



# Town of Hopkinton

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## HOPKINTON PLANNING BOARD PUBLIC NOTICE NOVEMBER 18, 2014

Notice is hereby given that the Hopkinton Planning Board will hold a Public Hearing on proposed amendment to the Hopkinton Zoning Ordinance. The hearing will be held on **Tuesday, November 18, 2014**, at 7:30 PM in the Hopkinton Town Hall, 330 Main Street Hopkinton. A full-text of proposed amendments is available at Town Hall, Town Clerk's Office and Town's website.

- a) Amend definition 2.1.A.4 Agriculture, Agritourism, Farm, Farmers' Market, Farming inserting language that recognizes the fact that working farms may on occasion host, non-commercial, recreational activities and events, such as weddings, retreats, and reunions.
- b) Amend definition 2.1.M.1 Manufactured Housing, so that the language is consistent with NH RSA 674:31.
- c) Amend Section II Definitions deleting definition 2.1.T.2 Travel Trailer and inserting new definition 2.1.R.2 Residential Tenting/Recreational Camping Vehicles. Amendment will require changing the numerical sequence of remaining definitions. Intent and purpose of amendment is to change the definition so that it coincides with provisions of Section 10.4 Residential Tenting/Recreational Camping Vehicles, and clarifies the various types of vehicles used for recreational camping, travel or seasonal use.
- d) Amend Section II Definitions inserting new definitions 2.1.R.4 Restaurant, 2.1.R.5 Retail Establishment, and 2.1.S.3 Self-Service Storage Facility. Amendment will require changing the numerical sequence of remaining definitions. Intent and purpose of amendment is to provide definitions for already established uses and a proposed new use in Table of Uses 3.6.
- e) Amend definition 2.1.S.7 Special Exception inserting cross-reference to Section XV Board of Adjustment. Intent and purpose of amendment is to assist readers in locating the specific provisions for Special Exception.
- f) Amend 3.6.1 inserting clarifying language to assist readers in understanding that Table of Uses 3.6 is divided into two parts, one for principal uses and the other for accessory uses. Provide further explanation as to the letters "P", "S", "X" or for uses not specified in the Ordinance. Lastly, clarify the fact that all uses are subject to the provisions of Section XII Wetlands Conservation District. This amendment will not affect the intent or meaning of uses; nor will it change the districts in which uses are currently permitted, permitted by special exception or not permitted.
- g) Amend Table of Uses 3.6 relocating 3.6.A.7 Home Business, 3.6.A.10 Home Occupation, and 3.6.A.11 Telecommuting to Table of Uses 3.6.H, so that the uses are designated as accessory uses, rather than principal uses. This amendment will not affect the intent or meaning of the uses; nor will it change the districts in which the uses are currently permitted or permitted by special exception.
- h) Amend Table of Uses 3.6 inserting cross-references for uses in which there are other relevant provisions of the Ordinance. Cross-reference Section IX Manufactured Housing with 3.6.A.6 Manufactured Housing Subdivision, Section XVI Affording Housing Innovative Land Use Control with 3.6.A.9 Affordable Housing Option, Section X Recreational Camping Parks/Residential Tenting and Recreational Camping Vehicles with 3.6.H.4 Residential Tenting and Recreational

Camping Vehicles of a Visitor, and Section XII Wetlands Conservation District (Overlay) with 3.6.H.9 Filling of Water or Wet Area. This amendment will not affect the intent or meaning of the uses; nor will it change the districts in which the uses are currently permitted, permitted by special exception or not permitted.

