

**SECTION V – Easthampton Table of Use Regulations**

**Key to abbreviations used in the following Table of Use Regulations (Table 5-1)**

Districts			
R-5	Residential - Urban	DB	Downtown Business
R-10	Residential - Suburban B	HB	Highway Business
R-15	Residential - Suburban A	NB	Neighborhood Business
R-35	Residential - Rural C	I	Industrial
R-40	Residential - Rural B (Aquifer Drift Area)	MI	Mixed Use / Mill Industrial
R-80	Residential - Rural A (Aquifer Till Area)		

Permitted Uses / Permitting Process	
–	Use Prohibited
P	Use Permitted by Right
PA	Use Permitted by Site Plan Approval from the Planning Board (see Section 12.9)
SP	Use Permitted by Special Permit from the Zoning Board of Appeals (see Section 12.7)
SPB	Use Permitted by Special Permit from the Planning Board (see Section 12.7)

**Table 5-1 – Easthampton Table of Use Regulations**

Uses	Standards and Conditions	Zoning Districts <sup>2</sup>											
		R-5	R-10	R-15	R-35	R-40	R-80	DB <sup>3</sup>	HB	NB	I	MI	
<b>RESIDENTIAL</b>													
1. Single-family detached dwelling		P	P	P	P	P	P	-	-	-	-	-	-
2. Duplex		P	P	P	SP	-	-	-	-	-	-	-	-
3. Multifamily dwelling	See Section 8.3 for additional standards	PA <sup>4</sup>	SPB	SPB <sup>5</sup>	SPB <sup>6</sup>	-	-	PA	SPB	SPB	-	SPB	
4. Multifamily dwellings with 15% affordable housing <sup>7</sup>	See Section 8.3 for additional standards	PA	PA	PA <sup>8</sup>	PA <sup>9</sup>	-	-	PA <sup>10</sup>	PA	PA	-	PA	
5. Conversion of existing one-family dwelling to two-family dwelling		SP	SP	SP	SP	-	-	-	-	-	-	-	-
6. Conversion of existing one-family dwellings to three- and four-family		SP	SP	SP	-	-	-	-	-	-	-	-	-
7. Accessory Dwelling Unit <sup>11</sup>	See Section 8.5 for additional standards	P	P	P	P	P	P	P	P	P	P	P	P

<sup>2</sup> See Section 7.0 for Aquifer Protection District use regulations and Section 7.1 for Floodplain and Manhan River Protection Zoning District use regulations when applicable  
<sup>3</sup> New construction development in the Downtown Business District for a single use totaling over 4,000 sq. ft. shall require a special permit from the Planning Bd. under Section 12.7 added by the City Council on 09-02-2009; approved by the Mayor on 09-03-2009  
<sup>4</sup> Amended by City Council 1-21-1997; further amended 10-15-2008  
<sup>5</sup> Amended 10-15-2008; Approved by Mayor 10-16-2008  
<sup>6</sup> Amended 10-15-2008; Approved by Mayor 10-16-2008  
<sup>7</sup> Amended 10-15-2008; Approved by Mayor 10-16-2008; Further amended by the City Council 06-16-2021; approved by Mayor 06-21-2021  
<sup>8</sup> Amended by City Council 09-04-2001; Further amended by the City Council 06-16-2021; approved by Mayor 06-21-2021  
<sup>9</sup> Amended 10-18-1995; Approved 01-10-1996; Further amended by the City Council 06-16-2021; approved by Mayor 06-21-2021  
<sup>10</sup> Amended 10-15-2008; Approved by Mayor 10-16-2008; Further amended by the City Council 06-16-2021; approved by Mayor 06-21-2021  
<sup>11</sup> Amended by the City Council 06-16-2021; approved by Mayor 06-21-2021

**Table 5-1 – Easthampton Table of Use Regulations**

<u>Uses</u>	<u>Standards and Conditions</u>	<u>Zoning Districts</u> <sup>2</sup>										
		<u>R-5</u>	<u>R-10</u>	<u>R-15</u>	<u>R-35</u>	<u>R-40</u>	<u>R-80</u>	<u>DB</u> <sup>3</sup>	<u>HB</u>	<u>NB</u>	<u>I</u>	<u>MI</u>
<b>RESIDENTIAL, cont.</b>												
8. Planned Unit Residential Development for Affordable Housing <sup>12</sup>	See Section 8.6 for additional standards	PA	PA	PA	-	-	-	PA	PA	PA	-	PA
9. Planned Unit Development for mixed uses	See Section 8.7 for additional standards	-	-	-	-	-	-	PA	SPB	SPB	SPB	SPB
10. Open Space Residential Development	See Section 9.1 for additional standards	-	SPB	SPB	SPB	SPB	SPB	-	-	-	-	-
11. Major Residential Development	See Section 7.2 for additional standards	P	P	P	P	P	P	-	-	-	-	-

