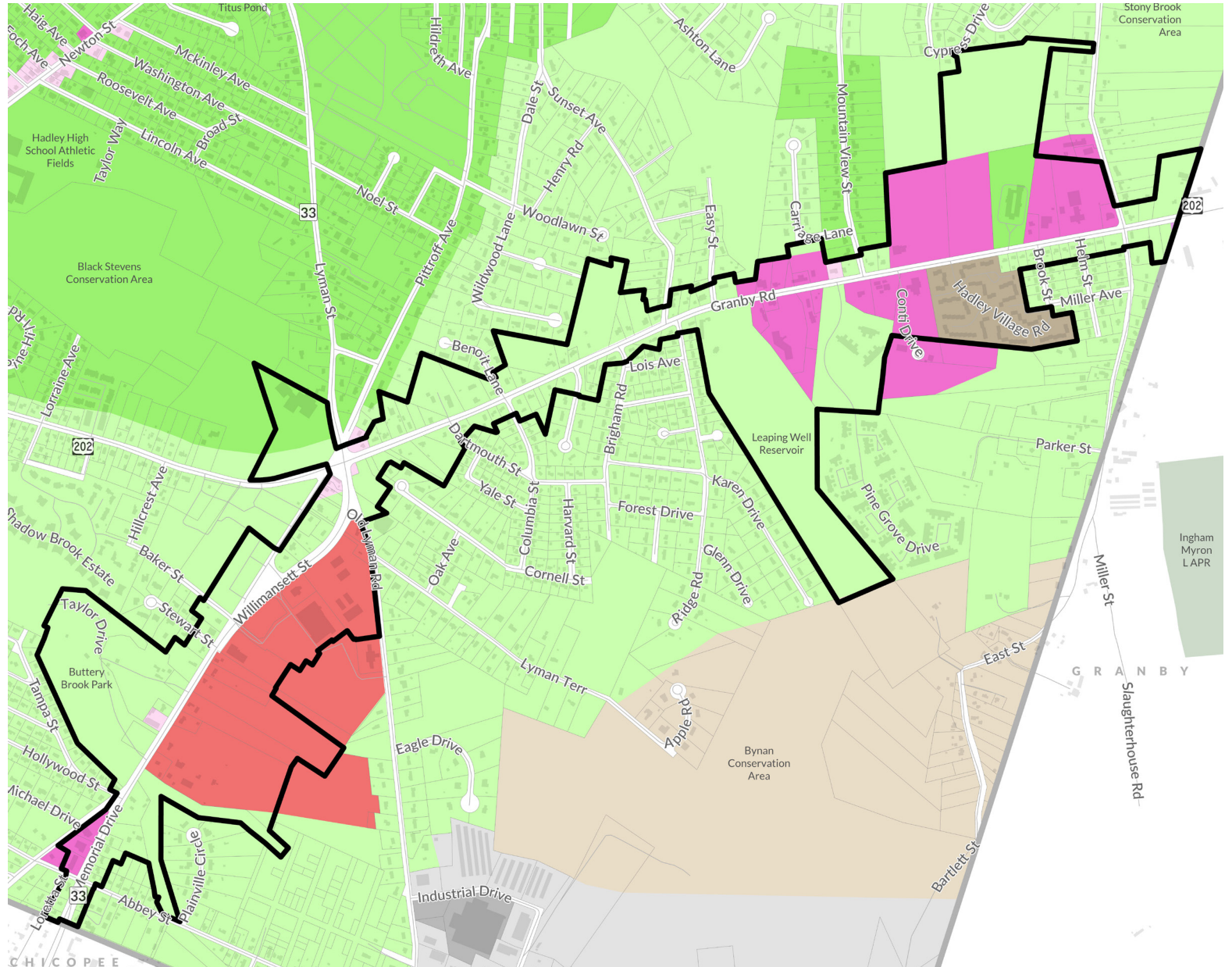


I. EXISTING ZONING



LEGEND

