

TABLE OF USE REGULATIONS [Amended 5-22-2012 ATM, Art. 21, Art. 22, and Art. 24; Amended 10-23-2012 STM, Art. 7]											
PRINCIPAL USE	DISTRICT										
	R-AG	PR	R-LB	BVB	CH	CHA	LIB	UGB	BLI	PRM	
<b>COMMERCIAL USES</b>											
Professional and business offices and services including, but not limited to, medical, legal, and financial services	SPS	NP	SPS	P	P	P	NP	P	P	P	
Personal care establishments, including, but not limited to, barbers and hairdressers, salons, spas	NP	NP	NP	P	P	P	NP	P	P	NP	
Business repair services, including, but not necessarily limited to, appliances, televisions, computers, and office equipment	NP	NP	NP	P	P	P	NP	NP	P	NP	
Customary home occupation	P	P	P	P	P	NP	<del>NPP</del>	P	<del>NPP</del>	P	
Use customarily accessory to allowed use	P	P	P	P	P	P	P	P	P	P	
Mixed use structure	NP	NP	NP	P	<del>SP</del>	<del>NPP</del>	NP	P	P	P	
Convenience store	NP	NP	NP	P	P	P	NP	P	P	P	
Retail establishment selling general merchandise including food	NP	NP	NP	P	P	P	NP	P	P	P	
Retail/service kiosk automated teller machine (standalone as primary use)	NP	NP	NP	<del>NPP</del>	P	P	NP	<del>NPP</del>	P	P	
<del>Retail/service kiosk automated teller machine as an ancillary use to the primary use</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NPP</del>	<del>NPP</del>	<del>NPP</del>	<del>NP</del>	<del>NPP</del>	<del>NPP</del>	<del>P</del>	
Sales by vending machines (standalone as primary use)	NP	NP	NP	NP	<del>SPNP</del>	<del>SPNP</del>	NP	NP	<del>PNP</del>	<del>PNP</del>	
<del>Sales by vending machines as an ancillary use to the primary use</del>	<del>NPSP</del>	<del>NP</del>	<del>NP</del>	<del>NPP</del>	<del>NPP</del>	<del>NPP</del>	<del>NP</del>	<del>NP</del>	<del>NPP</del>	<del>P</del>	

Comment [PB1]: Moved from Marine Uses

Comment [PB2]: Moved from Marine Uses

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	R-AG	PR	R-LB	BVB	CH	CHA	LIB	UGB	BLI	PRM		
<b>COMMERCIAL USES (cont'd)</b>												
Indoor and outdoor recreation areas and facilities, including, but not limited to, play grounds, health and fitness centers, miniature golf, golf driving range, batting cage, tennis courts, skating rink, boating, fishing, swimming, and hunting where otherwise legally permitted	<del>NP</del> SPS	NP	NP	<del>NP</del> SPS	SPS	SPS	NP	NP	<del>NP</del> SPS	<del>NP</del> SPS		
<u>Membership club, including, but not limited to, social club, country club, tennis or similar sports club</u>	SPS	NP	NP	P	P	P	NP	NP	SP	P		
Performing arts center	NP	NP	NP	P	<del>SP</del> P	<del>SP</del> P	NP	P	P	<del>NP</del> P		
Museum	NP	NP	NP	P	<del>SP</del> P	<del>SP</del> P	<del>SP</del> P	P	P	P		
Establishment selling, <del>servicing</del> , and/or renting new and/or used automobiles, trucks, aircraft, <del>boats</del> , motorcycles, and household and camping trailers, and enclosed repair facilities accessory thereto	NP	NP	NP	NP	<del>NP</del> P	NP	NP	NP	P	NP		
<u>Establishment servicing automobiles, trucks, aircraft, motorcycles, and household and camping trailers</u>	NP	NP	P	P	P	NP	P	P	P	NP		
Establishment selling motor vehicle parts and accessories	NP	NP	NP	P	P	P	NP	NP	P	NP		
Animal grooming	NP	NP	NP	P	P	P	NP	NP	P	NP		
Veterinary clinic	NP	NP	NP	SP	<del>SP</del> P	<del>SP</del> P	NP	NP	P	NP		
Feed Store	P	NP	NP	P	P	P	NP	NP	P	NP		
<b>COMMERCIAL USES (cont'd)</b>												
Building materials	NP	NP	NP	NP	<del>SP</del> P	<del>NP</del> P	NP	NP	P	NP		

