

INDEX

A

Access, Lot

- Other Than from Street Frontage 4.9
- See Frontage, Definition of
- See Street, Definition of
- See Common Driveway

Accessory Apartment

- 3.6.2.15
- Definition 1.3
- Regulations 4.10

Accessory Building, Definition

1.3

Accessory Building, Residential

4.4.8

- See Stable
- See Garage, Private

Accessory Use, Definition

1.3

Accessory Use, Regulations

3.6

- Business 3.6.3
- General 3.6.1
- Industrial 3.6.4
- Residential 3.6.2

Adult Care Facilities

3.4.4.8

- Definition 1.3
- Regulations (See Adult Care Facilities District)

Adult Care Facilities District

8

Adult Day Care, Definition

1.3

- See Adult Care Facilities

Age-Restricted Housing (PURD)

4.8.2

Agriculture, Five Acres or Less

3.4.1.1

Agriculture, More Than Five Acres

3.4.1.2

- See Farm and Farming
- See Exemption, State Zoning

Alteration

- Definition 1.3
- Of Non-Conforming Structure or Use 3.3

Amendment

- General Procedures 15.6
- List of Amendments vii
- Zoning Map 2.3.3

Aquifer, Definition

1.3

Assembly of Electrical Appliances

3.4.6.3

Assisted Living Residence, definition

1.3

- See Adult Care Facilities

Authority

1.1

Automatic Amusement Device	
Definition	1.1
Accessory to Public Recreation Business	3.4.5.11
See Automatic Amusement Facility, Family-Oriented	
See Automatic Amusement Facility, General	
Automatic Amusement Facility, Family-Oriented	3.4.5.11
Definition	1.1
Accessory Use to Public Recreation Business	3.6.3.6
Automatic Amusement Facility, General	3.4.5.11
Definition	1.1
Automated Teller Machine (ATM) Kiosk	
Definition	1.1
Accessory Business Use	3.6.3.5
Automobile Dealership (see Retail Sales of Automobiles)	

B

Bank	3.4.5.1
ATM Kiosk	3.6.3.5
Banner Sign	
Definition	12.2
Standards	12.10.1
Barber Shop	3.4.5.5
Basketball Court	3.6.2.3
Beauty Shop	3.4.5.5
Bed and Breakfast Home	3.6.2.10
Definition	1.3
Sign	12.5.4
Boarding House	3.6.2.8
Parking Requirement	11.2.3
Board of Appeals	15.5
Body Art Establishment	3.4.5.13
Definition	1.3
Boston Road Business Corridor Enhancement Sign	12.7.4
Definition	12.2
Buffer (see Landscaped Buffer Strip)	
Building, Definition	1.3
Building Coverage, Definition	1.3
See Maximum Building Coverage	
Building Envelope	
Definition	1.3
Flexible Non-Subdivision Plan Requirement	4.7.D
Flexible Subdivision Plan Requirement	4.6.2.C
Building Height (Feet), Definition	1.3
See Minimum Building Height (Feet)	

Building Height (Stories), Definition, See Minimum Building Height (Stories)	1.3
Building Material Yards	3.4.5.15
Building Permits	15.2
Building Setback Line, Definition See Minimum Front Yard	1.3
Bulk Materials Transfer Facility	3.4.6.9
Buses (see Motor Vehicles)	
Business Offices	
Medical	3.4.5.1
Non-medical	3.4.5.2
Business Services	3.4.5.3
 <u>C</u>	
Canopy Sign	
Definition	12.2
Standards	12.9.1
Carport	3.6.2.2
Child Care Facility	3.4.4.4
Definition	1.3
Church	3.4.4.2
See Exemption, State Zoning	
Signs, Residential Districts	12.15.1
Cleaning Service	3.4.5.9
Clearing Envelope	
Definition	1.3
Flexible Non-Subdivision Plan Requirement	4.7.D
Flexible Subdivision Plan Requirement	4.6.2.C
Co-location, Definition	1.3
Common Driveway	
Single Residence Dwelling Districts	4.9
NO, NS, and GB Districts	6.1.7
I-POP-GB District	7.1.7
Community Association	
Planned Unit Residential Development	4.8.12
Congregate Living Facility, Definition	1.3
See Adult Care Facilities	
Conservation Land	3.4.1.5
Contractor's Yard	3.4.6.4
Continuing Care Retirement Facility	1.3
See Adult Care Facilities	
Convalescent Home	3.4.4.7
See Adult Care Facilities	
Corner Lot, Definition	1.3
Corner Visibility	10.1
Custodial Care Facility, Definition	1.3
See Adult Care Facilities	