- i) Amend Table of Uses 3.6 deleting the explanation in 3.6.F.1 Retail Establishment and instead, insert the explanation as new definition 2.1.R.5 Retail Establishment. This amendment will not affect the intent or meaning of the use; nor will it change the districts in which the use is currently permitted, permitted by special exception or not permitted.
- j) Amend Table of Uses 3.6 inserting the words “without entertainment” in 3.6.F.5 Restaurant, and insert new use 3.6.F.6 Restaurants with Entertainment with the new use being permitted by Special Exception in the commercial and industrial districts and prohibited in all residential districts. Intent and purpose of amendments are to divide “restaurant” into two categories with no change to the use or districts in which “Restaurant without Entertainment” is permitted, permitted by special exception or not permitted. Permitting by special exception “Restaurants with Entertainment” will require abutting property owners to be legally notified so that they may participate in discussions concerning any such proposal.
- k) Amend Table of Uses 3.6 deleting the location and time limitation provided in 3.6.H.4 Residential Tenting and Recreational Camping Vehicles of a Visitor. Location and time limitations already established in 10.4 Residential Tenting/Recreational Camping Vehicles require occupancy of either tents or recreational vehicles on a lot in conjunction with a residence not exceed a total of four weeks per year and to be located as inconspicuously as possible. This amendment will not affect the intent or meaning of the use; nor will it change the districts in which the use is currently permitted or permitted by special exception.
- l) Amend 3.9 Use, Adult inserting other uses and locations in which an adult use shall be a minimum of 1,000 feet from property lines. Furthermore, inserting language prohibiting adult uses within 500 feet of a residential zoning district. Amended sentence as follows: “No adult use shall be located within 1,000 feet of the property line of a place of religious worship, cemetery, school, day care center, youth center, public park, public sports or recreation field or similar publicly-owned facility, or within 500 feet of a property line of any residence or residential zoning district boundary.” This amendment will revise conditions by which applicants must demonstrate compliance.
- m) Amend 4.3 Principal Structure inserting reference to the Village Commercial (VB-1) and Village Industrial (VM-1) districts in the second sentence and at the same time delete a sentence having similar wording. Amended sentence as follows: “In the VB-1, B-1, VM-1 and M-1 zones, there may be multiple principal nonresidential structures and uses within structures so long as each use is listed as a permitted (P) use or use permitted by special exception (S) in 3.6 Table of Uses.” This amendment will not change the districts in which uses are currently permitted, permitted by special exception or not permitted.
- n) Amend Section VI Parking Requirements deleting 6.4.6 Special Exception which requires a special exception for use of public parking facilities to supplement or reduce the required minimum parking standards. Intent and purpose of this amendment is to streamline the permitting process as similar authority has already been given to the Planning Board in 6.1 Off-Street Parking and 6.2 Location of Parking Spaces.

Bruce Ellsworth  
Chairman

**HOPKINTON PLANNING BOARD**  
**2105 ZONING AMENDMENTS (PROPOSED FULL TEXT)**  
**OCTOBER 16, 2014 – PUBLIC HEARING**

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**2.1.A.4 Agriculture, Agritourism, Farm, Farmers' Market, Farming:**

- (I) The word **"farm"** means any land, buildings, or structures on or in which agriculture and farming activities are carried out or conducted and shall include the residence or residences of owners, occupants, or employees located on such land. Structures shall include all farm outbuildings used in the care of livestock, and in the production and storage of fruit, vegetables, or nursery stock; in the production of maple syrup; greenhouses for the production of annual or perennial plants; and any other structures used in operations named in paragraph II of this section.
- (II) The words **"agriculture"** and **"farming"** mean all operations of a farm, including:
- (a) (1) The cultivation, conservation, and tillage of the soil.
- (2) The use of and spreading of commercial fertilizer, lime, wood ash, sawdust, compost, animal manure, septage and, where permitted by municipal and state rules and regulations, other lawful soil amendments.
- (3) The use of and application of agricultural chemicals.
- (4) The raising and sale of livestock, which shall include, but not be limited to, dairy cows and the production of milk beef animals, swine, sheep, goats, as well as domesticated strains of buffalo or bison, llamas, alpacas, emus, ostriches, yaks, elk (*Cervus elphus canadensis*), fallow deer (*Dama dama*), red deer (*Cervus elphus*), and reindeer (*Rangifer tarandus*).
- (5) The breeding, boarding, raising, training, riding instruction, and selling of equines.
- (6) The commercial raising, harvesting, and sale of fresh water fish or other aquaculture products.
- (7) The raising, breeding, or sale of poultry or game birds.
- (8) The raising of bees.
- (9) The raising, breeding, or sale of domesticated strains of fur-bearing animals.
- (10) The production of greenhouse crops.
- (11) The production, cultivation, growing, harvesting, and sale of any agricultural, floricultural, viticultural, forestry, or horticultural crops including, but not limited to, berries, herbs, honey, maple syrup, fruit, vegetables, tree fruit, grapes, flowers, seeds, grasses, nursery stock, sod, trees and tree products, Christmas trees grown as part of a commercial Christmas tree operation, trees grown for short rotation tree fiber, compost, or any other plant that can be legally grown and harvested extensively for profit or subsistence.
- (b) Any practice on the farm incident to, or in conjunction with such farming operations, including, but not necessarily restricted to:
- (1) Preparation for market, delivery to storage or to market, or to carriers for transportation to market of any products or materials from the farm.
- (2) The transportation to the farm of supplies and materials.
- (3) The transportation of farm workers.
- (4) Forestry or lumbering operations.
- (5) The marketing or selling at wholesale or retail, on-site and off-site, where permitted by local regulations, any products from the farm.
- (6) Irrigation of growing crops from private water supplies or public water supplies where not prohibited by state or local rule or regulation.
- (7) The use of dogs for herding, working, or guarding livestock, as defined in RSA 21:34-a, II (a) (4).