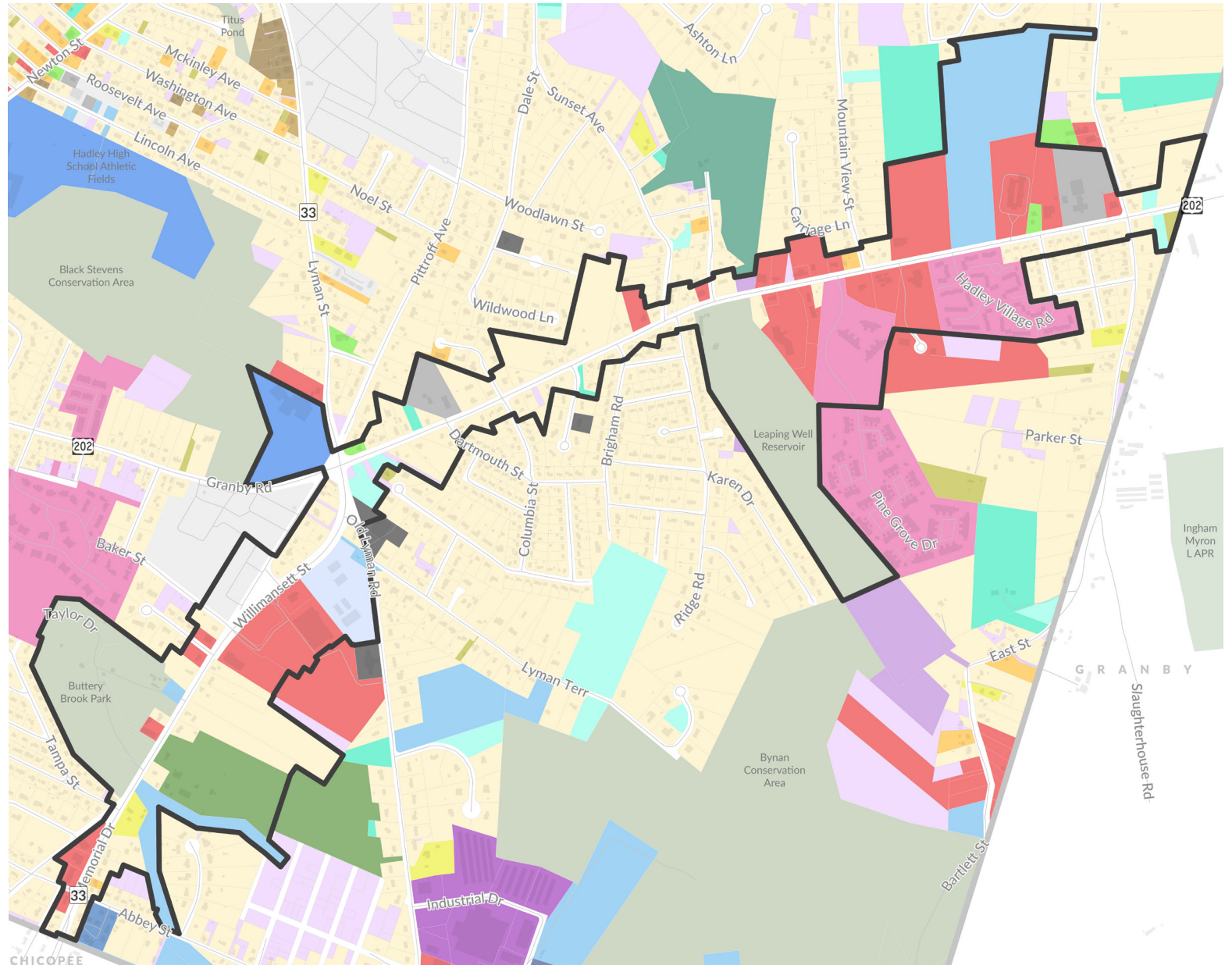
Existing Zoning Districts
within map frame

