

TABLE A. PERMITTED USES BY CATEGORY AND ZONE

TABLE A1. RESIDENTIAL USES

NO – PROHIBITED CEO – PERMIT FROM CEO REQUIRED PB – PLANNING BOARD PERMIT REQUIRED LPI – PERMIT FROM LOCAL PLUMBING INSPECTOR REQUIRED

USE	RESIDENTIAL I	RESIDENTIAL II	FARM & FOREST	LIMITED RESIDENTIAL	COMMERCIAL	DOWNTOWN VILLAGE	INDUSTRIAL	STREAM PROTECTION	RESOURCE PROTECTION
SINGLE FAMILY DWELLING	CEO	CEO	CEO	CEO	CEO ¹	CEO	NO	PB ³	PB ²
TWO FAMILY DWELLING	CEO	CEO	PB	PB	NO	PB	NO	NO	NO
MULTI-FAMILY DWELLING	PB	PB	PB	PB	NO	PB	NO	NO	NO
MANUFACTURED HOME	CEO	CEO	CEO	CEO	CEO ¹	CEO	NO	PB ³	PB ²
MOBILE HOME	CEO	CEO	CEO	CEO	CEO ¹	NO	NO	PB ³	PB ²
MOBILE HOME PARK	PB	PB	NO	NO	NO	NO	NO	NO	NO
CLUSTER DEVELOPMENT	PB	PB	PB	PB	NO	PB	NO	NO	NO
CONGREGATE HOUSING	PB	PB	PB	PB	NO	PB	NO	NO	NO
STRUCTURES ACCESSORY TO ALLOWED USES < 500 SF	CEO	CEO	CEO	CEO	PB	PB	PB	CEO ³	CEO
> 500 SF	CEO	CEO	CEO	CEO	PB	PB	PB	PB ³	PB
SWIMMING POOL	CEO	CEO	CEO	CEO	PB	CEO	NO	CEO	PB
CONVERTING SEASONAL TO YEAR-ROUND	LPI	LPI	LPI	LPI	LPI	LPI	NO	LPI	CEO - LPI
HOME OCCUPATION - *5 LOW IMPACT	CEO	CEO	CEO	CEO	CEO	CEO	NO	CEO	PB
HIGH IMPACT	PB	PB	PB	PB	PB	PB	NO	PB	NO
SMALL ENTERPRISE	PB	PB	PB	NO	PB	PB	PB	PB	NO
IN-HOME OFFICE	YES	YES	YES	YES	YES	YES	NO	YES	NO
PRIVATE SEWAGE DISPOSAL SYSTEMS FOR ALLOWED USES	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI

TABLE A1. RESIDENTIAL USES (Continued)

USE	RESIDENTIAL I	RESIDENTIAL II	FARM & FOREST	LIMITED RESIDENTIAL	COMMERCIAL	DOWNTOWN VILLAGE	INDUSTRIAL	STREAM PROTECTION	RESOURCE PROTECTION
USES SIMILAR TO USES REQUIRING PERMIT FROM CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
USES SIMILAR TO USES REQUIRING PLANNING BOARD APPROVAL	PB	PB	PB	PB	PB	PB	PB	PB	PB
USES SIMILAR TO THOSE NOT PERMITTED	NO	NO	NO	NO	NO	NO	NO	NO	NO

Notes:

1. Except that these uses are prohibited on the south side of US Rt. 2 East from the Wilson Stream Bridge to the Farmington town line.
2. Allowed with a special permit as outlined in Article 4.1C. See Land Use Table sheet.
3. Unless a variance from setback requirement is obtained from the Board of Appeals.
4. Unless otherwise required by Section 6.2, in-home offices do not require site plan reviews.
5. Low impact home occupations shall not occupy a combined floor area and impervious area greater than 2500 sq feet. High impact homes shall comply with the provisions of Article 5.19B.