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- (8) The production and storage of compost and the materials necessary to produce compost whether such materials originate, in whole or in part, from operations of the farm.
  
- (III) A farm roadside stand shall remain an agricultural operation and not be considered commercial, provided that at least 35 percent of the product sales in dollar volume is attributable to products produced on the farm or farms of the stand owner.
  
- (IV) Practices on the farm shall include technologies recommended from time to time by the University of New Hampshire cooperative extension, the New Hampshire department of agriculture, markets, and food, and appropriate agencies of the United States Department of Agriculture.
  
- (V) The term “**farmers’ market**” means an event or series of events at which two (2) or more vendors of agricultural commodities gather for purposes of offering for sale such commodities to the public. Commodities offered for sale ~~must~~ include, but are not limited to, products of agriculture, as defined in paragraphs I-IV. “Farmers’ market” shall not include any event held upon any premises owned, leased, or otherwise controlled by an individual vendor selling therein.
  
- (VI) The term “**agritourism**” means attracting visitors to a working farm for the purpose of eating a meal, making overnight stays, enjoyment of the farm environment, education on the farm operations, or active involvement in the activity of the farm which is ancillary to the farm operations. **For the purposes of this Ordinance, agritourism may include occasional, non-commercial, recreational activities and events, such as weddings, retreats, and reunions.**
  
- (VII) For purposes of this Ordinance, slaughter houses, rendering plants, or tanneries are not considered as falling within this definition.

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**2.1.M.1 Manufactured Housing:** Any structure, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width and 40 body feet or more in length, or when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to required utilities, which include plumbing, heating and electrical heating systems contained therein. **Manufactured housing as defined in this section shall not include pre-site built housing as defined in RSA 674:31-a.** (RSA 674:31)

**2.1.R.2 Recreational Camping Vehicles (also Travel Trailers):** ~~A mobile home designed to be used for temporary occupancy for travel, recreational or vacation use; with the manufacturer’s permanent identification “Travel Trailer” thereon; and when factory equipped for the road, being of any length provided its gross weight does not exceed forty-five hundred (4,500) pounds, or being of any weight provided its overall length does not exceed twenty-eight (28) feet.~~ **Means any of the following vehicles:**

- (a) Motor home or van, which is a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.**

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- (b) Pickup camper, which is a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation.**
- (c) Recreational trailer, which is a vehicular, portable structure built on a single chassis, 400 square feet or less when measured at the largest exterior horizontal projections, calculated by taking the measurements of the exterior of the recreational trailer including all siding, corner trim, molding, storage space and area enclosed by windows but not the roof overhang. It shall be designed primarily not for use as a permanent dwelling but as a temporary dwelling for recreational, camping, travel or seasonal use.**
- (d) Tent trailer, which is a canvas or synthetic fiber folding structure, mounted on wheels and designed for travel, recreation, and vacation purposes.**

**2.1.R.23 Repair:** Replacement or mending of parts already existing but in a state of deterioration with equivalent materials and for the purpose of maintaining their quality.

