

Article 15: Amendment of Use Sections and re-organization of Use Categories

**1. Delete existing use sections**

- Residential Use
- Recreational Uses
- Business Uses
- Industrial Uses
- Transportation Uses
- Institutional Uses
- Other Uses

**2. Create new use sections and add letters**

- A. Recreational Uses (Primary)
- B. Residential Uses (Secondary)
- C. Transient Accommodation Uses
- D. Recreational, Amusement, Entertainment Uses
- E. Agricultural and Natural Resource Uses
- F. Retail or Consumer Service Establishment Uses
- G. Motor Vehicle Related Sales and Services
- H. Transportation, Communication, Utility Uses
- I. Professional and Medical Office Uses
- J. Research and Development, Laboratory, and Technology Uses
- K. Manufacturing and Industrial Uses
- L. Institutional and Exempt Uses
- M. Other Uses

**3. Populate new use sections with use categories**

- A. Recreational Uses (Primary)
  - One-family detached dwelling (previously Line 1)
  - One-family detached dwelling for personnel required for the Safe operation of a permitted use to reside on the premises thereof. (previously Line 2)
  - Two-family or semi-detached dwelling (previously Line 3)
  - Multiple family building types for not less than three (3) dwelling units in any one building, such as: apartment houses and/or town houses, subject to and compliant with the provisions of Section V-J. (previously Line 4)
  - Alteration and conversion of a one-family house existing at the time of the adoption of this by-law, to accommodate two families if located on a lot having an area at least twenty-five percent greater than required for a one-family house. (previously Line 5)
  - Sanitarium, or nursing, or rest home. (previously Line 50)
  - Assisted Living Residence (previously Line 50B)
- B. Residential Uses (Secondary)
  - Family Suite (previously Line 1A)
  - Renting of one or two rooms and the furnishing of board by a resident family to not more than three non-transient persons (previously Line 8)

- Customary home occupation within the principal building conducted by a resident of the premises (or by owners of the premises where such premises abut Route 135 (Central Street) and are within the Central Fire District) provided that not more than one other person is regularly employed herein in connection with such use; that not more than twenty-five per cent of the total floor area not to exceed four hundred square feet is regularly devoted to such use; that there is no exterior storage of materials or equipment; and that no display of products is visible from the street. (previously Line 19)
  - Building accessory to a dwelling or premises to be used as an office or workroom for the conduct of a professional office or studio or customary home occupation by a resident thereon provided that the same conditions shall apply as hereinbefore set forth for such use in a dwelling (previously Line 20)
  - For an office, studio or workroom connected and strictly accessory to the residence of the occupant, and in which no activity inappropriate to the district shall be carried on. (previously Line 26)
  - Private garage or outdoor vehicle storage in connection with a dwelling for not more than three motor vehicles which shall not include more than one commercial vehicle two and one-half tons gross weight or more than one vehicle owned by a non-resident of the premises except in the case of a farm operated on a full-time basis by a resident thereon (previously Line 9)
  - Home Occupation/Customary Home Occupation Dog Kennel (previously Line 53B)
  - Personal Dog Kennel (previously Line 53C)
- C. Transient Accommodation Uses
- Tourist Home (previously Line 6)
  - Hotel and Motel (previously Line 7)
- D. Recreational, Amusement, Entertainment Uses
- Country club, including golf, by natural light only, riding, tennis and boat houses. (previously Line 10)
  - Country club, including golf, by natural light only, riding, tennis and boat houses and community centers for exclusive use of the residents of the particular district in which it is located (previously Line 10A)
  - Lodge building or other non-profit social or civic use, but not including any use the principal activity of which is one customarily conducted as business. (previously Line 11)
  - Indoor amusement or recreation place or place of assembly provided that the building is so insulated and maintained as to confine noise to the premises and is located not less than one hundred feet from a residential district. (previously Line 12)
  - Commercial outdoor amusement or recreation use, but not including outdoor movie theatre. (previously Line 13)
  - Outdoor movie theatre (previously Line 14)
- E. Agricultural and Natural Resource Uses
- Farm for the raising, keeping and sale of cattle, horses, sheep, goats and for the growing and sale of all agricultural products including fruits, vegetables, hay and grain, all dairy produce, and eggs. (previously Line 15)
  - Premises for the raising of swine, poultry, fowl and fur-bearing animals. (previously Line 16)
  - A stall or stand for selling farm or garden products a major portion of which is raised or produced on the premises by the owner or lessee thereof. (previously Line 17)
  - Greenhouse, nursery and truck garden. (previously Line 18)
- F. Retail or Consumer Service Establishment Uses
- Retail stores (previously Line 22)

