

SECTION 3. USE REGULATIONS

3.3 Schedule of Use Regulations

USES	DISTRICTS							
	SR- A,B,C,D	GR	AH	LB I	LB II	LB III	GB	PL
<u>AGRICULTURE</u>								
Keeping of livestock other than domestic pets	SP	SP	N	N	N	N	Y	N
Other agriculture	Y	Y	Y	Y	Y	Y	Y	Y
<u>BUSINESS</u>								
<u>Note:</u> See §3.5, Major Development, for business uses involving more than 40,000 square feet floor area								
Commercial off-street parking lots	N	N	N	N	N	N	SPS	SP
Motor vehicle repair, sales, and rental	N	N	N	N	SP	N	SP	N
Motor vehicle service station (see §6.7)	N	N	N	N	SP	N	SP	N
Motorized equipment sales, service and rental including equipment powered by internal combustion engine over 10 hp	N	N	N	N	SPS	N	SPS	N
Place of assembly, amusement, or athletic exercise	N	N	N	SP	SP	N	SPS	N
Other retail sales and services	N	N	N	SPS	SPS	SPS	SPS	N
Food Service Establishment	N	N	N	Y	Y	Y	Y	N
Food Service Establishment, Formula Based (See Section 6.13)	N	N	N	SP	SP	SP	SP	N
Office	N	N	N	SPS	SPS	SPS	SPS	N
Manufacturing or fabrication of products of which the major portion is to be sold at retail on the premises and not more than 8 operatives are employed in the manufacturing or fabrication process	N	N	N	SPS	SPS	SPS	SPS	N

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Other manufacturing and warehousing	N	N	N	N	N	N	SPS	N
Wireless Telecommunications Facility (see §6.8) <i>Note: §3.3 was amended by Article 27 at the 1998 Annual Town Meeting.</i>	SP	SP	SP	SP	SP	SP	SP	SP
Solar Energy System (See §4.3.8) <i>Note: §3.3 was amended by Article 9 at the 2012 Special Town Meeting.</i>	N	N	N	SP	SP	SP	SP	N
Kennels (Commercial or Nonprofit):								
➤ Daycare - the provision of day time services for the care of animals that does not include overnight boarding provided that a minimum of 60 square feet of play area is available per dog.	N	N	N	N	N	SP	SP	N
➤ Boarding	N	N	N	N	N	N	SP	N
➤ Commercial Breeder	N	N	N	N	N	N	N	N
➤ Veterinary	N	N	N	N	N	N	N	N
The Planning Board shall be the SPGA for Kennels <i>Note: §3.3 was amended by Article 9 at the 2014 Annual Town Meeting.</i>								
Registered Marijuana Dispensary (See §6E) <i>Note: §3.3 was amended by Article 12 at the 2014 Annual Town Meeting.</i>	N	N	N	N	SP	N	SP	N
<u>PUBLIC AND SEMI-PUBLIC</u>								
Religious or educational use exempted from prohibition by Massachusetts General Law, Chapter 40A, Section 3	Y	Y	Y	Y	Y	Y	Y	Y
Private school conducted for profit, including nursery, dancing and music schools	SP	SP	N	Y	Y	SP	Y	N
Day care center <i>Note: §3.3 was amended by Article 28 at the 2006 Annual Town Meeting.</i>	Y	Y	Y	Y	Y	Y	Y	N
Family day care home <i>Note: §3.3 was amended by Article 28 at the 2006 Annual Town Meeting.</i>	SP	SP	SP	SP	SP	SP	SP	N