**2.1.R.4 Restaurant:** An eating establishment, with or without entertainment, which is primarily designed for its patrons to eat at tables, booths or a counter or receive take-out that is incidental to the main purpose of the establishment. Includes diners, cafes, and cafeterias and does not include drive-in restaurants.

**2.1.R.5 Retail Establishment:** A place of business, including a discount and limited price variety store, selling convenience goods and general merchandise, including but not limited to foods, pharmaceutical drugs, proprietary goods, dry goods, apparel and accessories, furniture and home furnishings, home equipment, small wares and hardware.

**2.1.R.36 Right-of-way (Public):** All town, state and federal highways and the land on either side as covered by statutes to determine the widths of the right-of-ways.

**2.1.S.3 Self-Service Storage Facility:** A building or group of buildings that contains varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the storage of customer's goods or wares.

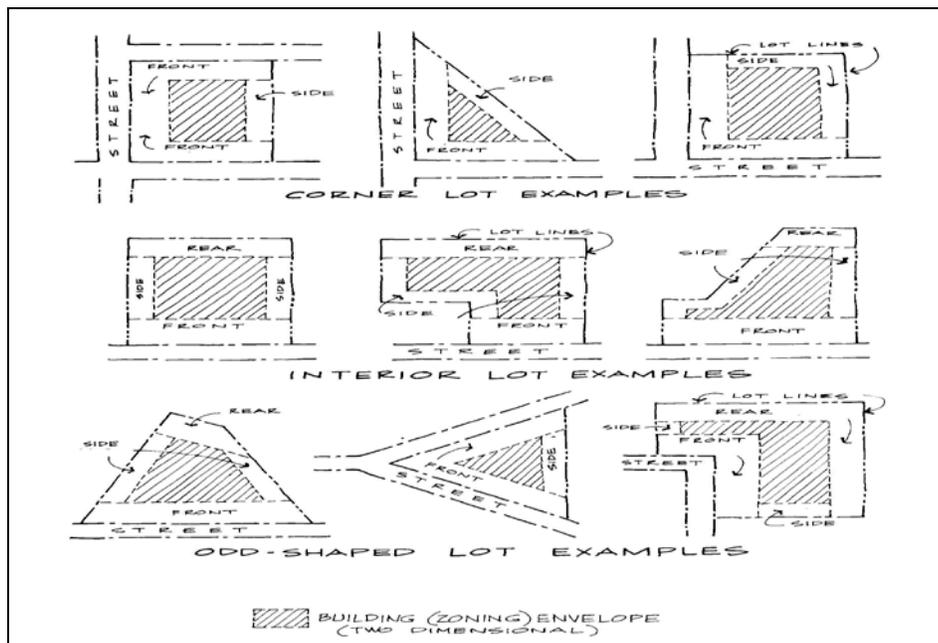
**2.1.S.34 Setback, Front:** The distance extending across the full width of a lot between the front lot line and the front edge of a building or any projection thereof. See Figure titled "Setbacks Graphic" for more detail.

**2.1.S.45 Setback, Rear:** The distance extending across the full width of a lot between the rear lot line and the rear edge of a building or any projection thereof. See figure titled "Setbacks Graphic" for more detail.

**2.1.S.56 Setback, Side:** The distance between a side lot line and the side edge of building or any portion thereof. See figure titled "Setbacks Graphic" for more detail.

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**Setbacks Graphic**



**2.1.S.67 Sign Definitions:** The following definitions relate to Section VII, Sign Regulations, of this Ordinance

**2.1.S.67.1 Building Frontage:** The length along the side or sides of the primary floor facing a street, which is occupied by a separate and distinct principal use.

**2.1.S.67.2 Flag:** Any fabric containing distinctive colors, patterns, or symbols, and used as a symbol of government or political subdivision thereof.

