

Section	Land Use Classification	Standards and Conditions		Zoning Districts													
				RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD	
3.2.1	EXTENSIVE USES													-			
3.2.1.0	Forestry and the harvesting of forest products			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP	N	N	
3.2.1.1	Orchard, market garden, nursery, or other use of land for commercial agricultural production			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP	N	N	
3.2.1.2	Commercial greenhouse; salesroom or stand for the sale of nursery, garden, or other agricultural produce (including articles of home manufacture from such produce)	The major portion of produce or articles to be sold shall be raised on the premises or made from produce so raised.		N	N	Y	Y	N	Y	Y	N	N	N	N	N	N	
3.2.1.3	Commercial poultry or livestock, farm, raising of pets for gainful purposes	Provided the lot is greater than 5 acres.		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	
3.2.1.4	Reservation, wildlife preserve, or other conservation use			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	
3.2.1.5	Country club, organized camp, sporting grounds, other predominantly outdoor recreational use	Not to be conducted as a gainful business.		Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	
3.2.1.6	Commercial camping, hunting, fishing or ski grounds, commercial golf course or riding academy	Any structure shall be entirely incidental to the operation of the outdoor recreation activities.		N	N	SP	SP	N	N	N	N	N	N	N	N	N	
3.2.1.7	Indoor horticulture or aquaculture	See section 3.7.7 marijuana restrictions		N	N	N	N	N	N	SPA	SPA	SPA	SPA	N	N	N	
3.2.1.8	Raising of crops for off site sale or personal consumption on a parcel less than 5 acres	Does not preclude backyard gardens		Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	
3.2.2	RESIDENTIAL USES	There shall only be one principal structure per lot.															
		See Section 4.2 for Open Space Residential Development.															
3.2.2.0	One family detached dwelling			Y	Y	Y	Y	Y	SP	N	N	N	N	SP	N	N	
3.2.2.1	Two family detached dwelling			SP	SP	SP	SP	SPA	N	N	N	N	N	SP	N	N	
3.2.2.2	Town House	3.2.2.1.1	See Section 9.3 for SPGA														
		3.2.2.2.1	Each building shall have no fewer than 3 nor more 12 dwelling units														
		3.2.2.2.2	The building(s) shall be connected with the public sewer system prior to occupancy.	SP	SP	N	N	SPA	N	N	N	N	N	SP	N	SP	
		3.2.2.2.3	The maximum number of units per structure in the R0 district shall be four (4).														
3.2.2.3	Apartments	3.2.2.3.1	Each building shall have no fewer than 3 or more than 12 dwelling units, however, the maximum number of units per building in the RO district shall be (four) 4.	SP	SP	N	N	SPA	SP	SP	N	N	N	SP	N SP	SP	
		3.2.2.3.2	Each building shall be connected to the public sewer system prior to occupancy.														
		3.2.2.3.3	Special Permits for apartments in the HB district will not be allowed except in the mixed-use overlay.														
3.2.2.4	Converted dwelling	The building shall be connected with the public sewer system. All lot area and area and yard requirements and all parking regulations shall be met.		SP	SP	SP	SP	SP	SP	N	N	N	N	SP	N	N	
3.2.2.5	Combined business and dwelling (Mixed-use building)			N	N	N	N	SPA	SP	SP	N	N	N	N	N	SPA	
3.2.2.6	Congregate housing for the elderly and handicapped	The minimum lot area shall be 12,000 sq. ft. or 1,000 sq. ft. multiplied by the number of sleeping rooms, whichever is greater. The building shall be connected with the public sewer system prior to occupancy. A minimum parcel size of 5 acres in Residential districts is required.		SP	SP	SP	SP	SPA	SP	SP	N	N	N	N	N	N	
3.2.2.7	Lodging, boarding house or "bed and breakfast" house	The building shall be connected to the public sewer system prior to occupancy. This does not apply to up to four paying guests in an established dwelling unit.		N	N	N	N	N	SP	N SP	N	N	N	N	N	SPA	
3.2.2.8	Mobile home parks & mobile homes			N	N	N	N	N	N	N	N	N	N	N	N	N	
