


## PERMITTED USES AND REGULATIONS

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Land, buildings and other structures may be used as set forth in this Article. Only the uses listed below are intended to be allowed in the Town.

More than one (1) use shall be permitted on a single lot if:

- (1) Each use individually is permitted in the zone (special exceptions must be obtained where required);
- (2) The required parking for each use is provided;
- (3) All other requirements for each use are met. In the event that such requirements differ for different uses, the more restrictive requirements shall apply; and
- (4) In the RC zone, combining a two-family residence or multifamily development with any other use on one (1) lot shall require a special exception.

 **A “Y” indicates the use is a permitted use.**

An “E” indicates the use is permitted upon approval of a special exception granted by the Board of Adjustment in accordance with the provisions of Article 11, “Special Exceptions”.

An “N” indicates the use is not permitted; however, a non-permitted use may be permitted by variance (see Article 12, “Variances”).

A “C” indicates that the use is permitted with the issuance of a conditional use permit granted by the Planning Board in accordance with the provisions of Article 21, “Conditional Use Permits” except as may be otherwise provided for elsewhere in this Ordinance.

#### 4.1 Open Space Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.1.1	★ Agriculture	Y	Y	Y	Y	Y	Y	Y	Y
4.1.2	★ Conservation	Y	Y	Y	Y	Y	Y	Y	Y
4.1.3	★ Forestry	Y	Y	Y	Y	Y	Y	Y	Y
4.1.4	★ Parking Facility	N	N	N	N	Y	Y	Y	Y
4.1.5	Sand, Gravel Removal	E	N	E	N	N	N	N	E
4.1.6	★ Agritourism	Y	Y	Y	N	Y	Y	Y	Y

(Amended 03/08/16, War. Art. 8)

#### 4.2 Residential Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.2.1	★ Boarding House	E	E	E	N	N	Y	N	N
4.2.2	Cluster Development	E	E	E	N	N	E	N	N
4.2.3	Manufactured Housing Park	Y	N	Y	N	N	N	N	N
4.2.4	Manufactured Housing Subdivision	Y	N	Y	N	N	N	N	N
4.2.5	Planned Unit Development	N	N	E	N	N	E	N	N
4.2.6	★ Single-Family Residence	Y	Y	Y	Y	E	Y	N	N
4.2.7	★ Two-Family Residence	Y	E	Y	E	E	Y	N	N
4.2.8	Multi-Family Development	N	N	E	N	N	E	N	N
4.2.9	Dormitory	N	N	N	N	E	E	E	N
4.2.10	Senior Housing/Workforce	N	E	E	N	E	E	N	N
4.2.11	Short-Term Rental	C	C	C	C	C	C	N	N

(Amended 03/14/23, War. Art. 2.1; 3/12/24, War. Art. 2.2)

#### 4.3 Commercial Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.3.1	★ Amusements, Indoor	N	N	N	N	N	Y	Y	E
4.3.2	Amusements, Outdoor	N	N	N	N	N	E	E	N
4.3.3	★ Auto & Marine Light Repair Shop	N	N	N	N	N	Y	Y	Y
4.3.4	★ Bed & Breakfast	E	E	E	N	E	Y	Y	N

4.3.5	★ Business Office	N	N	N	N	Y	Y	Y	Y
4.3.6	★ Campground	N	N	N	N	N	Y	E	N
4.3.7	★ Commercial Storage Facility	N	N	N	N	Y	Y	Y	Y
4.3.8	Fuel Dispensing Station	N	N	N	N	E	E	Y	E
4.3.9	★ Funeral Home	N	N	N	N	Y	Y	Y	N
4.3.10	★ Greenhouse	E	N	E	N	E	Y	Y	Y
4.3.11	Lumber Yard	E	N	N	N	N	N	Y	Y
4.3.12	★ Marina	N	N	N	N	N	Y	N	N
4.3.13	★ Medical Center	N	N	N	N	Y	Y	Y	Y
4.3.14	★ Motel/Hotel	N	N	N	N	Y	Y	Y	E
4.3.14	★ Cottage Colony/Seasonal Occupancy	Y	E	Y	N	N	Y	Y	N
4.3.15	★ Outdoor Recreation	E	E	E	N	N	Y	E	E
4.3.16	Personal Service Shop	N	N	N	N	Y	Y	Y	E
4.3.17	★ Theater	N	N	N	N	Y	Y	Y	N
4.3.18	Radio & TV Tower	E	N	E	N	Y	E	Y	Y
4.3.19	Repair Shop	N	N	N	N	E	E	Y	Y
4.3.20	★ Restaurant, Public Assembly	N	N	N	N	Y	Y	Y	Y
4.3.21	Restaurant, Drive-in	N	N	N	N	N	E	Y	N
4.3.22	★ Retail Store	N	N	N	N	Y	Y	Y	E
4.3.23	Salesroom	N	N	N	N	N	E	Y	E
4.3.24	★ Vending	N	N	N	N	N	Y	Y	Y
4.3.25	Veterinary Hospital	E	N	N	N	E	E	Y	Y