- AGR
- BA
- BA1
- BC
- IA
- IB
- RA1
- RA2
- RC

II. EXISTING LAND USE

LEGEND

- Residential**
- Single Family Residential
 - Two Family Residential
 - Three Family Residential
 - Apartments 4-8 Units
 - Residential Condominium
 - Multiple Houses on a Lot
 - Accessory Land Improvement
 - Developable Land
 - Potentially Developable Land
 - Undevelopable Land
- Commerical, Industrial, Mixed-Use**
- Commercial
 - Industrial
 - Mixed Use
- Chapter 61 Lands**
- Chapter 61
 - Chapter 61A
- Exempt**
- DPW
 - Municipal Owned Housing
 - Municipal Undevelopable Land
 - Municipal Vacant Land
 - Public Schools
 - Mass. Highway Department
 - Charitable
 - Protected Open Space
 - Religious Groups
 - Other



III. AREAS OF NON-CONSENSUS

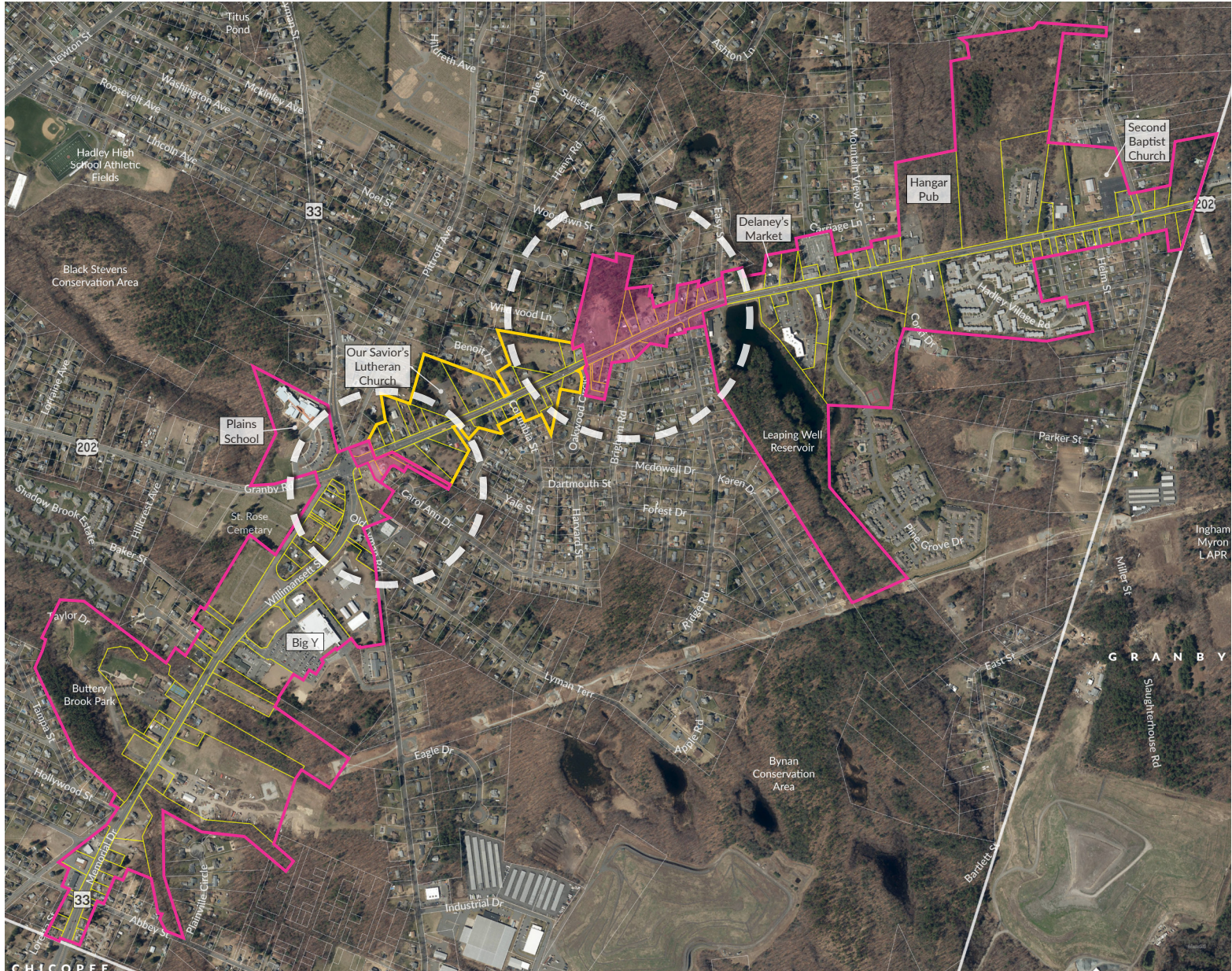
RESIDENTIAL CORE (RC)