<u>D</u>	
Definitions	1.3
Density Regulations	
Planned Unit Residential Development	4.8.6
Residential Multiple Dwelling Districts	5.4
Adult Care Facilities District	8.5
Detached Garage (see Garage, Detached)	
Dimensional Regulations, Schedule of	
Single Dwelling Residence Districts	4.4
Planned Unit Residential Development	4.8.5
Residential Multiple Dwelling District	5.3
Neighborhood Office District	6.3
Neighborhood Shopping District	6.3
General Business District	6.3
I-POP-GB District	7.4
Adult Care Facility District	8.4
Directory Sign	
Definition	12.2
Standards	12.9.3
Distribution Plant	3.4.5.18
Drainage (see Surface Water Drainage)	
Drive Through Window Service	3.4.5.17
Dwelling, Definition	1.3
Dwelling Unit, Definition	1.3
See One Family Detached Dwelling	
See Multiple Dwelling Unit	
See Two Family Dwelling (Conversion)	
<u>E</u>	
Earth Materials, Removal of	3.4.1.8
Regulations	10.4
Earth Removal Permit	10.4.1
Electronic Variable Message Sign	
Definition	12.2
Regulations	12.3.2(C)
Enforcement	15.1
Estate Lot (see Flexible Non-Subdivision)	
Exemptions, State Zoning	3.2
Exercise Facility	3.4.5.14
Exterior Lighting	
NO, NS, and GB Districts	6.1.5
I-POP-GB District	7.1.5, 7.2.5

F

Family, Definition	1.3
Family Day Care Home	3.6.2.14
Definition	1.3
Sign	12.5.4
Farm, Definition	1.3
Farming	3.6.1.1
See Exemption, State Zoning	
Farm Stand, Roadside	3.4.1.4
Parking Requirements	11.2.3
Flag, Definition	12.2
Flexible Non-Subdivision Development	3.4.2.5
Regulations	4.7
Flexible Subdivision Residential Development	3.4.2.4
Regulations	4.6
Flood Plain Overlay District	
Overlay District Map	2.3.2; 9.1.3
Regulations	9.1
Food Service Establishments (see Restaurants)	
Food Service Plant	3.4.6.6
Forestry	3.4.1.6
Free-standing Sign, Definition	12.2
Front Lot Line (see Lot Line, Front)	
Front Yard (see Setback)	
Frontage (see Lot Frontage)	

G

Garage, Private	
Definition	1.3
Attached to Residential Dwelling	3.6.2.2
Detached Residential Accessory Use	3.6.2.2, 4.4.8
Multiple Dwelling Residence Districts	5.3.7
Garage, Repair (see Motor Vehicle Repair Services)	
Garden Shed (see Shed)	
Gas and Oil Pipelines	10.3
Gazebo	3.6.2.5
General Regulations	10
Gravel Permit (see Earth Materials, Removal of)	
Greenhouse, Commercial	3.4.1.3
Greenhouse, Private (Residential Accessory Use)	3.6.2.5
Ground Water, Definition	1.3
Ground Water Protection Overlay District	9.2
Overlay District Map	2.3.2; 9.2.3
Group Care Facility, Definition	1.3
See Adult Care Facility	
Guest Quarters	3.6.2.9