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Child Care, Large Family <i>Note: §3.3 was amended by Article 6 at the 1999 Second Special Town Meeting.</i>	SP	SP	SP	SP	SP	SP	SP	N
Hospital or sanitarium	SP	SP	N	N	N	N	N	N
Philanthropic use	SP	SP	N	Y	Y	Y	Y	N
Private club or lodge owned by members and customarily conducted as a nonprofit activity:								
➤ operated for members only	SP	SP	N	Y	Y	SP	Y	N
➤ other	N	N	N	Y	Y	SP	Y	N
Municipal recreational use	Y	Y	Y	Y	Y	Y	Y	N
Municipal cemetery	SP	SP	N	N	N	N	Y	N
Other municipal use	SP	SP	SP	Y	Y	Y	Y	Y
School-aged child care home <i>Note: §3.3 was amended by Article 39 at the 1994 Annual Town Meeting.</i>	SP	SP	SP	SP	SP	SP	SP	N
<u>RESIDENTIAL</u>								
Detached single-family dwelling (See §6D for the GR Districts) <i>Note: §3.3 was amended by Article 14 at the 2014 Annual Town Meeting.</i>	Y	Y	N	SP	SP	SP	N	N
Two-family dwelling (See §6D for the GR Districts) <i>Note: §3.3 was amended by Article 14 at the 2014 Annual Town Meeting.</i>	N	SP	Y	SP	SP	SP	N	N
Conversion of large public buildings or public or private school buildings:								
➤ With 10,000 square feet of gross floor area or less (see §6.3B)	SP	SP	SP	Y	SP	SP	SP	N
➤ With more than 10,000 square feet of gross floor area (see §6.3A) <i>Note: §3.3 was amended by Article 5 at the 2005 Special Town Meeting.</i>	SP	SP	SP	SP	SP	SP	SP	N
Elderly housing (see §6.4)	SP	SP	SP	N	N	N	N	N

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Cluster development (see §6.5)	SP	N	N	N	N	N	N	N
Other apartment house	N	N	SP	N	N	N	N	N

<u>ACCESSORY USES</u>								
Accessory Dwelling Units (See definitions in §1.4 and §6.14)	Y	Y	N	Y	Y	Y	N	N
Home occupation (see §3.4.2)	Y	Y	Y	Y	Y	Y	Y	N
Lodging and Boarding								
➤ for daily or weekly periods	SP	SP	SP	Y	Y	Y	Y	N
➤ for longer periods only	Y	Y	N	Y	Y	Y	Y	N
Mixed-Use – provided that at a minimum the first floor is to be reserved for commercial use and that the residential use comply with §6.10, Inclusionary Housing <i>Note: §3.3 was amended by Article 17 at the 2007 Annual Town Meeting.</i> <i>Note: §3.3 was amended by Article 26 at the 2003 Annual Town Meeting.</i>	N	N	N	SP	SP	SP	N	N
A noncommercial greenhouse; a tool shed used for the storage of tools, yard and household equipment or other similar accessory buildings (see §4.3.5) <i>Note: §3.3 was amended by Article 28 of the 2006 Annual Town Meeting.</i>	Y	Y	Y	N	N	N	Y	N

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<p>Commercial provision for the care and recreation of dogs in completely fenced-in area for not more than one hour per day. The Board of Appeals shall consider the size and relationship of the lot to adjacent residential lots, and shall determine whether that size and relationship is adequate to accommodate the use without imposing undue noise, visual, and traffic impacts on the adjacent residential lots; it shall, after (and if) making a determination of the adequacy, impose such conditions on hours of use, number of animals accommodated at a given time, fencing, screening or other measures to contain the activity and minimize its impacts <i>Note: §3.3 was amended by Article 29 at the 1995 Annual Town Meeting.</i></p> <p>Personal Kennel <i>Note: §3.3 was amended by Article 9 at the 2014 Annual Town Meeting.</i></p>	SP	N	N	N	N	N	N	N
<p><u>ACCESSORY USES (Continued)</u></p> <p>Swimming pools and tennis courts and other similar recreational facilities (see §6.1)</p> <p>Windmills</p> <p>A garage for more than 3 vehicles or containing more than 660 square feet floor area</p> <p>Open lot storage or parking of a boat, boat trailer, house trailer, camping trailer, motor home, commercial trailer, or commercial vehicle <i>Note: §3.3 was amended by Article 27 at the 2001 Annual Town Meeting.</i></p> <p>Open lot parking for not more than 3 vehicles accessory to a single-family dwelling, and not more than 2 vehicles per dwelling unit or 5</p>	Y	Y	SP	SP	SP	SP	N	N
	SP	SP	N	SP	SP	SP	SP	N
	SP	SP	SP	Y	Y	Y	Y	Y
	SP	SP	N	Y	Y	Y	Y	N
	Y	Y	Y	Y	Y	Y	Y	Y