**2.1.S.67.3 Nonconforming Sign:** Any sign which lawfully existed at the time Section VII of this ordinance, as amended, became effective but which does not conform with the sign regulations in Section VII of this ordinance.

**2.1.S.67.4 Primary Floor:** The floor of a building or structure which is directly accessed from the adjacent public street through the main or principal entrance to the building or structure. Any floor at an elevation within five and one-half (5 ½) feet of the elevation of the principal entrance, and occupied by separate and distinct principal use, shall be considered to be a primary floor.

**2.1.S.67.5 Right-of-Way (Public):** See Subsection 2.1.R.3 of this Ordinance.

**2.1.S.67.6 Right-of-Way (Traveled):** The area of a public right-of-way prepared for vehicular travel, including shoulders and appurtenant structures.

**2.1.S.67.7 Sign:** Any device that is sufficiently visible to persons not located on the lot where such a device is located, and designed to attract the attention of such persons or

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communicate information to them about products, accommodations, services, or activities on the lot where the device is located.

**2.1.S.78 Special Exception:** A use allowed by the Zoning Ordinance but under pre-determined conditions and after a public hearing before the Board of Adjustment to determine if the conditions **as outlined in Section XV** have been met.

**2.1.S.89 Story:** That part of a building comprised between a floor and the floor or roof next above. If a mezzanine floor area exceeds one-third of the area of the floor immediately below, it shall be deemed to be a story. A basement shall be classified as a story when its ceiling is six (6) or more feet above the finished grade.

**2.1.S.910 Street:** A way which is over twenty (20) feet in right-of-way width which is dedicated or devoted to public use by legal mapping or by any other lawful procedure.

**2.1.S.1011 Structure:** A combination of materials assembled at a fixed location to give support or shelter, such as a building, bridge, trestle, tower, framework, retaining wall, tank, tunnel, tent, stadium, reviewing stand, platform, bin, sign, flagpole or the like.

**2.1.S.1112 Structure, Nonconforming:** A structure lawfully existing at the effective date of this Ordinance or any subsequent amendment thereto, which does not conform to one or more provisions of this Ordinance.

**2.1.S.1213 Structural Alterations:** Any change in the supporting members of a building or structure, such as load bearing walls, columns, beams or girders.

**2.1.S.1314 Subdivision:** The division of a lot, tract, or parcel of land into two (2) or more lots, plats, sites or other division of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance, or building development. It includes re-subdivision, and where appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among several owners shall be deemed a subdivision under this title, per RSA 672:14.

~~**2.1.T.2 Travel Trailer:** A mobile home designed to be used for temporary occupancy for travel, recreational or vacation use; with the manufacturer's permanent identification "Travel Trailer" thereon; and when factory equipped for the road, being of any length provided its gross weight does not exceed forty five hundred (4,500) pounds, or being of any weight provided its overall length does not exceed twenty-eight (28) feet.~~

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## **3.6 USE REGULATIONS**

**3.6.1** The Table of Uses, Section 3.6, **is divided into two parts, one for principal uses, and the other for accessory uses, specifying** specifies the uses that are permitted by right, are permitted by special exception, or are **not permitted** prohibited.

**(a) Uses Permitted by Right Uses denoted by the letter "P" in the Table of Uses are permitted by right in the Districts so indicated, subject to all other applicable sections of this Ordinance and other local, state and**

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**federal laws, rules and regulations.** ~~uses are designated in the Table with a P~~

- (b) **Uses Permitted by Special Exception** Uses which require the granting of a Special Exception by the **Zoning** Board of Adjustment are ~~designated with an~~ **denoted by the letter “S” in the Table of Uses in the District so indicated.** **The Zoning Board of Adjustment may grant Special Exceptions in accordance with the procedures and conditions as specified in Section XV, Board of Adjustment, of this Ordinance, subject to all other applicable sections of this Ordinance and other local, state and federal laws, rules and regulations.**
- (c) **Uses Not Permitted and Uses Not Specified** ~~Prohibited Uses denoted by the letter “X” in the Table of Uses are not permitted in the District so indicated. designated with an X.~~

