

SECTION II:DEFINITIONS

AGRICULTURAL MANUFACTURING: processing or manufacturing of value-added agricultural products from raw materials produced locally such as cheese or herbal products which cannot meet the requirements for a Home Based Business (see Section 4-4 HOME BASED BUSINESS). Does not include Marijuana Cultivation or Marijuana Product Manufacturing.

HOME BASED BUSINESS : See Section 4-4. Does not include Marijuana Cultivation, Marijuana Product Manufacturing, or Marijuana Retail Sales.

4-2 LIMIT ON PRINCIPAL STRUCTURES PER LOT

No building or structure shall be erected or land used except as permitted in this section and all other sections of this Bylaw. No more than one principal structure or use may be allowed on a lot unless otherwise specified in this Bylaw. More than one principal structure or use on a lot may be allowed in the Village Commercial, Commercial, Industrial or Historic Industrial Districts provided that all the dimensional requirements of Section 5-2 can be met and a Special Permit is granted by the Zoning Board of Appeals. In addition, more than one principal use or structure on a lot may be allowed without a Special Permit for conversion of Historic Structure(s) as specified in 4-3 Table of Use Regulations. In the Rural Residential District, a Craft Marijuana Cultivator with a license from the Cannabis Control Commission may have a residential use and marijuana cultivation facilities on the same lot if a Special Permit is granted.

4-3 TABLE OF USE REGULATIONS

a) The following Table of Use Regulations is hereby adopted as part of this Zoning Bylaw. The following codes shall apply:

Y = Yes, the use is permitted by right in that zoning district.

N = No, the use is not permitted in that zoning district.

SP = The use is allowed in that zoning district only if a special permit has been granted by the Zoning Board of Appeals.

SPP = The use is allowed in that zoning district only if a special permit has been granted by the Planning Board.

SPR = The use is allowed in that zoning district only if a site plan review has been conducted under the approval of the Planning Board. See Section XII.

VC = Village Commercial

VR = Village Residential

RR = Rural Residential

C = Commercial

I = Industrial

HI = Historic Industrial

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PLEASE NOTE: Draft revisions shown in track changes.

b) The Table of Use Regulations shall be as follows:

	VC	VR	RR	C	I	HI
RESIDENTIAL USES						
Single-Family Dwelling	Y	Y	Y	Y	SP	Y
Two-Family Dwelling	Y	Y	Y	Y	SP	Y
Accessory Apartment	Y	Y	Y	Y	N	Y
Temporary Mobile Home (see Section 8-4)	Y	Y	Y	Y	Y	Y
Mobile Home	N	N	Y	N	N	N
Mobile Home Parks	N	N	N	N	N	N
Bed and Breakfast, up to 4 rooms	Y	SP	Y	Y	N	SP
Multi-Family Dwelling	SP	SP	SP	SP	N	SP
Conversion of a Single Family Home to a Two-Family	Y	Y	Y	Y	SP	Y
Conversion of a Single Family Home to a Multi-Family Dwelling	SP	SP	SP	SP	SP	SP
Conversion of an Historic (50 years or older) Industrial or Commercial Structure for Residential Use	SP	SP	N	SP	SP	SP
Apartments on the Upper Floors of New Commercial Structures	Y	SP	N	Y	N	SP
AGRICULTURAL & RECREATIONAL USES						
Chicken Farming on a lot 2 acres or greater, and less than 5 acres (see Section 4-6 for restrictions)	Y	Y	Y	Y	Y	Y
Forestry	Y	Y	Y	Y	Y	Y
Farming on a lot equal to or greater than 5 acres	Y	Y	Y	Y	Y	Y
Livestock Farming on a lot less than 5 acres	SP	SP	SP	SP	SP	SP
Other Farming on a lot less than 5 acres	SP	SP	Y	Y	SP	SP
Commercial Greenhouse(s) on a lot equal to or greater than 5 acres	Y	Y	Y	Y	Y	Y
Commercial Greenhouse(s) on a lot less than 5 acres but 2 acres or more	SP	SP	Y	Y	SP	SP
Commercial Greenhouse(s) on a lot less than 2 acres	SP	SP	SP	Y	SP	SP
Commercial Recreation other than a Health or Exercise Club or Dance or Yoga Studio	SP	SP	SP	SP	SP	SP
Health or Exercise Club, Dance or Yoga Studio	Y	N	SP	Y	SP	SP
Wildlife Preserve or Other Conservation Uses	Y	Y	Y	Y	Y	Y
COMMUNITY SERVICES						
Public Service Corporation Facility not exempted from zoning regulation by M.G.L. Ch.40A	SP	N	N	SP	SP	SP

