58

ATTACHMENT C - FORM-BASED REZONING AMHERST ZONING BYLAW SECTION 3.3: USE CLASSIFICATION

NOTES:

- Y = Yes. The use is permitted by right in that Zoning District
- N = No. The use is not permitted in that Zoning District
- SPR = The use is permitted by right with a Site Plan Review (See Section 11.2)¹
- SP = The use is permitted with a Special Permit, by the Zoning Board of Appeals (See Section 10.3)
- SPP = The Use is permitted with a Special Permit, by the Planning Board (See Section 10.3)
- () = The use, if located within the Aquifer Recharge Protection District (ARP) shall be subject to the code designation within the parenthesis.

										Zonir	ng Distr	<u>icts</u>						
Bylaw			R-O, R-	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	сом	OP	ш	PRP	FPC	NAVC	AC
Number	Land Use Classifications	Standards & Conditions	LD	K-IN	K-VC	K-G	K-F	B-G	D-L	B-VC	D-IN	COIVI	OP	"	PKP	FFC	NAVC	AC
SECTION	EXTENSIVE USES						•							•				
3.31																		
3.310	Forestry and the harvesting of forest products.		Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ
3.311	Orchard, market garden, nursery, or other use of land for commercial or other agricultural production.		Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ
3.312	Salesroom or farm stand for the sale of nursery, garden or other agriculture produce (including articles of home manufacture from such produce).	Class I and Class II farm sta of the property annually g				. ,		•							products	produced	I d from the agi	ricultural us
	3.3120 Class Farm stand	For produce grown during such products for sale, bas without regard to seasons the facility is located, and land, other than that on w nursery stock and the sale 40A, Sec. 3, as amended.	sed on eit , at least : at least a hich the f	ther gross 25% of sun addition facility is	s sales dolla ich product nal 50 perc located, us	ars or vol ts for sale ent of su ed for th	ume, hav e, based o ch produ e primary	e been pr on either g cts for sa purpose	oduced by gross annuale, based u of comme	the owner al sales or a pon either cial agricul	or lessee innual vo gross anr ture, aqu	of the land lume, have nual sales of aculture, s	d on whice been pr or annual silvicultur	ch the fac oduced b volume, e, horticu	ility is loca y the owr have beer Ilture (inc	ated. For er or less produce luding the	produce generate of the land of the land of the land of the land of the growing and	erated I on which usetts on keeping of
	3.3121 Class II Farm stand	For produce grown during products for sale shall be pale, based on either gross such products for sale, bas primary purpose of comm whether by the owner or l	oroduced sannual s sed upon ercial agr essee of t	by the or cales or an either gro iculture, the land o	wner or les nnual volur oss annual aquacultur on which th	see of th me, have sales or a e, silvicul e facility	e land on been pro annual vo Iture, hor is locate	which the duced by lume, hav ticulture (d or by an	e facility is the owner we been pro including to other.	located. For lessee of oduced in Manager 19 and 19	or produc of the land Massachus and kee	e generated on which setts on la	ed withou the facili nd, other	ut regard i ity is loca that that ck and the	to season: ted, and a on which sale ther	s, at least t least an the facili eof), flori	15% of such p additional 50 ty is located, culture or viti	oroducts fo percent of used for the culture,
3.313	Commercial poultry or livestock farm, or the raising of pets for gainful purposes.		Y	N	N	N	N	N	N	N	N	N	N	SP	N	SP	SP	SP
3.314	Reservation, wildlife preserve, or other conservation use.		Υ	Υ	Υ	Υ	Υ	Y	Y	Υ	Υ	Υ	Υ	Υ	Υ	Υ	γ	Υ
3.315	Outdoor recreational use		SP	SP	N	N	N	SP	SP	SP	N	SP	N	N	N	SP	SPR	SPR
		Any structure shall be acco In the NAVC and AC Distri for the purpose of passive	cts, outd	oor recre	ational act	ivities sh	all includ	le playgro	ound, sport		•		, swimm	ing pools,	fitness co	ourses, tr	ails and simil	ar facility
3.316	Surface water impoundment, flood retention ponds, or other surface	•	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SPR	SP	SP

Bylaw Number	Land Use Classifications	R-O, R-LD R-N R-VC R-G R-F B-G B-L B-VC B-N COM OP LI PRP FPC NAVC	AC
		Any use proposed under this section shall abide by all applicable local, state, and federal regulations governing environmental, flood-related, structural, and safety aspects of proposed use and its associated structures and site alterations, and all applicable permits governing dams and surface water impoundments shall be obtained and maintained Failure to abide by said regulations or to obtain and keep current all required permits shall result in the voiding of any permit issued under this section and shall be considered under Section 11.4 of this Bylaw.	d as current.
3.317	Commercial greenhouse	SP SP N N N SP SP SP N SP N SP N N S PR	SPR
SECTION 3.32	RESIDENTIAL USES	See Article 4 for Cluster Development, Planned Unit Residential Development and Open Space Community Development.	
3.320	One family detached dwelling	Y Y Y N N N N N N N N N N N N N N N N N	N
3.321	Two family detached dwelling	SP (N) SP (N) SPR SPR N N N N SPR N N N N N N	N
		In all districts, the Special Permit Granting Authority or Permit Granting Board, as applicable, shall apply the provisions of Sections 3.2040 and 3.2041 to any construction, renexpansion resulting in the creation of a new two-family detached dwelling or the addition of a single new dwelling unit to an existing single family residence such that a two-fadetached dwelling is created.	amily
3.322	Town House	N N SP SP N SPR SP SP N N N N N N SP Each building shall be separated from other such buildings by a minimum of twenty (20) feet, and have no more than ten (10) dwelling units.	SP
		The building(s) shall be connected with the public sewer system prior to occupancy, and its lot, if in a Residence District, shall fall within one of the following areas: 1) areas cheavily traveled streets, 2) areas close to business, commercial, and educational districts, or 3) areas already developed for multi-family use.	lose to
		In the NAVC District, the following provisions shall apply: 1) town houses are not permitted on the portion of any lot fronting on Sunderland Road to a depth of 100 feet, 2 house developments proposed on Cowls Road are not intended to occupy significant continuous segments of street frontage to the exclusion of other uses, but instead to to a village center streetscape composed of and providing a balanced mix of diverse uses, 3) town houses shall include a balanced mix of 1-bedroom, 2-bedroom, and 3-be types.	contribute
		A management plan, as defined in terms of form and content in the Rules and Regulations adopted by the Permit Granting Board or Special Permit Granting Authority, shall be an integral part of any application made under this section. All dimensional regulations in Article 6 shall be observed. In all districts, the Permit Granting Board or Special Perman Authority shall apply the provisions of Sections 3.2040 and 3.2041 to any construction, renovation, or expansion resulting in the creation of new dwelling units under this sections.	mit Granting
3.323	Apartments	N N SP SP N SPR SP SP N N N N N SP	SP
		The site or lot upon which one or more apartment buildings are proposed shall be located: 1) close to a heavily traveled street or streets, 2) close to a business, commercial or district, or 3) in an area already developed for multi-family use.	r educationa
		Each building shall have no fewer than 3, nor more than 24 dwelling units. Each building shall be connected to the public sewer system prior to occupancy. Dimensional regul Article 6 shall be observed. In addition, the following requirements shall apply:	lations in
		<u>District</u> <u>Add'l Side/Rear Yards per Floor</u> <u>Floor Area Ratio</u> <u>Minimum</u> R-G 2 ft.	
		B-I 2 ft. B-VC 2 ft.	