AMENDED JUNE 22, 1998

AMENDED JUNE 22, 1998

AMENDED JUNE 14, 2004

AMENDED JUNE 20, 2016

TABLE A2. COMMERCIAL USES

NO – PROHIBITED CEO – PERMIT FROM CEO REQUIRED PB – PLANNING BOARD PERMIT REQUIRED LPI – PERMIT FROM LOCAL PLUMBING INSPECTOR REQUIRED

USE	RESIDENTIAL I	RESIDENTIAL II	FARM & FOREST	LIMITED RESIDENTIAL	COMMERCIAL	DOWNTOWN VILLAGE	INDUSTRIAL	STREAM PROTECTION	RESOURCE PROTECTION
ACCESSORY STRUCTURES <500 SF	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO ⁴	CEO
	PB	PB	PB	PB	PB	PB	PB	PB	PB
AMUSEMENT FACILITY (indoor)	NO	NO	NO	NO	PB	PB	PB	NO	NO
INDOOR COMMERCIAL RECREATION	NO	NO	NO	NO	PB	PB	PB	NO	NO ³
AUTOMOBILE GRAVEYARD	NO	NO	NO	NO	NO	PB	PB	NO	NO
JUNKYARD	NO	NO	NO	NO	NO	PB	PB	NO	NO
AUTO BODY SHOP	NO	PB ¹	PB ¹	NO	PB ¹	PB	PB	NO	NO
AUTO REPAIR / SALES	NO	PB ¹	PB ¹	NO	PB ¹	PB	PB	NO	NO
AUTO CAR WASH	NO	NO	NO	NO	PB	PB	PB	NO	NO
AUTOMOBILE HOBBYIST	PB	PB	PB	PB	PB	PB	PB	PB	PB
BED & BREAKFAST	PB	PB	PB	PB	PB	PB	NO	NO	NO
BUILDING MATERIALS - RETAIL SALES	NO	NO	PB	NO	PB	PB	PB	NO	NO
COMMERCIAL SCHOOL	NO	PB ²	PB	NO	PB	PB	PB	NO	NO
FIREWOOD PROCESSING	NO	PB	PB	NO	NO	PB	PB	NO	NO
GASOLINE SERVICE STATION	NO	NO	NO	NO	PB	PB	NO	NO	NO
HOTEL / MOTEL	NO	PB	PB	NO	PB	PB	NO	NO	NO
INDOOR THEATER	NO	NO	NO	NO	PB	PB	NO	NO	NO
KENNEL	NO	PB ¹	PB	NO	PB	PB	NO	NO	NO
NEIGHBORHOOD CONVENIENCE STORE	PB ¹	PB ¹	PB	NO	PB	PB	NO	NO	NO
OFFICES: BUSINESS, PROF. MEDICAL	NO	PB ¹	PB	NO	PB	PB	PB	NO	NO
PUBLISHING, PRINTING	NO	PB ¹	PB	NO	PB	PB	PB	NO	NO
COMMERCIAL COMMUNICATION TOWER	NO	PB	PB	NO	NO	PB	PB	NO	NO

TABLE A2. COMMERCIAL USES (Continued)

USE	RESIDENTIAL I	RESIDENTIAL II	FARM & FOREST	LIMITED RESIDENTIAL	COMMERCIAL	DOWNTOWN VILLAGE	INDUSTRIAL	STREAM PROTECTION	RESOURCE PROTECTION
RESTAURANT	NO	PB ³	PB	NO	PB	PB	PB	NO	NO
RETAIL BUSINESS	NO	PB ¹	PB	NO	PB	PB	PB	NO	NO
SERVICE BUSINESS	NO	PB ¹	PB	NO	PB	PB	PB	NO	NO
SHOPPING CENTER	NO	NO	NO	NO	PB	PB	PB	NO	NO
WHOLESALE BUSINESS	NO	NO	PB	NO	PB	PB	PB	NO	NO
CAMPGROUND	NO	NO	PB	PB	NO	PB	NO	NO	NO ³
FUNERAL HOME	NO	PB ¹	PB	NO	PB	PB	NO	NO	NO
ARICULTURAL RELATED SERVICES-SALES	NO	NO	PB	NO	PB	PB	PB	NO	NO
AUCTION BARN	NO	NO	PB	NO	PB ⁴	PB	PB ⁴	NO	NO
ADULT BUSINESS ESTABLISHMENT ⁶	NO	NO	NO	NO	PB ⁶	NO	NO	NO	NO
ANTIQUE SALES	NO	PB ¹	PB	NO	PB	PB	PB	NO	NO
AUTO RECYCLING	NO	NO	PB	NO	NO	PB	PB	NO	NO
CONVENIENCE STORE	NO	NO	NO	NO	PB	PB	PB	NO	NO
DAY-CARE CENTER	PB	PB	PB	PB	PB	PB	NO	NO	NO
FACILITIES	NO	PB ¹	PB	PB ⁵	NO	PB	PB	PB ⁵	PB ⁵
OUTDOOR COMMERCIAL RECREATION	PB	PB	PB	PB	PB	PB	PB	PB	PB
USES SIMILAR TO USES REQUIRING PLANNING BOARD PERMIT	NO	NO	NO	NO	NO	NO	NO	NO	NO
USES SIMILAR TO NOT PERMITTED	NO	NO	NO	NO	NO	NO	NO	NO	NO
SIGNS	NO	NO	NO	NO	NO	NO	NO	NO	NO
STABLE	NO	PB ¹	PB	NO	PB	PB	NO	NO	NO
VETERINARY HOSPITAL	NO	PB ¹	PB	NO	PB	PB	NO	NO	NO
RESIDENTIAL RENTAL UNITS	NO	NO	NO	NO	NO	NO	NO	NO	NO