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COMMUNITY SERVICES (CONT.)	VC	VR	RR	C	I	HI
Wireless Communication Facility (see Section X)	SPP	N	SPP	SPP	SPP	N
Educational Uses exempted from zoning regulation by M.G.L. Ch.40A, Section 3	Y	Y	Y	Y	Y	Y
Other educational uses not exempted from zoning regulation by M.G.L. Ch.40A, Section 3	SP	SP	SP	SP	SP	SP
Church, other Religious Use	Y	Y	Y	Y	Y	Y
Family Day Care Home for six (6) or fewer children or adults	Y	SP	Y	Y	SP	SP
Family Day Care Home for more than six (6) children or adults	SP	SP	SP	SP	SP	SP
Day Care Center for children exempted from zoning regulations by M.G.L. Ch. 40A, Section 3	Y	Y	Y	Y	Y	Y
Nursing Home	SP	SP	SP	SP	N	SP
Cemetery	N	N	SP	SP	N	N
Hospital, Medical Clinic	SP	SP	SP	SP	N	SP
Parking Lot (Public or Private)	SP	SP	N	SP	SP	SP
Municipal Uses not covered elsewhere	SP	SP	SP	SP	SP	SP
BUSINESS USES	VC	VR	RR	C	I	HI
Business, Professional Offices with 3,000 square feet of enclosed floor space or less	Y	SP	SP	Y	Y	Y
Business, Professional Offices with more than 3,000 square feet of enclosed floor space	Y	SP	SP	Y	Y	SP
Banks	Y	N	N	Y	Y	SP
Conversion of an Historic (50 Years or older) Industrial or Commercial Structure(s) on one lot to a mix of Retail Stores, Business or Professional Offices, Restaurants, Artisan Studios, or Residential Uses within the existing footprint of the Historic Structure(s) and no more than an average of 280 passenger vehicle trips per day.	Y	SP	N	SP	Y	Y
Standalone Automated Teller Machines (ATM)	N	N	N	N	N	N
Restaurant, drive through	N	N	N	N	N	N
Restaurant, other	Y	SP	SP	Y	SP	SP
Motor Vehicle Sales which comply with Section 4-5	SP	N	N	SP	SP	Y
Motor Vehicle Sales which do not comply with Section 4-5	SP	N	N	SP	SP	SP
Car Wash	SP	N	N	N	SP	SP
Laundry, Laundromat	SP	N	N	SP	N	SP
Theaters	SP	N	SP	SP	SP	SP

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BUSINESS USES (CONT.)	VC	VR	RR	C	I	HI
Motels, Hotels	SP	N	N	SP	N	SP
Inns	SP	SP	SP	SP	N	SP
Building Materials, Sales & Storage	SP	N	N	SP	Y	SP
Home Based Business (see Section 4-4 for performance standards)	Y	Y	Y	Y	Y	Y
Funeral Home	Y	SP	SP	SP	N	SP
Retail Store(s) – Building or space occupied of 2,500 sq. ft. or less including Adult Use Recreational Marijuana (see Section XV)	Y ¹	SP	SP	Y ¹	Y ¹	SP
Retail Store(s) – Building or space occupied greater than 2,500 sq. ft. up to 5,000 sq. ft. including Adult Use Recreational Marijuana (see Section XV)	Y ¹	N	N	SP	SP	SP
Retail Store(s) – Building or space occupied greater than 5,000 sq. ft. up to 8,000 sq. ft. including Adult Use Recreational Marijuana (see Section XV)	SP	N	N	SP	SP	SP
Equipment Rentals	SP	N	N	Y	SP	SP
Kennel	N	N	SP	SP	SP	SP
Veterinarians	Y	SP	SP	SP	SP	SP
Farm Stand allowed by Ch. 40A, Sec. 3	Y	Y	Y	Y	Y	Y
Commercial Uses not listed above, other than retail uses, where the physical appearance, operation, parking requirements and traffic impacts resemble a use permitted (Y or SP) above and which will not have a detrimental impact on adjacent or nearby uses	SP	N	N	SP	SP	SP
INDUSTRIAL USES	VC	VR	RR	C	I	HI
Junk yards, dumps, and landfills	N	N	N	N	N	N
Manufacturing of Cutlery or Culinary Products	N	N	N	N	SP	Y
Other Manufacturing Uses with 5,000 square feet or less enclosed floor area and complying with Section 4-5 except for Marijuana Product Manufacturing	Y	N	N	N	Y	Y
Other Manufacturing Uses with 5,000 square feet or less enclosed floor area which do not comply with Section 4-5 except for Marijuana Product Manufacturing	SP	N	N	N	SP	SP
Other Manufacturing Uses with greater than 5,000 square feet of enclosed floor	N	N	N	N	SP	SP

¹ [Retail Recreational Marijuana Use requires Site Plan Review](#)