3.2.2.9	Mobile homes			N	N	N	N	N	N	N	N	N	N	N	N	N	
3.2.2.9	Accessory Apartment			SP	SP	SP	SP	SP	N	N	N	N	N	N	N	N	
3.2.2.10	Tiny Home			SP	SP	SP	SP	N	N	N	N	N	N	N	N	N	
3.2.2.11	Bed and Breakfast or Inn	6 bedrooms or less	DSVD allowed up to 12 rooms	N	N	N	N	SPA	SPA	N	N	N	N	N	N	SPA	

Section	Land Use Classification	Standards and Conditions	Zoning Districts													
			RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD	
3.2.3	INSTITUTIONAL USES															
3.2.3.0	Non-profit educational institution, including any educational use on land owned or leased by the Commonwealth or any of its agencies, subdivisions, or bodies politic, or by a religious sect or denomination		SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	
3.2.3.1	Kindergarten, day nursery, childcare, or other agency for the day care of children, or cultural school for the arts		SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	
3.2.3.1.1	Family day care, the licensed care of six children or less in a person's own home		SPA	SPA	SPA	SPA	N	N	N	N	N	N	N	N	N	
3.2.3.2	Trade, professional, or other school conducted as a gainful business		N	N	N	N	N	N	SPA	SPA	N	N	N	N	SPA	
3.2.3.3	Church or other place of worship, parish house, rectory, or convent		SPA	SPA	SPA	SPA	N	SPA	SPA	N	N	N	N	SPA	N	
3.2.3.4	Library or museum not conducted as a gainful business		SPA	SPA	SPA	SPA	N	SPA	SPA	N	N	N	N	N	SPA	
3.2.3.5	Public park, playground or other public recreation facility		SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	N	SPA	
3.2.3.6	Hospital, sanitarium, nursing, rest or convalescent home, orphanage or other philanthropic or charitable institution		SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	N	N	
3.2.3.7	Cemetery		SP	SP	SP	SP	N	N	N	N	N	N	N	N	N	
3.2.3.8	Private lodge or club	Operated for members or employees only where the chief activity is one not conducted as a gainful business.	SP	SP	SP	SP	SP	SP	SPA	SPA	N	N	N	N	N-SPA **limited in size to no greater than 5,000 sq. ft. in gross floor area	
3.2.4	GOVERNMENTAL AND PUBLIC SERVICE USES															
3.2.4.0	Telephone exchange, transformer station, radio or TV station or broadcasting facility, railroad or bus depot	Excluding any office, storage or repair unless otherwise allowed by the regulations of the district. Transmission towers of a type greater than 35' in height are excluded.	SP	SP	SP	SP	SP	SP	SP	SPA	SPA	SPA	SPA	SP	N	N
3.2.4.1	Airport or heliport	A 200' buffer zone between this use and surrounding uses is required.	N	N	N	SP	N	N	N	N	N	N	SP	N	N	
3.2.4.2	Governmental administration building; fire or police station		SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	N	SPA
3.2.4.3	Reservoir, pumping station, sewage treatment plant, or water supply use		SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	N	SPA
3.2.4.4	Other governmental use not specifically listed herein		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	SPA
3.2.4.5	Personal Wireless Service Facility consisting of freestanding tower	See Special Permit procedures & design criteria in Sec. 9.3.11	N	N	N	N	N	N	N	N	SP	SP	SP	N	N	
3.2.4.6	Personal Wireless Service Facility NOT on freestanding tower	See Special Permit procedures & design criteria in Sec. 9.3.11 This use does not exclude any attachments to a utility pole in the right of way.	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	N	
3.2.5	RETAIL BUSINESS AND CONSUMER SERVICE USES															
3.2.5.0	Retail store and sales	All display and sales to be conducted within the building.	N	N	N	N	N	N-SPA **limited in size to no greater than 5,000 sq. ft. in gross floor area per business use	SPA	SPA	N SPA	N	N	N	SPA	SPA **limited in size to no greater than 10,000 sq. ft. in gross floor area per business use
3.2.5.1	Barber or beauty shop, laundry or dry-cleaning shop, shoe repair shop, self-service dry cleaning or laundry or other personal and consumer establishments	See Section 3.9.12 for conditions when these uses are located in a home.	N	N	N	N	N	N SPA	Y	SPA	N	N	N	SPA	SPA	