**Comment [PB3]:** Relocated from below to be adjacent to similar use

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PRINCIPAL USE	DISTRICT										
	R-AG	PR	R-LB	BVB	CH	CHA	LIB	UGB	BLI	PRM	
establishments											
Temporary trailer for business purposes	NP	NP	<del>NPP</del>	P	P	P	<del>NPP</del>	P	P	P	
Radio/T.V. studio	NP	NP	NP	P	P	P	NP	<del>NPP</del>	P	<del>NPP</del>	
Shopping center	NP	NP	NP	NP	SP	<del>PSP</del>	NP	NP	SP	NP	
<del>Membership club, including, but not limited to, social club, country club, tennis or similar sports club</del>	<del>SPS</del>	<del>NP</del>	<del>NP</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>NP</del>	<del>NP</del>	<del>SP</del>	<del>P</del>	
Hospital and medical center	SPS	NP	NP	NP	SP	SP	NP	NP	SP	NP	
Nursing home and rehabilitation center	SPS	NP	NP	NP	SP	SP	NP	NP	SP	NP	
Assisted Living or Life Care	SPS	NP	NP	NP	SP	SP	NP	NP	SP	NP	
Rehabilitation residence	SPS	NP	NP	NP	SP	SP	NP	NP	SP	NP	
Congregate elderly housing	SPS	NP	NP	NP	SP	SP	NP	NP	SP	NP	
Gasoline, diesel oil, or fuel oil sales or distribution facilities	NP	NP	NP	NP	SP	NP	NP	<del>NPSP</del>	SP	<del>NPSP</del>	
Animal boarding, kennel - 24 hour operations	SP	NP	NP	NP	SP	SP	NP	NP	SP	NP	
Animal daycare - daytime only	<del>NPSP</del>	NP	NP	NP	SP	SP	NP	NP	SP	NP	
Car wash facility	NP	NP	NP	NP	NP	NP	NP	NP	SP	NP	
<del>Contractor's yard</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>SP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>SP</del>	<del>NP</del>	
Funeral home or mortuary establishments	NP	NP	NP	NP	SP	SP	NP	NP	SP	NP	
Mini-storage warehouses	NP	NP	NP	NP	SP	<del>PSP</del>	NP	NP	SP	NP	
Automobile graveyards and junkyards, as defined in MGL Chap. 140B, Section 1;	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
<b>FOOD SERVICES</b>											
Eating and drinking places, excluding formula fast food establishments	NP	NP	NP	P	P	P	NP	P	P	P	
Formula fast food	NP	NP	NP	NP	SP	SP	NP	NP	P	NP	

**Comment [PB4]:** Relocated to be under "Indoor and outdoor recreation..."

**Comment [PB5]:** Per KP – Delete – Duplicate of uses under Industrial Uses

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PRINCIPAL USE	DISTRICT											
	R-AG	PR	R-LB	BVB	CH	CHA	LIB	UGB	BLI	PRM		
establishments without "drive-thru" facilities												
Formula fast food establishments with "drive-thru" facilities	NP	NP	NP	NP	SP	SP	NP	NP	SP	NP		
<b>MUNICIPAL AND COMMUNITY FACILITIES</b>												
Town Hall or other municipal building	<u>SPSP</u>	NP	NP	P	P	P	NP	P	P	NP		
Public Works Department and garage	<u>SPSP</u>	NP	NP	<u>SPP</u>	<u>SPP</u>	<u>SPP</u>	NP	<u>NPP</u>	P	NP		
Police Station	<u>SPSP</u>	NP	NP	<u>SPP</u>	<u>SPP</u>	<u>SPP</u>	NP	P	P	NP		
Fire Station	<u>SPSP</u>	NP	NP	<u>SPP</u>	<u>SPP</u>	<u>SPP</u>	NP	P	P	NP		
Library	<u>SPSP</u>	NP	NP	P	<u>SPP</u>	<u>SPP</u>	<u>PNP</u>	P	P	NP		
Church or other religious purpose	P	P	P	P	P	P	P	P	P	P		
U.S. Post Office	P	P	P	P	P	P	P	P	P	P		
Town outdoor recreation facility and any other outdoor non-commercial recreation use	SPS	NP	NP	P	<u>SPP</u>	<u>NPP</u>	NP	NP	P	P		
Non-profit recreational facility	SPS	NP	NP	SP	SP	SP	NP	SP	SP	SP		
Cemetery, municipal or private	SPS	NP	NP	NP	NP	NP	NP	NP	<u>SPNP</u>	NP		
<b>EDUCATIONAL USES</b>												
Educational purpose which is religious, sectarian, non-denominational, public, or non-profit	P	P	P	P	P	P	P	P	P	P		
<b>EDUCATIONAL USES (cont.)</b>												
Educational purpose which is operated for profit	P	P	P	P	P	P	P	P	P	P		
Preschool/child care facility	P	NP	NP	P	NP	P	NP	P	SP	P		
<b>INDUSTRIAL USES</b>												
Research offices or establishments devoted to research and development	NP	NP	NP	NP	P	P	P	NP	P	P		