<b>RESIDENTIAL TEMPORARY</b>												
1. Temporary manufactured homes to be placed on the same lot as a residence which has been destroyed by fire or other natural holocaust	Temporary manufactured homes to be placed on the same lot as a residence which has been destroyed by fire or other natural holocaust. Such temporary living quarters may remain on the lot for 12 months while the residence is being rebuilt. Any such manufactured home shall be subject to the provisions of the state sanitary code. The term manufactured home includes mobile homes. <sup>13</sup>	P	P	P	P	P	P	P	P	P	P	SP

<b>COMMUNITY FACILITIES</b>												
1. Church or other religious purpose		P	P	P	P	P	P	P	P	P	P	P
2. Educational purpose which is on land owned or leased by the Commonwealth or any of its agencies, subdivisions, or bodies political; or by a religious sect or denomination; or by a nonprofit educational corporation.		P	P	P	P	P	P	P	P	P	P	P

<sup>12</sup> Amended by City Council 05-04-2022; Approved by Mayor LaChapelle 05-04-2022

<sup>13</sup> Bylaw of 05-31-1979; Bylaw of 05-19-1982

**Table 5-1 – Easthampton Table of Use Regulations**

<u>Uses</u>	<u>Standards and Conditions</u>	<u>Zoning Districts</u> <sup>2</sup>										
		<u>R-5</u>	<u>R-10</u>	<u>R-15</u>	<u>R-35</u>	<u>R-40</u>	<u>R-80</u>	<u>DB</u> <sup>3</sup>	<u>HB</u>	<u>NB</u>	<u>I</u>	<u>MI</u>
<b>COMMUNITY FACILITIES, cont.</b>												
3. Childcare facility		P	P	P	P	P	P	P	P	P	P	P
4. Public park, conservation area and preserved open spaces including areas for passive recreation, but not including active recreational facilities		P	P	P	P	P	P	P	P	P	P	P
5. Nonprofit recreational facility, not including a membership club		PA	PA	PA	PA	PA	PA	PA	PA	PA	-	PA
6. Nonprofit country, hunting, fishing, tennis or golf club		SP	SP	SP	SP	SP	SP	-	-	-	-	-
7. Day camp or other similar campground		SP	SP	SP	PA	SP	SP	-	-	-	-	-
8. City administration building, fire or police station		PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
9. City cemetery, including any crematory therein		SP	PA	PA	PA	-	-	-	-	-	-	-
10. Historical association or society		P	P	P	P	P	P	P	P	P	-	P
11. Public libraries and museums		PA	PA	PA	PA	SP	SP	PA	PA	PA	-	PA
12. Nursing, rest, or convalescent home		PA	PA	PA	PA	PA	PA	-	-	PA	-	-
13. Hospital or sanitarium		P	P	P	P	P	P	-	-	P		-
14. Street, bridge, railroad		P	P	P	P	P	P	P	P	P	P	P
15. City highway equipment and electric utility garage		-	-	SP	SP	-	-	SP	SP	SP	PA	PA
16. Reservoir, pumping station, water treatment plant, wastewater treatment plant		SP	SP	SP	PA	PA	PA	SP	PA	SP	PA	PA
17. Essential services		P	P	P	P	P	P	P	P	P	P	P
18. Police firing range		-	-	-	SP	SP	SP	-	-	-	SP	SP
19. Large Solar Energy Facility <sup>14</sup>	See Section 7.3	SPB	SPB	SPB	SPB	SPB	SPB	SPB	SPB	SPB	SPB	SPB
20. Small Solar Energy Facility <sup>15</sup>	See Section 7.3	P	P	P	P	P	P	P	P	P	P	P
21. Power Plant		-	-	-	-	-	-	-	-	-	SPB	SPB
22. Other governmental use not specifically listed herein		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

<sup>14</sup> Added by the City Council on 12-16-2009; Approved by Mayor Tautznik on 12-17-2009

<sup>15</sup> Added by the City Council on 12-16-2009; Approved by Mayor Tautznik on 12-17-2009

