

Article 21 – Modernization of the Table of Uses

To see if the Town will vote to amend the Zoning Bylaw Chapter 185 by amending Section 185-9 “Table of Uses” as set forth in the complete text on file in the Offices of the Town Clerk; or take any other action relative thereto.

[Deletions in strikethrough, additions in bold.]

§ 185-9 Basic requirements.

[Amended ATM 5-5-1998 by Art. 18]

No land shall be used or building or other structures erected or modified in any district for any use not set forth in § 185-10, Schedule of Use Regulations, and denoted either with the letter "A" or by the letters "SP" (Special Permit), except for allowable accessory uses and nonconforming uses as provided in Article IV. It is the intent of this chapter to prohibit in any district any use which is not specifically permitted as well as any use which is denoted in § 185-10 by the letter "X."

A — Allowed use listed in § 185-10 is permitted in any district under which it is denoted by the letter "A."

P — The use listed in § 185-10 is permitted only if the special permit granting authority grants a Special Permit and makes specific findings as may be required by this chapter in respect of such use. The special permit granting authority shall be the Zoning Board of Appeals.

X — The use listed in § 185-10 is specifically prohibited.

Site Plan Review— The use listed in § 185-10 where the letter "R" appears in the chart, requires site plan approval by the Planning Board; where the letters "NR" appear in the chart, site plan approval is not required; where the letters "SP" appear, site plan approval is part of the Special Permit process; where the letter "S" appears, site plan approval is by the Board of Selectmen.

[Amended ATM 5-2-2016 by Art. 16]

§ 185-10. Schedule of Use Regulations.

The Schedule of Use Regulations shall read as follows:

R: Single-Family, 1/2 acre
R-1: Single-Family, 1 acre
R-2: Single-Family, 2 acre
C: Conservancy
O: Official or Open Space
B: Business
M: Manufacturing
M-P: Medical-Professional
R-M: Multifamily Residential

USE		R	R-1	R-2	C	O	B	M	M-P	RM	SITE PLAN*
1.	Detached one-family dwelling	A	A	A	X	X	A	A	A	A	NR
2.	Club when not conducted for profit and containing no overnight facilities	A	A	A	X	X	A	A	A	A	R
3.	Church or religious purpose	A	A	A	X	A	A	A	A	A	R
4.	Educational use	A	A	A	X	A	A	A	A	A	R
5.	Farm and garden	A	A	A	A	A	A	A	A	A	NR
6.	Municipal recreational	A	A	A	A	A	A	A	A	A	R
7.	Customary home occupation	A	A	A	X	X	A	A	A	A	NR

USE	R	R-1	R-2	C	O	B	M	M-P	RM	SITE PLAN*
8. Reconstruction or enlargement of a dwelling for use for a customary home occupation	A	A	A	X	X	A	A	A	A	NR
9. Accessory use not detrimental to a residential neighborhood(1)	A	A	A	X	X	A	A	A	A	R
10. Cemetery	P	P	P	X	P	P	P	P	P	SP
11. Greenhouse or nursery(2)	P	P	P	X	X	P	P	P	P	SP
12. Use of premises to keep thereon more than one commercial vehicle when all the commercial vehicles are kept thereon as a strictly accessory use	P	P	P	X	X	P	P	P	P	SP
13. Hospital, sanitarium, nonprofit institution or philanthropic use	P	P	P	X	P	P	P	P	P	SP
14. Municipal use	P	P	P	X	A	P	P	P	P	R
15. Telephone exchange, not including a service station or outside storage of supplies	P	P	P	X	X	P	P	P	P	SP
16. Automobile trailer or other vehicle for dwelling purposes	P	P	P	X	X	P	P	P	P	SP
17. Kennel for boarding dogs or other small animals or for breeding or raising dogs or other small animals for purposes of sale	P	P	P	P	X	P	P	P	P	SP
18. Commercial stable for boarding, hiring or selling horses	P	P	P	P	X	P	P	P	P	SP
19. Veterinarian establishment	P	P	P	X	X	P	P	P	P	SP
20. Home occupation not otherwise permitted under this chapter, provided that such use is clearly incidental and secondary to the use of the premises for residential purposes	P	P	P	X	X	P	P	P	P	SP
21. Retail store or service establishment or public utility not larger than 5,000 square feet of gross floor area (excluding formula businesses) involving manufacture on the premises except of products, the major portion of which are to be sold at retail by the manufacturer to the consumer, provided that not more than 4 operatives shall be employed in such manufacture	X	X	X	X	X	A	A	X	X	R
21 (A) retail store or service establishment or public utility larger than 5,000 square feet of gross floor area (excluding formula businesses) involving manufacture on the premises of products, the major portion of which are to be sold at retail by the manufacture to the consumer.	X	X	X	X	X	P	P	X	X	SP