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PRINCIPAL USE	DISTRICT											
	R-AG	PR	R-LB	BVB	CH	CHA	LIB	UGB	BLI	PRM		
activities												
Corporate headquarters or office park	NP	NP	NP	NP	P	P	NP	NP	P	NP		
Offices for general construction, landscaping, or similar contractors, with open storage of related supplies, equipment, or vehicles, and structures for storing such items	NP	NP	NP	NP	SP	SP	NP	NP	P	NP		
Non-retail bakery	NP	NP	NP	NP	NP	NP	NP	NP	P	NP		
Retail sale of goods manufactured on premises	NP	NP	NP	NP	NP	NP	NP	NP	P	P		
Printing/publishing	NP	NP	NP	NP	NP	NP	NP	NP	P	NP		
Services to industry, including environmental and maintenance	NP	NP	NP	NP	NP	NP	NP	NP	P	NP		
Light fabrication and repair, including but not limited to welding, carpentry, pipe/duct fabrication	NP	NP	NP	NP	NP	NP	P	NP	P	P		
Machine shops	NP	NP	NP	NP	NP	NP	P	NP	P	P		
Temporary construction trailer	P	P	P	P	P	P	P	P	P	P		
Small wind energy system accessory to principal use as provided for in Article X	P	P	P	P	P	P	P	P	P	P		
<b>INDUSTRIAL USES (cont.)</b>												
Light manufacturing	NP	NP	NP	NP	NP	NP	P	NP	P	P		
Food processing and distribution	NP	NP	NP	NP	NP	NP	NP	NP	SP	SP		
<b>INDUSTRIAL USES (cont.)</b>												
Seafood processing and distribution	NP	NP	NP	NP	NP	NP	NP	NP	SP	NP		
<del>Seafood handling/distribution</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>SP</del>		
Electric power generation/distribution	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS		

**Comment [PB6]:** Moved from Marine Uses to put similar uses together

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PRINCIPAL USE	DISTRICT										
	R-AG	PR	R-LB	BVB	CH	CHA	LIB	UGB	BLI	PRM	
Natural Gas distribution facilities	NP	NP	NP	NP	NP	NP	NP	NP	SP	NP	
Large wind energy facility as provided for in Article V	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Wind monitoring or meteorological tower	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Water and wastewater systems <u>(not Town Owned)</u>	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Landfills and open dumps as defined in 310 CMR 19.006	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Open storage, except where otherwise noted	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
<del>Open storage of raw materials, finished products, or construction equipment and structures for storing such equipment</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>SP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>SP</del>	<del>NP</del>
<del>Open storage of raw materials, finished products, or construction equipment and structures for storing such equipment as an ancillary use to the primary use.</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NPSP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NPSP</del>	<del>P</del>	
<b>INDUSTRIAL USES (cont.)</b>											
Mining or quarrying	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Hazardous material storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Laundry/dry cleaning plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Processing and treating of raw materials not enclosed, including but not limited to operations such as grading, drying, sorting, crushing, grinding, and milling	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Trash Transfer Stations	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

**Comment [K7]:** Should be permitted if Town owned

**Comment [PB8]:** Moved from Wholesale Uses to be next to similar use.

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PRINCIPAL USE	DISTRICT										
	R-AG	PR	R-LB	BVB	CH	CHA	LIB	UGB	BLI	PRM	
<b>WHOLESALE &amp; TRANSPORTATION USES</b>											
Bus terminals and/or railroad passenger stations and any other passenger transportation services	NP	NP	NP	NP	P	NP	NP	NP	P	NP	
Misc. transportation services, including, but not limited to, taxi, van, limousine, and ambulance service and similar "for hire" vehicles	NP	NP	NP	NP	SP	NP	NP	NP	P	NP	
Commercial parking	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	
Wholesale trade, warehousing and distribution	NP	NP	NP	NP	SP	SP	NP	NP	SP	NP	
Truck terminal	NP	NP	NP	NP	SP	NP	NP	NP	SP	NP	
Truck and bus maintenance facilities	NP	NP	NP	NP	SP	NP	NP	NP	SP	NP	
Heliports	SP	NP	NP	NP	SP	SP	NP	NP	SP	NP	
Airport and landing strip	SP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
<del>Open storage of raw materials, finished products, or construction equipment and structures for storing such equipment</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>SP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>SP</del>	<del>NP</del>	
<b>MARINE USES</b>											
Boat sales/service/storage/rental	NP	NP	NP	NP	NP	NP	NP	NP	P	P	
Water transport of goods and people	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	
Marine equipment sales	NP	NP	NP	NP	NP	NP	NP	NP	P	P	
Marine repair services	NP	NP	NP	NP	P	P	P	NP	P	P	
Boat parts and accessories	NP	NP	NP	NP	NP	NP	NP	NP	P	P	