(Amended 03/10/09, War. Art. 5; 03/11/14, War. Art. 7)

**4.4 Industrial Uses**

		NRR	SFR	LR	IR	PC	RC	C	I
4.4.1	Warehouse or Wholesale Marketing	N	N	N	N	N	N	Y	Y
4.4.2.a.	Industrial Uses, Medium	N	N	N	N	N	N	E	E
4.4.2.b.	Industrial Uses, Light	N	N	N	N	N	N	E	Y
4.4.3	Construction Yard	N	N	N	N	N	N	E	Y
4.4.4	Auto, Marine & Truck Repair Garage	N	N	N	N	N	N	Y	Y

4.4.5	[Reserved]								
4.4.6	Airport – Public	N	N	N	N	N	N	N	E
4.4.7	★ Boat Storage, Inside	N	N	N	N	N	Y	Y	Y
4.4.8	Boat Storage, Outside	N	N	N	N	N	E	Y	Y

(Amended 03/14/06, War. Art. 10; 03/11/14, War. Art. 7; 03/13/18, War. Art. 3)

#### 4.5 Institutional Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.5.1.a.	Cemetery	E	N	E	N	N	E	N	N
4.5.1.b.	Burial Ground	E	E	E	E	N	N	N	N
4.5.2	Church	N	N	N	N	Y	E	E	N
4.5.3	★ Club	E	N	N	N	Y	Y	E	N
4.5.4	Hospital	N	N	N	N	E	E	E	N
4.5.5	Nursery/Daycare	E	E	E	N	E	E	E	E
4.5.6	School	N	N	E	N	E	E	E	E
4.5.7	Library	N	N	E	N	E	E	N	N
4.5.8	Museum	N	N	E	N	E	E	E	N

(Amended 03/08/16, War. Art. 3)

#### 4.6 Accessory Uses

		NRR	SFR	LR	IR	PC	RC	C	I
4.6.1	Airport – Private	N	N	N	N	N	N	N	E
4.6.2	Accessory Services	N	N	N	N	N	N	Y	Y
4.6.3	★ Accessory Building	Y	Y	Y	Y	Y	Y	Y	Y
4.6.4	★ Boat Slip Rental	N	Y	N	Y	N	Y	N	N
4.6.5	★ Home Occupation	Y	Y	Y	N	Y	Y	Y	Y
4.6.6	Outdoor Storage	Y	Y	Y	Y	E	E	Y	Y
4.6.7	[Reserved]								
4.6.8	Stables & Kennels	E	N	E	N	N	E	Y	N
4.6.9	★ Swimming Pool	Y	Y	Y	N	Y	Y	Y	Y
4.6.10	★ Yard Sale	Y	Y	Y	N	Y	Y	Y	Y
4.6.11	Outdoor Display	N	N	N	N	E	E	Y	Y
4.6.12	[Reserved]								
4.6.13	★ Special Events, Outdoor	Y	Y	Y	N	Y	Y	Y	Y

4.6.14	Drive-Through Window	N	N	N	N	E	E	E	E
4.6.15	★ Home Office	Y	Y	Y	Y	Y	Y	Y	Y
4.6.16	Airplane Hangar	N	N	N	N	N	N	N	Y
4.6.17	★ Accessory Apartment	Y	Y	Y	Y	Y	Y	N	N
4.6.18	★ Large Commercial Vehicle Parking	E	E	E	N	Y	Y	Y	Y

(Amended 03/08/11, War. Art. 2; 03/13/12, War. Arts. 2,4,6; 03/11/14, War. Art. 7; 03/14/17, War. Arts. 3,4)