

3.1. PRINCIPAL USES [Amended 4-23-2018 ATM by Art. 34, AG 8-10-2018, eff. 4-23-2018; 10-1-2018 STM by Art. 24, AG 2-22-2019, eff. 10-1-2018]

Except as otherwise provided herein no dwelling, building, structure, land or part thereof shall be used for any purpose or in any manner other than for one or more of the uses hereinafter set forth as "permitted" (Y) in the District in which such dwelling, building, structure or land is located or set forth as "permissible by special permit" (PB or ZBA) in said District and so authorized. All uses not set forth in the Table of Uses are prohibited. **See Sections 4.3.2 and 4.5.3 regarding the requirements for special permits for larger buildings in the Business and GU Districts respectively.**

TABLE OF USES										
PRINCIPAL USE		RA	RB	RR	B	I	GU	GUX	GUA	CD
A.	RESIDENTIAL USES									
1.	Single-family dwelling	Y	Y	Y	N	N	Y	Y	Y	N
2.	Two-family dwelling	N	N	N	N	N	ZBA	ZBA	N	N
3.	Trailer or mobile home	N	N	N	N	N	N	N	N	N
4.	Conversion of single family to up to three dwelling units	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	N	N
5.	Dwelling units above street level floor	N	N	N	ZBA	N	N	N	N	N
6.	Multifamily dwelling	N	N	N	N	N	ZBA	ZBA	N	N
7.	Adult mobile home park	PB	PB	PB	N	N	PB	PB	PB	N
8.	Open Space Residential Preservation Development	PB	N	PB	N	N	PB	PB	N	N

TABLE OF USES										
PRINCIPAL USE		RA	RB	RR	B	I	GU	GUX	GUA	CD
9.	Retreat lot	PB	PB	PB	N	N	PB	PB	N	N

TABLE OF USES										
PRINCIPAL USE		RA	RB	RR	B	I	GU	GUX	GUA	CD
B.	EXEMPT USES (PURSUANT TO MGL CH 40A SECTION 3)									
1.	Agricultural Uses, Road Side Stands and Horse stables	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.	Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.	Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y

TABLE OF USES										
PRINCIPAL USE		RA	RB	RR	B	I	GU	GUX	GUA	CD
4.	Child Care Center	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.	Municipal or governmental facilities	ZBA	ZBA	ZBA	ZBA	Y	Y	Y	Y	Y

TABLE OF USES										
PRINCIPAL USE		RA	RB	RR	B	I	GU	GUX	GUA	CD
C.	INSTITUTIONAL USES									
1.	Philanthropic, fraternal, patriotic or charitable institution	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	N
2.	Library, museum or park	ZBA	ZBA	ZBA	Y	ZBA	ZBA	ZBA	ZBA	N
3.	Essential Services	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	PB

TABLE OF USES										
PRINCIPAL USE		RA	RB	RR	B	I	GU	GUX	GUA	CD
D.	COMMERCIAL USES									
1.	Nonexempt educational use	N	N	N	Y	N	Y	Y	Y	N
2.	Reserved									
3.	Kennel, Commercial	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	N
4.	Veterinarian's office; Animal hospital	N	N	N	ZBA	N	ZBA	ZBA	ZBA	N

TABLE OF USES										
PRINCIPAL USE		RA	RB	RR	B	I	GU	GUX	GUA	CD
5.	Private club or lodge	ZBA	ZBA	ZBA	ZBA	N	Y	Y	Y	N
6.	Nursing or convalescent home	ZBA	ZBA	ZBA	N	ZBA	ZBA	ZBA	ZBA	N
7.	Funeral home	N	N	N	Y	N	Y	Y	Y	N
8.	Motel or Hotel	N	N	N	N	N	Y	Y	Y	PB
9.	Bed and Breakfast	ZBA	ZBA	ZBA	Y	N	Y	Y	Y	N
10.	Retail stores and services not elsewhere set forth	N	N	N	Y	N	Y	Y	Y	PB
11.	Motor vehicle sales and rental	N	N	N	ZBA	N	Y	Y	Y	N
12.	Motor vehicle general and body repair	N	N	N	N	N	Y	Y	Y	N
13.	Motor vehicle light service	N	N	N	N	N	Y	Y	Y	N
14.	Restaurant	N	N	N	Y	N	Y	Y	Y	PB
15.	Restaurant, fast food	N	N	N	Y	N	Y	Y	Y	PB
16.	Aviation Use	ZBA	ZBA	ZBA	N	ZBA	ZBA	ZBA	ZBA	N
17.	Business or professional office, including medical	N	N	N	Y	N	Y	Y	Y	PB