NOTE: "Minimum Landscaped or Natural Open Space" shall include (a) those portions of the lot devoted to plantings, including lawns and grass areas (b) wooded land, and pedestrian-oriented paved or unpaved areas devoted to social or recreational use in common by the residents of the building or complex provided that such areas are kept essentially open to the out-of-doors and are at ground level.

40%

Specifically excluded from this definition are those areas devoted to parking, access, and service drives.

Proposed FBC Zoning Amendments 59

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Bylaw				R-O, R- LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	сом	ОР	LI	PRP	FPC	NAVC	AC
Number	Land Use Classifications		Standards & Conditions			-611	-1 1)						- i 4 h - u - i d	f C d	and annual Da			0 fo at avecant	ahawa tha
			In the NAVC District, the fo ground floor in combinatio continuous segments of str uses, 3) apartments shall in	n with coreet fron	ommercial tage to the	uses as d exclusio	allowed for allowe	or in Sec r uses, b	tion 3.32 ut instea	5, 2) apartm d to contrib	ent devel ute to a vi	opments Ilage cen	proposed ter street	on Cowls	s Road are nposed o	e not inte	nded to o	ccupy signific	ant
			No more than 50% of the to Regulations adopted by the Permit Granting Board or Sp of new dwelling units under	Permit (pecial Pe	Granting Bo ermit Granti	ard or S	pecial Per	mit Grar	ting Auth	ority shall b	e included	d as an int	egral par	t of any ap	pplication	under thi	is section.	In all district	s, the
3.324	Subdividable/Converted Dwellings 3.3240 Subdividable Dwelling (See Section 12.33, Definitions)			SP (N)	SP (N)	SP	SP	N	SP	SP	SP	SP	N	N	N	N	N	SP	SP
	,	1.	A subdividable dwelling sha single family dwelling. The		•				-										
		2.	A subdividable dwelling sha Table 3 (Dimensional Regul		-	•				•	-				lowed und	ler the Sp	ecial Perm	nit. All require	ements of
		3.	At least one of the dwelling	units sh	all be and s	hall rem	ain owne	r-occupie	ed, which	requiremer	nt shall be	made a c	ondition	of any Spe	cial Perm	ıt issued ι	under this	section.	
		4.	This use shall not be permit	tted in th	ne Aquifer R	echarge	Protectio	n (ARP)	or Waters	hed Protect	ion (WP) o	overlay di	stricts.						
		5.	Prior to issuing a Special Pe and the non-residential use									ial Permit	Granting	; Authority	y shall find	I that the	proposed	multiple dwe	lling use
		6.	A subdividable dwelling sha a lot serviced by a septic sys								Granting A	uthority r	nay autho	orize the c	onstruction	n of a tw	o-family s	ubdividable d	welling on
		7.	A management plan as defi management plan shall be e within a subdividable dwell changes in circumstances p and the extent to which the notice, parties in interest as	subject to ing, whice ertinent e manage	o review an ch review sh to said mar ement plan	id reappi nall be m nagemen should b	roval at a nade a cor nt plan tha ne modific	public he ndition of at have of ed as a re	earing hel fany Spec ccurred fi sult. Not	d by said Au cial Permit is rom the tim ice of hearii	ithority pr ssued unde e of issuar ng shall be	ior to the er this sec nce of the provided	issuance ction. The Special P I in accore	of a build e sole purp ermit or a dance with	ling permi pose of sa any subsec h Mass. G	it to increation in the increase in the increa	ase the nu shall be the iew pursua Chapter 4	mber of dwel he considerat ant to this red OA. In addit	ling units ion of any juirement,
			A landscape plan appropria Subdividable dwellings in the use of occupants: R-N R-O, R-LD	ne R-O, R		N distric				ng minimum	areas of u	ısable op	en space	per dwelli	ing unit or	ા the sam	e lot as sai	id dwelling ur	its, for the
		10.	Provided all other requirem				e dwelling	shall be	eligible f	or subseque	ent procee	dings in a	ccordanc	e with Sec	ction 3.32	41 (Conve	erted Dwe	lling) of this b	ylaw.
		11.	For a subdividable dwelling Planning Board. For all other												e Special P	ermit Gra	anting Autl	hority shall be	e the
	3.3241 Converted Dwelling (See Section 12.07, Definitions)			SP (N)	SP (N)	SP	SP	N	SPR	SP	SP	SP	N	N	N	N	N	SP	SP
		1.	An existing residence, a stru			n existin	g residen	ce, or a c	letached	structure, m	nay be con	verted in	to a dwel	ling unit o	r units pro	ovided all	other zon	ing requirem	ents which
		2.	would apply to converted of A conversion of a structure and shall not exceed 6 in the not be permitted.	shall not	t exceed the			_						_					

Bylaw Number	Land Use Classifications		Standards & Conditions	R-O, R	R-N	R	-VC R-G	R-F	B-G	B-L	B-VC	B-N	сом	1 OP	LI	PRP	FPC	NAVC	AC
		3.																	
		4.	There shall be no significan alteration does not substar conversion shall not be per	tially ch															
		5.	The proposed conversion s district, shall either: a) be b) be from one to two units	hall be s located	in an ar	ea that	is close to he	avily trave	eled stree	ts, close to l	ousiness,	commerc	ial and e	educational	districts,	or already	develop	ed for multi-f	
		6.	The dwelling units shall be allow an increase from one									uthorize,	with the	approval o	f the Boa	rd of Heal	th, the co	onversion of a	structure to
		7.	The Zoning Board of Appea additional unit, only if it fir	ls may r	nodify t	he dim	ensional requ	irements	of Table 3	3, to, one tin	ne only fo		cel, allow	v a conversi	on under	Section 3	.3241 tha	it would add c	ne
		8.	No detached structure shall	l be con	verted u	under t	he provisions	of Section	າ 3.3241 ເ	unless it has	an exterio	r footpri	nt of at l	east 500 sq	uare feet.				
		9.	A management plan as defi	ned in t	he Rule	s and R	Regulations ad	opted by	the Zonin	g Board of A	Appeals, sl	nall be in	cluded as	s an integra	part of a	ny applica	ation.		
		10.	A landscape plan appropria	te for th	ne proje	ct shall	l be included i	n the appl	ication.										
		11.	Converted dwellings in the R-N district shall provide a								of usable	open spa	ice per di	welling unit	for the u	se of occu	pants. C	onverted dwe	llings in the
3.325	Building containing dwelling units in combination with stores or other permitted business or commercial uses.			N	N	:	SP N	N	SPR	SPR	SPR	SPR	SPR	N	N	N	N	SPR	SPR
			application made under thi authority authorized to act to commercial uses, or 2) a as applicable, with respect In the Commercial (COM) D gross floor area on the first In the NAVC District, within required, are allowed on the floors, whether for storage	under to total Gifto the side side side side side side side sid	his secti FA great ite and p here sha nall be as set 100 fe and floor.	ion of t ter than potenti all be no ssociat seet of s	the bylaw shall in six thousand ial conflicts be no dwelling united with or inc	be require (6000) squeen the ts, nor podental to pth on Su	red where quare feet e resident rtions the , whether	ever propose c, or 3) six (6 ial and com- ereof other t for storage	ed residen) dwelling mercial us than entric or other p	tial uses units. The (s). es thereto ourposes the dwe	above the proposition of as required, the residual of the resi	ne first floor used use sha uired, on the dential uses	exceed: Il meet the first floors on upper	1) a total ne criteria or. No mo r floors.	GFA grea of Section of Section of Section of Section of Section of Section 1 of Sec	ter than the an 10.38 or Second percent (10 or nentries ther	rea devoted tion 11.24, %) of the
3.326	Fraternity or Sorority building, social dormitory, or similar use related to Amherst College, Hampshire College, or the University of Massachusetts.			N	N		N N	SPR	N	N	N	N	N	N	N	N	N	N	N
	<u> </u>		The building shall be conne	cted to	the pub	lic sew	er system prio	r to occu	pancy. Its	lot shall fall	within or	e of the	following	g areas:					
			Areas close to heavily	travele	d street	s; area	s close to busi	ness, com	mercial,	and education	onal distri	cts; areas	already	developed	for multii	family use			
			A management plan, application made und			rms of	form and con	ent in the	Rules an	d Regulatio	ns adopte	d by the	Permit G	ranting Aut	hority sha	all be inclu	ıded as aı	n integral part	of any
3.327	Overnight lodging 3.327.0 Hotel or Motel		The building shall be conne streets; areas close to busin			ublic se								N II within one	N e of the fo	N ollowing a	N reas: area	SP as close to hea	SP vily traveled
			In the B-N District, only hot	el or mo	otel uses	s with I	odging rooms	on 2 or m	ore floor	s shall be pe	ermitted.								

