

Great Sandwich Village Location Now Available!

161 Route 6A, Sandwich, MA

- Reasonably priced, and lots of space.
- 2,700 square foot building, .86 acre lot.
- Village Business zoning ("VIL" in zoning use table)
- Ideal location for an antique shop and many other uses. Building has open rooms, oil-fired, forced hot water



If you've been waiting for the ideal historic location on Route 6A to become available – This is it!



Asking \$399,000

For more information about this opportunity contact:

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Referenced square footage and acreage and sketched outlines of the property are approximate. Buyer must verify all the information and bears all the risk for any inaccuracies.

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2200 USE REGULATIONS

No lot shall be used and no building, structure or addition to a structure shall be erected except as set forth in the Use Regulation Schedule, or as exempted by G. L. c. 40A, §6 or by the granting of special permit or variance. Symbols employed shall mean the following:

2210 Y- Permitted by-right *;

S- Uses authorized under special permit as provided for in **Section 1330**

N- Excluded or prohibited;

SA- Uses authorized under special permit as provided for in **Section 1380**

	Agricultural Uses										
	R-1	R-2	VIL (2,3)	BL-1 (2,3)	B-2	FLEX	IND	MAR (2,3)	RD	S	GD
Farm (1)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Farm Stand	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Aquaculture Operations	S	S	S	S	N	N	Y	Y	N	S	N
Brewery, Winery, Distilleries	N	S	S	Y	Y	Y	Y	Y	S	N	N

	Commercial Uses										
	R-1	R-2	VIL (2,3)	BL-1 (2,3)	B-2	FLEX	IND	MAR (2,3)	RD	S	GD
Adult Entertainment	N	N	N	N	N	S (4)	N	N	N	N	N
Animal Kennel	N	N	N	N	N	Y	N	N	N	N	N
Artist Studios	N	N	S	Y	Y	Y	N	S	S	S	N
Automotive Repair	N	N	N	N	N	SA	SA	N	N	N	N
Bank	N	N	S	Y	Y	Y	N	S	N	N	N
Beauty Salon/ Barbershop	N	N	S	Y	Y	S	N	N	N	N	N
Bed and Breakfast (5)	S	S	S	S	S	N	N	N	S	S	N
Boat/Motor Vehicle Service/Repair	N	N	N	SA	SA	SA	SA	SA	N	N	N
Boat/ Watercraft Sales, Wholesale (8)	N	N	N	N	N	Y	Y	Y	N	N	N
Boat and Watercraft Storage Building	N	N	N	N	N	S	S	Y	N	N	N
Car Wash	N	N	N	SA	SA	SA	N	N	N	N	N
Childcare Facility	Y	Y	S	Y	Y	Y	N	Y	Y	Y	N
Commercial and Charter Fishing	N	N	S	N	N	N	S	Y	N	N	N
Commercial/Recreational Marine Equipment Storage (6)	N	N	N	N	N	Y	Y	Y	N	N	N
Convenience Store, Retail	N	N	S	Y	Y	Y	N	S	N	N	N
Crematorium	N	N	N	N	N	S	N	N	N	N	N
Dry Cleaning	N	N	N	SA	SA	SA	N	N	N	N	N
Fast Food, Takeout (2)	N	N	N	Y	Y	Y	N	N	N	N	N
Funeral Home	N	N	S	Y	S	N	N	N	N	N	N
Gasoline Station	N	N	N	SA	SA	SA	SA	SA	N	N	N
Holiday Seasonal Attraction	S	S	S	S	S	S	N	S	S	N	N
Hotel/Motel	N	N	S	S	S	S	N	S	S	N	N