Any use not specifically listed **in the Table of Uses** as a permitted use shall not be allowed unless the Board of Adjustment determines it is substantially similar to a use listed as a permitted use in the applicable zone by virtue of an Administrative Appeal to the Board. A use shall not be deemed substantially similar to a permitted use unless it is substantially similar in all aspects to a permitted use; otherwise the use shall be deemed to be **not permitted** a ~~prohibited use.~~ **For purposes of this section, a substantially similar shall include a use by reason of its normal operation, would not cause observable difference in patronage, service, sight, noise, traffic, employment or similar characteristics, including its impacts to abutting properties.** Any use deemed by the Board to be a prohibited use, and any use explicitly prohibited by this Ordinance, shall only be allowed in the event that the Board of Adjustment grants a variance allowing the use.

- (d) **All Uses Subject to Wetlands Conservation District** **All uses are subject to the provisions of Section XII, ~~Wetlands Conservation District (Overlay).~~** ~~is an overlay district and information is in Section XII.~~
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3.6 TABLE OF USES	R-4	R-3	R-2	R-1	B-1	M-1	VR-1	VB-1	VM-1	W-1
<b>A. Residential Uses</b>										
1. Single Family detached dwelling.	P	P	P	P	X	S	P	S	S	Section XII Wetlands Conservation District (Overlay)
2. Two Family dwelling	S	S	P	P	S	S	P	S	S	
3. Multi-Family dwelling with a maximum of eight (8) dwelling units per building	X	X	S	P	S	X	S	S	X	
4. Manufactured Housing on individual lots.	X	X	X	X	X	X	X	X	X	
5. Manufactured Housing Park in accordance with Section IX of this Ordinance.	X	S	S	S	X	X	S	X	X	
6. Manufactured Housing subdivision <b>in accordance with Section IX.</b>	P	P	P	P	X	X	S	X	X	
<del>7. Home Business in accordance with Section III, paragraph 3.7.3, except for the VB-1 and VM-1 districts. Site Plan Review required in all districts.</del>	<del>S</del>	<del>P</del>	<del>P</del>							
<del>87. Congregate Care Housing</del>	<del>X</del>	<del>X</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>X</del>	<del>S</del>	<del>S</del>	<del>X</del>	
<del>98. Affordable Housing Option in accordance with Section XVI.</del>	<del>X</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>X</del>	<del>X</del>	<del>P</del>	<del>X</del>	<del>X</del>	
<del>109. Home Occupation in accordance with Section III, paragraph 3.7.5.</del>	<del>P</del>									
<del>110. Telecommuting in accordance with Section III, paragraph 3.7.5.</del>	<del>P</del>									

3.6 TABLE OF USES	R-4	R-3	R-2	R-1	B-1	M-1	VR-1	VB-1	VM-1	W-1
<b>F. Commercial Uses</b>										
1. Retail Establishment selling convenience goods (including but not limited to foods, drugs and proprietary goods) and general merchandise (including but not limited to dry goods, apparel and accessories, furniture and home furnishings, home equipment, small wares and hardware) including discount and limited price variety store.	X	X	X	X	P	S	X	P	S	Section XII Wetlands Conservation District (Overlay)
2. Business Offices.	X	X	X	X	P	P	S	P	P	
3. Professional Offices.	X	X	X	S	P	P	S	P	P	
4. Banks and Lending Institutions.	X	X	X	X	P	X	X	P	X	
5. Restaurants <b>without entertainment.</b>	X	X	X	X	P	S	X	P	S	
<b>6. Restaurants with entertainment.</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>S</b>	<b>S</b>	<b>X</b>	<b>S</b>	<b>S</b>	
<del>67. Drive-in eating establishments.</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>S</del>	<del>S</del>	<del>X</del>	<del>X</del>	<del>X</del>	
<del>78. Filling station, service station (with or without convenience store).</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>S</del>	<del>S</del>	<del>X</del>	<del>S</del>	<del>S</del>	
<del>89. Motor vehicle dealership, repair garage, body shop, paint shop.</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>S</del>	<del>S</del>	<del>X</del>	<del>X</del>	<del>S</del>	