**Table 5-1 – Easthampton Table of Use Regulations**

<u>Uses</u>	<u>Standards and Conditions</u>	<u>Zoning Districts</u> <sup>2</sup>										
		<u>R-5</u>	<u>R-10</u>	<u>R-15</u>	<u>R-35</u>	<u>R-40</u>	<u>R-80</u>	<u>DB</u> <sup>3</sup>	<u>HB</u>	<u>NB</u>	<u>I</u>	<u>MI</u>
<b>AGRICULTURE</b>												
1. Agriculture, horticulture, floriculture or viticulture except a greenhouse or stand for retail trade: a. On parcels of 5 acres or under b. On parcels over 5 acres		- P	SP P	P P	P P	P P	P P	- P	SP P	SP P	SP P	SP P
2. Year-round greenhouse or farm stand: a. On parcels of 5 acres or under b. On parcels over 5 acres	Greenhouses used primarily for horticulture are agricultural uses. Farm stands are those structures for the sale of produce, wine and dairy products. During the months of June, July, August or September of every year, the majority of such farm stand products for sale, based on either gross dollar sales or volume, must have been produced by the owner of the land on which the farm stand is located.	- P	SP P	P P	P P	P P	P P	SP P	SP P	SP P	SP P	SP P
3. Temporary (not to exceed erection or use for a period exceeding 4 months in any one year) greenhouse or stand for retail sale of agricultural or farm products raised primarily on the same premises: a. On parcels of 5 acres or under b. On parcels over 5 acres		- P	SP P	SP P	P P	P P	P P	- P	SP P	P P	P P	P P
4. Raising and keeping of livestock, horses, and poultry, not including the raising of swine or fur animals for commercial use: a. On parcels of 5 acres or under b. On parcels over 5 acres		- P	- P	SP P	P P	P P	- P	- P	- P	- P	- P	- P
5. Raising of fur animals and/or swine: a. On parcels of 5 acres or under b. On parcels over 5 acres		- P	- P	- P	SP P	- P	- P	- P	- P	- P	SP P	- P

**Table 5-1 – Easthampton Table of Use Regulations**

<u>Uses</u>	<u>Standards and Conditions</u>	<u>Zoning Districts</u> <sup>2</sup>										
		<u>R-5</u>	<u>R-10</u>	<u>R-15</u>	<u>R-35</u>	<u>R-40</u>	<u>R-80</u>	<u>DB</u> <sup>3</sup>	<u>HB</u>	<u>NB</u>	<u>I</u>	<u>MI</u>
<b>AGRICULTURE, cont.</b>												
6. Commercial stables, kennels, or veterinary hospital in which all animals, fowl or other form of life are completely enclosed in pens or other structures	Agricultural uses exempt under M.G.L. Chapter 40A includes the boarding of horses and the breeding of animals and are permitted by right, if they are a principal use	-	SP	SP	SP	SP	SP	-	SP	SP	SP	-
7. Noncommercial forestry and growing of all vegetation		P	P	P	P	P	P	P	P	P	P	P
8. Commercial forestry	Any forestry or lumbering operations performed by a farmer on parcels over 5 acres exempt under M.G.L. Chapter 40A are permitted by right	-	-	SP	P	SP	SP	-	-	SP	SP	-
9. Commercial cordwood operations for sale		-	-	-	SP	SP	SP	-	-	-	SP	-

<b>RETAIL AND SERVICE</b> <sup>16</sup>												
1. Convenience market	Retail establishment selling principally convenience goods including but not limited to food, drug and proprietary goods <sup>17</sup>	-	-	-	-	-	-	SPB	SPB	SPB	SPB	SPB
2. Discount store		-	-	-	-	-	-	PA	SPB	SPB	SPB	SPB
3. Hardware/paint store		-	-	-	-	-	-	PA	SPB	SP	SPB	SPB
4. Garden center		-	-	-	-	-	-	-	PA	-	PA	PA
5. Factory outlet store		-	-	-	-	-	-	PA	SPB	-	SPB	PA
6. Antique or gift shop		SP	SP	SP	SP	SP	SP	PA	PA	PA	-	PA
7. Shop of a potter, sculptor, jeweler, artist, weaver or other similar craftsperson		-	-	-	-	-	-	PA	SP	SP	-	PA
8. Pharmacy, drugstore		-	-	-	-	-	-	PA	SP	PA	SPB	SPB
9. Furniture store		-	-	-	-	-	-	PA	SPB	SP	SPB	SPB

