

TABLE 18-8: BUILDING AND PROPERTY USES ALLOWED BY CBZD

BUILDING AND PROPERTY USES	CHARACTER-BASED DISTRICTS					
	DTC- C	DTC-L/W	MSTND			HSMUC
			1	2	3	
Residential (See Section 18.4 for Density Standards)						
Workers Cottage (1 Dwelling Unit)	SP	P	P	P	P	X
Single-Family Detached House (1 Dwelling Unit)	X	P	X	X	X	X
Townhouse/Rowhouse (Attached Dwelling Unit)	P	P	P	P	P	P
Paired House (2 or 3 Dwelling Units)	SP	P	P	P	X	X
Multi-Family Building (4 or More Dwelling Units)	P	P	P	P	P	P
Live-Work/Shop House (1 Dwelling Unit)	P	P	P	P	P	P
Commercial Uses						
Animal Hospital/Veterinary Clinic	SP	X	X	X	X	SP
Banks/Financial Services - No Drive-Up Window	P	SP	P	P	P	P
Gas Backwards (Filling Station/Convenience Store (See 18.7.B)	SP	X	X	X	SP	SP
Lodging/Boarding/Rooming/Tourist House (Less than 3 lodgers)	P	P	SP	SP	SP	P
Lodging/Boarding/Rooming/Tourist House (3 or more lodgers)	SP	SP	SP	SP	SP	P
Office (All Types) - Up to 5,000 GFA	P	P	P	P	P	P
Office (All Types) - Over 5,000 GFA	P	SP	SP	SP	SP	P
Medical Clinic – Up to 2,500 GFA	P	P	P	P	P	P
Medical Clinic – Up to 5,000 GFA	P	P	P	P	P	P
Medical Clinic – Over 5,500 GFA	P	SP	P	SP	SP	P
Retail and Consumer Service - Up to 2,500 GFA	P	P	P	P	P	P
Retail and Consumer Service - Up to 5,000 GFA	P	P	P	P	P	P
Retail and Consumer Service - Over 5,000 GFA	SP	SP	SP	SP	SP	P
Convenience/Neighborhood Store – up to 2,500 GFA	P	SP	P	P	P	P
Take Out Restaurant - Up to 2,500 GFA	P	SP	P	P	P	P
Restaurant and Pub – Up to 2,500 GFA; No Drive-Up Window	P	SP	P	P	P	P
Restaurant and Pub – Up to 5,000 GFA; No Drive-Up Window	P	SP	P	P	P	P
Restaurant and Pub - Over 5,000 GFA; No Drive-Up Window	SP	SP	SP	SP	SP	P
Personal Services - Up to 2,500 GFA	P	P	P	P	P	P
Personal Services - Over 2,500 GFA	P	SP	SP	SP	SP	P
Day Care Center	SP	SP	P	P	P	P
Microbrewery and Brewpub - Under 10,000 GFA	P	SP	P	P	P	P
Indoor Recreation	P	SP	SP	SP	SP	P
Instructional School	P	SP	SP	SP		P
Co-Work Office/Business Incubator	P	P	P	P	P	P
Trades and Fabrication						
Co-Creation, Fabrication, Maker Space, Business Incubator	P	SP	P	P	P	P

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	DTC- C	DTC-L/W	MSTND			HSMUC
			1	2	3	
Repair Service – Up to 2,500 GFA	P	P	P	P	P	P
Repair Service – Up to 5,000 GFA	P	SP	SP	SP	SP	P
Trade Shop - Up to 5,000 GFA	P	SP	P	P	P	P
<u>Public and Civic Uses</u>						
Club/Fraternal Organization - Nonprofit	P	SP	SP	SP	SP	P
Community and Neighborhood Center	P	P	P	P	P	P
Municipal Use - Only Publicly-Oriented Use	P	P	P	P	P	P
Assembly/Performing/Cultural Arts Facility	SP	SP	SP	SP	SP	P
Conservation Land	P	P	P	P	P	P
<u>Accessory Uses</u>						
Outdoor Dining Terrace	P	SP	P	P	P	P
Farm Stand/Farmers Market	SP	SP	SP	SP	SP	P
Greenhouse - Under 250 GFA	P	P	P	P	P	P
Greenhouse – Over 250 and Under 1,000 GFA	SP	SP	SP	SP	SP	P
Home Occupation - Minor	P	P	P	P	P	P
Home Occupation - Major	P	P	P	P	P	P
Drive-Thru Facility – Not Including Restaurants	SP	SP	X	X	X	SP
Drive-Thru Facility – Including Restaurants	X	X	X	X	X	SP
Common/Shared Driveways	P	P	P	P	P	P
Outdoor Storage	X	X	X	X	X	SP
Storage Container – Temporary	X	X	X	X	X	P
Storage Container – Temporary	X	X	X	X	X	SP
Residential Accessory Uses	P	P	P	P	P	P
Land Oriented Accessory Uses	P	P	P	P	P	P
Garage – 3 or fewer spaces	P	P	P	P	P	P
Bed & Breakfast//Short Term Home Rental	P	P	P	P	P	P

Building and Property Uses Allowed by CBZD

Buildings, structures, and land within a CBZD shall comply with the use regulations set forth below. The Planning Board shall be the Special Permit Granting Authority (SPGA) for all applications requiring a Special Permit in a CBZD.

X = Not Permitted

P = Allowed by Right

SP = Allowed by Special Permit from the Planning Board