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3.6 TABLE OF USES	R-4	R-3	R-2	R-1	B-1	M-1	VR-1	VB-1	VM-1	W-1
<b>F. Commercial Uses</b>										
910. Veterinary hospital/kennel.	S	S	S	X	X	S	X	X	S	Section XII Wetlands Conservation District (Overlay)
4011. Pet Grooming.	X	X	X	X	P	S	X	P	S	
4412. Convenience store (without gas pumps).	X	X	X	S	P	S	X	P	S	
4213. Airports, heliports, runways, control towers, administration buildings, hangers.	X	X	X	X	X	S	X	X	X	
4314. Indoor motion picture establishment.	X	X	X	X	P	X	X	P	X	
4415. Indoor and outdoor for profit recreation establishment or clubs.	X	X	X	X	S	S	X	S	S	
4516. Funeral home or parlor.	X	X	S	S	S	X	S	S	X	
4617. Beauty parlor, barber shop.	X	X	X	X	P	S	S	P	S	
4718. Uses, Adult in accordance with Section III, paragraph 3.9.	X	X	X	X	S	X	X	S	X	
19. Self-Service Storage Facility	X	X	X	X	S	S	X	S	S	

3.6 TABLE OF USES	R-4	R-3	R-2	R-1	B-1	M-1	VR-1	VB-1	VM-1	W-1
<b>H. Accessory Uses</b>										
1. Accessory buildings, such as private garage, playhouse, woodshed, greenhouse, tool shed, private swimming pool, or similar structures or additions thereto, normally associated with a residence or residential use, subject to provisions of Section IV.	P	P	P	P	P	P	P	P	P	Section XII Wetlands Conservation District (Overlay)
2. Accessory private garage for not more than three non-commercial motor vehicles and, except on a farm, not more than one half-ton rated or less in size commercial motor vehicles, subject to the provisions of Section IV.	P	P	P	P	P	S	P	P	S	
3. Accessory storage of trailer, unregistered automobile or boat provided: It shall either be stored within a principal or accessory building or not less than 25 feet from any front lot line and 10 feet from any side lot line, and it shall not be used for dwelling or sleeping purposes.	P	P	P	P	P	S	P	P	S	
4. <del>Travel trailer</del> <b>Residential Tenting and Recreational Camping Vehicles</b> of a visitor <b>in accordance with Section X</b> , provided that the trailer is located to comply with setbacks of the district and provided no travel trailers are located on the property for greater than 60 days per year.	P	P	P	P	P	S	P	P	S	

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<b>H. Accessory Uses</b>										
5. Accessory repair and storage facilities in any retail sales or consumer establishment provided: It shall not occupy more than 25 percent of the gross floor area.	X	X	X	X	P	X	X	P	X	
6. Accessory building for storage or outside storage clearly necessary to the operation and conduct, of a permitted principal wholesale, transportation, industrial and/or commercial use.	X	X	X	X	S	S	X	S	S	
7. Newsstand, barbershop, dining room or cafeteria and similar accessory services primarily for occupants or users thereof within a hotel, office, industrial building, hospital or transportation terminal facility.	X	X	S	S	P	P	S	P	P	
8. Accessory off-street parking loading spaces as required in Section VI.	P	P	P	P	P	P	P	P	P	
9. Filling of water or wet area in accordance with Section XII (see Section XII).	S	S	S	S	S	S	S	S	S	
10. Seasonal greenhouse or farm stand selling goods primarily raised on the premises.	S	S	S	S	S	P	S	S	P	
11. Construction trailer(s) for a construction project provided a permit is secured from the Board of Selectmen under conditions they may prescribe.	P	P	P	P	P	P	P	P	P	
12. Temporary housing as a result of an emergency situation provided a permit is secured from the Board of Selectmen under condition they may prescribe.	P	P	P	P	P	P	P	P	P	
13. Childcare Family Home in accordance with Section III, paragraph 3.7.7.	P	P	P	P	P	P	S	S	S	
14. Childcare Family Group Home in accordance with Section III, paragraph 3.7.7.	S	S	S	S	S	S	S	S	S	
15. Small Wind Energy Systems in accordance with Section III, paragraph 3.11.	P	P	P	P	P	P	P	P	P	