**Comment [PB9]:** Relocated to Industrial Uses adjacent to similar use

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PRINCIPAL USE	DISTRICT											
	R-AG	PR	R-LB	BVB	CH	CHA	LIB	UGB	BLI	PRM		
manufacturing												
Boat building and repair	NP	NP	NP	NP	NP	NP	NP	NP	P	P		
<del>Seafood handling/distribution</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>SP</del>	
Commercial fishing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	
Marina and related uses including gasoline uses and sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	
Wholesale trade, warehousing and distribution as an ancillary use to the primary use	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	
<del>Open storage of raw materials, finished products, or construction equipment and structures for storing such equipment as an ancillary use to the primary use</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>P</del>	
<b>MARINE USES (cont'd)</b>												
<del>Retail/service kiosk automated teller machine as an ancillary use to the primary use</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>P</del>	
<del>Sales by vending machines as an ancillary use to the primary use</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	<del>P</del>	
<b>AGRICULTURAL USES</b>												
Agriculture, horticulture and floriculture (See Note 1 below)	P	NP	P	NP	P	NP	P	NP	P	NP		
Commercial forestry and growing of all vegetation	P	NP	P	NP	P	NP	P	NP	P	NP		
Greenhouse or stand for retail sale of agricultural or farm products raised locally	P	NP	P	P	P	P	NP	P	P	NP		
<b>RESIDENTIAL USES</b>												

**Comment [PB10]:** Moved to be adjacent to similar use

**Comment [PB11]:** Moved to be adjacent to similar use

**Comment [PB12]:** Moved to be adjacent to similar use

**Comment [PB13]:** Moved to be adjacent to similar use



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PRINCIPAL USE	DISTRICT										
	R-AG	PR	R-LB	BVB	CH	CHA	LIB	UGB	BLI	PRM	
Hotels and Motels	NP	NP	NP	NP	P	P	NP	NP	P	SP	
Single Family Residence	P	P	P	P	NP	NP	P	P	NP	P	
Two Family Residence	P	NP	P	P	NP	NP	P	P	NP	P	
A single family residence as an accessory use for the owner of or the security personnel employed by the commercial enterprise located thereon	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	
Structures customarily accessory to single family residences	P	P	P	P	NP	NP	<u>SPP</u>	P	NP	P	
<u>Multi-Family dwelling</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Multi-family dwellings, up to a limit of four units	NP	NP	NP	SP	NP	NP	NP	SP	NP	NP	
<u>Multi-family dwellings, five units or more</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Accessory apartment - attached	P	P	P	P	NP	NP	P	P	NP	P	
Accessory apartment - detached	SPA	SPA	SPA	SPA	NP	NP	SPA	SPA	NP	SPA	
<b>RESIDENTIAL USES (cont'd)</b>											
Bed and Breakfast establishment	SPS	NP	NP	SPS	NP	NP	SPS	SPS	NP	SPS	
Dormitory: resident, fraternity, or sorority	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Mobile homes and trailers for temporary residency	P	P	P	P	NP	NP	P	P	NP	P	

Notes:

1. Notwithstanding the above Table of Use Regulations, nothing in this By-Law shall prohibit or restrict the use of land or structures in any district for agriculture, horticulture, and floriculture on any parcel of five (5) acres or more, in accordance with MGL Chapter 40A, Section 3.
2. See District Specific Applicable Regulations above for additional regulations pertaining to each Use District.

3. See Article IV – Regulations of Overlay Districts for use regulations pertaining to zoning overlay districts, including Water Supply Protection, Wireless Communications, Plum Island, Flood Zone, and Adult Entertainment.
4. See Article V – Special Permits General for regulations pertaining to Bed and Breakfast Establishments and Large Wind Energy Facilities.