Major Commercial Complex	N	N	N	N	S	S	N	N	N	N	N
Major Industrial Complex	N	N	N	N	N	S	S	N	N	N	N
Marine Medical and Rehab Facility	N	N	N	N	N	N	N	Y	N	N	N
Medical Offices (21) (No surgical procedures)	N	N	S	Y	Y	Y	N	N	S	N	N
Medical Offices (21) (Outpatient surgical procedures)	N	N	S	Y	Y	Y	N	N	S	N	N
Motor Vehicle Rental Establishment	N	N	N	S	N	S	N	N	N	N	N
Motor Vehicle Sales, Wholesale (8)	N	N	N	N	N	S	N	N	N	N	N
Office, Professional	N	N	S	Y	Y	Y	N	Y	N	N	N
Other retail business or service	N	N	S	S	S	S	N	S	N	N	N
Research Laboratory	N	N	N	N	N	Y	N	Y	SA	N	N
	R-1	R-2	VIL (2,3)	BL-1 (2,3)	B-2	FLEX	IND	MAR (2,3)	RD	S	GD
Restaurant	N	N	S	Y	Y	S	N	Y	N	S	N
Retail Sales/Service, Minor	N	N	S	Y	Y	Y	N	N	N	N	N
Retail Sales/Service, Major	N	N	N	Y	Y	Y	N	N	N	N	N
Retail Sales/Service, Regional	N	N	N	N	S	S	N	N	N	N	N
Supermarket	N	N	N	Y	Y	Y	N	N	N	N	N
Tattoo/Body Art Establishment	N	N	N	N	N	N	N	S	N	N	N
Technology Business or Service	N	N	S	Y	Y	Y	N	S	N	N	N
Terminal, Bus or Rail	N	N	N	N	S	S	N	S	N	N	N
Terminal, Ferry/ Waterbus	N	N	N	N	N	N	N	Y	N	N	N
Terminal, Trucking	N	N	N	N	N	S	S	N	N	N	N
Veterinary Office or Hospital	N	N	S	Y	Y	Y	N	N	N	N	N
Warehouse Sales, Wholesale and Retail	N	N	N	N	N	S (7)	N	N	N	N	N
Industrial/Utility Uses											
	R-1	R-2	VIL (2,3)	BL-1 (2,3)	B-2	FLEX	IND	MAR (2,3)	RD	S	GD
Bulk Storage/ Warehouse (9)	N	N	N	N	N	S	S	N	N	N	Y
Contractors Yard	N	N	N	N	N	Y	Y	N	S	N	Y
Disposal and Recycling Facility	N	N	N	N	N	SA (10,11)	N	N	N	N	SA (10)
Earth Removal	N	N	N	N	N	S	N	N	N	N	N
Hazardous Waste Facility	N	N	N	N	N	SA (11)	SA (11)	N	N	N	N
Heliport	N	N	N	N	N	S	N	S	N	N	Y

Manufacturing, Light	N	N	N	N	N	Y	S	S (12)	N	N	N
Metal Plating (13)	N	N	N	N	N	SA (11)	N	N	N	N	N
Power Generation, Electrical	N	N	N	N	N	SA	SA (14)	SA (14)	N	N	N
Research laboratory, Chemical, bacteriological lab	N	N	N	N	N	SA	N	SA	SA	N	SA
Sanitary Landfill	N	N	N	N	N	SA (11)	N	N	N	N	N
Sale, Storage or Distribution of Fuel Oil or Gasoline	N	N	N	SA	SA	SA	SA	SA	N	N	N
Seafood/ Fish Processing Facility	N	N	N	N	N	Y	N	Y	N	N	N
Solar Photovoltaic Installation, Large-Scale Ground Mounted (22)	N	S	N	N	N	Y	Y	N	S	N	S
Telecommunications Facility, Wireless (15)	N	S	N	N	N	S	S	S	S	N	S
Use of toxic or hazardous materials in quantities greater than associated with normal household or agricultural use (13)	N	N	N	SA	SA	SA	SA	SA	SA	N	SA
Wastewater Treatment Facility (17)	SA	SA	N	SA	SA	SA	SA	SA	SA	SA	SA
Wastewater Effluent Disposal (16)	SA	SA	N	SA	SA	SA	SA	SA	SA	N	SA

	Institutional										
	R-1	R-2	VIL (2,3)	BL-1 (2,3)	B-2	FLEX	IND	MAR (2,3)	RD	S	GD
Assisted Living Facility	N	S	S	S	Y	N	N	N	S	N	N
Animal Rescue/ Adoption	S	S	N	S	S	S	N	S	S	N	N
Cemetery	N	S	N	N	N	N	N	N	N	N	N
Continuing Care Retirement Community	N	S	S	S	Y	N	N	N	S	S	N
Hospice Care Facility	N	S	S	Y	Y	N	N	N	S	N	N
Hospital	N	N	N	S	S	S	N	N	S	N	N
Municipal Uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Museum	Y	Y	Y	Y	Y	N	N	Y	Y	Y	N
Philanthropic Institutions	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N
Rehabilitation Hospital	N	N	N	N	S	N	N	N	S	N	N
Religious Use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
School- Public, Sectarian, Denominational, Non-profit Educational Corp.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

