

PROPOSED CHANGES TO SPECIAL PERMIT GRANTING AUTHORITY

2.2. Use Regulations

A. General. No structure shall be erected or used or land used except as set forth in Section 2.2 B, "Use Regulation Schedule," or in Section 2.4, "Accessory Buildings and Uses," unless exempted by Section 2.2C, or by statute. No more than one (1) principal structure may be erected on a lot, unless otherwise specified in this By-Law.

Symbols employed below shall mean the following:

Y - A permitted use.

N - An excluded or prohibited use.

~~SP - A use authorized under Special Permit as provided under Section 5.3.~~

SPR - Site Plan Review required (see Section 4.4 for other uses requiring Site Plan Review)

SPP - Special Permit from the Planning Board required following procedures and criteria of Section 5.3

B. Applicability. When an activity might be classified under more than one of the following uses, the more specific classification shall govern; if equally specific, the more restrictive shall govern.

1. Use Regulation Schedule. *(Amended May 6, 2021)*

1. Residential Uses.	R/A	R1	CV	B	I	EPD
One-family dwelling	Y	Y	Y	N	N	N
Two-family dwelling	<u>SPP/SP</u> R	<u>SPP/SP</u> R	Y	N	N	N
Multi-family dwelling in Major Residential	SPP	SPP	SPP	N	N	N
Multi-family dwelling by conversion of an Existing Structure	<u>SPP/SP</u> R	<u>SPP/SP</u> R	<u>SPP</u>	N	N	N
Other Multi-family Dwelling not to exceed four units per structure	N	N	<u>SPP</u>	N	N	N
Major Residential Development	SPP	SPP	SPP	N	N	N
Non-family accommodations (boarding house, etc.)	<u>SPP/SP</u> R	<u>SPP/SP</u> R	Y	N	N	N
2. Extensive Uses.	R/A	R1	CV	B	I	EPD

Agriculture (not including Marijuana Cultivation) or forestry	Y	Y	Y	Y	Y	Y
Private commercial campgrounds	SPP/SP R	SPP/SP R	N	N	N	N
Commercial earth removal	N	N	N	SPP/SPR	SPP/SP R	N
	R/A	R1	CV	B	I	EPD
Conservation Area, Public Park	Y	Y	Y	Y	Y	SPP
Golf Club, Riding Club	SPP/SP R	SPP/SP R	SPP/SPR	SPP/SPR	SPP/SPR	SPP
Aircraft Landing Field	N	N	N	N	N	N
Commercial Piggery on 5 acres or less	SP	N	N	N	N	N
3. Community Service Uses						
Public Service Corporation Facility not exempted from zoning regulation by M.G.L. Ch.40A	SPP/SP R	SPP/SP R	SPP/SPR	SPP/SPR	SPP/SPR	SPP
School Exempted from Zoning Regulations M.G.L. ch.40A, s.3	Y	Y	Y	Y	Y	Y
Other Educational Uses	SP	SP	SP	SP	SP	SPP
Church, Other Religious Use	Y	Y	Y	Y	Y	Y
Cemeteries	SPP/SP R	SPP/SP R	SPP/SPR	SPP/SPR	SPP/SPR	N
Other non-commercial community service use	SPP/SP R	SPP/SP R	SPP	SPP	SPP	N
Municipal Use	Y	Y	Y	Y	Y	Y
4. Business/Industrial Uses						
Hotel or motel	N	N	N	Y	SPP/SPR	SPP
Inn	N	N	SP	Y	SP	SPP
Bed & Breakfast	SP	SP	SP	SPP	N	N
Restaurant with drive-in or drive-thru service	N	N	N	SPP	SPP	SPP
Restaurant or Microbrew Pub	N	N	SPP/SPR	Y	SPP/SPR	SPP
Kiosk (*walk-up only)	N	N	SPP*	SPP	SPP	SPP
Junkyard, salvage yard	N	N	N	N	N	N