Section	Land Use Classification	Standards and Conditions	Zoning Districts													
			RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD	
3.2.5.2	Lunch room, restaurant, cafeteria, or similar place Food Service Establishment primarily serving food and beverage inside a building	For serving food and beverages to persons inside the building. Outdoor seating allowed with SP	N	N	N	N	N	N SPA **limited in size to no greater than 5,000 sq. ft. in gross floor area per business use	Y	SPA	SP	SP N	SP	N	SPA	SPA
3.2.5.3	Refreshment stand drive-in or other place for the serving of food or beverages to persons outside the building Food Service Establishment in whole or part by means of a drive-up window	Outdoor seating allowed with SP	N	N	N	N	N	N	SP	SP	N SP	N	N	N	SP	SPA N
3.2.5.4	Indoor Amusement or recreation facility		N	N	N	N	N	N	SP	SP	N SP	N	N SP	N	SP	SP
3.2.5.5	Outdoor Amusement or recreation facility		N	N	N	N	N	N	SP	SP	SP	N	SP	N	SP	N
3.2.5.6	Funeral Home		N	N	N	N	N	N	SPA	SPA	N	N	N	N	SP	SP
3.2.5.7	General services	All work and storage (including the regular parking of commercial vehicles) to be conducted within a building.	N	N	N	N	N	N	Y	SPA	N SP	N SP	N SP	N	SP	N
3.2.5.8	Fitness Services		N	N	N	N	N	SP	SPA	SPA	SPA	SPA	SPA	N	SPA	SP
3.2.5.9	Building trade shop	All work and storage (including the regular parking of commercial vehicles) to be conducted within a building.	N	N	N	N	N	N	Y N	SPA	N SPA	N SPA	N SPA	N	SFP	N
3.2.5.10	Veterinary care, shelter or kennel	Does not include personal kennel as defined per MGL c140 §136a	N	N	N	N	N	N	SP	SP	N SP	N SP	N SP	N	SP	SP
3.2.5.11	Financial services	Sec 3.9.12 for drive-in service. Drive-thru requires special permit	N	N	N	N	N	N	Y	SPA	N SPA	N	N	N	SPA	SPA
3.2.5.12	Real estate, insurance or professional office	In the RO District there shall be no more than 3 employees and/or principals on the premises unless a special permit is granted.	N	N	N	N	N	Y	Y	SPA	N	N	N	N	SPA	SPA
3.2.5.13	Medical or dental center or laboratory		N	N	N	N	N	N	Y	SPA	N	N	N	N	SP	N
3.2.5.14	Motor vehicle service station or car wash,		N	N	N	N	N	N	SP	SP	N	N	N	N	SP	N
3.2.5.15	Vehicular charging station	Up to 4 are allowed as an accessory use, not as a business, in any zone with a Special Permit	N	N	N	N	N	SP	SP	SPA	SPA	N	N	N	SP	SP
3.2.5.16	Light vehicular and equipment sales		N	N	N	N	N	N	SP	SPA	N	N	N	N	SP	N
3.2.5.17	Commercial parking lot or parking garage		N	N	N	N	N	N	SP	SP	SP	SP	SP	N	SPA	N
3.2.5.18	Commercial recreation	-	N	N	N	N	N	N	N	SPA	N	N	N	N	SPA	SP
3.2.5.19	Medical or dental center	-	N	N	N	N	N	N	Y	SPA	N	N	N	N	SP	N
3.2.5.20	Auction gallery for exhibition, sale by auction, so-called "tag sales" and so-called "flea markets" Flea market or tag sale		N	N	N	N	N	N	SPA	SPA	N	N	N	N	SP	N
3.2.5.21	Auction house or artist gallery		N	N	N	N	N	SP	SPA	SPA	SPA	SP	SP	N	SPA	SPA
3.2.5.22	Shop of a potter, ceramist, sculptor, silversmith, jeweler, lapidary, weaver, clockmaker, musical instrument maker, wood carver, photographer, graphic artist, leather worker (not including tanning or processing), candle maker, or similar craftsman work	All work and storage (including the regular parking of commercial vehicles) to be conducted within a building. No more than five full-time workers, or equivalent thereof, to be employed on the premises. Classes and art labs are allowed	N	N	N	N	N	N SPA	Y	SPA	N SPA	N SP	N SP	N	SPA	SPA
3.2.5.23	Hotel or motel, but excluding retail and consumer services other than restaurant facilities	The building shall be connected with the public sewer system prior to occupancy.	N	N	N	N	N	N	SPA	SPA	N	N	N	N	SP	N
3.2.5.24	Business services	-	N	N	N	N	N	Y	Y	SPA	N	N	N	N	SPA	SPA
3.2.5.25	Mall or other multiple business/service/ commercial use		N	N	N	N	N	N	N	SP	N	N	N	N	SPA	N
3.2.5.26	Multiple business use		N	N	N	N	N	N	SP	SPA	SPA	N	SPA	N	SP	SPA
3.2.5.27	Office building for multiple offices	-	N	N	N	N	N	N	SP	SPA	N SPA	N	SPA	N	SPA	SPA
3.2.5.28	Regional Mall		N	N	N	N	N	N	N	N	N	N	N	N	SPA	N