<sup>16</sup> No Plan Approval shall be required [for Retail and Service Uses in the Downtown Business District] in those instances where a change in use is proposed and no substantial physical changes (other than signs and ADA compliance) or increases in footprint will occur to the site or building exterior as determined by the Building Commissioner and where no new or additional requirements of the Zoning Ordinance must be met for the proposed use. Added by City Council on 8-19-2020; Approved by Mayor 8-21-2020

<sup>17</sup> Amended by the City Council on 6-17-2015; approved by the Mayor on 6-18-2015

**Table 5-1 – Easthampton Table of Use Regulations**

<u>Uses</u>	<u>Standards and Conditions</u>	<u>Zoning Districts</u> <sup>2</sup>											
		<u>R-5</u>	<u>R-10</u>	<u>R-15</u>	<u>R-35</u>	<u>R-40</u>	<u>R-80</u>	<u>DB</u> <sup>3</sup>	<u>HB</u>	<u>NB</u>	<u>I</u>	<u>MI</u>	
<b>RETAIL AND SERVICE, cont.</b>													
10. Supermarket	In the NB district, supermarket buildings are limited to a maximum of 10,000 square feet of gross floor area	-	-	-	-	-	-	PA	SPB	SP	-	-	
11. Discount club, warehouse club, warehouse supermarket	In the MI district, uses must be located in existing building only	-	-	-	-	-	-	-	SPB	-	SPB	SPB	
12. All other retail establishments	Does not include any retail establishments specifically listed in Table 5-1	-	-	-	-	-	-	PA	SPB	SP	SPB	SPB	
13. Restaurants and bars not including drive-in or drive-through restaurants		-	-	-	-	-	-	PA	SPB	SP	SPB	SPB	
14. Drive-in or drive-thru restaurant <sup>18</sup>		-	-	-	-	-	-	-	SPB	-	SPB	-	
15. Bakery, deli, butcher shop, fish market, caterer or similar establishment for the production and sale of food and beverage		-	-	-	-	-	-	PA	SP	PA	-	PA	
16. Establishment selling new and/or used automobiles and trucks, new automobile tires and other accessories, aircraft, boats, motorcycles and household trailers		-	-	-	-	-	-	-	SPB	SP	PA	-	

<sup>18</sup> Standards and conditions note removed by the City Council on 7-7-2010

**Table 5-1 – Easthampton Table of Use Regulations**

<u>Uses</u>	<u>Standards and Conditions</u>	<u>Zoning Districts</u> <sup>2</sup>										
		<u>R-5</u>	<u>R-10</u>	<u>R-15</u>	<u>R-35</u>	<u>R-40</u>	<u>R-80</u>	<u>DB</u> <sup>3</sup>	<u>HB</u>	<u>NB</u>	<u>I</u>	<u>MI</u>
<b>RETAIL AND SERVICE, cont.</b>												
17. Bed-and-Breakfast Use	A bed-and-breakfast use must comply with the following standards: a) The rooming units shall not include individual kitchens. b) The rooming units must share a common entrance for the single-family dwelling. c) The use must not change the single-family character of the dwelling. d) Adequate parking must be provided. Parking spaces for the use or single-family dwelling cannot be located in the front-yard requirement. e) Transient occupants are prohibited from staying more than 30 days in a one-year period. f) The exterior appearance of the structure shall not be altered from its single-family character.	SP	SP	SP	SP	SP	SP	PA	-	PA	-	PA
18. Short-Term Rental <sup>19</sup>	Subject to registration and limitations set forth in City Ordinances.  Permitted only in conforming and lawful pre-existing nonconforming dwellings.	P	P	P	P	P	P	P	P	P	P	P
19. Lodging House		SP	-	-	-	-	-	-	-	SP	-	-
20. Motel		-	-	-	-	-	-	-	PA	SP	-	-
21. Hotel		-	-	-	-	-	-	PA	SPB	PA	-	-
21. Automotive service station	Does not include the open storage of abandoned automobiles or other vehicles, or a junkyard <sup>20</sup>	-	-	SP	SP	-	-	-	PA	SP	SPB	SPB
22. Automotive service station with convenience market <sup>21</sup>		-	-	-	-	-	-	-	SPB	SP	SPB	SPB

<sup>19</sup> Added by vote of the City Council on 3-18-2026; approved by Mayor on 4-8-2026

<sup>20</sup> Amended by the City Council on 6-17-2015; approved by Mayor on 6-18-2015

<sup>21</sup> Standards & Conditions removed by City Council on 6-17-2015; approved by Mayor on 6-18-2015