- Wholesale or retail office or showroom with inside storage of goods for sale on premises only (previously Line 25)
  - Craft, consumer, professional or commercial service establishments dealing directly with the general public (previously Line 28)
  - Adult Uses (previously Line 22A)
  - Body Art Establishments (previously Line 22B)
  - Restaurant, tea rooms, lunchrooms or other places serving permitted beverages inside a buildings (previously Line 36)
  - Cafeteria or restaurant for sole use of personnel employed on the premises of permitted uses (previously Line 37)
  - Restaurant or other places serving food or permitted beverages and providing live or mechanical entertainment or serving customers outside of buildings (previously Line 38)
  - The serving of food and/or permitted beverages, with or without accompanying entertainment, on the premises of a hotel, including without limitation, all restaurants cocktail lounges, room service facilities, meeting and function rooms on said premises (previously Line 38A)
  - Ancillary Outlet (previously Line 39A)
  - Undertaking establishment or funeral home (previously Line 29)
  - Cemetery (previously Line 51)
  - Library or museum (previously Line 52)
  - Commercial Boarding or Training Dog Kennel (previously Line 53)
  - Commercial Breeder Dog Kennel (previously Line 53A)
- G. Motor Vehicle Related Sales and Services
- Salesroom for motor vehicles, trailers, boats, farm implements, or machinery, with no repair services excluding used-car lots. (previously Line 23)
  - Limited salesroom for motor vehicles (previously Line 23A)
  - Salesroom for motor vehicles, trailers, boats, farm implements, or machinery, with repair services and storage including used-car lots. (previously Line 24)
  - Repair garage for motor vehicles (previously Line 30)
  - A facility exclusively for, or whose principal activity is, the changing of oil and related lubrication services on motor vehicles (previously Line 31A)
  - Motor freight or other transportation terminals; yards for the servicing of trucks and trailers (previously Line 44)
  - Carwash (previously Line 31B)
  - Commercial parking lot or parking garage, filling or service station (previously Line 31)
  - Auto body, soldering, or welding (previously Line 32)
- H. Transportation, Communication, Utility Uses
- Private landing area to be used solely for the landing, taking off, and storage of privately owned airplanes and/or helicopter (previously Line 43)
  - Off -street parking as hereinafter permitted. (previously Line 35)
  - Public service and public utility structure including telephone exchange (previously Line 46)
  - Wireless Communications Facility, including only a BMWCF, an AWCF, and co-locating a WCF on an existing free standing monopole or lattice tower (previously Line 46A)
  - Wireless Communications Facility, including only a free standing monopole (previously Line 46B)
  - Indoor Wireless Communications Facility (IWCF) (previously Line 46C)
  - Facilities for housing telecommunications equipment, such as sites where network systems can be interconnected to the fiber optic highband cable network, or to such network as it may be modified hereafter (previously Line 46D)
- I. Professional and Medical Office Uses

- Business or professional office or agency, bank or other financial institution (previously Line 27)
- Administrative offices, clerical offices, statistical offices (previously Line 27A)
- Health Care facility, including a hospital, diagnostic and health care professional offices (previously Line 50A)
  - i) under 2500 sq. ft
  - ii) over 2500 sq.ft.
- Animal or veterinary hospital providing it is located 200 ft. from nearest residential dwelling (previously Line 33)
- J. Research and Development, Laboratory, and Technology Uses
  - Establishments for research and development (previously Line 27A)
  - Renewable or alternative energy research and development facilities (previously Line 40A)
- K. Manufacturing and Industrial Uses
  - Printing or publishing establishment provided that not more than five thousand feet are used for work and storage (previously Line 34)
    - a. over 5,000 sq. ft.
  - Specialty craft fabrication, where all noise, smoke, dust, odor, vibration or similar objectionable features generated are minimized and confined to the premises. (previously Line 38B)
  - Creative Production, where all noise, smoke, dust, odor, vibration or similar objectionable features generated are minimized and confined to the premises. (previously Line 38C)
  - Light manufacturing uses (including renewable or alternative energy light manufacturing uses) when the processes involved entail only fabrication, assembly, finishing work, packaging, or commercial food production, conducted in such a manner that noise, smoke, dust, odor, vibration or similar objectionable features are confined to the premises. (previously Line 39)
  - General industrial uses including manufacturing, renewable or alternative energy manufacturing, processing, or other industrial operations that will not be offensive to adjoining districts in respect to obnoxious noise, smoke, dust, odor, waste disposal, vibration or similar objectionable features. (previously Line 40)
  - Warehouses (excluding retail warehouses), for storage of any personal property with no sales taking place on the premises; and open storage yards of lumber, stone, brick, gravel, cement, and contractor's equipment, or other bulky merchandise, which may be sold on the premises. (previously Line 41)
  - Junk yards (Enclosed by a 10' high fence or other closed screen acceptable to Building Inspector (previously Line 42)
  - Town-owned dump (previously Line 42)
  - Dumps and use of land for the disposal of refuse by the sanitary-fill method provided the same is also approved by the Board of Health and vote of the Town (previously Line 21)
- L. Institutional and Exempt Uses
  - Municipal facility and building for public uses and purposes (previously Line 45)
  - Church, rectory, convent, parish house, and other religious institutions. (previously Line 47)
  - Schools: public, religious, sectarian, or private (previously Line 48)
  - Licensed nursery school or other use for the day care of children, but not including day or summer private camps operated for profit (previously Line 49)
- M. Other Uses
  - Signs as hereinafter permitted (previously Line 54)
  - Other accessory uses normally incidental to a permitted use (previously Line 55)

#### **4. Divide Use Categories**

- Line 27A: Administrative offices, clerical offices, statistical offices and establishments for research and development
  - Divide into two uses
    - Administrative offices, clerical offices, statistical offices
    - Establishments for research and development
  - Locate in two different Use Sections
    - I. Professional and Medical Office Uses
    - J. Research and Development, Laboratory, and Technology Uses
  - Note: permitting requirement remains the same for both Use Category Lines
- Line 45: Municipal facility and building for public uses and purposes, including a Town-owned dump
  - Divide into two uses
    - Municipal facility and building for public uses and purposes
    - Town-owned dump
  - Locate in two different Use Sections
    - K. Manufacturing and Industrial Uses
    - L. Institutional and Exempt Uses
  - Note: permitting requirement remains the same for both Use Category Lines

#### **5. Provide new numbers to each use category (continuous numbering)**

#### **6. Review of footnotes**