

**SCHEDULE B**

PRINCIPAL USE	Residential District					Business District			Office and Business Park District	Industrial District	
	R-10	R-10S	R-15	R-20	R-40	C-7.5	C-30	C-60	OP-60	IC-30	I-60
<b>RESIDENTIAL</b>											
1 Single family dwelling.....	P	P	P	P	P	---	---	---	---	---	---
2 Two family dwelling.....	P	P	---	---	---	---	---	---	---	---	---
**3 Multi-family dwelling											
a. Three dwelling units.....	S	P	---	---	---	---	---	---	---	S	---
b. More than three dwelling units (to a maximum of six dwelling units per building).....	---	P	---	---	---	---	---	---	---	S	---
c. More than three dwelling units in separate buildings (to a maximum of six dwelling units per building).....	---	S	---	---	---	---	---	---	---	S	---
d. Rehabilitation of existing structures to multi-family dwellings.....	---	---	---	---	---	---	---	---	---	S	---
**4 Town Houses.....	---	---	---	---	---	---	---	---	---	---	---
**5 Mobile Homes (see Section VI D).....	---	---	---	---	---	---	---	---	---	---	---
5 a. Mobile Home and Trailer Sales & Service..	---	---	---	---	---	---	P	P	---	S	---
**6 Mobile Home Parks (see Section VI E).....	---	---	---	---	---	---	---	S	---	---	---
**7 Boarding House .....	S	S	---	---	---	S	---	---	---	---	---
**8 Conversion of existing dwelling structure to two or multifamily dwelling.....	S	P	---	---	---	---	---	---	---	---	---
**9 Cluster residential development (see Section VI I).....	---	---	S	S	S	---	---	---	---	---	---
**11 Mixed residential/business uses where all dwelling units are above first floor level.											
a. In existing structures.....	S	S	---	---	---	S	---	---	---	S	---
b. In new development.....	---	---	---	---	---	S	---	---	---	S	---
**12 Adult Retirement Community .....	S	S	S	S	---	---	---	---	---	---	---
**13 Assisted Living Facility.....	P	P	S	S	S	P	---	---	---	---	---





**SCHEDULE B (Continued)**

PRINCIPAL USE	Residential District					Business District			Office and Business Park District	Industrial District	
	R-10	R-10S	R-15	R-20	R-40	C-7.5	C-30	C-60	OP-60	IC-30	I-60
<b>RETAIL AND SERVICE</b>											
1 Retail establishments selling principally convenient goods including but not limited to food, drugs, and proprietary stores.....	---	---	---	---	---	P	P	P	---	S	---
2 Retail establishments selling general merchandise including but not limited to dry goods, apparel and accessories, furniture and home furnishings and equipment, small wares and hardware.....	---	---	---	---	---	P	P	P	---	S	---
3 Eating and drinking places where consumption is intended to be within the building.....	---	---	---	---	---	P	P	P	S	S	S
4 Drive-thru establishments.....	---	---	---	---	---	---	P	S	---	---	---
5 Establishments selling motor vehicles and/or motor vehicle accessories and boats	---	---	---	---	---	---	P	S	---	S	---
5a Establishments selling, maintenance and/or storage of boats, farm equipment or heavy equipment and accessories.....	---	---	---	---	---	---	---	---	---	---	P
5b Establishments selling used motor vehicles requiring a Class II License issued by the Board of Selectmen	---	---	---	---	---	---	S	S	---	S	---
****6 Other retail establishments.....	---	---	---	---	---	P	S	P	---	---	---
7 Automotive repair and automobile service station (see Section VI C).....	---	---	---	---	---	---	S	S	---	S	S
8 Hotels and motels.....	---	---	---	---	---	S	P	P	S	S	S
9 Funeral establishment.....	S	S	---	---	---	S	S	---	---	S	---
****10 Other personal services.....	---	---	---	---	---	S	S	S	---	S	S
11 Medical center including accessory medical research and associated facilities..	---	---	---	---	---	P	P	P	---	P	P
12 Banks and financial institutions.....	---	---	---	---	---	P	P	P	S	S	S