Bylaw			R-O, R- LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	сом	ОР	LI	PRP	FPC	NAVC	AC
Number	Land Use Classifications	Standards & Conditions																
		The Zoning Board of Appe hotel or motel.	als may al	llow a res	staurant as	a secono	d Principal	use, alo	ng with hote	el/motel-re	elated ret	ail and cor	nsumer	services as	accessory	y uses, un	der a Special	Permit for a
		A management plan, as de	efined in t	erms of f	orm and co	ntent by	y the Rule	and Re	gulations ad	opted by t	he Zoning	Board of	Appeals	shall be pa	art of any	applicati	on made unde	er this
		section.																
	3.327.1 Inn		N	N	N	N	N	SPR	SP	SP	SPR	SP	N	N	N	N	SPR	SPR
		In the COM District, Inns s	hall be all	owed on	ly in those	areas wh	nich are al	so within	the bounda	aries of Na	tional His	toric Regis	ster Dist	ricts.				
		The Zoning Board of Appe management plan, as defi							-									
	3.327.2 Hostel		SP	SP	SP	SP	SP	SPR	SP	SP	SPR	SPR	N	N	N	N	SP	SP
		The building shall be conn The hostel shall be within					' '											
		The owner or manager of	•	Ü	•													
		There shall be no separate held at the hostel.	cooking	facilities	in guest roo	oms. Me	eals may b	e provid	ed to hostel	lodgers ar	nd to othe	er persons	attendi	ng schedule	ed educat	tional eve	nts sponsored	l by and
		In the R-G, R-N, R-O and R 4 beds.	-LD Distri	cts, a hos	itel may pro	ovide up	to 20 bed	s. In all o	districts whe	ere the use	is allowe	d, a minin	num of 2	20 percent	of hostel	beds shal	l be in rooms	containing 2-
		Secure bicycle parking and	d/or stora	ge shall b	e provided	, with a	total capa	city equa	al to or exce	eding the r	number of	f parking s	paces re	equired for	vehicles.			
		A management plan, as de section.	efined in t	erms of f	orm and co	ntent in	the Rules	and Reg	gulations add	pted by th	ne Zoning	Board of	Appeals	, shall be pa	art of any	applicati	on made unde	er this
3.328	Congregate housing for the elderly and disabled. (See Section 12.06, Definitions)		N	N	SP	SP	N	N	N	SP	SP	SP	N	N	N	N	SP	SP
	Section 12.00, Definitions)	The minimum lot area sha system prior to occupancy already developed for mu	. Its lot sl	hall fall w	,		. ,					•		•				
3.329	Lodging or boarding house		N	N	SP	N	N	SPR	SP	SP	SP	SP	N	N	N	N	SP	SP
		In the <i>NAVC, AC,</i> B-VC, B-provisions of Article 7, Sec	tion 10.3	8 and this	s section. I	n the R-\	VC District	, a lodgir	ng or boardi	ng house s	hall let or	sublet no	more t	han a total	of 7 room	ns.		
		There shall be no separate	cooking	facilities.	Meals ma	y be pro	vided to lo	odgers/b	oarders/roo	mers, but	not to me	mbers of	the gen	eral public	not lodge	d at the e	stablishment.	
		The owner or manager of	the lodgir	ng or boa	rding house	e shall re	eside on th	e premis	ses.									
		Where a lodging or boardi	-				-	-			-			-				
		The building shall be conn Board of Appeals shall be							ment plan, a	as defined	in terms (of form an	d conte	nt in the Ru	iles and R	Regulatior	is adopted by	the Zoning
3.3290	Live-Work Use		N	N	SP	N	N	SP	SP	SP	SP	N	N	N	N	N	SP	SP
		A live-work residential use allo																

A live-work residential use allows permitted business, professional, trade or micro-industry uses whose employees, customers, clients or patrons visit the premises to co-occur within a single residential structure or within a connected or separate detached structure on the same lot as the residence of the owner(s) or proprietor(s) of the business, profession, or trade and their household. Live-work units or lots uses may be permitted in designated zoning districts provided that the following standards are met:

- 1. Live-work units or lots uses shall only contain consist of an one (1) allowed residential use under Section 3.32 co-occurring in combination with an one (1) allowed use under Section 3.31 (Extensive Uses), Section 3.33 (Institutional Uses), Section 3.35 (Retail, Business and Consumer Uses), and Section 3.37 (Research and Industrial Uses). No stand-alone residential or non-residential uses shall be permitted, except that the Special Permit Granting Authority may grant a Special Permit for one (1) additional dwelling unit, where the Authority determines that the unit will be occupied by a household containing one (1) or more employees of the non-residential use.
- 2. Live-Work units shall only be permitted in structures with street level access
- 3. A minimum of one person who owns or is the proprietor of a co-occurring workplace the non-residential use shall occupy the live-work unit or lot as their primary place of residence

62

4. At any given time, the non-residential use shall employ no more than four (4) persons who are not also residents of the premises.

Bylaw			R-O, R-	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	сом	OP	LI	PRP	FPC	NAVC	AC
Number	Land Use Classifications	Standards & Conditions																
	5. 6.	No business storage or wa Equipment and processes vibration, glare, fumes, oc	involved	with the	non-reside	ential use	shall be	operate	d so as to re	asonably _i	orotect a	djoining p	•		-	etrimento	ıl or offensive	? noise,
3.33 3.330	Non-profit Uses 3.330.0 Non-profit educational institution, including any educational use on land owned or leased by the Commonwealth or any of its agencies, subdivisions, or bodies politic, or by a religious sect or denomination.		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
	3.330.1 Non-profit human service use.	See Section 2.04 and 3.21 Uses under this section material facilities used as staging and														SP rom the p	SP premises, inclu	<i>SP</i> uding
		A use under this section m distribution of food and clo Other uses, such as retail s them clearly accessory and Non-profit human service	othing, praiseles, head incident	rovision on the services tal to the	of meals, an es, persona principal n	nd/or rest al care se on-profit	rooms/sl rvices, or human s	hower fa similar u ervice us	cilities. uses, may be	permitted	l, but sha	ll be opera	ated in a r					
3.331	Kindergarten, day nursery or other agency for the day		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
3.332	care of children. For-profit trade, professional, or other educational		N	N	SP	SP	N	SPR	SPR	SPR	SPR	SPR	N	N	SPR (SP)	N	SPR	SPR
3.333	institution. Church or other place of worship, parish house, rectory, or convent.		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
3.334	Not for profit library or museum.		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
3.335	Public park, playground or other public recreation		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
3.336	Medical or residential institutions. 3.360.0 For-profit hospital, sanitarium, nursing, rest or convalescent home, living care community, or other medical or residential facility.		SP	SP	SP	SP	N	SP	SP	SP	SP	N	SP	N	N	N	SP	SP
		IN the NAVC and AC Distri	cts, For-	orofit hos	pitals and	sanitariu	ms are n	ot permi	tted									
	3.336.1 Philanthropic or charitable medical or residential facility.		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
3.337	Cemetery		SP	SP	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.338	Private lodge or club	A club, civic, social, profess gainful business. The orga long-standing membership	nization															
		In the B-N District, if alcoholoshall be closed by 11:30 p.		ed as par	t of any fun	iction con	iducted o	r permit	ted by the o	rganizatior	n, the est	ablishmer	nt shall be	closed by	y 9:00 p.m	.; otherw	se, the estab	lishment
3.339	Service building or other non-academic facility related to	Owned or managed by a C								SPR ing. No ou	SPR atdoor sto	SPR orage or re	SPR epair faci l	SPR ities are	SPR permitted	SPR	SPR	SPR
3.34	GOVERNMENTAL & PUBLIC SERVICE USES																	
3.340	Utility Uses																	