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vehicles per structure for other dwellings								
Open lot parking in excess of the above accessory to residential use	SP	SP	Y	Y	Y	Y	Y	Y
Shared Institutional Parking:								
➤ By Town departments	Y	Y	Y	Y	Y	Y	Y	N
➤ Residential overnight parking	Y	Y	Y	Y	Y	Y	Y	N
➤ Pick-up/drop-off of less than 30 minutes	Y	Y	Y	Y	Y	Y	Y	N
➤ Public or private event parking of less than 24 hours	Y	Y	Y	Y	Y	Y	Y	N
➤ Day time use (6 am – 6 pm) by employees and/or customers using less than 30 spaces or 50% of the spaces in the lot, whichever is greater	Y	Y	Y	Y	Y	Y	Y	N
➤ Day time use of more than 30 spaces or more than 50% of spaces in the lot, whichever is greater	SP	SP	SP	Y	Y	Y	Y	N
➤ Evening use (6 pm – 6 am) by customers and/or employees	SP SP	SP SP	SP SP	Y Y	Y Y	Y Y	Y Y	N N
➤ Use by commercial vehicles								
<i>Note: §3.3 was amended by Article 30 at the 2009 Annual Town Meeting.</i>								
<u>ACCESSORY USES (Continued)</u>								
Satellite antenna with a receiving dish with a visually coherent surface of 8.5 square feet or less or a diameter of one meter (39.37”) or less (see §4.3.5)	Y	Y	Y	Y	Y	Y	Y	Y
<i>Note: §3.3 was amended by Article 18 at the 1999 Annual Town Meeting.</i>								
<i>Note: §3.3 was amended by Article 26 at the 1996 Annual Town Meeting.</i>								
Satellite antenna with a receiving dish with a visually coherent surface of 34 square feet or less or a diameter of two meters or less (see §4.3.5)	SP	SP	SP	Y	Y	Y	Y	SP
<i>Note: §3.3 was amended by Article 18 at the 1999 Annual Town Meeting.</i>								
<i>Note: §3.3 was amended by Article 25 at the 1996 Annual Town Meeting.</i>								

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Satellite antenna with a receiving dish with a visually coherent surface of more than 34 square feet or a diameter of more than two meters (see §4.3.5) <i>Note: §3.3 was amended by Article 18 at the 1999 Annual Town Meeting.</i> <i>Note: §3.3 was amended by Article 25 at the 1996 Annual Town Meeting.</i>	SP	SP	SP	SP	SP	SP	SP	SP
Other uses customarily incidental to the principal uses herein	SP	SP	SP	Y	Y	Y	Y	Y
Interior Wireless Telecommunications Facility (see §6.8 and §7.3) <i>Note: §3.3 was amended by Article 28 at the 1998 Annual Town Meeting.</i>	Y	Y	Y	Y	Y	Y	Y	Y
Other Wireless Telecommunications Facility (see §6.8) <i>Note: §3.3 was amended by Article 28 at the 1998 Annual Town Meeting.</i>	SP	SP	SP	SP	SP	SP	SP	SP
Solar Energy System (see §4.3.8) <i>Note: §3.3 was amended by Article 9 at the 2012 Special Town Meeting.</i>	Y	Y	Y	Y	Y	Y	Y	Y
Shared Driveway (See §5.1.3 k) <i>Note: §3.3 was amended by Article 11 at the 2014 Annual Town Meeting.</i>	SP	SP	SP	Y	Y	Y	Y	N