

5(D) Use Regulations Schedule

USE CLASSIFICATIONS	DISTRICTS												Water Supply Protection Overlay
	Residence				Agric.	Business				Industrial			
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden	
Residential Uses													
<i>(As Amended through Dec. 6, 2004 Special Town Mtg.)</i>													
Single-Family dwellings	Y	Y	Y	Y	Y	N	Y	Y	SP/f	N	N	N	Y/b/e
Single-Family dwelling – flag lot	SP	SP	N	N	SP	N	N	N	N	N	N	N	SP/e
Conversion of single-family to two-family dwellings, as provided in Section 7	N	SP	Y	N	SP	N	Y	Y	N	N	N	N	SP/c/e
Two-family dwellings (new)	SP	SP	Y	N	N	N	SP	SP	N	N	N	N	SP/d/e
Three-family dwellings	SP	SP	SPR	Y	N	N	SP	SP	N	N	N	N	SP/d/e
Multi-family dwellings for more than three families/g	SP	SP	SP	SPR	N	N	SP	SP	SP/f	N	N	N	SP/d/e
Lodging housing, dormitories as provided in Section 7	N	Y/a	Y	N	N	N	Y	Y	N	N	N	N	Y/a/e
Home occupations, as provided in Section 7	SP	SP	SP	N	SP	N	SP	SP	N	N	N	N	SP/e
Mobile homes (as provided in Section 7, Parts (J) and (L))	SP	SP	SP	N	N	N	N	N	N	N	N	N	SP/d/e
Mobile Home Parks	N	N	N	N	N	N	N	N	N	N	N	N	N
Continuing Care Retirement Community	N	SP	N	N	N	N	N	N	N	N	N	N	SP/e
Bed and Breakfast	SP	SP	N	N	SP	N	N	N	N	N	N	N	SP/e
Flexible Residential Developments, as provided in Section 7	SP	SP	SP	SP	SP	N	N	N	N	N	N	N	SP

- NOTES:**
- a. Limited to renting of rooms and the furnishing of table and board to not more than four resident persons in a dwelling occupied as a private residence.
 - b. Subject to septic disposal limitations specified in the Water Supply Protection by-law.
 - c. Allowed in underlying Agricultural district and Residence A-2 district where public sewer is provided.
 - d. Allowed in underlying Residence A-1 and Residence A-2 districts where public sewer is provided.
 - e. Only if the use is allowed in the underlying district.
 - f. Only as part of a mixed-use proposal.
 - g. Includes detached dwellings where the underlying and/or adjacent land is owned in common by an association of the dwellings' owners.

5(D) Use Regulations Schedule (Continued)

USE CLASSIFICATIONS	DISTRICTS												Water Supply Protection Overlay
	Residence				Agric.	Business				Industrial			
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden	
Open Space Uses													
<i>(As Amended through May 13, 2006 Annual Town Mtg.)</i>													
Agricultural, horticultural, or floricultural uses on parcels of 5 acres or more	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Agricultural, horticultural, or floricultural uses on parcels of less than 5 acres, as provided in Section 7	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR	SPR	N	N	N	SPR/b
Cemeteries, crematories situated with cemeteries	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	Y/b
Portable wood working mills for use on lots of less than 5 acres	N	N	N	N	SPR	N	N	N	N	N	SPR	SPR	SP/b
Landing strips for private use of owner	N	N	N	N	Y	N	N	N	N	N	Y	Y	N
Stables or riding academies, as provided in Section 7	Y/a /SPR	Y/a /SPR	Y/a /SPR	N	SPR	N	SPR	SPR	SPR	N	SPR	SPR	SPR/b
Public-Private Recreation, as provided in Section 7	N	N	N	N	N	N	N	N	N	N	N	SP	N
Outdoor Recreation Facilities/c	N	N	N	N	SP/c	N	N	N	N	N	N	N	SP

- NOTES:**
- a. Limited to the keeping of horses and/or ponies as an accessory to a residential use. Site Plan Review is required for any stable or riding academies which are not limited to serving as an accessory to a residential use and are allowed as being exempt under Chapter 40A, Section 3, MGL.
 - b. Only if the use is permitted in the underlying district.
 - c. Subject to the criteria and provisions specified in Subpart (T).