H

Hazardous Material	9.2.4.2
Definition	1.3
Hazardous Waste	9.2.5.1
Definition	1.3
Health Club	3.4.5.14
Heliport	3.6.2.16
Home Occupation	3.6.2.13
Definition	1.3
Parking Requirements	11.2.3
Sign	12.5.4
Home Office, Private	3.6.2.11
Definition	1.3
Home Office, Professional	3.6.2.12
Definition	1.3
Parking Requirements	11.2.3
Sign	12.5.4
Home Studio, Private	3.6.2.11
Home Studio, Professional	3.6.2.12
Parking Requirements	11.2.3
Hospital	3.4.4.7
Parking Requirements	11.2.9
Housekeeper quarters	3.6.2.9

I

Identification Sign	
Definition	12.2
Private Property, Located On	12.10.3
Town Property, Located On	12.10.2
Illuminated Sign, Definition	12.2
Independent Living Facility, Definition	1.3
See Adult Care Facilities	
Industrial - POP - General Business District	7

K

Kennel	3.6.2.5
---------------	---------

L

Land Usable for Residential Construction	
Definition	1.3
In Flexible Subdivisions	4.6.2.A
In Flexible Non-subdivisions	4.6.2.E
Land Use Review Procedures	13
Landfill	9.2.5.2
Landscaped Buffer Strip	
Definition	1.3
General Regulations	10.2
Planned Unit Residential Development	4.8.5.4
Residential Multiple Dwelling District	5.3.4
Requirements in NO, NS, and GB Districts	6.3
I-POP-GB District	7.4.1, 7.4.2
Adult Care Facilities	8.4
Landscaping Requirements	
Adult Care Facilities	8.9
Planned Unit Residential Development	4.8.10
Professional Office Park	7.5.6
Ridgeline and Hillside District	9.3.7.2
Site Plan Design Guidelines	13.4.8
Lattice Tower, Definition	1.3
Laundry Service Dropoff	3.4.5.10
Laundrymat	3.4.5.9
Leachable Wastes	9.2.4.2
	9.2.5.3
Definition	1.3
Livestock, Definition	1.3
Loading Area, Off Street	11.4
Long-term Care Facility, Definition	1.3
See adult care facilities	
Lot, Definition	1.3
Lot Access (see Access, Lot)	
Lot Area	
See Minimum Lot Area	
See Usable Lot Area	
Lot Frontage, Definition	1.3
See Minimum Lot Frontage	
Lot Line, Definition	1.3
Lot Line, Front (Definition)	1.3
Lot Line, Side (Definition)	1.3
Low-Density Athletic Uses	3.4.1.7
Low-Density Recreational Uses	3.4.1.6

M

Manufacturing	3.4.6.5
Maximum Building Coverage	
Single Dwelling Residence Districts	4.4.4, 4.4.10
Residential Multiple Dwelling District	5.3.3
Neighborhood Office District	6.3
Neighborhood Shopping District	6.3
General Business District	6.3
I-POP-GB District	7.4
Adult Care Facility District	8.4.F
Medical Office Building	
Use regulations	3.4.5.1
Adult Care Facility District	8.2.1, 8.2.2
Menu Board Sign	
Definition	12.2
Standards	12.9.4
Minimum Building Height (Feet)	
Single Dwelling Residence Districts	4.4.9B, 4.4.10
Planned Unit Residential Development	4.8.7.3
Neighborhood Office District	6.3
Neighborhood Shopping District	6.3
General Business District	6.3
I-POP-GB District	7.4
Adult Care Facility District	8.4.G
Minimum Building Height (Stories)	
Single Dwelling Residence Districts	4.4.9.A, 4.4.10
Planned Unit Residential Development	4.8.7.3
Residential Multiple Dwelling District	5.5.2
Neighborhood Office District	6.3
Neighborhood Shopping District	6.3
General Business District	6.3
I-POP-GB District	7.4
Adult Care Facility District	8.4.G
Ridgeline and Hillside District	9.3.7.1.F
Minimum Front Yard (Setback)	
Single Dwelling Residence Districts	4.4.5, 4.4.10
Planned Unit Residential Development	4.8.5.3
Residential Multiple Dwelling District	5.3.3
Neighborhood Office District	6.3
Neighborhood Shopping District	6.3
General Business District	6.3
I-POP-GB District	7.4
Adult Care Facility District	8.4.C

Minimum Lot Area	
Single Dwelling Residence Districts	4.4.2, 4.4.10
Planned Unit Residential Development	4.8.5.1
Residential Multiple Dwelling District	5.3.1
Neighborhood Office District	6.3
Neighborhood Shopping District	6.3
General Business District	6.3
I-POP-GB District	7.4
Adult Care Facility District	8.4.A
Minimum Lot Frontage	
Single Dwelling Residence Districts	4.4.1, 4.4.10
Planned Unit Residential Development	4.8.5.2
Residential Multiple Dwelling District	5.3.2
Neighborhood Office District	6.3
Neighborhood Shopping District	6.3
General Business District	6.3
I-POP-GB District	7.4
Adult Care Facility District	8.4.B
Minimum Rear Yard	
Single Dwelling Residence Districts	4.4.7, 4.4.10
Planned Unit Residential Development	4.8.5.3
Residential Multiple Dwelling District	5.3.5
Neighborhood Office District	6.3
Neighborhood Shopping District	6.3
General Business District	6.3
I-POP-GB District	7.4
Adult Care Facility District	8.4.E
Minimum Side Yard	
Single Dwelling Residence Districts	4.4.6, 4.4.10
Planned Unit Residential Development	4.8.5.3
Residential Multiple Dwelling District	5.3.4
Neighborhood Office District	6.3
Neighborhood Shopping District	6.3
General Business District	6.3
I-POP-GB District	7.4
Adult Care Facility District	8.4.D
Minimum Usable Land Area	
Single Dwelling Residence Districts	4.4.3, 4.4.10
Planned Unit Residential Development	4.8.5.1
Mobile Home	
Definition	1.3
Temporary Accessory Residential Use	3.6.2.6
Monopole, Definition	1.3
Mortuary	3.4.5.6

Motel-Motor Inn	3.4.5.12
Definition	1.3
Parking Requirements	11.2.8
Motor Vehicles, Parking or Storage of	
Unregistered Vehicles in Residential Districts	4.5.1
Accessory Residential Use	3.6.2.1
Trucks and Buses in Residential Districts	4.5.2
Motor Vehicle Repair Services	3.4.5.16
Motor Vehicle Towing and Transportation Business	3.4.6.8
Movable Sign, Definition	12.2
Municipal Buildings	3.4.3.1
Signs, Residential Districts	12.15.1
Multiple (family) Dwelling, Residential	3.4.2.3
Definition	1.3
Parking Requirements	11.2.4
See Residential Multiple Dwelling District	
Museum, Public (see Public Museum)	

N

Neighborhood Office, Neighborhood Shopping and General Business Districts	6
Non-Conforming Building	3.3
Definition	1.3
Non-conforming Lot	
Exemption for single dwelling residence districts	4.4.11
Non-conforming Sign, Regulation of	12.12
Non-conforming Structure (see nonconforming building)	
Non-conforming Uses	3.3
Definition	1.3
Nonprofit Educational Institution	3.4.4.1
See also Exemption, State Zoning	
Nursing Home	3.4.4.7
Parking requirements	11.2.9
Signs, Residential Districts	12.15.1

O

Occupant, Definition	1.3
Off-premises Sign	12.10
Definition	12.2
Office	
See Business Offices	
See Home office	
See Professional Office Park	
See Professional Offices	

On-Premises Sign, Definition	12.2
One Family Dwelling, Residential	3.4.2.1
Parking Requirement	11.2.1
See Single Dwelling Residence Districts	
Open Space	
Definition	1.3
Flexible Non-Subdivision Requirement	4.7.C
Flexible Subdivision Requirement	4.6.2.E
Planned Unit Residential Development	4.8.11
Outdoor Display of Merchandise	3.6.3.2
Outdoor Dining	3.6.3.3
Overlay Zoning District(s)	2.2
Overlay Zoning District Regulations	9
See Flood Plain District	
See Ground Water Protection District	
See Ridgeline and Hillside District	
<u>P</u>	
Parking, Off-Street	
Accessory Business Use	3.6.3.1
Adult Care Facilities District	8.8
Garage	3.6.2.2
Planned Unit Residential Development	4.8.9
Professional Office Park	7.5.5
Regulations	11
Residential Multiple Dwelling Districts	5.5.7
Waivers	11.1.4
Penalties (Zoning Violations)	15.3
Definition	1.3
Pennants, Definition	12.2
Performance Security	
Planned Unit Residential Development	4.8.14.B
Performance Standards, Industrial Use	7.2
Permits	
See Building Permit	
See Earth Removal Permit	
Pet Shelter	3.6.2.5
Philanthropic Institution	3.4.4.3
Planned Unit Residential Development	4.8
Definition	1.3
Planning Board	
Associate (Alternate Voting) Member	15.4.2
Establishment of	15.4
Ridgeline and Hillside Review Board	9.3.5
Rules and Regulations	Appendix A
Special Permit Granting Authority	13.6.2.1

Playground Equipment, Accessory Residential Use	3.6.2.5
Pool Shed (see shed)	
Post Office	3.4.3.2
Premises, Definition	1.3
Principal Use Regulations	3.4
Agricultural and General Uses	3.4.1
Business Uses	3.4.5
Government & Public Service Uses	3.4.3
Industrial Uses	3.4.6
Institutional Uses	3.4.4
Residential Uses	3.4.2
Private School	3.4.5.8
Signs, Residential Districts	12.15.1
Professional Office Park	3.4.6.7
Parking Requirements	11.2.13
Regulations	7.5
Professional Offices	
Medical	3.4.5.1
Non-medical	3.4.5.2
Prohibited Uses	3.2
Project Identification	
Adult care facilities	8.10
Planned unit residential development	4.8.13
Public Library	3.4.4.3
Signs, Residential Districts	12.15.1
Public Museum	3.4.4.3
Signs, Residential Districts	12.15.1
Public Park	3.4.4.6
Signs, Residential Districts	12.15.1
Public Playground	3.4.4.6
Signs, Residential Districts	12.15.1
Public Recreation Operated as a Business	3.4.5.11
Public School	3.4.4.1
Signs, Residential Districts	12.15.1
Public Utility Installation (no storage yard)	3.4.3.3
Public Utility Installation (with storage yard)	3.4.3.5
Public Utility Office Building	3.4.3.4
Public Vantage Point	
Definition	1.3
Ridgeline and Hillside District Requirements	9.3.6.3
Purpose	1.2

R

Real Estate Sign, Residential Districts	12.5.2
Recharge Area, Definition	1.3
Repetitive Petitions	
Before Board of Appeals	15.8
Before Town Meetings	15.7
Residential Height Limitations	4.4.9
Residential Multiple Dwelling District	5
Rest Home	3.4.4.7
Restaurant	3.4.5.17
Drive through window service	3.4.5.17
Outdoor dining as seasonal accessory use	3.6.3.3
Restrictions, Scientific, and Developmental Laboratories	3.4.6.1
Retail Lumber Yard	3.4.5.15
Retail Sales of Automobiles and Trucks	3.4.5.20
Parking Requirements	11.2.12
See also Used Car Sales	
Ridgeline and Hillside District	9.3
Overlay District Map	2.3.2; 9.3.3
Roof Sign, Definition	12.2
Rules and Regulations, Planning Board	Appendix A

S

Sales Offices	3.4.5.7
Sanatorium	3.4.4.7
Scenic Roads	Appendix C
School, Private (see Private School)	
School, Public (see Public School)	
Self-storage facility	
Parking requirements	11.2.11
Septage, Definition	1.3
Setback	
Definition	1.3
See Minimum Front Yard	1.3
Wireless Communications Tower	10.5.2
Sewage, Definition	1.3
Shed	3.6.2.5
Dimensional Regulations	4.4.8
Side Lot Line (see Lot Line, Side)	
Sign	
Accessory Uses	3.6.1.2
Definition	1.3
Regulations	12
Sign Master Plan	12.11

Sign Regulations	12
Adult Care Facility Districts	12.8
Exempted Signs	12.4
I-POP-GB District	12.7
NO, and NS District	12.6
Non-Conforming Signs (See Non-Conforming Sign)	
Professional Office Park	7.5.7
Residential Districts	12.5
Wireless Communications Facilities	10.5.2.N
Single Dwelling (See One Family Dwelling)	
Single Dwelling Residence Districts	4
Site Plan Approval	13.5
Site Plans	
Design Guidelines	13.4
Requirements	13.3
Review Criteria	13.4
Slope, See Usable Land Area	
Sludge, Definition	1.3
Solar Energy System	3.6.1.3
Solar Energy Uses, Definition	1.3
Solid Waste, Definition	1.3
See Landfill	
Special Event Sign	
Definition	12.2
Standards	12.9.2
Special Events	3.6.3.4
Special Permits	13.6
Special Permit Granting Authority	
Definition	1.3
Procedures	13.6.2
Special Uses	3.5
Stables, Private	3.6.2.7
Definition	1.3
Story, Definition	1.3
See Building Height, Stories	
Street, Definition	1.3
Street Line, Definition	1.3
Structure, Definition	1.3
Studio (see home studio)	
Subdivision, Definition	1.3
Swimming Pool	3.6.2.4
Definition	1.3
Regulations	Appendix B
Pool Shed (see shed)	

I

Temporary Sign, Definition	12.2
Temporary Mobile Home	3.6.2.6
Tennis Court	3.6.2.3
Theaters	3.4.5.5
Through Lot, Definition	1.3
Tool shed (see shed)	
Tractors (see Motor Vehicles)	
Trailers (see Motor Vehicles)	
Trucks (see Motor Vehicles)	
Truck Unloading Areas	3.6.3.1
Two Family Dwelling Conversion	4.3

U

Underground Storage Tanks	9.2.4.1
Usable Land Area, Definition	1.3
See Minimum Usable Lot Area	
Used Car Sales	6.5.2
Use Regulations	3
See Accessory Use Regulations	
See Non-Conforming Uses	
See Principal Use Regulations	
See Prohibited Uses	
See Special Uses	

V

Validity	15.10
Variance	
Definition	1.3
Required findings	15.5.2.2
Violations, Zoning	15.3

W

Waivers

Planned Unit Residential Development	4.8.15
Adult Care Facility Minimum Frontage Requirement	8.4.B
Ridgeline & Hillside District Review	9.3.10
Wireless Communications Facilities	10.5.6
Parking Requirements	11.1.4
Site Plan Approval Requirements	13.5.1.2

Wall Sign, Definition

12.2

Warehouse

3.4.5.18

Wholesale Business

3.4.5.18

Wind Energy Conservation System

3.6.1.4

Definition

1.3

Window Sign, Definition

12.2

Wireless Communications Facilities

3.4.3.6

Definition

1.3

Regulations

10.5

Y

Yard, Definition

1.3

Z

Zoning, Definition

1.3

Zoning Districts

Base zoning districts

2.1

Overlay zoning districts

2.2

Zoning Map

2.3.1

Boundary Interpretation

2.4