## LAND USE REGULATIONS

Zoning Bylaws Table of Contents (5/2017)

SECTION	I	Purpose	
SECTION	II	Definitions	
SECTION	Ш	Districts A. Establishment of Districts B. Location of Districts C. Location of Boundaries of Districts D. Lots in Two (2) Districts E. Municipal Exemptions	
SECTION	IV	Non-conforming Uses  A. Alteration, Extension or Change B. Abandonment C. Restoration D. Special Permit	
SECTION	V	New Construction and Uses	
SECTION	VI A. B.	<ol> <li>Uses Permitted</li> <li>Minimum Lot Area in Square Feet</li> <li>Minimum Frontage in Feet</li> <li>Minimum Setback Requirements in Feet</li> <li>Maximum Total Gross Coverage</li> <li>Uses Permitted by Special Permit</li> <li>Uses NOT Permitted</li> <li>Compliance with Wetlands Protection Act</li> </ol>	(10/2007)

- 2. Minimum Lot Area in Square Feet
- 3. Minimum Frontage in Feet
- 4. Minimum Setback Requirements in Feet
- 5. Maximum Total Gross Coverage
- 6. Uses Permitted by Special Permit

### D. Business District

- 1. Uses Permitted Subject to Site Plan Approval
- 2. Minimum Lot Area
- 3. Minimum Frontage in Feet
- 4. Minimum Setback Requirements in Feet
- 5. Minimum Percent Building Coverage
- 6. Minimum Total Gross Coverage
- 7. Uses Permitted by Special Permit

## E. Commercial - Industrial District

- 1. Uses Permitted Subject to Site Plan Approval
- 2. Thresholds
- 3. Minimum Lot Area in Square Feet
- 4. Minimum Frontage in Feet
- 5. Minimum Setback Requirements in Feet
- 6. Maximum Total Gross Coverage
- 7. Uses Permitted by Special Permit
- 8. Conditions of Approval
  - a. Building Construction
  - b. Odor, Dust and Smoke
  - c. Noise
  - d. Heat, Glare, Vibration and Radiation
  - e. Exterior Lighting
  - f. Storage
  - g. Waste Disposal and Water Supply
  - h. Screening, Surfacing, Parking and Signs

## F. Aquifer and Well Protection District

- 1. Definitions Pertaining to Aquifer and Well Protection District
- 2. Establishment of Districts
- 3. Use Regulations
- 4. Establishment of Low Salt Road Area
- 5. District Boundaries
- 6. Special Permit Granting Authority
- 7. Special Permit Applications and Review Procedures
- 8. Special Permit Criteria
- 9. Submittals
- 10. Non-conforming Use

## G. Floodplain District

(5/2013)

1. Statutory Authorization and Review Purpose

- 2. Purpose of the Floodplain District
- 3. Floodplain District Boundaries and Base Flood Elevation and Floodway Data
- 4. Notification of Watercourse Alteration
- 5. Definitions
- 6. Flood Insurance Study
- 7. Compliance
- 8. General Standards
- 9. Specific Standards for Subdivision Proposals
- 10. Specific Standards for Floodways

## H. Flexible Zoning By-law/Special District

(10/1998)

- 1. Uses Permitted
- 2. Minimum Lot Area in Square Feet
- 3. Minimum Frontage in Feet
- 4. Minimum Setback Requirements in Feet
- 5. Maximum Total Gross Coverage

# I. Flexible Zone Special Overlay District (10/1998)

## J. Adult Entertainment District

(05/2000)

- 1. Authority
- 2. Purpose
- 3. Adult Entertainment Overlay District
- 4. Definitions
- 5. Adult Entertainment Uses by Special Permit Criteria
- 6. Conditions
- 7. Expiration
- 8. Severability

## K. Adult Communities

(10/2001)

- Adult Retirement Village (ARV)
  - A. Applicability
  - B. Purpose
  - C. General Standards
  - D. Site Development Standards
  - E. Special Permit Procedures
- 2. Assisted Living Facility (ALF)
  - A. General Standards
  - B. Other Requirements