TABLE A2. COMMERCIAL USES (Continued)

NOTES:

1. SHALL NOT OCCUPY A COMBINED FLOOR AREA AND IMPERVIOUS AREA GREATER THAN 2500 SQ. FT.
2. NOT ALLOWED TO HAVE ANY BOARDING STUDENTS ON PREMISE
3. IN EXISTING STRUCTURES ONLY
4. NO LIVESTOCK ALLOWED
5. ONLY IF NO STRUCTURES ARE INVOLVED. THE SALE, LEASE AND RENTAL OF JET SKIS IS NOT ALLOWED.
6. NO ADULT BUSINESS ESTABLISHMENT MAY BE LOCATED CLOSER THAN FIVE HUNDRED (500) FEET FROM ANY SCHOOL, RELIGIOUS INSTITUTION, LIBRARY, DWELLING UNIT, OR OTHER ADULT ESTABLISHMENT. THE DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE NEAREST CUSTOMER ENTRANCE OF THE ADULT BUSINESS ESTABLISHMENT TO THE NEAREST POINT ON THE PROPERTY BOUNDARY OF THE SCHOOL, RELIGIOUS INSTITUTION, LIBRARY, DWELLING UNIT OR OTHER ADULT BUSINESS ESTABLISHMENT.

AMENDED JUNE 14, 2004

AMENDED JANUARY 03, 2005

AMENDED JUNE 18, 2007

TABLE A3. INDUSTRIAL USES

NO – PROHIBITED CEO - PERMIT FROM CEO REQUIRED PB - PLANNING BOARD PERMIT REQUIRED LPI - PERMIT FROM LOCAL PLUMBING INSPECTOR REQUIRED

USE	RESIDENTIAL I	RESIDENTIAL II	FARM & FOREST	LIMITED RESIDENTIAL	COMMERCIAL	DOWNTOWN VILLAGE	INDUSTRIAL	STREAM PROTECTION	RESOURCE PROTECTION
ACCESSORY STRUCTURE	PB	PB	PB	PB	PB	PB	PB	NO	NO
BULK OIL, GAS TERMINAL	NO	NO	NO	NO	NO	PB	PB	NO	NO
DEMOLITION WASTE DISP.	NO	NO	PB	NO	NO	PB	PB	NO	NO
HEAVY MANUFACTURING	NO	NO	NO	NO	NO	NO	PB	NO	NO
LIGHT MANUFACTURING	NO	NO	PB	NO	PB	PB	PB	NO	NO
COMM. RECYCL. OPERATIONS	NO	NO	PB	NO	NO	PB	PB	NO	NO
SAWMILL	NO	NO	PB	NO	NO	PB	PB	NO	NO
TRUCKING DIST. TERMINAL	NO	NO	NO	NO	NO	PB	PB	NO	NO
WAREHOUSING & STORAGE	NO	NO	PB	NO	PB	PB	PB	NO	NO
AIRPORT	NO	NO	PB	NO	NO	NO	NO	NO	PB
ABATTOIRS	NO	NO	PB	NO	NO	PB	PB	NO	NO
BULK GRAIN STORAGE FOR AGRICULTURAL USES	NO	NO	PB	NO	NO	PB	PB	NO	NO
PRIVATE AIRSTRIPS	NO	NO	PB	PB	NO	PB	PB	NO	PB
USES SIMILAR TO USES REQ. PLANNING BD. PERMIT	PB	PB	PB	PB	PB	PB	PB	PB	PB
USES SIMILAR TO NOT PERM.	NO	NO	NO	NO	NO	NO	NO	NO	NO

