

3.6 TABLE OF USES

<u>A. RESIDENTIAL USES</u>	<u>DISTRICTS</u>									
	R-4	R-3	R-2	R-1	B-1	M-1	VR-1	VB-1	VM-1	W-1
1. Single family detached dwelling.	P	P	P	P	X	S	P	S	S	
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.	P	P	P	P	X	X	S	X	X	
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 <u>all</u> districts.	S	S	S	S	S	S	S	P	P	
8. Congregate Care Housing.	X	X	S	S	S	X	S	S	X	
9. Affordable Housing Option.	X	P	P	P	X	X	P	X	X	
10. Home Occupation in accordance with Section III, paragraph 3.7.5.	P	P	P	P	P	P	P	P	P	
11. Telecommuting in accordance with Section III, paragraph 3.7.5.	P	P	P	P	P	P	P	P	P	
<u>B. TEMPORARY RESIDENTIAL USES</u>										
1. Non-profit overnight and day camps and cottage colonies.	S	S	S	X	X	X	X	X	X	
2. Bed and Breakfast Home in accordance with Section III, Paragraph 3.7.2 and 3.7.4.	S	S	S	S	P	X	S	P	X	
3. Bed and Breakfast Inn in accordance with Section III, Paragraphs 3.7.2 and 3.7.6.	S	S	S	S	P	X	S	P	X	
4. Hotels, Motels, Inns.	X	X	X	X	P	S	X	P	S	

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<u>C. OUTDOOR/RECREATIONAL USES</u>	<u>DISTRICTS</u>									
	R-4	R-3	R-2	R-1	B-1	M-1	VR-1	V B-1	VM-1	W-1
1. Forestry, wildlife, timber preserves, reservoirs, and nature study areas, conservation areas and preserved or protected open space.	P	P	P	P	P	P	P	P	P	P
2. Public parks and playgrounds.	P	P	P	P	P	P	P	P	P	P
3. Commercial riding stables and riding trails.	S	S	S	X	X	X	X	X	X	X
4. Historic building or site open to public.	P	P	P	P	P	P	P	P	P	P
5. Recreational camping/tenting parks and recreational camping vehicles.	S	S	S	X	X	X	X	X	X	X
<u>D. AGRICULTURAL/FORESTRY USES</u>										
1. Agriculture, horticulture and floriculture except a greenhouse or stand for retail sale, including customary accessory structures and uses.	P	P	P	S	S	P	S	S	S	P
2. Farming including dairying, livestock, animal and poultry raising, and crop production including customary accessory structures and uses.	P	P	S	S	S	P	S	S	S	P
3. Year-round greenhouse or farm stand.	S	S	S	S	S	P	S	P	P	P
4. Tree farming and commercial timbering.	P	P	P	S	S	S	S	S	S	S
5. Non-commercial harvesting of forest products.	P	P	P	P	P	P	P	P	P	P
6. Agricultural silage storage exceeding the maximum zone height.	S	S	S	S	S	S	S	S	S	S
<u>E. INSTITUTIONAL USES/COMMUNITY FACILITIES</u>										
1. Private schools, nursery through college.	S	S	S	S	S	X	S	S	S	X
2. Public schools.	P	P	P	P	P	P	P	P	P	P
3. Child Care Day Care Nursery, Child Care Group Day Care Center, Child Care Pre-School Program, and Child Care School-Age Program in accord. with Section III, paragraph 3.7.7.	S	S	S	S	S	S	S	P	P	P