Bylaw Number	Land Use	Classifications	Standards & Conditions	R-O, R- LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	сом	ОР	LI	PRP	FPC	NAVC	AC
	3.340.0	Transformer station or other energy facility or use.		SP	SP	SP	SP	SP	SP	SP	SP	SP	SPR	SP	SPR	SP	SP	SP	SP
			Excluding any office, storag	ge, or rep	air use ur	less other	wise allov	ved by th	e regulat	ions of the	district.								
	3.340.1	Telephone exchange, radio or TV station, broadcasting facility, recording studio or other communication use.		SP	SP	SP	SP	SP	SPR	SPR	SPR	SP	SPR	SP	SP	SP	SP	SP	SP
			Excluding any office, storag	ge, or rep	air use ur	less other	wise allov	ved by th	e regulat	ions of the	district.								
	3.340.2	Wireless communications facility or other similar communications use.		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

Excluding any office, storage, or repair use unless otherwise allowed by the regulations of the district.

The following standards and conditions shall apply to commercial and public wireless communication uses and facilities:

- 1. Setback & Height. Towers, antenna, antenna support structures and other vertical elements of wireless communication facilities located in a residential district or upon a property abutting a residential use shall be set back from the nearest residential lot line a distance at least equal to their height. In all districts, the height of wireless communications towers shall not exceed 125 feet above the ground. In non-residential districts, the Permit Granting Authority may allow a lesser setback or greater height if such modification provides adequate safety, promotes co-location or improves design, and will not significantly impact the character and appearance of the neighborhood. In making a request for a lesser setback, the manufacturer or qualified licensed designer shall certify that the tower is designed to collapse upon itself in the event of failure. The Permit Granting Authority may also allow lesser setbacks necessary to allow for the use of an existing structure.
- 2. Design provisions for such facilities shall include, but are not limited to:
- a. No new tower shall be used which involves a lattice construction, requires three (3) or more legs and/or requires guy wire supports.
- b. No tower or other facility structure shall contain any signs or other devices for the purpose of advertisement.
- c. The visible portions of support facilities and structures such as vaults, equipment buildings or enclosures and utilities shall be constructed out of and/or finished with non-reflective materials.
- d. All towers, antenna, antenna support structures and similar facilities shall be of neutral colors that are harmonious with, and blend with, the natural features, buildings and structures in the surroundings; provided, however, that such facilities located on the exterior of a building shall be of colors that match and/or blend with those of the building.
- e. All building-mounted facilities shall be designed and located so as to appear to be an integral part of the existing architecture of the building.
- f. All electronic and other related equipment and appurtenances necessary for the operation of any wireless communication facility shall, whenever possible, be located within a lawfully pre-existing structure or completely below grade. When a new structure is required to house such equipment, the siting, design and materials of said structure shall be harmonious with, and blend with, the natural features, buildings and structures in the surroundings.
- g. All satellite dishes shall be of mesh construction, unless technical evidence is submitted demonstrating that this requirement is infeasible. Microwave dishes are exempted from this provision.
- h. All wireless communication facilities shall be protected against unauthorized climbing or other access by the public.
- i. Whenever feasible, design and siting of towers shall avoid the need for application of Federal Aviation Administration (FAA) lighting and painting requirements. Except as required by the FAA, towers shall not be artificially lighted.
- j. Applicants shall submit eight (8) view lines shown in a one (1) mile radius from the site, beginning at true North and continuing clockwise at forty-five (45) degree intervals. Said view lines shall, to the extent feasible, be taken from existing vantage points commonly used by the public, such as public ways, buildings or facilities. The submittal shall include unaltered photographs taken from eye level (5 feet above grade) which show the existing condition of these view lines, as well as accurate scale perspective elevation drawings, computer-altered photographs or other accurate representations showing said view lines with the facility in place.
- k. Landscape plans submitted with the application shall identify all existing vegetation, shall indicate which vegetation is to be retained on-site, and shall show all proposed new vegetation and other landscape treatments.
- 3. Co-location.
- a. All new wireless communication facilities shall be co-located, to the maximum extent practicable and technologically feasible, with one or more existing wireless communication facilities, towers, buildings or other structures whose height, location and characteristics meet the needs of the proposed facility.

Bylaw			R-O, R- LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	сом	ОР	LI	PRP	FPC	NAVC	AC
Number	Land Use Classifications	Standards & Conditions																
		 b. All new wireles and other necessar 							-			•						
		can be expanded up							•		•		•					
		location of other w			-	-										,	.,	
		c. Any applicant p	roposin	g not to c	o-locate th	eir facilit	y or prop	osing to l	ocate their f	acility in a	residentia	al district	shall prov	ide writt	en eviden	ce and do	ocumentation	
		demonstrating why	it is not	feasible	for their fa	cility to b	e co-loca	ted with	existing faci	lities or sit	ed in othe	er, non-re	sidential c	listricts.				
		4. Frequencies. All te	lecomm	unication	s facilities	shall be o	perated	only at Fe	deral Comn	nunication	s Commis	sion (FCC	designat	ed freque	encies, po	wer leve	ls and standar	ds,
		including FCC Radio Fr	. ,	•							•					· ·		
		will not be exceeded. Authority may condition															The Permit Gra	anting
		Authority may condition	on any 3	peciaire	inne grane	cu unuci	1113 30011	on upon c	i periodic so	ibiliittai Oi	certificati	1011 01 001	ipiiance v	vitii sala .	staridards	•		
		5. Repair & Upkeep. A from the property line							-							aired who	en blemishes a	re visible
		License & Permits. and governments with renewal or extension	i jurisdic	tion over	the design													
		 Removal. All struct demonstrating continuous institute, including procommunications use, removing the facility in certified by an engined cost of demolition and 	ued com ovisions the appl n the eve er, archit	ipliance w for requir icant shal ent the Bu tect or ot	vith the sta red mainte II post and uilding Cor her qualifi	andards o enance, sh submit a nmission ed profes	f the Fed nall be file bond or er conde sional re	eral Comned with the other finations the properties of the propert	nunications be Building Concial surety roperty or concorrection	Commission acceptable leems it to the Commission the Commission commission commission and the Commission commi	on, Federa ner by the e to the T have bee nonwealth	al Aviation e permit h own in an en abando n of Mass	n Adminis older. Prid amount s ned or va	tration are for to the i sufficient cant for r	nd the Amissuance of to cover nore than	nerican N of a build the cost o one year	ational Standa ing permit for of demolishing r. Said amoun	rds a wireless and/or t shall be
3.340.3	Transportation Facility 3.340.30 Railroad or bus depot or other transportation	Modifications. The standards or condition location of wireless co	ns, or tha	at their ef	fect is to p	rohibit th	e propos	ed use th	roughout th	ie Town, o	r if such n	nodificatio	n will pro					
	facility.																	
		Excluding any office, storage						-			65	con		65	65			
	3.340.31 Taxicab, limousine service and similar uses.		N	N	N	N	N	SPR	SP	SPR	SP	SPR	SP	SP	SP	N	SPR	SPR
		The operation of a taxi or lir passengers are transported passengers, or; 4) on-site ac	from or	delivered	to the sit	e, or; 2) tl	nree (3) c	r more ve	ehicles are p	hysically o								
		The operation of taxicab or on-site activity is limited to occasional minor vehicle ma	dispatch	and stor	age of no	more than	n two (2)	vehicles,	2) no vehicle									
		In the B-N District, if pick-up use shall be kept on-site at a		•	m the site	are perm	itted, the	establish	iment shall	be closed l	oy 9:00 p.	m. In tha	district, i	no more t	than three	e (3) vehi	cles associated	d with the
3.341	Airport or heliport		SP (N)	SP (N)	N	N	N	SP	SP	N	N	SP	N	SP	N	N	N	N
3.342	Governmental administration building; fire or police station.		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR
3.343	Reservoir, pumping station buildings; sewage treatment plant, or water supply use.		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SP	SPR	SPR

65

Bylaw			R-O, R-	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	сом	ОР	п	PRP	FPC	NAVC	AC
Number	Land Use Classifications	Standards & Conditions	LD															
3.344	Other governmental use not specifically listed herein.		SP	SP	SP	SP	SP	SPR	SPR	SPR	SPR	SPR	SP	SP	SP	SP	SP	SP

In the NAVC and AC Districts, uses are limited to services conducted primarily within a building. No outdoor storage or repair facilities are permitted.

3.35	RETAIL BUSINESS AND CONSUMER SERVICE USES																	
350	Retail Establishments																	
		Display & sales to be p	rimarily cond	ducted wi	thin the bu	ıilding.												
		In the B-N District, no closed by 9:00 p.m.	more than fo	ur (4) em	ployees sh	all be on-	site at ar	ny time, w	alk-up faci	lities are pe	ermitted a	as an acces	sory use	for food r	retail only	, and the	establishmei	nt shall be
		In the NAVC and AC D. combination of buildin and expanded existing provisions set forth in 1. The new or ex	ngs, single te g retail estab Sections 10.	enant spa dishment 3 of this b	ce and/or s larger th oylaw and	combina an the sq consister	tion of te uare foo nt with th	nant spac tage state ne additio	ces, shall e. ed above n nal standa	xceed 10,0 nay be peri rds and co	00 gross : mitted on nditions :	square fee ly with a s	t of floor pecial pe	area in tl	he aggre	gate. New	retail estab	lishments
		2. The intensity	of activity in	the distr	ict is not s	uch that o	allowing	the large	r use will b	e likely to	foreclose	the locati	on of oth	er needed	d neighbo	orhood-se	rving uses in	the area.
		3. The proposed function.	use will ser	ve the vill	age centei	and suri	ounding	neighbor	hood, in w	hole or in s	significan	t part, and	the nati	ure of the	use requ	ires a larg	ger size in ord	der to
		4. The building in	n which the u	use is to b	e located i	is designo	ed consis	tent with	the stando	ards set for	th in Arti	cle 16.0 w	hich resp	ect the sc	ale of de	velopmen	t in the distr	ict.
	3.350.0 Retail stores		N	N	N	N	N	SPR	SPR	SPR	SP	SPR	N	N	N	N	SPR	SPR
	3.350.1 Convenience stores for the sale of prepared and packaged food or beverage.		N	N	N	N	N	SPR	SPR	SPR	SP	SPR	N	N	N	N	SPR	SPR
		Display & sales to be p In the B-N District, no closed by 9:00 p.m.				-	site at ar	ny time, w	alk-up faci	lities are pe	ermitted a	as an acces	ssory use	for food r	retail only	, and the	establishmei	nt shall be
	3.350.2 Grocery, bakery, deli, butcher shop, fish market, caterer or similar establishment for the production and sale of food and beverage	e.	N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	N	N	N	N	SPR	SPR
		Display & sales to be p In the B-N District, no closed by 9:00 p.m.				-	site at ar	ıy time, w	ralk-up faci	lities are po	ermitted a	as an acces	ssory use	for food r	etail only	, and the	establishmei	nt shall be
351	Personal care establishments.	In the NAVC and AC D combination of buildin establishments and ex	ngs, single te	nant spa	ce and/or	combina	tion of te	nant spac	ces, shall e	xceed 5,00	0 gross so	quare feet	of floor o	rea in the	e aggrego	ate. New _l	personal car	e

- 1. The new or expanded existing use will maintain a scale of development appropriate to the district.
- 2. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.
- 3. The proposed use will serve the village center and surrounding neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to
- 4. The building in which the use is to be located is designed consistent with the standards set forth in Article 16.0 which respect the scale of development in the district.

Bylaw Number	Land Use Classifications		Standards & Conditions	R-O, R- LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	сом	ОР	LI	PRP	FPC	NAVC	AC
	3.351.0 Barber or beauty salon or similar particles.	shop, hair salon, tanning place for personal care		N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	N	N	N	N	SPR	SPR
			In the B-N District, no mor	e than fo	ur (4) em	ployees sh	all be on-	site at an	y time, a	nd the esta	olishment s	hall be cl	osed by 9	00 p.m.					
	3.351.1 Laundry or dry-c dry-cleaning or l	leaning shop, or self-service aundry.		N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	N	N	N	N	SPR	SPR
			In the B-N District, no mor on the premises may be o		. ,	. ,	all be on-	site at an	y time, a	nd the esta	olishment s	hall be cl	osed by 9	00 p.m.	No dry-cle	eaning sh	op where	the cleaning	s conduct
	3.351.2 Tailor, garment r other shop for th sale of clothing o	ne repair or manufacture and		N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	N	N	N	N	SPR	SPR
			In the B-N District, no mor	e than fo	ur (4) em	ployees sh	all be on-	site at an	y time, a	nd the esta	olishment s	hall be cl	osed by 9	00 p.m.					
3.352	Food & Drink Establishmer	ts	In the NAVC and AC Distri expanded existing Food 8 the provisions set forth in	Drink es	tablishm	ents large	r than the	square j	ootage s	tated abov	e may be p	ermitted	only with	a specia	l permit f				
			 The new or expan The intensity of a 		-			-	-				the location	on of oth	er needed	l neighbo	rhood-sei	rving uses in t	the area.
			The proposed use function.	e will serv	e the vill	age centei	r and surr	ounding	neighbor	hood, in w	hole or in s	gnifican	t part, and	the natu	ıre of the	use requi	ires a larg	er size in ord	er to
			4. The building in w	hich the u	ise is to b	e located	is designe	ed consist	ent with	the standa	rds set fort	h in Artio	cle 16.0 wi	hich resp	ect the sc	ale of dev	velopmen	t in the distric	it.
	3.352.0 Class I Restaurar or similar place.	it, café, lunchroom, cafeteria		N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	N	N	N	N	SPR	SPR
			For serving food or bevera establishment is not open in a Residence district. A n made under this section. I building shall be to persor	after 11: nanagem The mana	30 p.m., a ent plan, gement p	and any ou as defined blan shall a	tside wal in terms ddress pa	of that p of form a trons gat	ortion of nd conte hered ou	the buildin	g occupied ermit grant	by the es	stablishme I or author	nt is loca ity, shall	ted more be include	than 150 ed as an i	feet from	n any resident ort of any appl	ial dwellii lication
			In the B-N District, for a Cl building occupied by the e in concert with outdoor di	stablishn	nent shall	be located													
	3.352.1 Class II Restaura	nt or bar	For serving food or bevera where alcohol is served ar A management plan, as de The management plan sha seated at tables for the pu	nd any ou efined in t all addres	tside wal terms of f s patrons	of that po form and co gathered o	rtion of to	he buildir the pern	ng occupi nit grantii	ed by the e	stablishme authority,	nt is locat shall be i	ted 150 fe ncluded as	et or less an integ	from any ral part of	residenti f any appl	al dwellin ication m	g in a Residen ade under thi	s section.
	3.352.2 Class III Drive-up	restaurant		N	N	N	N	N	N .	N	N	N	SP	N	N	N	N	N	N
			For serving food or bever	ages out	side the b	uilding via	a drive-u	p windov	v or othe	r similar me	thod to pe	rsons ren	naining in	their veh	icles.				
.353	Theater, motion picture ho arcade or other indoor com	use, bowling alley, dance hall, imercial amusement or		N	N	N	N	N	SP	SP	SP	N	SP	SP	N	N	N	SP	SP