This district aims to preserve and prioritize residential identity while linking mixed-use areas and providing for diverse housing options.

RESIDENTIAL MIXED USE (RMU)

The goal of RMU is to integrate housing with commercial spaces for economic growth and a vibrant and walkable neighborhood.

Please mark or comment with your reasons if you believe a parcel in the undecided are, RMU, or RC zones should be designated as either RMU or RC.



IV. EXISTING AND PROPOSED USES

As you review the uses and permissions, please suggest any uses you think are missing or identify any current uses marked as SP, SPR, or Y that you believe should be changed.

KEY

Y - Permitted Use

N - Excluded or prohibited use

“-” - Use not applicable to the District

SP - Use permitted with a special permit approved by the Planning Board as provided in Article IX of the Zoning Bylaw.

SPR - Use permitted only with site plan review from the Planning Board as provided in Article XII of the Zoning Bylaw.

 Proposed New Uses

 Use Permissions changed from what exists currently.

RESIDENTIAL USES

Use Classifications	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
Single-family dwellings	Y	Y	Y	N	SP	Y	SP
Single-family dwellings – flag lot	SP	SP	N	N	N	SP	N
Conversions of single-family to two-family dwellings	N	SP	N	N	N	Y	Y
Conversions of single-family to three-family dwellings	-	-	-	-	-	SPR	Y
Two-family dwellings (new)	SP	SP	N	N	N	Y	Y
Three-family dwellings	SP	SP	Y	N	N	Y	Y
Multifamily dwellings for more than three families	SP	SP	SPR	N	SP	SPR	Y
Home Occupation I	Y	Y	N	N	N	Y	Y
Home Occupation II	SPR	SPR	N	N	N	SPR	SPR
Mobile homes	SP	SP	N	N	N	N	N
Mobile home parks	N	N	N	N	N	N	N
Continuing care retirement communities	N	SP	N	N	N	N	N
Bed-and-breakfasts	SP	SP	N	N	N	SPR	SPR
Flexible residential developments	SP	SP	SP	N	N	SP	SP
Short-term rental – owner-occupied	SPR	SPR	SPR	SPR	SPR	SPR	SPR

ACCESSORY USES

Use Classifications	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
Short-term rental – non-owner-occupied	SP	SP	SP	SP	SP	SP	SP
Accessory dwelling unit – attached	Y	Y	Y	N	N	Y	N
Accessory dwelling unit – detached	SPR	SPR	SPR	N	N	SPR	N

IV. EXISTING AND PROPOSED USES

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 Proposed New Uses

 Use Permissions changed from what exists currently.