3.2.5.29	Adult Live Entertainment Establishment	These are subject to the provisions of MGL Ch. 40A, Sec. 9A See standards listed in Section 9.3.10	N	N	N	N	N	N	N	N	SP	SP	SP	N	N	N
3.2.5.30	Adult Book Store, Adult Video Store, Adult Paraphernalia Store or Adult Motion Picture Theatre	See standards listed in Section 9.3.10	N	N	N	N	N	N	N	N	SP	SP	SP	N	N	N

Section	Land Use Classification	Standards and Conditions	Zoning Districts														
			RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD		
3.2.5.31	Brewery/Winery/Brewpub	Outdoor seating w/SP	N	N	N	N	SP	SPA	SPA	SPA	N	SP		SP	SPA		
3.2.5.32	Conference Center		N	N	N	N	N	SP	SP	SP	N	N		SP	N		
3.2.5.33	Grocery store or market		N	N	N	N	N	SPA	SPA	SPA	N	N		SP	N		
3.2.5.34	Convenience store		N	N	N	N	SP	SPA	SPA	SPA	N	N		SP	SP		
3.2.5.35	Specialty Market		N	N	N	N	SPA	SPA	SPA	SPA	N	N		SP	SPA		
3.2.5.36	Theatre or auditorium	See provisions for DSVD 12.6	N	N	N	N	N	SPA	SPA	SPA	N	N		SPA	SP		
3.2.5.37	Gift shop		N	N	N	N	SP	SPA	SPA	N	N	N		SPA	SPA		
3.2.6	COMMERCIAL AND INDUSTRIAL USES	Commercial and Industrial uses in the IA Zone must be sewered and conform to the regulations of 4.3.5.1 and 4.3.5.2: Area A. In the IA Zone, the intensity of storm water runoff from the developed site(s) shall not exceed the intensity of runoff from the previously un-developed site(s) from a 25-year storm event.															
3.2.6.0	Warehouse or other enclosed building for the storage, distribution or wholesale marketing of material, merchandise, products or equipment	Such use not to be hazardous by reason of potential fire, explosion, or radiation. This includes "mini-warehouses."	N	N	N	N	N	N	N	SPA	SPA	SPA	SPA		N	N	
3.2.6.1	Self storage units		N	N	N	N	N	N	N	SPA	SPA	SPA	SPA		N	N	
3.2.6.2	Lumber yard, heating fuel sales and service, construction yard, heavy vehicle and equipment sales other open-air storage, distribution, or sale at wholesale or retail of merchandise, products or equipment.	Salvage materials not included. Truck terminals are prohibited.	N	N	N	N	N	N	N	N	SP	N	SP		N	N	
3.2.6.3	Heating fuel sales and service		N	N	N	N	N	N	N	N	SP	N	SP		N	N	
3.2.6.4	Construction yard		N	N	N	N	N	N	N	SPA	SPA	N	SPA		N	N	
3.2.6.5	Heavy vehicle sales, service, or equipment rental		N	N	N	N	N	N	N	SPA	SPA	N	SPA		N	N	
3.2.6.6	Research or testing facility	All operations to be such as to confine disturbing smoke, fumes, dust and noise to the premises, and further, no operations to be hazardous by reason of potential fire, explosion, or radiation. No research or testing to be conducted outdoors unless a Special Permit is granted for this purpose by the Zoning Board of Appeals. The definitions for Hazardous Wastes or Hazardous Materials found in Massachusetts General Laws, Chapter 21C, will apply in all cases.	N	N	N	N	N	N	N	N	SP	SPA	SPA	N		N	
3.2.6.7	Basic and applied research and development in the pharmaceutical, biotechnology and biomedical field, production and product assembly, laboratory testing and bioprocessing, and related uses.	All operations to be such as to confine disturbing smoke, fumes, dust and noise to the premises, and further, no operations to be hazardous by reason of potential fire, explosion, or radiation. No research or testing to be conducted outdoors unless a Special Permit is granted for this purpose by the Zoning Board of Appeals. The definitions for Hazardous Wastes or Hazardous Materials found in Massachusetts General Laws, Chapter 21C, will apply in all cases.	N	N	N	N	N	N	N	N	SP	SPA	SPA	SPA		SP	N
3.2.6.8	Basic and applied research and development in the electronic, computer, instrumentation, photonics, and communication field, production and product assembly, laboratory testing and related uses.	All operations to be such as to confine disturbing smoke, fumes, dust and noise to the premises, and further, no operations to be hazardous by reason of potential fire, explosion, or radiation. No research or testing to be conducted outdoors unless a Special Permit is granted for this purpose by the Zoning Board of Appeals. The definitions for Hazardous Wastes or Hazardous Materials found in Massachusetts General Laws, Chapter 21C, will apply in all cases.	N	N	N	N	N	N	N	N	SP	SPA	SPA	SPA		SP	N