5(D) Use Regulations Schedule (Continued)

USE CLASSIFICATIONS	DISTRICTS												Water Supply Protection Overlay
	Residence				Agric.	Business				Industrial			
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden	
Public and Institutional Uses													
<i>(As Amended through May 13, 2006 Annual Town Mtg.)</i>													
Town buildings	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	N
Public and private nonprofit educational institutions/ d/f	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Structures used for religious purposes/ e/f	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Federal and state government buildings	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N
Public playgrounds and parks	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Clubs, lodges, social, and community center buildings	N	SPR	SPR/a	N	N	N	SPR/a	SPR/a	SP	N	SPR/a	SPR/g	SPR/c
Hospitals, sanitariums, and charitable services	N	SPR/b	SPR/b	N	N	N	SPR/b	SPR/b	N	N	SPR/b	SPR/b	SPR/b/c

- NOTES:**
- a. Except those the chief activity of which is a gainful service or activity usually conducted as a business, including in said excepted uses, dancing or bowling and like activities; and provided that there is no display or advertising visible from the street.
 - b. Except not for contagious diseases, nor for the care of epileptics or drug or liquor patients, nor for correctional purposes, nor for the care of the insane or feeble-minded.
 - c. Only if the use is permitted in the underlying district.
 - d. Development of non-educational use facilities subject to Site Plan Review.
 - e. Development of non-religious uses (halls, assembly, function rooms) subject to Site Plan Review.
 - f. Subject to regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking, and building coverage requirements.
 - g. As provided in Section 7, Part (Q).

5(D) Use Regulations Schedule (Continued)

USE CLASSIFICATIONS	DISTRICTS													Water Supply Protection Overlay	Adult Use Entertainment Overlay
	Residence				Agric.	Business				Industrial					
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden			
Business Uses															
<i>(As Amended Nov. 8, 2005 Special Town Mtg.)</i>															
Drive-in services	N	N	N	N	N	SP	SP	SP	N/j	N	N	N	N		
Retail Sales	N	N	N	N	N	SPR	SPR	SPR	SPR/k	N	SPR	SPR/l	SP/i		
Personal, business, and professional services	N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SP/i		
Gasoline filling stations	N	N	N	N	N	SP/a	SP/a	SP/a	N	N	SPR	N	N		
Automotive repair and services	N	N	N	N	N	SP/h	SP/h	SP/h	N	SPR	SPR	N	N		
Open air parking for 25 vehicles or less/d	N	N	N	N	N	N	SPR	SPR	N	N	SPR	N	N		
Public parking areas and garages (unrestricted capacity)	N	N	N	N	N	N	N	SPR	N	N	SPR	N	N		
New and second hand car dealers	N	N	N	N	N	SP	SP	SP	N	N	SP	N	N		
Marinas	N	N	N	N	N	SPR	SPR	SPR	N	N	SPR	SPR	N		
Wholesale sales and warehousing	N	N	N	N	N	N	N	SPR	N	SPR	SPR	SPR	N		
Telephone exchange buildings	N	SPR	SPR	N	N	N	SPR	SPR	N	SPR	SPR	SPR	N		
Railroad or bus passenger stations or shelters and rights-of-way	N	SPR	SPR	SP	N	SP	SPR	SPR	SPR	SP	SPR	SP	SP/i		
Amusement parks, bowling alleys, roller skating rinks	N	N	N	N	N	N	N	Y	N	N	SPR	N	N		
Motel – Hotel	N	N	N	N	N	N	N	N	SP	N	SP	N	N		
Open air theaters	N	N	N	N	N	N	N	N	N	N	N	N	N		
Sale of farm products	SP/b	N	N	N	Y/c	N	SP/b	SP/b	SP/b	N	SP/b	N	Y/b/c/i		
Training or educational institutions operated for profit	N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SP/i		
Professional Business (as provided in Section 7)	SP/e	SP/f	SP/g	N	N	Y	Y	Y	SPR	Y	Y	Y	SP/i		
Retail/Wholesale sales use	N	N	N	N	N	N	N	N	SP/m	SP	N	N	N		
Adult Entertainment Uses, as provided in Section 7	N	N	N	N	N	SP	N	SP	N	N	N	N	N		SP
Flea Market	N	N	N	N	N	SP	SP	SP	N	N	N	N	N		

