

#### 4. Table of Use Regulations

See table on accompanying pages, which is declared to be a part of this Bylaw.

**Table 1- Table of Use Regulations**

	<b>R-1</b>	<b>R-2</b>	<b>V</b>	<b>B-2</b>	<b>I</b>	<b>OLI</b>
<b>A. RESIDENTIAL USES:</b>						
1. One-family detached year-round or seasonal dwelling	P	P	P	-	-	-
2. Multifamily dwelling	-	S	S	-	-	-
3. Accessory residential building such as tool shed, boat house, barn, playhouse, stables, private swimming pool and private detached garage for non-commercial vehicles	P	P	P	-	-	-
4. Family day care	P	P	P	-	-	-
5. Home occupation	P	P	P	-	-	-
6. Home business	S	S	S	-	-	-
7. Bed and breakfast facility	S	S	S	-	-	-
8. Open Space Residential Development	P	P	-	-	-	-
9. Traditional Neighborhood Development	-	S*	S*	-	-	-
10. Condominium Development	S*	S*	-	-	-	-
11. Continued Care Retirement Communities	S*	S*	S*	S*	S*	S*
12. Accessory Apartment	S*	S*	S*	-	-	-
<b>B. COMMUNITY FACILITIES &amp; INSTITUTIONAL USES:</b>						
1. Church or other religious purpose, nonprofit educational facility, Town building except equipment garage	P	P	P	P	P	P
2. Country, hunting, fishing, tennis, or health clubs, golf courses, day camps or other camps or outdoor athletic fields. Structures used for, or in relation to these uses shall not exceed a 10,000 s.f. footprint	S	S	S	S	S	-
3. Cemetery	S	S	S	S	S	-
4. Town equipment garage	S	-	-	S	P	-
5. Public utility except power plant or refuse facility	S	S	S	S	S	P
6. Power plant and refuse facility	-	-	-	-	S	-
<b>C. AGRICULTURAL AND OPEN LAND USES:</b>						
1. Agriculture, horticulture, floriculture, or viticulture, provided <u>at least five acres</u> are so used. A farm stand may be maintained provided that the majority of products for sale, measured based on either gross sales dollars or volume, have been produced on the land.	P	P	P	P	P	P
2. When <u>less than five acres</u> are used for agriculture, horticulture, floriculture, or viticulture:						
a. Agriculture, horticulture, and floriculture, or viticulture	P	S	S	S	S	-

III. USE AND DIMENSIONAL REGULATIONS  
A. Use Regulations and Table of Use Regulations

	R-1	R-2	V	B-2	I	OLI
b. Temporary stand maintained during the harvest season of the primary crop for retail sale of agriculture or farm products produced primarily on the same premises	P	P	P	S	S	-
c. Year round stand for retail sale of agriculture or farm products produced primarily on the same premises	S	S	P	S	S	-
d. Raising and for keeping of livestock, horses and poultry, not including the raising of fur animals for commercial use	P	S	S	S	S	-
e. Raising of fur animals	S	-	-	-	S	-
f. Commercial stables, provided all animals are enclosed within pens or other enclosures	S	-	-	-	S	-
3. Year round or temporary stands for retail sale of agriculture or farm products not produced primarily on the same premises.	S	S	P	S	S	-
4. Veterinary office in which all animals are completely enclosed in pens or other structures	S	S	S	-	-	-
<b>D. OFFICE USES:</b>						
1. Business and professional offices, including banks and monetary institutions	-	-	P	P	P	P
2. Drive-through windows at banks and monetary institutions and other offices	-	-	-	S*	S*	S*
3. Planned Business Development (PBD)	-	-	-	S*	S*	S*
4. Research Offices or establishments devoted to research and development activities	-	-	S	S	P	P
<b>E. RETAIL, TRADE AND SERVICE USES:</b>						
1. Stores selling goods to the public	-	-	S*	S*	-	S*
2. Drive-through window for a pharmacy whether located in a free-standing pharmacy building or as part of a multi-use retail building	-	-	-	S*	-	S*
3. Sales by vending machines located outside of a building or structure	-	-	S	S	S	-
4. Restaurants	-	-	P	S	-	P
5. Restaurant, cafeteria, tea room or catering accessory to permitted or allowed main use	S	S	P	P	P	P
6. Drive-through window for a restaurant, but only when a minimum of 1,000 s.f. is dedicated to the restaurant use.	-	-	-	S*	-	-
7. Hotels	-	-	S	P	S	S*
8. Personal service establishments	-	-	P	P	-	-