assembly use.

Bylaw Number	Land Use C	classifications	Standards & Conditions	R-O, R- LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	сом	OP	u	PRP	FPC	NAVC	AC
			In the Office Park District t 20% of the area shall be di defined as: premises or p amusement device shall m electronic devices.	irectly rela ortions of	ated to la premise	and uses in s where a	cluded in party mai	this secti intains fo	ion, nor s r comme	hall more tl rcial purpos	nan 20% of e six or mo	the net u re autom	iseable flo iatic amus	oor area a ement de	llowable i	n such an public or	area be s members	o used. An ar hip use. An a	cade is utomatic
3.354	Funeral est	ablishments		N	N	SP	SP	N	SPR	SP	SP	SP	SPR	N	N	N	N	SP	SP
3.355		repair shops				-												-	-
	3.355.0 F	Photographer's studio		N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	N	N	N	N	SPR	SPR
		Repair shop for household appliances, radio and television sets, or office equipment.		N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	N	N	N	N	SPR	SPR
3.356	carpenter,	oicycle mechanic, printer, blacksmith, builder, caterer, electrician, lawnmower mechanic, nter, plumber, roofer or other member of a trade.		N	N	N	N	N	SP	SP	SP	SPR	SPR	N	N	N	N	SPR	SPR
			All work and storage to be	conducte	ed within	a building	ţ.												
			All trades shop operations establishment. No operat											-		ce or nui	sance bey	ond the limits	of the
			In the B-N District, there s	hall be no	more th	an four (4	employe	es on-sit	e at any g	given time.	No operati	ons shall	be allowe	d prior to	7:00 a.m.	or after	7:00 p.m.		
3.357	Veterinary boarding of	establishment, kennel, or place for the		SP	N (N)	N	N	N	N	SP	N	SP	SPR	N	N	N	N	SP	SP
			In the NAVC, AC and B-N be no more than four (4) 6	,		,	, ,					,		or overnig	ght boardi	ng of anir	mals shall	be permitted	. There shall
3.358	c s	s Bank, loan agency, real estate, insurance or other business or professional office providing services to the public in person on the oremises.		N	N	N	N	N	SPR	SPR	SPR	SP	SPR	SPR	N	N	N	SPR	SPR
	·		In the B-N District, no driv p.m.	e-through	n facilities	s shall be p	ermitted	. There s	hall be no	o more than	six (6) em	oloyees o	n-site at a	any given	time, and	the estab	olishment	shall be close	d by 7:00
			In the AC and NAVC Distr	ricts, drive	e-through	h facilities	shall be	located to	the rea	r of the pri	nary buildi	ng.							
	r c	Technical or professional office such as architect, engineer, lawyer, financial services, or similar office providing services oredominantly by appointment to the public n person on the premises.		N	N	SP	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SP	SPR	N	SPR	SPR
			For the purposes of this se majority of customers or c appointment. Exceptions salespersons, service cont public only by appointmer	clients wh shall be d ractors (d	o are pro liscretion	ovided serv ary follow	vices in pe -up visits	erson on t by custor	he premi ners or c	ises during a lients with r	any extende egard to se	ed period rvices alr	of operat	tion (mon vided, visi	thly, quar ts by affili	terly, or a ated prof	annually) : fessionals	shall do so thr or consultant	ough prior s,
	t s	Administrative business office or similar ousiness or professional office not providing services to the general public in person on the		N	N	SP	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR
	ķ	oremises.	For the purposes of these salespersons, service cont premises. Services shall b	ractors (d	lelivery, r	maintenan	ce, etc.),	and the li	ke. No o	ffice use un	der this sec	tion shal	l advertise			•			•

Bylaw			R-O, R- LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	сом	ОР	LI	PRP	FPC	NAVC	AC
Number	Land Use Classifications	Standards & Conditions [For Sections 3.358.1 and 3		inclusivel														
		In the B-N District, there sh				mplovee	s on-site	at any giv	en time, an	d the estal	olishment	shall be o	losed by	7:00 p.m.	,			
		In the PRP District, uses un												•		, of Table	e 3, Dimensio	nal
		Regulations, when a use un	der the	se section	s is located	on a pro	operty ad	joining a	residential o	district, a n	ninimum	50-foot ur	ninterrupt	ed veget	ated buffe	r shall be	established a	and
		maintained between buildi Board determine that an in	-													-		-
		include any drives or roadw					,		,	, -	8		.,		,			· · · · · · · · · · · · · · · · · · ·
		In the R-VC District, the Zor of Article 7 and Section 10.	-							ınder Secti	ons 3.358	3.1 or 3.35	8.2 provi	ding it fin	ds that, in	addition	to meeting th	ie provisior
		1. Is located on the g	round fl	oor only,	and occupie	es no mo	ore than 5	0 percen	t of the gro	ss floor are	ea of the s	tructure,	exclusive	of storag	e space.			
		2. Shall be allowed or	•					•										
		3. Shares a property	ine with	or is adja	acent to and	other pro	operty wi	th a simil	ar use perm	itted unde	r this sec	tion or a p	roperty ir	i the B-L,	B-VC or Co	OM distri	cts.	
		4. Employs no more	han 3 p	ersons (fo	or a Section	3.358.1	office) or	5 persor	s (Section 3	.358.2) wh	no work o	n -site, ot	ner than r	esidents	of the pro	perty.		
		5. Where located in a	n existii	ng dwellir	ng, the resid	lential ch	haracter o	of the stru	icture and s	ite shall be	e maintair	ned.						
3.359	Medical or dental laboratory		N	N	N	N	N	SPR	SPR	SPR	SP	SPR	SPR	SPR	SPR (SP)	N	SP	SP
		In the B-N District, there sh	all be no	more th	an six (6) er	mployee	s on-site	at any giv	en time, an	d the estab	olishment	shall be o	losed by	7:00 p.m.				
3.360	Medical Uses																	
	3.360.0 Medical office		N	N	SP	N	N	SPR	SPR	SPR	SP	SPR	SPR	N	SP	N	SPR	SPR
		See definition under Article 12. In the R-VC District, a medical office shall be permitted only under a Special Permit as part of a mixed use under Section 3.325, and is not otherwise permitted.																
		In the B-N District, there sh	all be no	more th	an six (6) er	mployee	s on-site	at any giv	en time, an	d the estab	olishment	shall be o	losed by	7:00 p.m.				
	3.360.1 Medical group practice		N	N	N	N	N	SPR	SPR	SPR	SP 	SPR	SPR	N	N	N	SP	SP
		See definition under Article	12. In 1	the B-N D	istrict, there	e shall b	e no mor	e than eig	tht (8) empl	oyees on-s	ite at any	given tim	e, and the	e establis	hment sha	II be clos	ed by 7:00 p.r	n.
	3.360.2 Medical center		N	N	N	N	N	SPR	SPR	SPR	N	SPR	SPR	N	N	N	N	N
	0.000 0.000	See definition under Article							600	con		600	CDD					
	3.360.3 Clinic or emergency care facility	An outpatient public health	N clinic a:	N s defined	N under Artic	N le 12.	N	SPR	SPR	SPR	N	SPR	SPR	N	N	N	N	N
3.361	Auction gallery for exhibition, sale by auction, so-called		N	N	N	N	N	N	SPR	N	N	SPR	N	SPR	N	N	SPR	SPR
	"tag sales" and so-called "flea markets".																	
3.362	Shop of a potter, ceramist, sculptor, silversmith, jeweler,		N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	N	N	N	N	SPR	SPR
	lapidary, weaver, clockmaker, musical instrument maker, wood carver, graphic artist, leather worker (not including tanning or processing), candlemaker, or similar craftsperson.																	
		All work and storage to be	conduct	ed within	a building.													
SECTION	RESEARCH AND INDUSTRIAL USES																	