TABLE A4. OUTDOOR RESOURCE BASE USES

NO – PROHIBITED CEO – PERMIT FROM CEO REQUIRED PB – PLANNING BOARD PERMIT REQUIRED LPI – PERMIT FROM LOCAL PLUMBING INSPECTOR REQUIRED

USE	RESIDENTIAL I	RESIDENTIAL II	FARM & FOREST	LIMITED RESIDENTIAL	COMMERCIAL	DOWNTOWN VILLAGE	INDUSTRIAL	STREAM PROTECTION	RESOURCE PROTECTION
ACCESSORY STRUCTURE <500 SF	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
	PB	PB	PB	PB	PB	PB	PB	PB	PB
AGRICULTURE CONFINED FEEDING OPERATIONS	YES	YES	YES	PB	YES	NO	YES	YES	PB
	NO	NO	PB	NO	NO	NO	NO	NO	NO
AGRICULTURE PRODUCTS PROCESSING AND STORAGE	PB ¹	PB ¹	PB	NO	PB	PB	PB	NO	NO
	PB	PB	PB	PB	PB	PB	PB	PB	NO
CLEARING OF VEGETATION FOR APPROVED CONSTRUCTION & OTHER APPROVED USES	YES	YES	YES	CEO	YES	YES	YES	CEO	CEO
	NO	CEO	CEO	CEO	NO	NO	NO	CEO	PB
INDIVIDUAL PRIVATE CAMPSITES	NO	CEO	CEO	CEO	NO	NO	NO	CEO	PB
PIERS, DOCKS, WHARFS, BRIDGES & OTHER STRUCTURES, & USES EXTENDING OVER OR BELOW THE NORMAL HIGH-WATER LINE OR WITHIN A WETLAND.									
A. TEMPORARY	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
B. PERMANENT	PB	PB	PB	PB	PB	PB	PB	PB	PB
	YES	YES	YES	PB	PB	PB	PB	PB	PB
DRIVEWAY CONSTRUCTION	PB	PB	PB	PB	PB	PB	PB	PB	PB
	YES ¹	YES ¹	YES	PB	PB	PB	PB	PB	PB
PARKING AREA FACILITIES	PB	PB	PB	PB	PB	PB	PB	PB	PB
	PB	PB	PB	PB	NO	PB	NO	NO	NO
CEMETERY	NO	PB	YES	CEO	YES	PB	YES	CEO	CEO
	NO	NO	PB	NO	CEO/PB	NO	CEO/PB	NO	PB
MINERAL EXPLORATION									
GRAVEL PITS/QUARRIES ^{4,5}									

TABLE A4. OUTDOOR RESOURCE BASE USES (Continued)

USE	RESIDENTIAL I	RESIDENTIAL II	FARM & FOREST	LIMITED RESIDENTIAL	COMMERCIAL	DOWNTOWN VILLAGE	INDUSTRIAL	STREAM PROTECTION	RESOURCE PROTECTION
GOLF COURSE	PB	PB	PB	PB	PB	PB	NO	NO	PB
PARKS & RECREATION	PB	PB	PB	PB	PB	PB	PB	PB	PB
FILLING-EARTH MOVING <15 CUBIC YARDS	YES	YES	YES ²	CEO ³	YES	YES	YES	CEO ³	CEO ³
>15 CUBIC YARDS	CEO	CEO	CEO ³	CEO ³	CEO	CEO	CEO	CEO ³	CEO ³
SLUDGE SPREADING	NO	NO	NO	NO	NO	NO	NO	NO	NO
SEPTAGE DISPOSAL SITE	NO	NO	NO	NO	NO	NO	NO	NO	NO
USES SIMILAR TO ALLOWED USES	YES	YES	YES	YES	YES	YES	YES	YES	YES
USES SIMILAR TO USE REQUIRED PERMIT FROM CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
USE SIMILAR TO USES REQUIRED PLANNING BOARD PERMIT	PB	PB	PB	PB	PB	PB	PB	PB	PB
USES SIMILAR TO NOT PERMITTED	NO	NO	NO	NO	NO	NO	NO	NO	NO
ANIMAL RAISING	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
RVs , CAMPERS	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	PB