**Table 5-1 – Easthampton Table of Use Regulations**

<u>Uses</u>	<u>Standards and Conditions</u>	<u>Zoning Districts</u> <sup>2</sup>										
		<u>R-5</u>	<u>R-10</u>	<u>R-15</u>	<u>R-35</u>	<u>R-40</u>	<u>R-80</u>	<u>DB</u> <sup>3</sup>	<u>HB</u>	<u>NB</u>	<u>I</u>	<u>MI</u>
23. Automotive repair or garage with three or less service bays	Not including a junkyard or open storage of abandoned automobiles or other vehicles	-	-	SP	SP	-	-	-	PA	SP	SPB <sup>22</sup>	SPB
<b>RETAIL AND SERVICE, cont.</b>												
24. Automotive repair or garage with more than three service bays		-	-	-	-	-	-	-	SP	-	SPB	-
25. Car wash		-	-	-	-	-	-	-	SP	SP	SP	-
26. Funeral establishment		SP	SP	-	-	-	-	PA	PA	PA	-	-
27. Membership club		SP	SP	SP	SP	SP	SP	PA	PA	PA	-	SP
28. Beauty or barber shop, hair salon, tanning salon, or similar establishment		-	-	-	-	-	-	PA	SP	PA	-	SPB
29. Laundry or dry cleaning establishment		-	-	-	-	-	-	PA	SP	PA	-	SPB
30. Tailor, garment maker, milliner, cobbler or other shop for the repair or manufacture and retail sale of clothing or footwear		-	-	-	-	-	-	PA	SP	PA	-	SPB
31. Photographer's studio		-	-	-	-	-	-	PA	SP	PA	-	PA
32. Repair or service shop for household appliance or business equipment		-	-	-	-	-	-	PA	PA	SP	-	SPB
33. Photocopy shop		-	-	-	-	-	-	PA	SP	PA	-	SPB
34. All other personal and consumer establishment	Does not include any personal and consumer establishments specifically listed in Table 5-1	-	-	-	-	-	-	PA	SPB	PA	-	SPB
35. Travel agencies		-	-	-	-	-	-	PA	PA	PA	-	PA
36. Medical/dental center, clinic or laboratory		-	-	-	-	-	-	PA	SPB	SPB	SPB <sup>23</sup>	SPB
37. All other professional and business offices and services including ATM's and banks including those with drive-through automatic teller machines and drive-through windows <sup>24</sup>	Does not include any professional and business office and services specifically listed in Table 5-1	-	-	-	-	-	-	PA	SPB	SP	-	SPB

<sup>22</sup> Added by vote of the City Council on 4-18-2006; approved by the Mayor on 4-19-2006  
<sup>23</sup> Amended by vote of the City Council on 12-19-2000; approved by Mayor on 12-20-2000  
<sup>24</sup> Amended by the City Council on 01-05-2011; approved by the Mayor on 01-07-2011

**Table 5-1 – Easthampton Table of Use Regulations**

<u>Uses</u>	<u>Standards and Conditions</u>	<u>Zoning Districts</u> <sup>2</sup>										
		<u>R-5</u>	<u>R-10</u>	<u>R-15</u>	<u>R-35</u>	<u>R-40</u>	<u>R-80</u>	<u>DB</u> <sup>3</sup>	<u>HB</u>	<u>NB</u>	<u>I</u>	<u>MI</u>
38. Golf course, miniature golf, driving range, pitch-and-put		-	-	-	SPB	-	-	-	PA	SPB	SPB	-
39. All other outdoor amusement and recreation service		-	-	-	-	-	-	SPB <sub>25</sub>	PA	SPB	SPB	-
<b>RETAIL AND SERVICE, cont.</b>												
40. Indoor amusement and recreation service		-	-	-	SP	-	-	PA	SP	SP	SP	SP
41. Motor vehicle, machinery or other junkyard	Must be screened from outside view by an enclosed solid fence or wall and gate at least 10 feet in height or by natural or topographic features	-	-	-	-	-	-	-	-	-	-	-
42. Telecommunications Facilities <sup>26</sup>	See Section 7.2	For permitting process see Section 7.2 - Wireless Communications Services District										
43. Communications, radio television station		SP	-	-	-	-	-	SP	SP	SP	SP	SP
44. Planned Business Development	See Section 8.1	-	-	-	-	-	-	-	SPB	-	SPB	-
45. Off-Site Medical Marijuana Dispensary (OMMD) <sup>27</sup>		-	-	-	-	-	-	-	SPB	-	PA	SPB
46. Cannabis Retailer <sup>28</sup>	See section 10.10	-	-	-	-	-	-	SPB	SPB	-	SPB	SPB
47. Cannabis Membership Club <sup>29</sup>	See section 10.10	-	-	-	-	-	-	-	-	-	-	-
48. Adult On-Site Cannabis Social Consumption <sup>30</sup>	See section 10.10	-	-	-	-	-	-	-	-	-	-	-