Section XII Wetlands Conservation District (Overlay)

**HOPKINTON PLANNING BOARD**  
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3.6 TABLE OF USES	R-4	R-3	R-2	R-1	B-1	M-1	VR-1	VB-1	VM-1	W-1
<b>H. Accessory Uses</b>										
<b>16. Home Business in accordance with Section III, 3.7.3, except for the VB-1 and VM-1 districts. Site Plan Review required in <u>all</u> districts.</b>	<b>S</b>	<b>P</b>	<b>P</b>	Section XII Wetlands Conservation District (Overlay)						
<b>17. Home Occupation in accordance with Section III, 3.7.5.</b>	<b>P</b>									
<b>18. Telecommuting in accordance with Section III, 3.7.5.</b>	<b>P</b>									

**3.9 USE, ADULT:** In addition to meeting the requirements of Section XV, Paragraph 15.8.2 of this Ordinance, the applicant must agree to and demonstrate compliance with the following conditions in order to receive a special exception for an Adult Use:

- (a) No adult use shall be located within 1,000 feet of the property line of a **place of religious worship, church, cemetery, school, day care center, youth center, public park, public sports or recreation field or similar publicly-owned facility**, or within 500 feet of a property line of **any residence or residential zoning district boundary**.

**4.4.3 Principal Structure:** Except for municipal facilities and public utilities, only one principal structure/principal use shall be permitted on a lot, except as noted in 8.6.5. In the **VB-1**, B-1 and **VM-1**, M-1 zones, there may be multiple principal nonresidential structures and uses within structures so long as each use is listed as a permitted (P) use or use permitted by special exception (S) in 3.6 TABLE OF USES. In the B-1 and M-1 zones, the maximum gross floor area of commercial retail stores and restaurants shall not exceed 40,000 square feet. In the VB-1 and VM-1 zones, the maximum gross floor area of commercial retail stores and restaurants shall not exceed 20,000 square feet. ~~In the VB-1 and VM-1 zones, there may be multiple principle structures and uses within structures so long as each use is listed as a permitted (P) use or use permitted by special exception (S) in 3.6 TABLE OF USES.~~ Nothing herein shall be construed to preclude compliance with the requirements set forth in Article 15.8.2 of this Ordinance.

**6.4 PARKING SPECIFICATIONS**

**6.4.1 Size:** Each required parking space shall be not less than 10 feet wide and shall have a minimum area of one hundred eighty (180) square feet, exclusive of drives or aisles. In VR-1, VB-1, and VM-1, each required parking space shall not be less than 9 feet wide and shall have a minimum area of one hundred sixty-two (162) square feet, exclusive of drives or aisles.

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**6.4.2 Travel Lanes:** Travel lanes shall not be less than: 22 feet wide for 90 degree angle parking; 18 feet wide for 60 degree angle parking; 15 feet wide for 45 degree angle parking; and 12 feet wide for 30 degree angle parking.

**6.4.3 Surface:** All uses that require Site Plan Review shall have all parking areas and access drives and aisles surfaced with bituminous concrete, or concrete in order to prevent erosion and raising of dust. Paved lots shall be striped to delineate parking spaces. In some circumstances to prevent excessive run-off or because of aesthetics, the Planning Board, as part of Site Review may permit a compacted crushed gravel or stone dust surface.

**6.4.4 Islands:** The use of landscaped islands to control traffic flow shall be encouraged.

**6.4.5 Arrangement:** All parking lots shall have parking spaces so arranged as not to necessitate backing of automobiles into any street.

~~**6.4.6 Special Exception:** Public parking facilities can be used to supplement or reduce the required minimum parking standards by special exception of the Zoning Board of Adjustment.~~

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