III. USE AND DIMENSIONAL REGULATIONS  
A. Use Regulations and Table of Use Regulations

	R-1	R-2	V	B-2	I	OLI
9. Funeral home or mortuary establishment	S	S	P	-	-	-
10. Hospital or medical clinic	-	-	S	S	S	S*
11. Convalescent or nursing home	S	S	S	S	-	-
12. Repair services for appliances, furniture, and other goods, except for vehicular and automotive repairs	-	-	P	S	-	-
13. Motion picture establishment, amusement facilities, or sports complexes	-	-	S	S	-	S*
14. For profit educational establishments	-	-	P	S	S	S*
15. Communications and television towers (does NOT include wireless communication facilities)	S	-	-	-	S	S
16. Wireless communications facility (refer to Section V.C. of this Bylaw)	-	-	-	S	S	S
17. Antique Shop (retail sale of antique furniture, artwork, collectible merchandise to the general public in a premises occupying less than 1,000 square feet)	S*	-	-	-	-	-
18. Commercial Kennels	S	-	-	S	S	-
19. Rental of goods, not including vehicles or construction equipment	-	-	S*	P	P	P
20. Wholesale Trade	-	-	S	S	P	S*
21. Brewery, Distillery, Winery	-	-	S*	S*	S*	S*
22. Service Companies	-	-	S	S	P	S*
<b>F. VEHICULAR AND AUTOMOTIVE USES:</b>						
1. Establishments selling new and/or used automobiles, trucks, motorcycles, trailers, construction equipment, or boats	-	-	-	-	-	-
2. Establishments selling new and/or used automobiles at or over 26,000 gvw, including but not limited to trucks, construction equipment, municipal equipment.	-	-	-	-	S*	-
3. Automotive repair, automobile services (not including a junk yard or open storage of abandoned automobiles and other vehicles)	-	-	S	S	P	-
4. Railroad and railway express service	-	-	S	P	P	P
5. Commercial Gas Station primarily for passenger vehicles	-	-	S	S	S	-
6. Warehouse with Distribution	-	-	-	-	S*	S*
7. Package and/or Freight Delivery Company	-	-	-	-	S*	S*
<b>G. MANUFACTURING, PROCESSING, AND EARTH REMOVAL USES:</b>						
1. Processing	-	-	-	-	P	S*
2. Manufacturing	-	-	S	S	P	S*
3. Landscape contractors, arborists, and building contractors	-	-	S*	S	P	S*

III. USE AND DIMENSIONAL REGULATIONS  
B. Area, Height and Bulk Regulations

	R-1	R-2	V	B-2	I	OLI
4. Research and development facilities	-	-	S	S	P	P
5. Accessory (whether or not on the same parcel) scientific research and development	-	-	-	S	S	S*
6. Earth removal	-	S	-	S	P	S
7. Earth removal incidental to an approved subdivision, site plan, or duly issued building permit	P	P	P	P	P	P
8. Other contractors, not including paving	-	-	-	-	P	S*
<b>H. RENEWABLE ENERGY RESOURCES</b>						
1. Small Hydropower Installations	S*	S*	S*	S*	S*	S*
2. Small Wind Turbines	S*	S*	-	S*	S*	S*
3. Small Solar Photovoltaic Installations (less than 250 kW)	P	P	P	P	P	P
4. Large Ground-Mounted Solar Photovoltaic Installations (250 kW+)	-	-	-	-	P	-
<b>I. REGISTERED MARIJUANA BUSINESSES (RMB)</b>						
1. Registered Marijuana Dispensaries (RMD) – Medical <sup>1</sup>	-	-	-	-	-	P
2. Marijuana Cultivators – Non-medicinal <sup>1</sup>	-	-	-	-	-	S*
3. Marijuana Product Manufacturers Non-medicinal <sup>1</sup>	-	-	-	-	-	S*
4. Marijuana Testing Facilities Non-medicinal <sup>1</sup>	-	-	-	-	-	S*
5. Marijuana Retailer Non-medicinal	-	-	-	-	-	-
<b>J. OTHER</b>						
1. Use, Accessory	P	P	P	P	P	P

Footnotes:

<sup>1</sup>This use is also allowed by Special Permit in the Marijuana Business Overlay District (MBOD).

## B. Area, Height and Bulk Regulations

### 1. Applicability of Area, Height and Bulk Regulations

The regulations for each district pertaining to minimum lot area, minimum lot width, maximum height of buildings, maximum number of stories, maximum building area, minimum usable open space, minimum front yard depth, minimum side yard width, minimum rear yard depth, and minimum residential net floor area shall be as specified in this section and set forth in the Table of Area Regulations and Table of Height and Bulk Regulations, and subject to the following provisions of this section.

### 2. Regularity Formula:

- a. No building permit shall be issued for any new construction on a lot which has a regularity factor of less than four-tenths (.40). The regularity factor shall be determined by the formula: