8 Bed and breakfast | SPZ | SPZ | P | SPZ | P | P | P | N | N | N |
| 1.9 Rooming house | N | N | SPZ | SPZ | SPB | SPZ | SPZ | N | N | N |
| 1.10 Home occupation | SPZ | SPZ | SPZ | SPZ | SPB | P | SPZ | SPZ | SPZ | N |
| 1.11 Family day care home | SPZ | SPZ | SPZ | N | SPB | N | SPZ | N | N | N |
| 1.12 Other accessory uses, if accessory to a permitted use | P | P | P | P | P | P | P | N | N | N |
| 1.13 Other accessory uses, if accessory to a special permitted use | SPZ | SPZ | SPZ | SPZ | N | SPZ | N | N | N | N |
| 2.0 PUBLIC / INSTITUTIONAL USES | | | | | | | | | | |
| 2.1 Public/private non-profit educational use | P | P | P | P | P | P | P | P | P | N |
| 2.2 Religious use | P | P | P | P | P | P | P | P | P | N |
| 2.3 Municipal use | SPB | SPB | SPB | P | P | P | P | P | P | N |
| 2.4 Public safety facility | P | P | P | P | P | P | P | P | P | N |
| 2.5 Public utility, without service yards | SPZ | SPZ | SPZ | P | P | P1 | P | P | P | N |
| 2.6 Public utility buildings with service yards | N | N | N | N | N | P1 | P | P | P | N |
| 2.7 Cemetery | | | | | | | | | | |
| 2.8 Rest home or nursing home | N | SPB | SPB | SPB | P | SPB | P | N | N | P |
| 2.9 Private clubs, lodges or other social, recreation or civic group/assembly activity not conducted as a business | N | N | N | P | P | P | P | N | N | N |

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|--|-----------|-----------|-----------|----------------|---------------|------------|-----------|-----------|----------|------------|
| 2.10 Child care or day care center | P | P | P | P | P | P | P | P | P | P |
| 2.11 Museum or other cultural establishment | P | P | P | P | P | P | P | P | P | P |
| 3.0 MEDICAL USES | | | | | | | | | | |
| 3.1 Hospital, including customarily incidental accessory uses such as a pharmacy, health and fitness facility, cafeteria, educational center for the public, facilities for storage of medical equipment and supplies and mobile medical vehicles, or dwelling units for resident physicians, employees or medical staff and accompanying spouses and children (maximum of six units). | N | N | N | N | N | N | N | N | N | P |
| 3.2 Emergency room | N | N | N | N | N | N | N | N | N | P |
| 3.3 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 | N | P |
| 3.4 Medical research laboratory | N | N | N | N | N | N | N | N | N | P |
| 3.5 Transitional care unit | N | N | N | N | N | N | N | N | N | P |
| 3.6 Outpatient clinic | N | N | N | N | N | N | N | N | N | P |
| 3.7 Medical/dental/psychiatric clinic | N | N | N | P | P | N | N | N | N | P |

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| 3.8 Rehabilitative service clinic | N | N | N | N | N | N | N | N | N | P |
| 3.9 Outpatient facilities | N | N | N | N | N | N | N | N | N | P |
| 3.10 Medical/dental/psychiatric office building | N | N | N | P | P | N | N | N | N | P |
| 3.11 Helipad | N | N | N | N | N | N | N | N | N | P |
| 4.0 EXTENSIVE USES | | | | | | | | | | |
| 4.1 Agriculture, including a farm stand | P | P | P | P | P | P | P | P | P | N |
| 4.2 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 | N |
| 4.3 Golf courses, ski, camping or swimming facilities, with incidental sales for patrons | SPB | SPB | SPB | SPB | SPB | P | P | P | N | N |
| 4.4 Commercial removal of sod, stone, loam or other earth products for use elsewhere within the town | SPS | SPS | SPS | SPS | SPS | SPS | SPS | SPS | P | N |
| 5.0 COMMERCIAL USES | | | | | | | | | | |
| 5.1 Hotel, motel, or inn | SPB | SPB | SPB | P | P | P1 | P | P | P | N |
| 5.2 Funeral home and mortuary | N | N | N | SPB | SPB | P1 | P | N | N | N |
| 5.3 Retail store, bakery, antique shop | N | N | N | P | P | P1 | P | N | N | N |
| 5.4 Pharmacies with associated retail | N | N | N | P | P | P | P | N | N | N |

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| 5.5 Personal service establishment | N | N | N | P | P | P1 | P | N | N | N |
| 5.6 Restaurant, cafe, tavern, other food service establishment, including outdoor seating on the premises. Drive-through service is prohibited in the DAPS(FBC) District. | N | N | N | P | P | P1 | P | P | N | N |
| 5.7 Artist studio | N | N | N | P | P | P | P | N | N | N |
| 5.8 Artist studio and residence (live/work space) | N | N | N | SPB | SPB | SPB | SPB | N | N | N |
| 5.9 Sale of custom goods manufactured on the premises | N | N | N | P | P | P1 | P | P | N | N |
| 5.10 Professional or business office | N | N | N | P | P | P1 | P | P | N | N |
| 5.11 Bank or other financial institution | N | N | N | P | P | P1 | P | P | N | N |
| 5.12 Theater, club, other place of indoor commercial amusement and assembly | N | N | N | P | P | P1 | P | P | N | N |
| 5.13 Commercial or public parking areas | N | N | N | P | P | P1 | P | SPB | SPB | N |
| 5.14 Auto sales and service establishment, public garage, gasoline station | N | N | N | N | N | SPB | P | N | N | N |
| 5.15 Wholesaling and distribution | N | N | N | N | N | SPB | SPB | P | P | N |

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| 5.16 Self-Storage Facilities | N | N | N | N | N | SPB | N | SPB | N | N |
| 5.17 Kennel | N | N | N | N | N | SPB | P | N | N | N |
| 5.18 Drive-in/drive-through service accessory to a principal use | N | N | N | SPB | SPB | SPB | SPB | N | N | N |
| 5.19 Other accessory uses, if accessory to a permitted use | N | N | N | P | P | P | P | P | P | N |
| 5.20 Other accessory uses, if accessory to a special permitted use | N | N | N | SPB | SPB | SPB | SPB | N | N | N |
| 6.0 INDUSTRIAL USES | | | | | | | | | | |
| 6.1 Research, experimental and testing laboratories and related light manufacturing | N | N | N | N | SPB | SPB | SPB | P | P | N |
| 6.2 Enclosed manufacturing, processing, assembly and fabrication | N | N | N | N | SPB | N | SPB | P | P | N |
| 6.3 Warehousing and interior storage | N | N | N | N | N | N | SPB | P | P | N |
| 6.4 Exterior storage, screened and without junk storage | N | N | N | N | N | N | N | P | P | N |
| 6.5 Accessory uses, if accessory to a permitted use | N | N | N | N | N | N | N | P | P | N |
| 6.6 Accessory uses, if accessory to a special permitted use | N | N | N | N | N | SPB | SPB | SPB | SPB | N |

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.