<sup>25</sup> Amended by vote of the City Council on 4-17-2001; approved by Mayor on 4-18-2001

<sup>26</sup> Amended 01-06-1998; Approved 01-07-1998

<sup>27</sup> Added by City Council 02-12-2014; approved by Mayor 02-13-2014

<sup>28</sup> Added by City Council 03-28-2018; approved by Mayor 03-29-2018

<sup>29</sup> Added by City Council 03-28-2018; approved by Mayor 03-29-2018

<sup>30</sup> Added by City Council 03-28-2018; approved by Mayor 03-29-2018

**Table 5-1 – Easthampton Table of Use Regulations**

<u>Uses</u>	<u>Standards and Conditions</u>	<u>Zoning Districts</u> <sup>2</sup>										
		<u>R-5</u>	<u>R-10</u>	<u>R-15</u>	<u>R-35</u>	<u>R-40</u>	<u>R-80</u>	<u>DB</u> <sup>3</sup>	<u>HB</u>	<u>NB</u>	<u>I</u>	<u>MI</u>
<b>WHOLESALE, TRANSPORTATION, AND INDUSTRIAL</b>												
1. Removal of sand, gravel, quarry, clay, or other raw material provided that the removal of such material will not increase the threat of contamination to the groundwater as determined by a professional geologist, hydrogeologist, soil scientist or engineer trained or experienced in hydrogeology		SP	SP	SP	SP	-	-	SP	SP	SP	SP	SP
<b>WHOLESALE, TRANSPORTATION, AND INDUSTRIAL, cont.</b>												
2. Processing and treating of raw materials including operations appurtenant to the taking, such as grading, drying, sorting, crushing, grinding and milling operations		-	-	SPB	SPB	-	-	-	-	-	PA	-
3. Construction trailers (temporary) while construction is in progress	Permitted only while construction is in operation	P	P	P	P	P	P	P	P	P	P	P
4. Transportation service facilities		-	-	-	-	-	-	-	SPB	-	PA	SPB
5. Taxi terminals and livery		-	-	-	-	-	-	-	SP	SP	PA	SPB
6. Open storage of raw materials, finished goods, or construction equipment and structures for storing such equipment	Must be screened from outside view by an enclosed solid fence and gate at least 10 feet in height, or a solid wall of evergreens planted not more than 18 inches apart and at least 3 feet in height, and a solid gate at least 10 feet in height and not more than 20 feet in width	-	-	-	-	-	-	-	SP	-	SPB	-
7. Research offices or establishments devoted to research and development		-	-	-	-	-	-	SP	SPB	SP	PA	PA
8. Planned Industrial Development	See Section 8.2	-	-	-	-	-	-	-	-	-	SPB	-
9. Wholesale trade and distribution		-	-	-	-	-	-	-	-	-	SPB	SPB
10. General manufacturing uses not commonly considered hazardous or noxious		-	-	-	-	-	-	-	-	-	SPB	SPB
11. Publishing, data processing and computer software manufacturing	Includes associated offices and distribution facilities	-	-	-	-	-	-	-	SPB	-	PA	PA