**SCHEDULE B (Continued)**

PRINCIPAL USE	Residential District					Business District			Office and Business	Industrial District	
	R-10	R-10S	R-15	R-20	R-40	C-7.5	C-30	C-60	Park District OP-60	IC-30	I-60
<b>RETAIL AND SERVICE (Cont.)</b>											
****13 Miscellaneous professional and business offices and services including but not limited to medical, legal, insurance, real estate offices and other professional services .....	---	---	---	---	---	S	P	P	---	P	P
****14 Miscellaneous business and repair service	---	---	---	---	---	P	P	P	---	P	P
15 Motion picture establishment outdoor.....	---	---	---	---	---	---	S	S	---	S	---
****16 Other amusement and recreation service, outdoor.....	---	---	---	---	---	---	S	S	---	S	---
17 Motion picture establishment indoor	---	---	---	---	---	P	S	P	---	---	---
18 Amusement and recreation service, indoor	---	---	---	---	---	S	P	P	---	P	S
19 Communications and television tower including wireless communications facility.....	---	---	S	S	S	---	S	S	S	S	S
20 Commercial parking lots or structure.....	S	S	---	---	---	P	P	P	P	P	P
21 Planned Business Development.....	---	---	---	---	---	S	S	S	S	S	S
22 Commercial Guest House.....	S	S	---	---	---	S	---	---	---	---	---
23 Office park.....	---	---	---	---	---	---	---	---	P	---	---
24 Conference facilities, including guest accommodations.....	---	---	---	---	---	P	P	P	---	P	P
25 Adult Bookstore (see Section VI.O).....	---	---	---	---	---	---	---	S	---	---	---
26 Adult Cabaret (see Section VI.O).....	---	---	---	---	---	---	---	S	---	---	---
27 Adult Motion Picture Theatre (see Section VI.O).....	---	---	---	---	---	---	---	S	---	---	---
28 Adult Paraphernalia Store (see Section VI.O).....	---	---	---	---	---	---	---	S	---	---	---

**SCHEDULE B (Continued)**

PRINCIPAL USE	Residential District					Business District			Office and Business	Industrial District	
	R-10	R-10S	R-15	R-20	R-40	C-7.5	C-30	C-60	Park District OP-60	IC-30	I-60
<b>RETAIL AND SERVICE (cont.)</b>											
29 Adult Video Store (see Section VI.O).....	---	---	---	---	---	---	---	S	---	---	---
30 Marijuana Cultivator	---	---	---	---	---	---	S	P	S	S	S
31 Marijuana Research Facility	---	---	---	---	---	P	P	P	P	P	P
32 Marijuana Product Manufacturer	---	---	---	---	---	---	S	P	S	S	S
33 Marijuana Testing Facility	---	---	---	---	---	P	P	P	P	P	P
34 Marijuana Retailer	---	---	---	---	---	---	S	S	S	S	S
35 Marijuana Transportation or Distribution Facility	---	---	---	---	---	---	S	P	S	S	S
36 Medical Marijuana Treatment Center - Retail	---	---	---	---	---	S	S	S	S	S	S
37 Medical Marijuana Treatment Center - Cultivation and Processing Only	---	---	---	---	---	---	S	P	S	S	S
<b>WHOLESALE TRANSPORTATION AND INDUSTRIAL</b>											
1 Wholesale trade and distribution.....	---	---	---	---	---	---	S	S	---	P	P
2 Motor freight terminal and servicing areas..	---	---	---	---	---	---	S	S	---	P	P
3 Bus passenger terminal.....	---	---	---	---	---	P	P	P	---	P	P
4 Airport.....	---	---	---	---	---	---	---	---	---	---	---
5 Heliport.....	---	---	---	---	---	---	---	S	S	---	S
6 Other transportation services	---	---	---	---	---	S	S	S	---	S	S
7 Printing or publishing.....	---	---	---	---	---	S	S	S	S	P	P
8 Construction industry including suppliers of goods and services thereto.	---	---	---	---	---	S	S	S	S	P	P
9 Manufacturing.....	---	---	---	---	---	---	---	---	S	P	P

**SCHEDULE B (Continued)**

PRINCIPAL USE	Residential District					Business District			Office and Business		
	R-10	R-10S	R-15	R-20	R-40	C-7.5	C-30	C-60	Park District OP-60	Industrial District IC-30	I-60
<b>WHOLESALE TRANSPORTATION AND INDUSTRIAL (Cont.)</b>											
10 Warehousing.....	---	---	---	---	---	---	S	S	---	P	P
11 Removal of top soil (Town By-Laws).....	See Town By-Laws - Planning Board Duties										
12 Removal of Stone, sand, gravel, quarry...	See Town By-Laws - Planning Board Duties										
13 Processing and treating of raw earth material.....	---	---	---	---	---	---	---	S	---	S	S
14 Open storage of raw materials, finished good etc.	---	---	---	---	---	---	---	---	---	P	P
15 Storage of fluid other than water, as principle use	---	---	---	---	---	---	S	S	---	S	S
16 Research offices or establishments devoted to research and development activities.....	---	---	---	---	---	---	S	S	P	P	P
17 Hazardous Waste Facility.....	---	---	---	---	---	---	---	---	---	---	---
18 Business Park for light industry, assembly and research uses.....	---	---	---	---	---	---	---	---	P	---	---