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area except for Marijuana Product Manufacturing						
INDUSTRIAL USES (CONT.)	VC	VR	RR	C	I	HI
Agricultural Manufacturing Uses, except slaughterhouses, with 8,000 square feet or less of enclosed floor area (see Footnote 2)	SP	SP	Y	Y	Y	SP
Marijuana Product Manufacturing up to 10,000 square feet of enclosed floor area (see Section XV)	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>SPP</u>	<u>SPP and SPR</u>
Marijuana Cultivator in new or existing building(s) up to 10,000 square with no more than 20,000 square feet in total of enclosed floor area (see Section XV)	<u>N</u>	<u>N</u>	<u>SPP and SPR</u>	<u>SPP and SPR</u>	<u>SPP</u>	<u>SPP and SPR</u>
Slaughterhouse	N	N	SP	N	N	N
Reuse of Historic (50 years or older) Agricultural Buildings or Structures for Agricultural Manufacturing (no limit to the square footage) provided that no more than an average of 50 passenger vehicle trips per day and 6 truck trips per day are generated (does not include Marijuana Product Manufacturing or Marijuana Cultivation).	SP	SP	Y	Y	Y	Y
Marijuana Independent Testing Laboratory or Research Facility (see Section XV)	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>SPP and SPR</u>	<u>SPP and SPR</u>
Processing & Laboratories	SP	N	N	N	SP	SP
Freight or Transportation Facilities	SP	N	SP	N	SP	SP
Gasoline Station	SP	N	N	SP	SP	N
Automotive Repair Garage which is not a Home Based Business	SP	N	N	SP	N	SP
Quarrying, Gravel Mining & Earth Removal	N	N	SP	N	N	N
Wind or Hydro Electric Generating Facilities	N	N	SP	SP	SP	SP
Ground-Mounted Solar Electric Generating Installations occupying 1,000 square feet or less ^{1, 2}	SPR	SPR	SPR	SPR	SPR	SPR
Large-Scale Ground-Mounted Solar Electric Generating Installations occupying more than 1,000 square feet up to 1 acre ² (see Section XIV)	N	N	SPP and SPR	SPP and SPR	SPP and SPR	SPP and SPR
Large-Scale Ground-Mounted Solar Electric Generating Installations occupying more than 1 acre up to five acres provided that the business and/or residence	N	N	SPP and SPR	SPP and SPR	SPP and SPR	SPP and SPR

² - Only the area actually used for agricultural manufacturing purposes counts towards the 8,000 square feet. For example, if a portion of a new barn is proposed to be used for cheese manufacturing, only the area devoted to cheesemaking would be counted, not the entire square footage of the barn.

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on the property utilizes at least 51% of the electricity generated annually based on the documented average annual electricity consumption of the existing business or residence on the property over the previous 3 years (see Section XIV) ²						
INDUSTRIAL USES (cont.)	VC	VR	RR	C	I	HI
Large-Scale Ground-Mounted Solar Electric Generating Installations occupying greater than 5 acres (see Section XIV)	N	N	N	N	N	N
Other Non-Nuclear Electric Generating Facilities	N	N	N	N	SP	SP
Very Small and Small Wind Energy Facilities (see Section XIII) ³	N	N	SPP and SPR	SPP and SPR	SPP and SPR	SPP and SPR
Large Wind Energy Facility (see Section XIII)	N	N	N	N	N	N
Transmission Lines, Substations and Switchyards	N	N	SP	SP	SP	SP

1 - Ground-Mounted Solar Electric Generating Installations occupying 1,000 square feet or less which are an accessory use to a residential or non-residential use are allowed “by right” (Yes) but require Site Plan Review.

2- Solar power generating facilities attached to a roof or wall of a structure are allowed “by-right” but require a building permit and must comply with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements.

3 - Roof mounted Small or Very Small Wind Energy Facilities that are an accessory use to a residential or non-residential use that are not taller than 8 feet and do not exceed the maximum building height requirements (see Section 5-2 Dimensional Schedule) and that comply with the noise and flicker requirements of this bylaw are allowed “by-right” but require a building permit and must comply with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements.

SECTION XII: SITE PLAN REVIEW

- a) Purpose. The purpose of Site Plan Review is to ensure that new development is designed in a manner which reasonably protects the environmental and scenic qualities of the neighborhood and the Town.
- b) Applicability. Site Plan Review shall be required for the following types of projects:
 - 1. Cluster Developments (see Section 6-2)
 - 2. Ground-Mounted Solar Electric Generating Facilities occupying 1,000 square feet or less
 - 3. Large-scale Ground-mounted Solar Electric Generating Facilities (see also Section XIV)
 - 4. Small and Very Small Wind Energy Facilities (except for roof-mounted small or very small wind energy facilities, which are allowed by-right, pursuant to Section IV Use Regulations, footnote 4).”
 - 5. [Marijuana Establishments as required by Section 4-3.](#)

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Site Plan Review may be required for Cluster Developments for Commercial Uses (see Section 6-3