**Table 5-1 – Easthampton Table of Use Regulations**

<u>Uses</u>	<u>Standards and Conditions</u>	<u>Zoning Districts</u> <sup>2</sup>										
		<u>R-5</u>	<u>R-10</u>	<u>R-15</u>	<u>R-35</u>	<u>R-40</u>	<u>R-80</u>	<u>DB</u> <sup>3</sup>	<u>HB</u>	<u>NB</u>	<u>I</u>	<u>MI</u>
12. Hand forging, soldering and welding shops	Excludes punch presses over twenty tons rated capacity, drop hammers and other noise producing machine operated tools	-	-	-	-	-	-	-	-	-	SPB	SPB
13. Packing and crating services		-	-	-	-	-	-	-	-	-	SPB	SPB
14. Recycling centers		-	-	-	-	-	-	-	-	-	SPB	SPB
15. Moving and storage operations		-	-	-	-	-	-	-	-	-	SPB	SPB
16. Metal foundries		-	-	-	-	-	-	-	-	-	-	SPB
<b>WHOLESALE, TRANSPORTATION, AND INDUSTRIAL, cont.</b>												
17. Warehousing establishments		-	-	-	-	-	-	-	-	-	SPB	SPB <sup>31</sup>
18. Waste hauling establishments		-	-	-	-	-	-	-	-	-	PA	-
19. Self-storage units	Add buffering and screening requirement	-	-	-	-	-	-	-	-	-	PA	-
20. Radioactive waste disposal	No land or structures within any use district in the City of Easthampton may be used for the collection, treatment, storage, burial, incineration or disposal of radioactive waste, temporary storage of vehicles used in the transportation of radioactive waste. This restriction shall not apply when precluded under present or subsequent state law	-	-	-	-	-	-	-	-	-	-	-
21. Registered Marijuana Dispensary (RMD) <sup>32</sup>		-	-	-	-	-	-	-	-	-	PA	SPB
22. Cannabis Cultivator <sup>33</sup>	See section 10.10	-	-	-	-	-	-	SPB	SPB	-	SPB	SPB
23. Cannabis Product Manufacturer <sup>34</sup>	See section 10.10	-	-	-	-	-	-	SPB	SPB	-	SPB	SPB
24. Cannabis Independent Testing Laboratory <sup>35</sup>	See section 10.10	-	-	-	-	-	-	SPB	SPB	-	SPB	SPB
25. Cannabis Research Facility <sup>36</sup>	See section 10.10	-	-	-	-	-	-	SPB	SPB	-	SPB	SPB
26. Cannabis Craft Co-op <sup>37</sup>	See section 10.10	-	-	-	-	-	-	SPB	SPB	-	SPB	SPB

<sup>31</sup> Amended 01-21-1997

<sup>32</sup> Added by the City Council 02-12-2014; approved by Mayor 02-13-2014

<sup>33</sup> Added by the City Council 03-28-2018; approved by Mayor 03-29-2018

<sup>34</sup> Added by the City Council 03-28-2018; approved by Mayor 03-29-2018

<sup>35</sup> Added by the City Council 03-28-2018; approved by Mayor 03-29-2018

<sup>36</sup> Added by the City Council 03-28-2018; approved by Mayor 03-29-2018

<sup>37</sup> Added by the City Council 03-28-2018; approved by Mayor 03-29-2018

**Table 5-1 – Easthampton Table of Use Regulations**

<u>Uses</u>	<u>Standards and Conditions</u>	<u>Zoning Districts</u> <sup>2</sup>										
		<u>R-5</u>	<u>R-10</u>	<u>R-15</u>	<u>R-35</u>	<u>R-40</u>	<u>R-80</u>	<u>DB</u> <sup>3</sup>	<u>HB</u>	<u>NB</u>	<u>I</u>	<u>MI</u>
27. Cannabis Micro-Business <sup>38</sup>	See section 10.10	-	-	-	-	-	-	SPB	SPB	-	SPB	SPB
28. Hemp Cultivation <sup>39</sup>	See section 10.10	-	-	-	-	-	-	PA	PA	-	PA	PA
29. Cannabis Delivery Operator <sup>40</sup>	See section 10.10	-	-	-	-	-	-	-	SPB	-	SPB	SPB
30. Cannabis Courier <sup>41</sup>	See section 10.10	-	-	-	-	-	-	-	PA	-	PA	PA
<b>ACCESSORY USES</b>												
1a. Minor Home Occupation <sup>42</sup>	In accordance with Section 10.4	P	P	P	P	P	P	P	P	P	P	P
1b. Major Home Occupation <sup>43</sup>	In accordance with Section 10.4	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
2. Family home day care <sup>44</sup>	Shall not occupy more than 40 percent of the gross floor area of the structure and there shall be a minimum number of 100 square feet of outside play area for each enrolled child	SP	SP	SP	SP	SP	SP	PA	SP	SP	-	-
3. Accessory building such as a private garage, playhouse, greenhouse not used in farming operations, tool shed, private swimming pool, or similar accessory structures	These uses are subject to the provisions of Section VI	P	P	P	P	P	P	P	P	P	P	P
4. Accessory private garage for not more than 3 non-commercial motor vehicles, and, except on a farm, not more than 10,000 pounds registered G.V.W. or less in size commercial motor vehicle	This use is subject to the provisions of Section VI	P	P	P	P	P	P	P	P	P	P	P