	Recreational/Cultural Uses										
	R-1	R-2	VIL (2,3)	BL-1 (2,3)	B-2	FLEX	IND	MAR (2,3)	RD	S	GD
Amusement Park/ Water Park	N	N	N	N	N	N	N	N	N	N	N
Art Gallery	S	S	S	Y	Y	S	N	S	S	S	N
Bowling Alley	N	N	N	N	Y	Y	N	N	N	N	N
Campground	S	S	N	N	N	N	N	N	S	N	N
Cinema	N	N	N	N	Y	Y	N	N	N	N	N
Game Room	N	N	N	N	Y	N	N	N	N	N	N
Golf Course	N	S	N	N	N	N	N	N	S	N	N
Health Club	N	N	N	Y	Y	Y	N	S	S	N	N
Marina	N	N	N	N	N	N	N	Y	N	N	N
Mini-golf	N	N	N	S	Y	S	N	N	S	N	N
Recreation Facility, Indoor	N	N	N	N	Y	S	N	N	S	N	N
Recreation Facility, Outdoor	S	S	N	N	S	S	N	S	S	N	N
Riding School (18)	N	S	N	N	N	N	N	N	S	N	N
Social Club	N	S	S	Y	Y	Y	N	Y	S	N	N
Spa	S	S	S	Y	Y	N	N	N	S	S	N
Sportsmans' Club, Game Reserve, Rifle/ Gun Range	N	S	N	N	N	Y	N	N	S	N	N
Theatre	S	N	S	Y	Y	Y	N	N	S	N	N
Zoo/ Menagerie/ Aviary	N	N	N	N	N	N	N	N	N	N	N

	Residential										
	R-1	R-2	VIL (2,3)	BL-1 (2,3)	B-2	FLEX	IND	MAR (2,3)	RD	S	GD
Cluster Development	S	S	S	N	S	N	N	N	S	S	N
Cottage Colony	S	S	N	S	N	N	N	S	S	S	N
Mobile Home Park	N	N	N	N	N	N	N	N	N	N	N
Multi-family	S	S	S	S	S	N	N	N	S	N	N
Single-family	Y	Y	S	Y	S	N	N	N	Y	Y	N
Two-family	S	S	S	S	S	N	N	N	S	S	N
Two Single-family Dwelling Units on One Lot (19)	S	S	S	S	N	N	N	N	S	S	N

	Accessory Uses										
	R-1	R-2	VIL (2,3)	BL-1 (2,3)	B-2	FLEX	IND	MAR (2,3)	RD	S	GD
Accessory Apartment	Y	Y	Y	Y	Y	N	N	N	Y	Y	N
Accessory Dwelling Unit	S	S	S	S	N	N	N	N	S	S	N
Animal Kennel, accessory to Veterinary Office	N	N	N	S	N	Y	N	N	S	N	N
Animal Kennel, accessory to residential use	S	S	N	S	N	N	N	S	S	N	N
Antenna, Amateur Radio accessory to residential use	Y	Y	N	Y	Y	N	N	N	Y	N	N