- NOTES:**
- a. Provided that not more than thirty thousand (30,000) gallons of gasoline shall be stored on the premises. An enclosed lubricatorium for two (2) motor vehicles shall be permitted.
 - b. Provided minimum parcel size is two (2) acres and all of the products are raised on the premises.
 - c. Provided that during the months of June, July, August, and September of every year, or during the harvest season of the primary crop raised on the land of the owner or lessee, the major portion of the product(s) are grown or produced on the premises.
 - d. Such use shall be defined to include public parking provided for a fee, and areas used for vehicle storage. These regulations shall not be construed to prohibit parking for residents, employees, customers or visitors as required by the provisions of Section 8, Part (H).
 - e. **Route 33**, only from Route 202 south to Chicopee city line.
Route 202, only from intersection of Route 33 to Granby town line.
Route 116, beginning 830+/- feet south of Leahey Avenue on the west side of College Street south to Rita Circle and 1,115+/- feet south of Burnett Avenue on the east side of College Street south to a point 58+/- feet north of Belmont Avenue.
Route 116, beginning 830+/- feet south of Leahey Avenue on the west side of College Street south to Rita Circle and 1,115+/- feet south of Burnett Avenue on the east side of College Street south to a point 58+/- feet north of Belmont Avenue.
 - f. From Rita Circle on the west side of Route 116, and from 58+/- feet north of Belmont Avenue on the east side of Route 116, to the intersection with Route 202.
 - g. Bridge Street, Lamb Street, Main Street only.
 - h. Repairing of motor vehicles out of doors is prohibited. Automotive repair and service shops are subject to provisions of Section 7. An enclosed lubricatorium for two (2) motor vehicles shall be permitted, and not more than 30,000 gallons of gasoline shall be stored on the premises.
 - i. Only if the use is permitted in the underlying district.
 - j. Drive-in bank, drive-in pharmacy allowed by Special Permit.
 - k. No single use will occupy more than 65,000 square feet.
 - l. As provided in Section 7, Part (Q).
 - m. No single establishment engaged in the "Retail/Wholesale Sales" business in the Business C zoning district may occupy more than 30,000 square feet of building floor area.

5(D) Use Regulations Schedule (Continued)

USE CLASSIFICATIONS	DISTRICTS												
	Residential				Agric.	Business				Industrial			Water Supply Protection Overlay
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden	
Industrial Uses													
General manufacturing uses not commonly considered hazardous or noxious	N	N	N	N	N	N	N	SP/a	N	SPR	SPR	SPR	N
Other manufacturing uses commonly considered hazardous or noxious, as provided in Section 7	N	N	N	N	N	N	N	N	N	N	SP	N	N
Other													
Accessory uses to permitted principal uses, as provided in Section 7	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y
Major earth removal, extraction, and/or fill activities/b	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Other earth removal, extraction, and/or fill activities/b	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Extension or alteration of existing non-conforming use or structure as provided in Section 2, Part (F)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Wireless Communications Antennas/c/d	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Wireless Communications Tower/d	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP

- NOTES:**
- a. Provided that not more than one person shall be employed for each seventy (70) square feet for floor area and in no case shall a total of more than seven-thousand (7,000) square feet of the premises be devoted to such use.
 - b. Subject to the criteria and provisions specified in Section 8, Part (E) and also (when the activity is located within the Water Supply Protection District) subject to the criteria and provisions contained in Section 7, Part N.
 - c. Both uses are subject to the provisions of Subpart 7(S) of the Zoning By-Law and include any and all equipment (including Equipment Shelters), cable, and related fixtures.
 - d. The Wireless Communications Antennas' use only applies to such antennas and related equipment (including Equipment Shelters), cable, and related fixtures to be affixed to existing structures not primarily erected or used for wireless communications purposes. If such antennas are to be affixed to structures the use is to be considered as requiring a Special Permit approved by the Planning Board.