3.37

	I				I		1	ı	ı	I				I				
Bylaw	Land the Classifications	Standards & Canditions	R-O, R- LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	сом	OP	LI	PRP	FPC	NAVC	AC
3.370	Land Use Classifications Warehouse or other enclosed building for the storage, distribution or wholesale marketing of material, merchandise, products or equipment.	Standards & Conditions	N	N	N	N	N	N	N	N	N	SPR	N	SPR	SPR	N	SP	SP
		Such use not to be hazardo	us by rea	ason of po	otential fire	e, explosi	on, or rac	diation.										
		In the AC and NAVC Districts, the following standards and conditions for uses classified under Section 3.372 where permitted shall apply:																
	1. New buildings or expansions of existing buildings shall not exceed a total of 30,000 square feet in gross floor area with a maximum footprint of 20,000 square feet							quare feet.										
		2. New buildings and expansions to existing buildings, to the degree possible, shall orient the short axis of the building parallel to the street to maintain a building profile that is more consistent with the village centers' traditional scale.								le that is								
		3. Where feasible, build	lings the	it have a	modular fo	rm shall	create si	naller bu	ilding mass	es by off-se	etting ad	jacent por	tions of t	he buildii	ng to redu	ice the bi	ılk of the stru	cture.
		4. Where feasible, esta	blish a w	vide lands	caped bufj	fer betwe	en the s	treet and	building to	limit view	s into the	e site.						
		Where feasible, faca standards under Section frontage building that p	16.3 re	garding f	orms and n	naterials	. This po	rtion of t	he building	should be	located i	n the mos	t visible p	ortion of	the site v	vhere it c	-	
3.371	Lumber yard, fuel storage plant, contractor's yard, or other open-air establishment for the primary storage, distribution, or sale at wholesale or retail of merchandise, products or equipment.		N	N	N	N	N	N	N	N	N	SP	N	SP	N	N	SP	SP
		Salvage materials not inclu	ded. See	Section 3	.02													
3.372																		
		In the AC and NAVC Distric	ts, the fo	ollowing	standards (and cond	litions for	uses cla	ssified unde	r Section 3	3.372 wh	ere permit	ted shall	apply:				
		1. New buildings or exp	ansions	of existin	g building:	s shall no	ot exceed	a total o	f 30,000 sq	ıare feet ir	gross fl	oor area w	vith a max	ximum fo	otprint of	^{20,000} s	quare feet.	
		New buildings and e. more consistent with th			-		e degree	possible,	shall orien	t the short	axis of t	ne building	g parallel	to the sti	reet to mo	aintain a	building profi	le that is
		3. A landscaped buffer	shall be	establish	ed betwee	n the stre	et and b	uilding to	limit view	s into the s	ite.							
		4. Building facades faci under Section 16.3 Com	•			•	ding util	ized for p	ublic access	s, such as a	n office	or small re	tail/shov	vcase are	a, shall b	e designe	d to meet the	standards

3.372.0 Research and Development or Testing facility

* In those areas of the B-L District which coincide with the Research & Development (R&D) overlay district, Site Plan Review approval shall be required for uses regulated under this section. In all other areas of the B-L District, a Special Permit shall be required from the Zoning Board of Appeals.

SP (SPR*) SP

SPR

SPR

SP

Uses under this section shall include research, development and/or testing of innovative information, concepts, methods, processes, materials, or products. This shall include but not be limited to activities conducted in laboratory settings. The accessory development, fabrication, and light manufacturing of prototypes, or specialized machinery and devices integral to research or testing may be associated with these uses under the provisions of Section 5.07.

In the *AC, NAVC*, B-G, B-L, B-VC, B-N and R-VC districts, the Zoning Board of Appeals may grant a Special Permit for a research and development use, provided that it consists only of office or similar uses and meets the provisions of Section 3.359, Article 7 and Section 10.38. An exception shall be where the B-L District coincides with the R&D overlay district, in which case such a research and development use, similarly limited, shall be permitted through Site Plan Review approval.