<sup>38</sup> Added by the City Council 03-28-2018; approved by Mayor 03-29-2018

<sup>39</sup> Added by the City Council 02-12-2014; approved by Mayor 02-13-2014

<sup>40</sup> Added by the City Council 06-16-2021; approved by Mayor 06-21-2021

<sup>41</sup> Added by the City Council 06-16-2021; approved by Mayor 06-21-2021

<sup>42</sup> Amended 09-16-2015

<sup>43</sup> Amended 09-16-2015

<sup>44</sup> Amended 05-01-1996

**Table 5-1 – Easthampton Table of Use Regulations**

<u>Uses</u>	<u>Standards and Conditions</u>	<u>Zoning Districts</u> <sup>2</sup>										
		<u>R-5</u>	<u>R-10</u>	<u>R-15</u>	<u>R-35</u>	<u>R-40</u>	<u>R-80</u>	<u>DB</u> <sup>3</sup>	<u>HB</u>	<u>NB</u>	<u>I</u>	<u>MI</u>
5. Accessory storage of a trailer, unregistered automobile or boat	A trailer, unregistered automobile or boat shall either be stored with a principal or accessory building or shall not be less than 25 feet from any lot line and shall not be within the side yards; and it shall not be used for dwelling or sleeping purposes. Maximum number of trailers, un-registered automobiles or boats per lot is two.	P	P	P	P	P	P	P	P	P	P	P
6. Accessory repair and storage facilities in any retail sales or consumer service establishment	Shall not accompany more than 25 percent of the gross floor area of the principal building or 5,000 square feet, whichever is less	-	-	-	-	-	-	PA	P	SP	P	PA
<b>ACCESSORY USES, cont.</b>												
7. Keeping of saddle or riding horses and other farm animals for the use of occupants only <sup>45</sup>		-	-	SP	P	P	P	-	-	-	-	-
7a. Keeping a small flock of up to six (6) poultry including chickens (no roosters) on a residential lot for use of the occupants only. Poultry other than chickens only allowed on residential lots of at least one (1) acre in size. (Section 10.8) <sup>46</sup>	Lots with one (1) or two (2) dwelling units	P	P	P	P	P	P	P	P	P	P	P
	Lots with three (3) or more dwelling units	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
7b. Keeping a larger flock of (7 to 25) poultry including chickens (no roosters) on residential lot for use of the occupants only (Section 10.8) <sup>47</sup>	Only allowed on residential lots of at least one (1) acre in size.	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
7c. Removed by City Council 05-02-2018 <sup>48</sup>												
8. Accessory industrial and commercial uses to serve principal industrial and commercial uses respectively		-	-	-	-	-	-	PA	PA	PA	PA	PA
9. Accessory signs	Subject to the provisions of Section 10.0	P	P	P	P	P	P	P	P	P	P	P

<sup>45</sup> Amended by City Council on 02-16-2011

<sup>46</sup> Added by City Council on 02-16-2011; amended 03-06-2013, amended by the City Council on 05-02-2018; approved by the Mayor on 05-02-2018.

<sup>47</sup> Added by City Council on 02-16-2011; amended 03-06-2013, amended by the City Council on 05-02-2018; approved by the Mayor on 05-02-2018.

<sup>48</sup> Added by City Council on 02-16-2011; amended 03-06-2013; Sec. 7c deleted by the City Council on 05-02-2018.

**Table 5-1 – Easthampton Table of Use Regulations**

<u>Uses</u>	<u>Standards and Conditions</u>	<u>Zoning Districts</u> <sup>2</sup>										
		<b>R-5</b>	<b>R-10</b>	<b>R-15</b>	<b>R-35</b>	<b>R-40</b>	<b>R-80</b>	<b>DB</b> <sup>3</sup>	<b>HB</b>	<b>NB</b>	<b>I</b>	<b>MI</b>
10. Accessory off-street parking and loading spaces	As required in Section 10.1	P	P	P	P	P	P	P	P	P	P	P
11. Accessory uses which are necessary in connection with scientific research or scientific development or related production provided that the board of appeals makes a finding that the proposed accessory use does not substantially derogate from the public good		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
<b>ACCESSORY USES, cont.</b>												
12. Removal of sand, gravel, quarry, clay or other raw material provided that the removal of such material will not increase the threat of contamination to the ground-water as determined by a professional geologist, hydrogeologist, soil scientist or engineer trained or experienced in hydrogeology		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP