

SECTION 3 USE REGULATIONS

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3.1 BASIC USE REGULATIONS

- 3.1.1** No structure, building or dwelling in any district shall be erected, constructed, established, altered, repaired, enlarged or moved, and no land shall be put to new use or shall be occupied except in conformity with the requirements and conditions established by this By-Law, as set forth in Section 3.4, Table One: Schedule of Use Regulations, or as specifically regulated or provided otherwise under other sections hereof.
- 3.1.2** When an activity may be classified under more than one use listed in the Schedule of Use Regulations, the more specific classification shall apply, and if equally specific, the more restrictive classification shall govern.
- 3.1.3** Any use allowed shall be in conformity with all the density and dimensional regulations and any other pertinent requirements of this By-Law.

3.2 PROHIBITED USES

Any use not specifically listed herein or otherwise permitted in a district shall, to the extent permitted by law, be prohibited, provided that:

- 3.2.1** In accordance with Massachusetts General Laws, Chapter 40A, and notwithstanding any provisions to the contrary, this By-Law shall not prohibit, regulate or restrict the use of land or structures for religious purposes or educational purposes on land owned or leased by the Commonwealth, or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation; provided, however, that such land or structures shall be subject to reasonable regulations, concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements, in accordance with the provisions of this By-Law.
- 3.2.2** This By-Law shall not prohibit, unreasonably regulate or require a special permit for the use of land for the primary purpose of agriculture, horticulture, floriculture or viticulture and shall not prohibit or unreasonably regulate the expansion or reconstruction of existing structures thereon for the primary purpose of agriculture, horticulture, floriculture or viticulture except that all such activities may be limited to parcels of more than five acres which are not zoned for agriculture,

horticulture, floriculture or viticulture, nor shall provisions of this By-Law exempt land or structures from floodplain or wetland regulations established pursuant to general law.

3.3* NON-CONFORMING USES AND STRUCTURES

Any structure, building or use of a structure, building or land, lawfully existing at the time of the adoption of this Zoning By-Law or any subsequent amendment thereto which does not conform to the regulations thereof may be continued but may not be changed or altered so as to increase or expand the nonconformity except as may be specifically authorized by this section in accordance with Chapter 40A, Section 6 of the General Laws. If such nonconforming situation is abandoned or terminated, as set forth below, it may not be resumed except in compliance with this By-Law.

3.3.1 Change, Extension or Alteration

3.3.1.1 The Board of Appeals may authorize by special permit specified changes, alterations or extensions to preexisting nonconforming structures or uses provided that no such change, extension or alteration shall be allowed unless there is also a finding by the Board of Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming structure or use to the neighborhood.

3.3.1.2 A non-conforming one-family or two-family residential structure in a Residential District may be added to or altered without a proceeding before the Board of Appeals provided the Building Inspector determines that the proposed change (1) does not constitute a change of use and (2) does not make the residential structure more non-conforming. A proposed change to such structure will not be considered more nonconforming and will be allowed by building permit from the Building Inspector under the following circumstances:

- A.** Where the existing structure is located on a lot with insufficient frontage and/or lot size, but the existing structure complies with all current setback and building height requirements, and the proposed alteration will also comply with all current setback and building height requirements.
- B.** Where the existing structure encroaches upon one or more required setbacks, and the proposed alteration will not increase the footprint of the existing structure and will comply with building height requirements. This provision shall apply regardless of whether the lot complies with the current minimum frontage or lot area requirement.

- C. Where the existing structure encroaches upon one or more required setbacks, and the proposed alteration will increase the footprint of the existing building and will comply with all current setback and building height requirements. This provision shall apply regardless of whether the lot complies with the current minimum frontage or lot area requirement.
- D. Where the existing structure encroaches upon one or more required setbacks, and the proposed alteration will increase the footprint of the existing building so that it further encroaches upon the required setback area but to a distance no greater than the existing structure and will comply with building height requirements. This provision shall apply regardless of whether the lot complies with the current minimum frontage or lot area requirement.

3.3.2 Restoration

A lawfully non-conforming structure, building or use damaged or destroyed by fire, explosion, natural disaster or other accidental cause may be reconstructed or rebuilt to its former size on its former location, and the former use may be resumed, provided that such reconstruction or repair is in conformance with current State Building Code specifications and is substantially completed within one (1) year of the occurrence of said damage. This one year term may be extended for cause by the Board of Appeals.

3.3.3 Abandonment or Non-Use

Any non-conforming use which has been abandoned or has not been exercised for a period of twenty-four (24) consecutive months or more, shall not be resumed or reestablished, and all future uses shall conform to the requirements of this Zoning By-Law.

3.3.4 Reversion

Any nonconforming use which has been changed to a more restricted (less nonconforming) use, shall not revert to its original less restricted use.

Any non-conforming use which has been changed to a conforming use, shall not revert to a non-conforming use.

3.3.5 Non-conforming Signs - refer to section 12.12.

3.3.6 Non-conforming Residential Lots - refer to section 4.4.11.

3.4* PRINCIPAL USE REGULATIONS

The principal uses permitted in each district are set forth in Table One, Schedule of Use Regulations, which is supplemented by other sections of this By-Law.

In the Schedule of Use Regulations the following code shall apply:

- "Y"** Use permitted as of right in the district indicated subject to such requirements as may be specified elsewhere in this By-Law.
- "SPA"** Use permitted as of right in the district indicated subject to Site Plan Approval from the Planning Board in accordance with the provisions of Section 13.5 and furthermore subject to such requirements as may be specified elsewhere in this By-Law.
- "ZBA"** Use permitted by Special Permit in the district indicated if granted by the Zoning Board of Appeals subject to the provisions of Section 13.6 and furthermore subject to such requirements as may be specified elsewhere in this By-Law.
- "PB"** Use allowed by Special Permit in the district indicated if granted by the Planning Board subject to the provisions of Section 13.6 and furthermore subject to such requirements as may be specified elsewhere in this By-Law.
- "N"** Use prohibited in the district indicated.

TABLE ONE: SCHEDULE OF USE REGULATIONS

BY-LAW NUMBER	LAND USE CLASSIFICATION WITH APPLICABLE STANDARDS & CONDITIONS	ZONING DISTRICT										
		R15	R26	R34	R40	R60	RMD	NO	NS	ACF	GB	IPG
3.4.2*	PRINCIPAL USES: RESIDENTIAL											
3.4.2.1	One family detached dwelling but not a mobile home.	Y	Y	Y	Y	Y	N	N	N	N	N	N
3.4.2.2	Conversion of an existing one family dwelling to a two family dwelling subject to the restrictions in Section 4.3.	ZBA	ZBA	ZBA	ZBA	ZBA	N	N	N	N	N	N
3.4.2.3	Multi-family dwelling , subject to the restrictions in Section 5. See also 3.4.2.6 (Planned Unit Residential Development).	N	N	N	N	N	PB	N	N	N	N	N
3.4.2.4	Flexible subdivision residential development subject to the restrictions in Section 4.6.	PB	PB	PB	PB	PB	N	N	N	N	N	N
3.4.2.5	Flexible non-subdivision (estate lot) development subject to the restrictions in Section 4.7.	PB	PB	PB	PB	PB	N	N	N	N	N	N
3.4.2.6	Planned Unit Residential Development (PURD) subject to the restrictions in Section 4.8.	PB	PB	PB	PB	PB	N	N	N	N	N	N

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		R15	R26	R34	R40	R60	RMD	NO	NS	ACF	GB	IPG
3.4.4*	PRINCIPAL USES: INSTITUTIONAL											
3.4.4.1	Public school, parish school, or nonprofit educational institution. (See also section 3.4.5.8)	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA
3.4.4.2	Church or other place of worship, parish house, parsonage, rectory, convent or other religious use.	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA
3.4.4.3	Public library, philanthropic institution or public museum.	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA
3.4.4.4	Child care facility. (See also 3.6.2.14)	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA
3.4.4.5	[intentionally omitted]											
3.4.4.6	Public park or playground. (See also section 3.4.1.7)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.4.4.7	Hospital, sanatorium, convalescent home, nursing home, or rest home. Not for the care of drug or liquor patients, nor for correctional purposes, nor for the care of the insane.	ZBA	ZBA	ZBA	ZBA	ZBA	N	N	N	PB	ZBA	ZBA
3.4.4.8	Adult Care Facilities, subject to the restrictions in section 8.0.	N	N	N	N	N	N	N	N	PB	N	N

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3.4.5*	PRINCIPAL USES: BUSINESS											
3.4.5.1*	Professional and business offices (medical) including medical, dental, surgical, mental health, physical therapy, rehabilitation and other similar health care services that are provided on an out-patient basis as well as related support services, laboratories and other facilities incidental thereto.											
	A. An office building with a gross floor area of 2,000 square feet or less on a lot.	N	N	N	N	N	N	SPA	SPA	SPA	SPA	SPA
	B. An office building with a gross floor area of more than 2,000 but less than or equal to 3,000 square feet on a lot.	N	N	N	N	N	N	ZBA	ZBA	SPA	SPA	SPA
	C. An office building with a gross floor area of more than 3,000 square feet on a lot.	N	N	N	N	N	N	ZBA	ZBA	PB	ZBA	ZBA
3.4.5.2*	Professional and business offices (non-medical) including, but not limited to, architectural, engineering, legal, finance, banking, insurance and real estate.											
	A. An office building with a gross floor area of 2,000 square feet or less on a lot.	N	N	N	N	N	N	SPA	SPA	N	SPA	SPA
	B. An office building with a gross floor area of more than 2,000 but less than or equal to 3,000 square feet on a lot.	N	N	N	N	N	N	ZBA	ZBA	N	SPA	SPA
	C. An office building with a gross floor area of more than 3,000 square feet on a lot.	N	N	N	N	N	N	ZBA	ZBA	N	ZBA	ZBA

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		R15	R26	R34	R40	R60	RMD	NO	NS	ACF	GB	IPG
3.4.5.3	A permanent building, the principal use of which shall be furnishing a business service or services , but expressly excluding automobile fuel sales.	N	N	N	N	N	N	ZBA	ZBA	N	ZBA	ZBA
3.4.5.4	A permanent building, the principal use of which shall be retail sales , but expressly excluding motor vehicle and sales and motor vehicle fuel sales.	N	N	N	N	N	N	N	ZBA	N	ZBA	ZBA
3.4.5.5*	Barber and beauty shops	N	N	N	N	N	N	ZBA	ZBA	N	ZBA	ZBA
3.4.5.6	Mortuary.	N	N	N	N	N	N	N	N	N	ZBA	ZBA
3.4.5.7	Sales offices. The premises may be used for display of goods only, not for the storage of goods.	N	N	N	N	N	N	ZBA	ZBA	N	ZBA	ZBA
3.4.5.8	Private schools offering instruction in the arts, sciences, and trades. (See also section 3.4.4.1)	N	N	N	N	N	N	N	N	N	ZBA	ZBA
3.4.5.9	Cleaning and laundry service , and washing machine rental establishment.	N	N	N	N	N	N	N	N	N	ZBA	ZBA
3.4.5.10	Cleaning and laundry service dropoff and pickup establishment , with no on-site cleaning facilities.	N	N	N	N	N	N	ZBA	ZBA	N	ZBA	ZBA

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		R15	R26	R34	R40	R60	RMD	NO	NS	ACF	GB	IPG	
3.4.5.11*	<p>Public recreation operated as a business, including facilities for assembly, dancing, billiards, bowling, soccer, tennis, gymnastics, roller skating and similar activities, including mechanical and electrical equipment, vending machines and automatic amusement devices used as accessory to the above listed uses.</p> <p>General Automatic Amusement Facilities & Family-Oriented Automatic Amusement Facilities as defined in section 1.3 are expressly prohibited as a principal or accessory use except as provided by Section 3.6.3.6.</p>	N	N	N	N	N	N	N	N	N	N	ZBA	ZBA
3.4.5.12	<p>Motel or motor inn.</p> <p>The lot area may not be less than two thousand (2,000) square feet for each rental unit.</p>	N	N	N	N	N	N	N	N	N	N	ZBA	ZBA
3.4.5.13*	Body Art Establishment	N	N	N	N	N	N	N	N	N	N	ZBA	ZBA
3.4.5.14*	Exercise facility or health club	N	N	N	N	N	N	N	N	N	N	ZBA	ZBA
3.4.5.15	<p>Retail lumber and similar building material yards.</p> <p>All material must be kept in a building or within a solid enclosure eight (8) feet high. Expressly prohibited is the bulk storage of cement, sand, gravel, and concrete mixing, and tanks above ground for storing petroleum products having a capacity of more than ten thousand (10,000) gallons.</p>	N	N	N	N	N	N	N	N	N	N	ZBA	ZBA
3.4.5.16	Motor vehicle repair services.	N	N	N	N	N	N	N	N	N	N	ZBA	ZBA

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		R15	R26	R34	R40	R60	RMD	NO	NS	ACF	GB	IPG
3.5*	<p>SPECIAL USES</p> <p>Any use substantially similar to or accessory to a permitted use which does not involve a more intense use than permitted herein in terms of traffic volume, type of use, and visual, air and noise pollution, always taking into account and observing the intentional differentiation of uses permitted between districts.</p> <p>Said use shall be subject to such additional requirements and safeguards as will protect the public health, safety and welfare with particular consideration to the impact of such use on the general character of the surrounding businesses, and the traffic generated on other property in the area.</p>	N	N	N	N	N	N	ZBA	ZBA	PB	ZBA	ZBA

3.6* ACCESSORY USE REGULATIONS

Accessory uses other than those incident to farming shall be on the same lot as the principal use and shall be such as do not alter the character of the premises on which they are located or impair the neighborhood.

3.6.1 ACCESSORY USES: GENERAL

3.6.1.1 Uses accessory to farming.

The processing and sale of products are subject to the restrictions set forth in Section 3.4.1.4 above.

3.6.1.2 Signs.

In compliance with the special provisions and restrictions set forth in Section 12 Sign Regulations, and requiring a permit from the Building Inspector. All other signs are expressly prohibited.

3.6.1.3 Solar energy system installed and operated as an attachment or an addition to a principal structure or accessory building.

A. The rear yard setback requirement for solar energy devices can be reduced by one-third of the required setback in the District.

B. Height limitations shall not apply to solar energy systems if such systems are in no way used for living purposes.

3.6.1.4 Wind energy conversion system for the on-site use of and/or credit distribution of excess electricity to an electric utility, designed pursuant to applicable Town, State and Federal codes, regulations and statutes.

Height limitations shall not apply to wind energy conversion systems if such systems are in no way used for living purposes.

3.6.2 ACCESSORY USES: RESIDENTIAL

3.6.2.1 Parking or storage of motor vehicles subject to the requirements of section 4.5.

3.6.2.2* Private attached garage, detached garage and/or carport accessory to a residential dwelling with combined space for not more than three (3) motor vehicles, unless so authorized by special permit from the Planning Board. Parking or storage of motor vehicles shall be subject to section 4.5.

3.6.2.3 Tennis court, basketball court, or similar structure accessory to a residential dwelling and limited to the

occupants and their guests.

3.6.2.4 Swimming pool accessory to a residential dwelling and limited to the occupants and their guests.

- A. Subject to the requirements of the Board of Health [see Appendix D] and further provided that the swimming pool and a fence, if so required, shall conform to setback and yard requirements as set forth in Section 4.4.
- B. Artificial lighting of the pool shall be shaded and directed in such a manner as to limit the lighting to the actual area of the pool, and in no way shall constitute a nuisance. Nothing in this section shall in any way affect present legally existing swimming pools.

3.6.2.5 Private greenhouses, conservatories, and cold frames; children's playhouses and playground equipment; gazebos, enclosed patios or similar buildings for passive recreational use; tool and garden sheds for the storage or maintenance of yard equipment used on the premises; flagpoles; fences; shelters for household pets (but not a kennel); and other similar buildings and structures which are used in conjunction with and incidental to a permitted principal residential use.

3.6.2.6 Temporary mobile home for residential occupancy for a period not to exceed twelve (12) months on a premises whose dwelling has been rendered uninhabitable by fire or accident with a permit from the Building Inspector.

3.6.2.7 Private Stables subject to the following conditions:

- A. The location of the stable is not less than one hundred seventy-five (175) feet from any street line and not less than one hundred (100) feet from any side lot line and not less than fifty (50) feet from any rear lot line.
- B. The minimum acreage required for a private stable shall be three (3) acres of which one and one-half (1.5) acres shall be suitable pasture land to permit a maximum of one horse or pony. One additional horse or pony shall be permitted for each additional two (2) acres of land of which one (1) acre shall be suitable pasture land.
- C. Said animal or animals shall be kept under control by adequate fencing within the area specified. The fenced area shall be to the rear of the rear

line of the dwelling of the owner or lessee except in cases where the frontage of the property is five hundred (500) feet or more on a public or private way.

3.6.2.8 The taking of boarders not to exceed four (4) by a resident family in an owner-occupied single-family dwelling by special permit from the Zoning Board of Appeals.

3.6.2.9 Dwellings and housekeeping facilities for employees or non-paying guests of the owner or lessee by special permit from the Zoning Board of Appeals provided that:

- A.** Such facilities shall be included in an accessory building located not less than one hundred fifty (150) feet from any street line and conforming to side and rear yard requirements under Section 4.4.
- B.** Such facilities may not include house trailers.
- C.** All such facilities used for residential occupancy shall be subject to an occupancy permit issued by the Building Inspector.

3.6.2.10 Bed and breakfast home by special permit from the Zoning Board of Appeals provided that:

- A.** There shall be an owner who resides on the premises responsible for the operation.
- B.** There shall be not more than three (3) rooms available for occupancy by not more than six (6) guests at any one time.
- C.** Breakfast may be provided to overnight guests. However, there shall be no separate cooking facilities.
- D.** There shall be no substantial change to the exterior of the building.
- E.** One parking space shall be provided for each guestroom.
- F.** If such facility is to be served by an existing on-site septic system, the owner shall obtain a letter from the Board of Health or its agent that the sewage disposal system is adequate for the proposed use.
- G.*** Signage shall be limited to an announcement sign as permitted under Section 12.5.4.
- H.** Any permit shall be personal to the person or

persons to whom it is issued and shall not be transferable.

3.6.2.11 Private home office or studio.

The use of a portion of a home by a bonafide resident of the premises as an office or studio for the private conduct of a profession or trade shall be considered accessory to the use of the residence, provided that:

- A.** The occupation is to be conducted in an office or studio in the principal dwelling, and is carried on only by members of the resident family living on the premises. Nonresidents shall not be employed on the premises in connection with such use.
- B.** The occupation is clearly incidental to and secondary to the use of the dwelling as a residence.
- C.** The area devoted to the conduct of the home occupation does not exceed 25 percent of the habitable floor area of the dwelling unit.
- D.** No external change is made which alters the residential appearance of the dwelling or the residential character of the lot.
- E.** There is no exterior display or visible storage or other outward evidence that the premises are being used for any purpose other than residential use.
- F.** No noise, vibration, smoke, dust, odor, heat, glare, unsightliness, electrical interference, or other nuisance is produced which is detectable to normal sensory perception beyond the property line in amounts exceeding those normal to residential property.
- G.** No articles are sold or offered for sale on the premises.
- H.** Deliveries to the premises shall be limited to occasional small packages.
- I.** Patrons, clients or customers are not permitted.

3.6.2.12 Home Professional Office.

The Zoning Board of Appeals may authorize by special permit an office or studio in the home of a physician, surgeon, dentist, artist, musician, accountant, lawyer, engineer, architect, teacher, insurance broker, builder, real estate broker, or other like person, provided that:

- A.** The occupation is clearly incidental to and secondary to the use of the dwelling as a residence.
- B.** Not more than two such persons may carry on such home activity, and both such persons must be members of the same immediate family residing on the premises.
- C.** All other persons employed on the premises, such as secretaries and nurses, shall be subordinate employees, incidental to the carrying on of said home activity and shall not exceed three in number.
- D.** Adequate parking for employees and visitors in connection with such home occupation shall be provided off the street and other than in the required front yard setback.
- E.** Any permit issued shall be personal to the person or persons to whom it is issued and shall not be transferable.

3.6.2.13 Home Occupation.

The Zoning Board of Appeals may authorize by special permit the use of a portion of the home or building accessory thereto as the work space of a resident craftsperson, beautician, dressmaker, photographer, repair person or other like person engaged in a customary home occupation, or as a place for incidental work and storage in connection with the off-premises trade by a resident builder, carpenter, electrician, painter, plumber, landscaper or similar person, provided that:

- A.** The occupation is to be carried on only by members of the resident family living on the premises. Nonresidents shall not be employed on the premises in connection with such use.
- B.** The occupation is clearly incidental to and secondary to the use of the dwelling as a residence.

- C. No external change is made which alters the residential appearance of the dwelling or the residential character of the lot.
- D. All operations, including incidental storage, are carried on within the principal or accessory buildings, and that there is no other outward evidence that the premises are being used for any purpose other than residential use, except for an accessory sign as permitted.
- E. No noise, vibration, smoke, dust, odor, heat, glare, unsightliness, electrical interference, or other nuisance is produced which is detectable to normal sensory perception beyond the property line in amounts exceeding those normal to residential property.
- F. No articles are sold or offered for sale on the premises.
- G. Adequate parking for employees and visitors in connection with such home occupation shall be provided off the street and other than in the required front yard setback. Vehicles and equipment used in connection with the occupation shall be garaged under cover or parked behind the residence and screened from public view.
- H. Any permit issued shall be personal to the person or persons to whom it is issued and shall not be transferable.

3.6.2.14 Family Day Care Home by special permit from the Zoning Board of Appeals.

3.6.2.15 Accessory Apartment by special permit from the Planning Board.

Subject to the restrictions and limitations of section 4.10

3.6.2.16* Heliports, helipads and other facilities that are intended to provide an area, either at ground level or elevated on a structure, for the landing and takeoff of helicopters on a regular or intermittent basis are expressly prohibited in all residential zoning districts. However, nothing herein shall prevent a temporary helicopter landing area for emergency purposes such as air ambulance, search and rescue, fire fighting and similar public safety operations.

3.6.3 ACCESSORY USES: BUSINESS

3.6.3.1 Off-street parking and truck unloading areas.

In compliance with the restrictions and provisions set forth in Section 11, Off Street Parking and Loading Regulations.

3.6.3.2 Outdoor display of merchandise for retail sales as an accessory use to indoor display.

A. Display shall be to the rear of the front yard.

B.* The display shall not exceed ten percent (10%) of the building area.

3.6.3.3* The Zoning Board of Appeals may authorize by special permit **outdoor dining as a seasonal use** incidental and accessory to a permitted restaurant.

Outdoor dining areas shall not be located within a parking lot, driveway or public right of way or such other location that will create visibility problems or hazards for motorists and pedestrians or restrict access by emergency vehicles to the building or neighboring property. Where appropriate, walls, fencing or plantings shall be used to separate the outdoor dining area from traveled areas and parking areas. Additional parking at the rate specified by this By-law may be required for the added outdoor seating capacity.

3.6.3.4* Special Events

Tent sales, sidewalk sales, grand openings or other short-term promotions are considered special events and may be allowed by permit from the Building Inspector as a temporary use accessory to a lawfully permitted retail business establishment subject to the following conditions:

A. Special events shall not exceed ten (10) continuous days.

B. Not more than three (3) special events may occur per lot per calendar year.

C. A tent or other temporary structure associated with such special event may be erected no more than one (1) day prior to the event and must be removed within one (1) day of the conclusion of the event.

D. Special events related to retail uses or activities shall not generate additional parking demands beyond what can be accommodated by existing on-site parking.

3.6.3.5* Automated teller machine (ATM) kiosks

The Zoning Board of Appeals may authorize by special permit a free-standing automated bank teller machine (ATM) kiosk incidental and accessory to a permitted office park and/or retail shopping center in the GB and I-POP-GB Districts. Said structure shall conform to the applicable setback dimensions except that, at the discretion of the Zoning Board of Appeals, said structure with a footprint less than two hundred (200) square feet in area may be located in the front yard if set back at least twenty (20) feet from the street line and ten (10) feet from the side lot line.

3.6.3.6* Family-Oriented Automatic Amusement Facilities

The Planning Board may authorize by special permit a Family-Oriented Automatic Amusement Facility as defined in section 1.3 as an accessory use to a public recreation business lawfully permitted under section 3.4.5.11. The special permit may stipulate the maximum number of automatic amusement devices permitted subject to the issuance of appropriate licenses in compliance with all applicable state and local law including section 627 of the General Bylaws of the Town of Wilbraham.

3.6.4 ACCESSORY USES: INDUSTRIAL