Gasoline service stations and auto repair	N	N	SPP/SPR	SPP/SPR	SPP/SPR	SPP
Bank without drive thru	N	N	SPP/SPR	Y	SPP/SPR	SPP/SPR
Bank with drive thru	N	N	N	Y	SPP/SPR	SPP/SPR
Health or Exercise Club	N	N	SPP/SPR	SPR	SPP/SPR	SPP/SPR
Business or professional offices	N	N	SPP	Y	SPP	Y
	R/A	R1	CV	B	I	EPD
Retail uses (by square feet of enclosed floor area with or without outside storage)						
Less than 2,500 sq. ft	N	N	SP	SPR	SPR	SPP
2,500 – 7,500 sq. ft	N	N	SP	SPR	SPR	SPP
7,500 – 12,500 sq. ft	N	N	N	SPP	N	SPP
12,500 – 50,000 sq. ft	N	N	N	N	N	SPP
Large-Scale Ground-Mounted Solar Photovoltaic installations (1-5 acre	SPP/SPR	SPP/SPR	SPP/SPR	SPR	SPR	SPR
Large-Scale Ground-Mounted Solar Photovoltaic installations (>5acres)	SPP/SPR	SPP/SPR	SPP/SPR	SPP/SPR	SPP/SPR	SPP/SPR
Wireless Telecommunication Facilities	SPP	SPP	SPP	SPP	SPP	SPP
Recreational Marijuana Retail Business	N	N	N	SPP/SPR	SPP/SPR	SPP/SPR
Marijuana Delivery-Only Retail	N	N	N	SPP/SPR	SPP/SPR	SPP/SPR
Medical Marijuana Treatment Center	N	N	N	SPP/SPR	SPP/SPR	SPP/SPR
Recreational Marijuana Social Consumption Establishment	N	N	N	SPP/SPR	N	SPP/SPR
Theatre	N	N	N	SPP/SPR	N	SPP/SPR
Manufacturing or Research & Development facilities up to 20,000 square feet of enclosed floor area for Solar, Wind, Geothermal, or Biomass renewable energy that meet the Performance Standards of Section 4.7	N	N	N	SPP/SPR	SPP/SPR	SPR

Manufacturing or Research & Development facilities for Solar, Wind, Geothermal, or Biomass renewable energy that do not meet the Performance Standards of Section 4700 or are greater than 20,000 square feet of enclosed floor area	N	N	N	SPP/SPR	SPP/SPR	SPP
	R/A	R1	CV	B	I	EPD
Marijuana Microbusiness with up to 5,000 square feet of enclosed floor area	N	N	N	SPP/SPR	SPP/SPR	SPP/SPR
Marijuana Cultivation Facilities with up to 50,000 sq. ft. of enclosed floor area	N	N	N	SPP/SPR	SPP/SPR	SPP/SPR
Other Manufacturing, production, assembly, processing or research facility including Marijuana Product Manufacturer, Marijuana Research Facility or Marijuana Independent Testing Laboratory	N	N	N	SPP/SPR	SPP/SPR	SPP/SPR
Wind or Hydroelectric Generating Facilities	SPP/SPR	SPP/SPR	SPP/SPR	SPP/SPR	SPP/SPR	SPP
Biomass or Other Electric Generating Facilities	N	N	N	N	N	N
Bulk Storage, Warehousing & Distribution	N	N	N	SPP/SPR	SPP/SPR	SPP/SPR
Farm stand, seasonal	Y	Y	Y	Y	Y	Y
Commercial non-motorized recreation	SPP/SPR	N	N	SPP/SPR	SPP/SPR	SPP/SPR
Kennels	SPP/SPR	SPP/SPR	N	SPP/SPR	SPP/SPR	N
Veterinarian Clinic	SPP/SPR	SPP/SPR	N	SPP/SPR	SPP/SPR	SPP/SPR
Nursing home, funeral home	N	SPP/SPR	SPP/SPR	SPP/SPR	N	SPP/SPR
5. Other Principal Uses.						

Having externally observable attributes similar to a use permitted (Y <u>SPR</u> , or SPP) above	<u>SPP</u> /SP R	<u>SPP</u> /SPR	<u>SPP</u> /SPR	<u>SPP</u> /SPR	<u>SPP</u> /SP R	SPP/ SPR
Other Principal Use	N	N	N	N	N	N