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<u>F. COMMERCIAL USES</u>	<u>DISTRICTS</u>								
	R-4	R-3	R-2	R-1	B-1	M-1	VR-1	VB-1	VM-1
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
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.	X	X	X	X	P	S	X	P	S
6. Drive-in eating establishments.	X	X	X	X	S	S	X	X	X
7. Filling station, service station (with or without convenience store).	X	X	X	X	S	S	X	S	S
8. Motor vehicle dealership, repair garage, body shop, paint shop.	X	X	X	X	S	S	X	X	S
9. Veterinary hospital/kennel.	S	S	S	X	X	S	X	X	S
10. Pet Grooming.	X	X	X	X	P	S	X	P	S
11. Convenience Store (without gas pumps).	X	X	X	S	P	S	X	P	S
12. Airports, heliports, runways, control towers, administration bldgs., hangers.	X	X	X	X	X	S	X	X	X
13. Indoor motion picture establishment.	X	X	X	X	P	X	X	P	X
14. Indoor and outdoor for profit recreation establishment or clubs.	X	X	X	X	S	S	X	S	S
15. Commercial parking lot/structure.	X	X	X	X	P	S	X	X	X
16. Funeral home or parlor.	X	X	S	S	S	X	S	S	X
17. Beauty parlor, barber shop.	X	X	X	X	P	S	S	P	S
18. Uses, Adult in accordance with Section III, paragraph 3.9.	X	X	X	X	S	X	X	S	X

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<u>G. INDUSTRIAL USES</u>	<u>DISTRICTS</u>									
	R-4	R-3	R-2	R-1	B-1	M-1	VR-1	VB-1	VM-1	W-1
1. Manufacturing, assembly, fabricating operations.	X	X	X	X	X	S	X	X	S	
2. Research and development corporate, and business offices.	X	X	X	X	P	P	S	P	P	
3. Warehousing and wholesaling.	X	X	X	X	X	P	X	X	S	
4. Freight and trucking terminals.	X	X	X	X	X	S	X	X	X	
5. Bulk storage and distribution of goods, except fuels.	X	X	X	X	X	P	X	X	P	
6. Bulk storage of fossil fuels.	X	X	X	X	X	S	X	S	S	
7. Earth products removal subject to Provisions of Section X.	S	S	X	X	X	S	X	X	X	
8. Commercial sawmills.	X	X	X	X	X	S	X	X	S	
9. Junk yards, recycling centers.	X	X	X	X	X	X	X	X	X	
10. Laundry, dry cleaning plant.	X	X	X	X	S	P	X	S	P	
11. Open storage of raw materials, finished goods, or construction equipment.	X	X	X	X	X	S	X	X	X	
12. Closed storage of raw materials, finished goods or construction equipment.	X	X	X	X	S	S	X	X	S	
<u>H. ACCESSORY USES</u>										
1. Accessory bldgs. 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	
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 vehicle, subject to the provisions of Section IV.	P	P	P	P	P	S	P	P	S	

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<u>H. ACCESSORY USES</u>	<u>DISTRICTS</u>									
	R-4	R-3	R-2	R-1	B-1	M-1	VR-1	VB-1	VM-1	W-1
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. Travel trailer of a visitor 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	
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. Accessory manufacturing use provided: It shall not occupy more than 25 percent of the gross floor area of the building, and it shall not be located within 100 feet of any "R" District or within 50 feet of any street lot line.	X	X	X	X	X	P	X	X	P	
8. 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	
9. Accessory off-street parking loading spaces as required in Section VI.	P	P	P	P	P	P	P	P	P	
10. Filling of water or wet area (see Section XII)	S	S	S	S	S	S	S	S	S	
11. Seasonal greenhouse or farm stand selling goods primarily raised on the premises.	S	S	S	S	S	P	S	S	P	

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<u>H. ACCESSORY USES</u>	<u>DISTRICTS</u>									
	R-4	R-3	R-2	R-1	B-1	M-1	VR-1	VB-1	VM-1	W-1
12. 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	P
13. Temporary housing as a result of an emergency situation provided a permit is secured from the Board of Selectmen under conditions they may prescribe.	P	P	P	P	P	P	P	P	P	P
14. Child Care Family Home in accord. with Section III, Paragraph 3.7.7.	P	P	P	P	P	P	S	S	S	S
15. Child Care Family Group Home in accordance with Section III, paragraph 3.7.7.	S	S	S	S	S	S	S	S	S	S

3.7 SPECIAL PROVISIONS

The following provisions shall apply, as appropriate, to the Table of Uses, Section 3.6, of this Ordinance.

3.7.1 Other Provisions: All uses permitted by right or by special exception are subject to all other pertinent provisions of this Ordinance.

3.7.2 Special Exception: All special exceptions are subject to the provisions of Section 15.8.2 of this Ordinance.