3.2.6.9	Publishing, data processing and computer software manufacturing development including associated offices and distribution facilities development of electronic media.	All operations to be such as to confine disturbing smoke, fumes, dust and noise to the premises, and further, no operations to be hazardous by reason of potential fire, explosion, or radiation. The definitions for Hazardous Wastes or Hazardous Materials found in Massachusetts General Laws, Chapter 21C, will apply in all cases.	N	N	N	N	N	N	SP	SP	SP	SP	SPA		N	SPA	N
3.2.6.10	Printing, packaging, assembling, and allied uses and distribution facilities.	All operations to be such as to confine disturbing smoke, fumes, dust and noise to the premises, and further, no operations to be hazardous by reason of potential fire, explosion, or radiation. The definitions for Hazardous Wastes or Hazardous Materials found in Massachusetts General Laws, Chapter 21C, will apply in all cases.	N	N	N	N	N	N	N	N	N	SP	SPA		N	N	

Section	Land Use Classification	Standards and Conditions	Zoning Districts														
			RA	RB	RC	RR	RO	LB	HB	GI	IA	IP	OS	RM	DSVD		
3.2.6.11	Light manufacturing, bottling, finishing, or processing	All operations to be such as to confine disturbing smoke, fumes, dust and noise to the premises, and further, no operations to be hazardous by reason of potential fire, explosion, or radiation. The definitions for Hazardous Wastes or Hazardous Materials found in Massachusetts General Laws, Chapter 21C, will apply in all cases.	N	N	N	N	N	N	N	N	N	¥ SPA	SP	SPA	#	N	N
3.2.6.12	Motor vehicle repair or body shop	Such use not to include the sale of fuel. The making of all but minor repairs to be conducted wholly within building sufficiently sound insulated to confine disturbing noises to the premises. The definitions for Hazardous Wastes or Hazardous Materials found in Massachusetts General Laws, Chapter 21C, will apply in all cases	N	N	N	N	N	N	N	N	SPA	SPA	N	N	#	N	N
3.2.6.13	Removal of soil, sod, loam, sand, gravel, rock, quarried stone or other earth products		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	SP
3.2.6.14	Radioactive waste storage and disposal	No burial, incineration, storage or disposal of low-level radioactive wastes, transuranic wastes or high level radioactive wastes to be permitted. The definitions for Hazardous Wastes or Hazardous Materials found in Massachusetts General Laws, Chapter 21C, will apply in all cases.	N	N	N	N	N	N	N	N	N	N	N	N	#	N	N
3.2.6.15	Salvage yard for the dismantling, storage and sale of parts for automobiles and light trucks Scrap metal and other material storage yard including scrap automobiles and trucks	A buffer comprised of landscaping natural vegetation, fencing or a combination of these shall be constructed around the perimeter of the parcel in accordance with specifications ordered by the Zoning Board of Appeals. All waste materials and storm water runoff shall be disposed of in a manner specified by the Zoning Board of Appeals. The Zoning Board of Appeals shall consult with the Town Engineer, Board of Health and DEP concerning the appropriate methods of disposal. All operations to be such as to confine disturbing smoke, fumes, dust, glare and noise to the premises.	N	N	N	N	N	N	N	N	N	SP	N	N	#	N	N
3.2.3.16	Registered Marijuana Dispensary (RMD)	Subject to the provisions of 105 CMR 725.000 See standards listed in Section 9.3.13	N	N	N	N	N	N	N	N	N	SP	N	N	#	N	N
3.2.6.17	Food processors, bakeries not operated solely for retail	Retail space is allowed up to 20% of a structure	N	N	N	N	N	N	N	SP	SP	SPA	SPA	SPA	#	N	N
3.2.6.18	Electronic Data Storage		N	N	N	N	N	N	N	N	SPA	SPA	SPA	SPA	#	SP	N
3.2.6.19	Collaborative Workspace for craft manufacturing		N	N	N	N	N	N	N	SP	SPA	SPA	SP	SPA	#	SP	SP
3.2.6.20	Technology incubator or collaborative workspace		N	N	N	N	N	N	N	SP	SPA	SPA	SP	SPA	#	SPA	SP