TABLE OF USES										
PRINCIPAL USE		RA	RB	RR	B	I	GU	GUX	GUA	CD
18.	Medical clinic	N	N	N	Y	N	Y	Y	Y	PB
19.	Bank, financial agency	N	N	N	Y	N	Y	Y	Y	PB
20.	Indoor commercial recreation	N	N	N	ZBA	N	Y	Y	Y	PB
21.	Outdoor commercial recreation	ZBA	ZBA	ZBA	N	ZBA	Y	Y	Y	PB
22.	Golf course	ZBA	ZBA	ZBA	N	ZBA	Y	Y	Y	PB
23.	Personal Service Establishment	N	N	N	Y	N	Y	Y	Y	PB
24.	General Service Establishment	N	N	N	ZBA	N	Y	Y	Y	PB
25.	Adult Use	N	N	N	N	N	N	N	ZBA	N
26.	Hospital	N	N	N	Y	N	Y	Y	Y	PB
27.	Fitness Center	N	N	N	Y	N	Y	Y	Y	PB
28.	Movie Theater	N	N	N	Y	N	Y	Y	Y	PB
29.	Indoor Flea Market	N	N	N	Y	N	Y	Y	Y	N
30.	Food processing or packaging with onsite sales	N	N	N	Y	N	Y	Y	Y	N
31.	Adult Day Care	N	N	N	Y	N	Y	Y	Y	N

TABLE OF USES										
PRINCIPAL USE		RA	RB	RR	B	I	GU	GUX	GUA	CD
32.	Dry Cleaners, onsite cleaning	N	N	N	Y	Y	Y	Y	Y	N
33.	Medical Marijuana Dispensary	N	N	N	N	N	ZBA	ZBA	N	N
34.	Marijuana Establishments*									

NOTES:

* Marijuana Establishments are allowed in the Cannabis Business Overlay District (CBD) by Special Permit as set forth in Section 8.5.

TABLE OF USES										
PRINCIPAL USE		RA	RB	RR	B	I	GU	GUX	GUA	CD
E.	INDUSTRIAL USES									
1.	Earth removal on premises owned by Town	Y	Y	Y	N	ZBA	ZBA	ZBA	ZBA	ZBA
2.	Commercial earth removal	N	N	N	N	N	N	N	N	N
3.	Light manufacturing	N	N	N	N	ZBA	Y	Y	Y	N
4.	Manufacturing	N	N	N	N	ZBA	Y	Y	Y	N

TABLE OF USES										
PRINCIPAL USE		RA	RB	RR	B	I	GU	GUX	GUA	CD
5.	Wholesale, warehouse, self-storage mini-warehouse or distribution facility	N	N	N	N	ZBA	Y	Y	Y	N
6.	Junkyard or automobile graveyard	N	N	N	N	N	N	N	N	N
7.	Contractor landscaper yard	N	N	N	N	Y	Y	Y	Y	N
8.	Transport terminal	N	N	N	N	ZBA	Y	Y	Y	N
9.	Operations involving radioactive materials	N	N	N	N	N	N	N	N	N
10.	Large Scale Ground Mounted Solar Photovoltaic Installation	ZBA	ZBA	ZBA	N	Y	Y	Y	Y	N

TABLE OF USES										
PRINCIPAL USE		RA	RB	RR	B	I	GU	GUX	GUA	CD
F.	ACCESSORY USES									
1.	Up to 2 boarders with owner resident on premises	Y	Y	Y	Y	N	Y	Y	Y	N

TABLE OF USES										
PRINCIPAL USE		RA	RB	RR	B	I	GU	GUX	GUA	CD
2.	Customary home occupation; or, Home trade shop	Y	Y	Y	Y	N	Y	Y	Y	N
3.	Intensive home occupation	ZBA	ZBA	ZBA	N	N	ZBA	ZBA	ZBA	N
4.	Accessory buildings or structures	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.	Family day care home, small	Y	Y	Y	Y	N	Y	Y	Y	N
6.	Family day care home, large	ZBA	ZBA	ZBA	Y	N	ZBA	ZBA	ZBA	N
7.	Adult day care facility	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	N
8.	Light manufacturing and assembly accessory to onsite retail	N	N	N	Y	N	Y	Y	Y	PB
9.	Wholesale outlet accessory to retail operation	N	N	N	ZBA	N	Y	Y	Y	PB
10.	Family accessory apartment	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	N

TABLE OF USES										
PRINCIPAL USE		RA	RB	RR	B	I	GU	GUX	GUA	CD
11.	Accessory use to a use allowed by special permit	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	PB
12.	Kennel, Household or Private	Y	Y	Y	Y	Y	Y	Y	Y	N
13.	Kennel, Hobby	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	N
14.	Accessory scientific uses	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
15.	Accessory solar voltaic installation	Y	Y	Y	ZBA	Y	Y	Y	Y	N

TABLE OF USES										
PRINCIPAL USE		RA	RB	RR	B	I	GU	GUX	GUA	CD
G.	OTHER USES									
1.	Drive-through windows	N	N	N	N	N	Y	Y	Y	PB

3.1.1.1. **Key.** In the Table of Uses, the following key shall apply:

- Y Use available as of right
- N Prohibited use
- ZBA Special Permit - Zoning Board of Appeals
- PB Special Permit - Planning Board
- BOS Special Permit - Board of Selectmen