NOTE:

1. SHALL NOT OCCUPY A COMBINED FLOOR AREA AND IMPERVIOUS AREA GREATER THAN 2500 SQ. FT.
2. EXCEPT IN THE FARM & FOREST DISTRICT UP TO 100 CUBIC YARDS IS ALLOWED WITHOUT A PERMIT. STORMWATER AND EROSION CONTROL STANDARDS MAY STILL APPLY.
3. EXCEPT THAT IN THE LIMITED RESIDENTIAL AND RECREATIONAL DISTRICT, FILLING AND EARTH-MOVING ACTIVITIES ARE ALLOWED WITH A CEO PERMIT; IN THE STREAM PROTECTION AND RESOURCE PROTECTION DISTRICTS MORE THAN TEN (10) CUBIC YARDS REQUIRES A PERMIT FROM THE PLANNING BOARD
4. USE PERMITS ARE GRANTED AS PER THE STANDARDS IN ARTICLE 5.6
5. THIS USE IS NOT PERMITTED IN A RESOURCE PROTECTION DISTRICT SO DESIGNATED BECAUSE OF WILDLIFE VALUE

AMENDED: JUNE 22, 1998

AMENDED: JUNE 21, 1999

AMENDED: JUNE 14, 2004

TABLE A5. EDUCATIONAL, INSTITUTIONAL, AND PUBLIC USES

NO – PROHIBITED CEO - PERMIT FROM CEO REQUIRED PB - PLANNING BOARD PERMIT REQUIRED LPI - PERMIT FROM LOCAL PLUMBING INSPECTOR REQUIRED

USE	RESIDENTIAL I	RESIDENTIAL II	FARM & FOREST	LIMITED RESIDENTIAL	COMMERCIAL	DOWNTOWN VILLAGE	INDUSTRIAL	STREAM PROTECTION	RESOURCE PROTECTION
ACCESSORY STRUCTURE <500 SF	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
>500 SF	PB	PB	PB	PB	PB	PB	PB	PB	PB
CHURCH, SYNAGOGUE, PARISH HOUSE	PB	PB	PB	NO	PB	PB	NO	NO	NO
COMMUNITY CENTERS	PB	PB	PB	NO	PB	PB	NO	NO	NO
ESSENTIAL SERVICES	PB	PB	PB	PB	PB	PB	PB	PB	PB
FIRE - POLICE STATIONS	PB	PB	PB	NO	PB	PB	PB	NO	NO
GOVERNMENT OFFICE	PB	NO	NO	NO	PB	PB	PB	NO	NO
GROUP HOMES	PB	PB	PB	NO	PB	PB	NO	NO	NO
MUSEUM / LIBRARY	PB	PB	PB	NO	PB	PB	NO	NO	NO
PUBLIC / PRIVATE SCHOOLS	PB	PB	PB	NO	PB	PB	NO	NO	NO
PUBLIC UTILITY FACILITY	PB	PB	PB	PB	PB	PB	PB	PB	PB
MUNICIPAL RECYCLING	NO	NO	PB	NO	NO	PB	PB	NO	NO
CLINICS / HOSPITALS	PB	PB	PB	NO	PB	PB	PB	NO	NO
PRIVATE & SEMI-PRIVATE CLUBS	PB	PB	PB	NO	PB	PB	PB	NO	NO
HOSPICE - NURSING HOME	PB	PB	PB	NO	PB	PB	NO	NO	NO
USES SIMILAR TO USES REQUIRING REVIEW	PB	PB	PB	PB	PB	PB	PB	PB	PB
PLANNING / BD PERMIT	NO	NO	NO	NO	NO	NO	NO	NO	NO
USES SIMILAR TO NOT PERMITTED	NO	NO	NO	NO	NO	NO	NO	NO	NO
MEDICAL MARIJUANA AND METHADONE CLINICS ¹	NO	NO	NO	NO	NO	PB ¹	PB ¹	NO	NO

NOTE:

1. These uses must be located at least 500 feet away from private homes, schools, churches, parks, and public buildings.