ACCESSORY USE	Residential District					Business District			Office and Business		
	R-10	R-10S	R-15	R-20	R-40	C-7.5	C-30	C-60	Park District OP-60	Industrial District IC-30	I-60
1 Home occupation (see Section VI K).....	S	S	S	S	S	---	---	---	---	---	---
2 Private day nursery or kindergarten, provided it shall not occupy more than 30 percent of the gross floor area of the structure.....	P	P	P	P	P	---	---	---	P	---	---
3 Accessory professional office of a licensed medical or dental practitioner in an existing dwelling.....	S	S	---	---	---	S	S	S	---	---	---



**SCHEDULE B (Continued)**

ACCESSORY USE (Cont.)	Residential District					Business District			Office and Business Park District	Industrial District	
	R-10	R-10S	R-15	R-20	R-40	C-7.5	C-30	C-60	OP-60	IC-30	I-60
10.a. Accessory outside storage of recyclable beverage bottles and cans in a portable manufactured steel storage container not to exceed one such container of not more than 1,000 cubic feet in volume per lot.....	---	---	---	---	---	S	S	S	---	S	---
10.b. Accessory outside storage in a portable manufactured steel storage container for a temporary period, not to exceed 120 consecutive days per year, not to exceed one such container of not more than 2,000 cubic feet in volume per lot.....	---	---	---	---	---	S	S	S	---	S	---
11 Accessory outside storage, not within a portable manufactured steel storage container, clearly necessary to the operation and conduct of a permitted principal wholesale, transportation, industrial and/or business use, provided; it shall be screened from outside view by an enclosed solid fence or wall and gate at least 10 ft. in height or a solid wall of evergreens, when planted not more than 18 in. apart and at least 3 ft. in height, said evergreens to be of vertical habit and to be maintained; and a solid gate at least 10 ft. in height and not more than 20 ft. in width.....	---	---	---	---	---	P	P	P	P	P	P
12 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 ft. of any "R" district or within 50 ft. of any street lot line.....	---	---	---	---	---	---	---	---	S	P	P



**SCHEDULE B (Continued)**

ACCESSORY USE (Cont.)	Residential District					Business District			Office and Business	Industrial District	
	R-10	R-10S	R-15	R-20	R-40	C-7.5	C-30	C-60	Park District OP-60	IC-30	I-60
20 Newsstand, barber shop, dining room or cafeteria, and similar accessory services primarily for occupants or users thereof within a hotel, office or industrial building...	---	---	---	---	---	---	---	---	P	---	---
21 Accessory storage within a structure use for principal purpose provided that the area devoted to storage does not exceed thirty (30) percent of the total first floor gross floor area, and further provided that the storage is on the first floor only.....	---	---	---	---	---	---	---	---	P	---	---
22 <b>Wireless communications facility:</b>											
a. for a new structure.....	---	---	---	---	---	---	S	S	S	S	S
b. For an existing structure, provided that the height of the facility does not exceed the height of the existing structure at the time of the special permit application by greater than 10 feet.....	---	---	S	S	S	---	S	S	S	S	S
23 Accessory sale of motor vehicles, including trucks and emergency vehicles, by the manufacturer and/or fabricator thereof.....	---	---	---	---	---	---	---	---	---	---	P

\* Mixed uses shall allow only the following business uses; retail establishments selling convenience goods such as food, drugs, and proprietary goods; general merchandise such as dry goods, apparel and accessories, hardware, home furnishings and similar items; personal and consumer service establishments, medical, other professional and business offices including financial insurance, and real estate offices.

\*\* Must be connected to municipal water and sewer.

\*\*\* All applications for special permits or for stable permits shall have prior written approval of the Board of Health.

\*\*\*\* Uses that are classified as "other" or "miscellaneous" are at the discretion of the Zoning Enforcement Agent.