USE	R	R-1	R-2	C	O	B	M	M-P	RM	SITE PLAN*
21 (B) Formula Business	X	X	X	X	X	P	P	P	X	SP
22. Business or professional office or bank	X	X	X	X	X	A	A	X	X	R
23. Restaurant or other place for serving food, provided that no mechanical or live entertainment is regularly furnished	X	X	X	X	X	A	A	X	X	R
24. Shop of carpenter, painter, printer or similar craftsman, provided that no more than 5 persons are employed Craft retail and production shop	X	X	X	X	X	A	A	X	X	R
25. Filling station, garage or repair shop for appliances and other light equipment	X	X	X	X	X	P	P	X	X	SP
26. Parking and loading areas off the street or traveled way for the use of employees, customers or visitors, subject to the provisions of §§ 185-34, 185-36, 185-37 and 185-42E	X	X	X	X	X	A	A	A	A	R
27. Medical Professional Offices for persons engaged in the following professional pursuits only: doctors, dentists, lawyers, architects, engineers and accountants; and uses accessory thereto, subject to the provisions of §§ 185-17, 185-34, 185-35, 185-36 and 185-37	X	X	X	X	X	A	A	A	X	R
28. Airport or landing field	PX	PX	PX	PX	PX	P	P	P	PX	SP
29. Multifamily residence	X	X	X	X	X	X	X	X	P	SP
30. Windmills as otherwise permitted in this chapter, provided that such use is clearly for the primary purpose of converting wind energy to pumping, heating or electricity uses on the premises or the distribution of excess electrical energy to a regulated public utility as prescribed by law. [Added ATM 5-10-1982]	P	P	P	P	P	P	P	P	P	SP
31. Accessory apartments [Added ATM 5-5-1986 by Art. 16]	P	P	P	X	X	P	P	P	P	SP
32. Privately owned wastewater treatment facility, subject to the provisions of § 185-45 [Added ATM 5-4-1992 by Art. 35]	P	P	X	X	P	P	P	P	P	SP
33. Wireless communications facilities (See § 185-46.) [Amended ATM 5-5-1997 by Art. 27; STM 10-27-1997 by Art. 1]	P	P	P	P	P	P	P	P	P	SP
34. Recreational parking in Residential Zoning District [Added ATM 5-3-1999 by Art. 19]	P	P	P	X	X	X	X	X	X	NR

USE	R	R-1	R-2	C	O	B	M	M-P	RM	SITE PLAN*
35. Medical marijuana treatment center(3) [Added ATM 5-6-2013 by Art. 18; amended ATM 5-12-2014 by Art. 17]	X	X	X	X	X	P	X	P	X	SP
36. Short-Term Rental	P	P	P	X	X	X	X	X	X	NR
37. Mixed Use – Two or More Permitted Principal Uses on One lot	X	X	X	X	X	P	P	P	P	SP

NOTES:

* Site Plan Review added ATM 5-4-1998 by Art. 18

(1) Site plan review is for already approved uses.

(2) Greenhouse or nursery uses where the sale of products is limited solely to those grown on the site and where the site is more than 5 acres do not require Special Permit; however, site plan review is required in all cases.

(3) Editor's Note: Former § 185-10.1, Temporary moratorium on medical marijuana treatment centers, added ATM 5-6-2013 by Art. 18, was repealed ATM 5-12-2014 by Art. 17. See now § 185-46.2, Special requirements for medical marijuana facilities.