OPEN SPACE USES

Use Classifications	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
Agricultural, horticultural, or floricultural uses on parcels of five acres or more	Y	Y	Y	Y	Y	Y	Y
Agricultural, horticultural, or floricultural uses on parcels of less than five acres	SPR	SPR	SPR	N	SPR	SPR	N
Cemeteries, crematories situated with cemeteries	Y	Y	Y	N	N	N	N
Portable woodworking mills for use on lots of less than five acres	N	N	N	N	N	N	N
Landing strips for private use of owner	N	N	N	N	N	N	N
Stables or riding academies	Y/SPR	Y/SPR	N	N	SPR	SPR	SPR
Public-private recreation	N	N	N	N	N	N	N
Outdoor recreation facilities	N	N	N	N	N	N	N

PUBLIC AND INSTITUTIONAL USES

Use Classifications	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
Town buildings	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Public and private nonprofit educational institutions	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Structures used for religious purposes	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Federal and state government buildings	N	N	N	Y	Y	N	Y
Public playgrounds and parks	Y	Y	Y	Y	Y	Y	Y
Clubs, lodges, social and community center buildings	N	SPR	N	N	SP	SPR	SPR
Hospitals, sanitariums, and charitable services	N	SPR	N	N	N	N	N

IV. EXISTING AND PROPOSED USES

KEY

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 Proposed New Uses

 Use Permissions changed from what exists currently.

BUSINESS USES

Use Classifications	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
Drive-in services	N	N	N	SP	N	N	N
Retail sales (S, M, L)	N	N	N	SPR	SPR	N	Y/SPR/SP
Personal, business, and professional services	N	N	N	SPR	SPR	N	Y
Gasoline filling stations	N	N	N	SP	N	N	N
Automotive repair and services	N	N	N	SP	N	N	N
Open-air parking for 25 vehicles or fewer	N	N	N	N	N	N	N
Public parking areas and garages (unrestricted capacity)	N	N	N	N	N	N	N
New and secondhand car dealers	N	N	N	SP	N	N	N
Marinas	N	N	N	SPR	N	N	N
Offices	N	N	N	SPR	SPR	N	SPR
Wholesale sales and warehousing	N	N	N	N	SP	N	N
Telephone exchange buildings	N	SPR	N	N	N	SPR	N
Railroad or bus passenger stations or shelters and rights-of-way	N	SPR	SP	SP	SPR	SPR	SPR
Amusement parks, bowling alleys, roller skating rinks	N	N	N	N	N	N	N
Motels – hotels	N	N	N	N	SP	N	SP
Open air theaters	N	N	N	N	N	N	N
Sale of farm products	SP	N	N	N	SP	SP	SP or SPR?
Training or educational institutions operated for profit	N	N	N	SPR	SPR	N	SPR
Professional business	SP	SP	N	SPR	SPR	SPR	SPR
Restaurants	N	N	N	SPR	SPR	N	SPR
Restaurants- Outdoor Seating	-	-	-	-	-	N	SPR
Adult entertainment uses	N	N	N	SP	N	N	N

IV. EXISTING AND PROPOSED USES

BUSINESS USES

KEY

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Use Classifications	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
Flea markets	N	N	N	SP	N	N	SP
Commercial kennels	N	N	N	SP	N	N	SP
Medical marijuana off-site dispensaries	N	N	N	N	N	N	N
Marijuana retailer	N	N	N	SP/P	SP/P	N	N
Marijuana testing facility	N	N	N	SP/P	SP/P	N	N
Solar photovoltaic, large-scale	SPR/SP	SPR/SP	SPR/SP	SPR	SPR	SP	SP
Solar photovoltaic, medium-scale	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SP	SP
Solar photovoltaic, small-scale	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SP	SP
Co-Working Space	-	-	-	-	-	N	Y
Maker Space/ Artisan Space-Studio	-	-	-	-	-	N	Y
Neighborhood Cafe	-	-	-	-	-	N	SPR
Food Truck	-	-	-	-	-	N	SP
Brewery/ Cidery/ Distillery/ Winery	-	-	-	-	-	N	SP
Retail - Outdoor Display	-	-	-	-	-	N	SP
Artistic/ Creative Production	-	-	-	-	-	N	SP

 Proposed New Uses

 Use Permissions changed from what exists currently.