Antique shop, art gallery, gift shop accessory to cultural/ institutional use	S	S	S	Y	Y	N	N	Y	N	N	N
Automatic Teller Machines accessory to retail use	N	N	S	Y	Y	Y	N	Y	N	N	N
Camper Storage accessory to residential use	Y	Y	N	S	N	N	N	N	Y	N	N
Car wash accessory to gasoline station	N	N	N	SA	SA	SA	SA	N	N	N	N
Common Driveway	S	S	S	S	S	S	S	S	S	S	S
Construction trailer office, temporary accessory	Y	Y	S	Y	Y	Y	Y	Y	Y	N	N
Convenience store accessory to gasoline station	N	N	N	S	Y	Y	Y	S	N	N	N
Drive-Up or Drive- Through accessory to retail use	N	N	N	N	N	N	N	N	N	N	N
	R-1	R-2	VIL (2,3)	BL-1 (2,3)	B-2	FLEX	IND	MAR (2,3)	RD	S	GD
Family Daycare (Accessory to dwelling)	Y	Y	S	Y	N	N	N	Y	Y	Y	N
Guest House accessory to residential use	Y	Y	S	Y	N	N	N	N	Y	Y	N
Heliport accessory to commercial/ institutional use	N	N	N	N	N	S	N	S	N	N	N
Personal Animal Kennel Accessory to Residential Use	S	S	S	N	N	N	N	N	S	N	N
Home Occupation accessory to residential use	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N
Medical Office accessory to commercial use (20,21)	N	N	S	S	S	N	N	N	S	N	N
Motor Vehicle Sales, Wholesale, accessory to new car sales (8)	N	N	N	N	N	S	N	N	N	N	N
Office, professional accessory to commercial use	N	N	S	Y	Y	Y	N	S	S	N	N
Private Garage/ Boathouse	Y	Y	S	Y	Y	Y	Y	Y	Y	N	N
Restaurant accessory to commercial use	N	N	S	Y	Y	S	N	Y	S	S	N
Sale of Products Manufactured On-Site accessory to retail use	N	N	S	Y	Y	Y	N	Y	S	N	N
Stables accessory to residential use (18)	Y	Y	S	N	N	N	N	N	Y	N	N
Swimming Pools accessory to residential use	Y	Y	S	Y	Y	N	N	N	Y	N	N
Tennis Court accessory to residential or commercial use	Y	Y	S	Y	Y	N	N	S	Y	N	N

	R-1	R-2	VIL (2,3)	BL-1 (2,3)	B-2	FLEX	IND	MAR (2,3)	RD	S	GD
Terminal, Trucking accessory to commercial use (23)	N	N	N	N	N	S	S	N	N	N	S
Use of toxic materials accessory to commercial use	N	N	N	SA	SA	SA	SA	SA	SA	N	SA
Used Car Sales, accessory to motor vehicle sales, rental and retail	N	N	N	S (8)	N	S (8)	N	N	N	N	N
Wastewater Treatment Facility, Accessory (17)	SA	SA	N	SA	SA	SA	SA	SA	SA	SA	SA
Wastewater Effluent Disposal, Accessory (16)	SA	SA	N	SA	SA	SA	SA	SA	SA	N	SA
Wind Turbines accessory to residential use	S	S	N	S	S	N	N	N	S	N	N

USE REGULATION SCHEDULE NOTES

- As defined by G. L. c. 40A.
- Drive-up and drive-through facilities shall be prohibited.
- Design guidelines of the Old King's Highway Historic District shall apply.
- As required by Section 3900.
- RESERVED.
- Subject to open storage minimum set back: 25 feet front, 10 feet both side and rear. No stored boat shall be used for dwelling or sleeping purposes.
- Products to be retailed must be directly related to the primary industrial activity.
- Limit of twelve vehicles or watercraft on site at any one time.
- Above-ground storage of household quantities of hazardous materials as defined by DEP regulations shall not require special permit.
- Junkyards shall not be allowed.
- See **Section 5030**, Prohibited Uses.
- Limited to marine or scientific research laboratories devoted to research, design and/or experimentation and processing of fabrication incidental thereto.
- See Hazardous Materials definition.
- Allowed throughout the Industrial Area adjacent to the Cape Cod Canal.
- If in Wireless Telecommunications Overlay District.
- If outside Water Resource Protection District.
- Subject to the requirements of Section 5000.
- No more than one horse allowed on parcel less than one acre. On parcels greater than one acre but less than five acres, Board of Health regulations shall govern the number of horses allowable per nitrogen loading calculations. By special permit in Three Ponds District.
- By special permit from Zoning Board of Appeals. Subject lot shall have at least twice the minimum lot area required for one principal single-family dwelling, at least the required frontage for one principal dwelling and both units satisfy requirements of **Section 2600**. This requirement shall not apply to lots created on plans recorded prior to January 1, 1985.
- Only accessory to hospital or other medical facility.
- Any use within the RD District that includes a medical office shall be located on a lot not less than five acres and shall be accessory to a principal use such as a hospital, continuing care retirement community, hospice care center or rehabilitation hospital.
- As per **Section 4180**
- To service fleet of trucks subordinate to principal use.
- Discharge not allowed in Three Ponds, Surface Water Protection or Water Resource Overlay Districts if facility exceeds 10,000 gpd or more of discharge.