## L. Special Requirements for Medical Marijuana Facilities (5/2014)

- 1. Purposes
- 2. Applicability
- 3. Definitions
- Eligible Locations for Marijuana Facilities

- General Requirements and Conditions for all Medical Marijuana Facilities
- 6. Special Permit Requirements
- 7. Abandonment or Discontinuance of Use
- M. (Left blank intentionally)

(05/2017)

N. Large Scale Ground Mounted Solar Photovoltaic Installations (05/2017)

## SECTION VII Development of Sites and Location of Buildings and Structures

- A. Height Regulation
- B. Area, Frontage, Yard and Floor Area Requirements
- C. Accessory Building

(05/2017) (10/2015)

- D. Off-Street Parking & Loading Areas
  - 1. Requirements for Off-Street Parking and Loading Areas
  - 2. Design of Off-Street parking and Loading Spaces
- E. Permitted and Prohibited Signs (10/2017)
- F. Signs Requiring Sign Site Plan Review (10/2017)
- G. Sign Site Plan Review (10/2004)
- H. Travel Trailer, Motor Home, Mobile Home or Camper (10/2002)
- I. Earth Removal
- I. Buffer Areas
- K. Multiple Principal Structures on a Single Lot
- L. Personal Wireless Service Facilities

(10/1998)

- 1. Purpose and Intent
- 2. Scope
- 3. District Regulations
- 4. Use Regulations
- 5. Location
- 6. Dimensional Requirements
  - a. Height, General
  - b. Height, Existing Structures
  - c. Height, Existing Structure, (Utility)
  - d. Height, Commercial Industrial Zoning Districts
  - e. Setbacks
- 7. Special Permit Regulations
- 8. Design Standards
  - a. Visibility/Camouflage
  - b. Camouflage by Existing Buildings or Structures
  - c. Color
  - d. Equipment Shelters
  - e. Lighting and Signs
  - f. Historic Buildings and Districts
  - g. Scenic Landscapes and Vistas
- 9. Environmental Standards

- 10. Safety Standards
- 11. Special Permit Granting Authority
- 12. Application Filing Requirements
  - a. General Filing Requirements
  - b. Location Filing Requirements
  - c. Siting Filing Requirements
  - d. Design Filing Requirements
  - e. Noise Filing Requirements
  - f. Radio Frequency Radiation Filing Requirements
  - g. Federal Environmental Filing Requirements
  - h. Waiver of Filing Requirements
  - i. Co-location
  - j. Modifications
  - k. Monitoring and Maintenance
  - 1. Abandonment or Discontinuance of Use
  - m. Reconstruction or Replacement of Existing Towers and Monopoles

#### SECTION VIII

#### **ADMINISTRATION**

- A. Building Permits
- **B.** Occupancy Permits
- C. Violations and Enforcement
- D. Special Permits
  - 1. Special Permit Granting Authority
  - Public Hearings
  - 3. Criteria
  - 4. Development Plan
  - 5. Conditions
  - 6. Expiration
- E. Planning Board Associate Member

(05/2013)

#### **SECTION IX**

#### **BOARD OF APPEALS**

- A. Establishment
- B. Powers
- C. Public Hearings
- D. Rules of the Board

#### **SECTION X**

AMENDMENT

**SECTION XI** 

**VALIDITY** 

**SECTION XII** 

**DETERMINATION OF ADEQUATE ACCESS** 

(10/2007)

- A. Purpose
- B. Building Permit
- C. Application for Adequate Access
  - 1. Submittal Requirements
  - 2. Planning Board Procedure
  - 3. Review Standards
  - 4. Decision
    - a. Positive Determination
    - b. Negative Determination
- D. Improvements to Private Ways
  - 1. Submittal Requirements
  - 2. Public Hearing Requirements
  - 3. Review Standards
    - a. Pavement Width
    - b. Drainage
    - c. Tapering
    - d. Comments
    - e. Waivers
  - 4. Decision
  - 5. Completion of Improvements

**Table of Dimensional Requirements**