Bylaw				R-O, R- LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	сом	ОР	LI	PRP	FPC	NAVC	AC
Number	Land Use Classi	fications	In all zones, all outdoor sto vibration, dust, fumes, or o Authority, after consultatio hazards resulting from the unless a Special Permit is g	rage of i dors tha n with t use, pro	at are a nu he Board duction o	uisance bey of Health, o or storage o	ond the lo determine f material	ot line, ar es to be u Is or wast	nd furthe induly ha te identif	r no operati zardous by ied as toxic	ons shall b reasons of or hazardo	pe permiti potential ous, flamn	ted which I fire, expl nable, or e	the Permi osion, rad explosive.	it Grantin iation, or No resea	g Board o chemical arch or te	or Special or Special or biolog sting shall	Permit Granti gical hazard, ir	ng ncluding
	manı asser softv	shing, data processing, light ufacturing, agricultural processing, light mbly including computer hardware and ware, and scientific products with ciated offices and distribution facilities.		N	N	SP	N	N	SP	SP (SPR*)	SP	SP	SPR	SPR	SPR	SPR	N	SP	SP
			In those areas of the B-L Di						•			, Site Plar	n Review a	approval sl	hall be re	quired fo	r uses reg	ulated under	this section.
			In all other areas of the B-L District, a Special Permit shall be required from the Zoning Board of Appeals. Uses under this section shall include those which involve the limited light manufacture or production, principally from previously-prepared materials, of finished products or parts. This may include processing, fabrication, assembly, treatment, and packaging of such products as well as incidental storage and distribution of such products and associated offices. These uses may also include the on-site production within enclosed structures of custom goods fabricated principally by hand through the use of hand tools and small-scale mechanical equipment.												s. These				
				Agricultural processing shall be permitted in the NAVC and AC Districts only. For the purposes of this Bylaw, any slaughterhouse, abbatoir, or processing facility for tanning, rendering, or other processing of animals or their by-products shall be permitted only in the Light Industrial (LI) District.													g,		
			No mass manufacturing, pr section, except that the on- Authority authorized to act	premise	es sale of	custom-ma	de goods	produce											
			In the R-VC District, the Zor the provisions of Sections 3 abutting residential district the Permit Granting Board radiation, or chemical or bi all operations involving suc	3.359, Ar s. No op or Speci- ological	rticle 7 an peration s al Permit hazard re	d Section 1 shall create Granting A esulting from	0.38. In a noise, vibuthority, and the use	all zones, oration, d after con , product	all outdo ust, fum sultation ion or st	oor storage of es, or odors, with the Bo orage of ma	of material that are a ard of Hea terials or v	s and equ nuisance Ilth, deter vaste ider	uipment sl beyond t rmines to ntified as t	hall be scre the lot line be unduly toxic or ha	eened from e, and furt hazardous, azardous,	om public ther, no o us by reas flammab	view, from perations son of pot le, or expl	m public ways s shall be pern ential fire, ex	and nitted which plosion,
		ufacturing, assembly and processing, ding associated offices and distribution		N	N	N	N	N	N	N	N	N	N	N	SP	SP	N	N	N
	idelii	ues.	Uses under this section sha materials, products, or pari products and associated of and conditions, as determi with any uses under this se	s. These fices. The ned by the	e uses ma nese uses	ay include p may involv	rocessing e the pro	g, fabricat duction a	ion, asse ind/or st	embly, treatrorage of vol	ment, and umes of to	packaging xic or haz	g of such p zardous, fl	products, a lammable,	as well as , or explo	incidenta sive mate	al storage erials unde	and distribut er appropriate	ion of such e safeguards
			In all zones, all outdoor sto vibration, dust, fumes or or by reason of potential fire, flammable, or explosive. V regulations.	dors, that explosion	at are a nu on, radiati	uisance bey ion, or chen	ond the lo	ot line, ar iological l	nd furthe nazard re	r, no operat esulting from	ions shall I the use, p	be permit productio	tted which on, or stora	the Permage of mat	it Grantir terials or	ng Board (waste ide	determine ntified as	es to be undu toxic or haza	ly hazardous rdous,
3.373	Removal of soil stone, or other	, sod, loam, sand, gravel, rock, quarried		SP (N)	SP (N)	N	N	N	N	N	N	N	N	N	SP	SP	SP	N	N
	stone, or other	curar products.	Any Special Permit under the	nis sectio	on issued	by the Zon	ing Board	of Appea	als shall l	oe subject to	, but not l	imited by	, the follo	wing cond	litions:				
			1. No excavation sha	ll be per	mitted be	elow the gra	ade of a ro	oad boun	ding the	property at	any point	nearer th	an 300' to	such road	d.				

2. No excavation below the natural grade of any property boundary shall be permitted nearer than fifty feet to such boundary.3. No slope created by the removal operation shall be finished at a grade in excess of the natural angle of repose of the material.

71

			R-O, R															
Bylaw Number	Land Use Classifications	Standards & Conditions	LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	СОМ	OP	LI	PRP	FPC	NAVC	AC
		4. All excavated area	as shall, ι	upon comp	letion of tl	he opera	ition, be o	covered v	vith not less	than four	inches of	loam; bro	ught to th	ne finish g	rade and	seeded in	a satisfactor	y manner.
		 Within the Flood- the natural flow patt No permit for ear the normal use of ad ways. 	ern or re th produ	duce the fl cts remova	ood storag	ge capac issued if	ity of a st such rem	ream. oval will	(1) endange	r the gene	ral public	health or	safety, or	(2) const	itute a nı	uisance, o	r (3) result in	detriment to
		A Special Permit f its discretion may gra											pon reapp	olication f	or a pern	nit, the Zo	ning Board of	Appeals, at
		In approving the i grading, seeding and removed, control of	planting	g, fencing n	ecessary f	or public	safety, n	nethods (of removal,									•
		9. The Board may re	quire sui	table bond	l or other s	security a	adequate	to assure	e complianc	e with the	provision	s of this se	ection.					
3.374	Processing of earth in connection with its authorized removal.	Such processing shall be cl		SP (N)	N the remov	N ral of ear	N th produc	N ets Itsha	N all not involv	N ve importa	N tion of sig	N enificant d	N Hantities	SP of materi	N als from (SP	N	N
		Such processing shall be co	carry sec	oridary to	the remov	ai oi cai	tii produt		an not mvor	re importa	1011 01 31	siiiicant q	darricies	or matern	ai3 ii 0iii (on the pre		
3.375	Radioactive waste storage and disposal	No burial, incineration, sto			N w-level rad	N lioactive	N wastes, t	N ransuran	N nic wastes or	N high level	N radioact	N ive wastes	N to be per	SP mitted ur	N nless a Sp	N ecial Pern	N nit is granted	N for this
SECTION 3.38	MOTOR VEHICLE RELATED USES																	
		In the NAVC District, all N	lotor Vel	hicle Relat	ed Uses ex	cept Pai	rking Faci	lities (Se	ction 3.384)	shall be lo	cated no	orth of the	Mill Rive	r and on	the west	side of Su	nderland Roo	ıd.
3.380	Automobile & truck rental		N	N	N	N	N	SP	SP	N	N	SPR	N	N	N	N	SP	N
3.381	Automotive filling station, including sales of related products and services.		N	N	N	N	N	SP	SP	SP	N	SPR	N	N	N	N	SP	N
		Limited to minor repairs, unless conducted within the building.																
3.382	Automotive salvage yard for the dismantling, storage and sale of parts for automobiles and light trucks.		N	N	N	N	N	N	N	N	N	SP	N	N	N	N	SP	N
		A buffer comprised of landscaping, natural vegetation, fencing or a combination of these shall be constructed around the perimeter of the parcel. All waste materials and storm water runoff shall be disposed of in a manner specified by the Zoning Board of Appeals. The Zoning Board of Appeals shall consult the Town Engineer, Board of Health and D.E.P. concerning the appropriate methods of disposal. All operations to be such as to confine disturbing smoke, fumes, dust, glare and noise to the premises.																
3.383	Car wash		N	N	N	N	N	N	N	N	N	SPR	N	N	N	N	N	N
3.384	Parking facilities																	
	3.3840 Commercial parking lot or parking garage 3.3841 Public parking lot or garage		N N	N N	N N	N N	N N	SP SPR	SP SPR	SP SPR	N SP	SP SPR	N SP	N SP	N SP	N N	SP SPR	SP
3.385	Establishment for repair of motor vehicles or farm equipment.		N	N	N	N	N	SP	SP	SP	N N	SPR	N N	N N	N N	N	SP	SPR SP
	* *	Not to include sale of fuel.	Limited	to minor r	epairs, un	less cond	ducted wi	thin the	building.									
3.386	Motor vehicle sales, including trucks, boats, and farm equipment.		N	N	N	N	N	SP	SP	N	N	SPR	N	N	N	N	SP	N
		For the display and sale of																
3.387	Sale of auto parts, excluding installation and repair services.	Incide cales only. In the D	N N Distric	N t there sh	N all ba na m	N	N n four (4)	SPR	SPR	SPR	SP	SPR	N oost shall	N bo closed	N Lby 0:00	N	SP	N
3.388	Sales of auto parts, including tires, batteries, mufflers, and the installation and service thereof.	Inside sales only. In the B-	N Distric	N N	N N	N N	N	SP	ses on-site a	t any time, N	N N	SPR	N N	N N	N	p.m. N	SP	N
		Inside sales only.																
3.389	Truck terminal		N	N	N	N	N	N	N	N	N	SP	N	SP	N	N	N	N

72