

**TABLE A  
RESIDENTIAL USES**

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

USE	RES I	RES II	F & F	LTD. RES	COMM.	DOWNTOWN VILLAGE	INDUSTRIAL	STREAM PROT.	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 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 <b>&lt;500 SF</b> <b>&gt;500 SF</b>									
	CEO	CEO	CEO	CEO	PB	PB	PB	CEO*3	CEO
	CEO	CEO	CEO	CEO	PB	PB	PB	PB-3	PB
SWIMMING POOL	CEO	CEO	CEO	CEO	PB	CEO	NO	CEO	PB
CONV.SEAS. TO YR-ROUND	LPI	LPI	LPI	LPI	LPI	LPI	NO	LPI	CEO - LPI
HOME OCCUPATION - *5 <b>LOW</b> <b>HIGH</b>									
	CEO	CEO	CEO	CEO	CEO	CEO	NO	CEO	PB
	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
PVT.SEWAGE DISPOSAL SYS FOR ALLOWED USES									
	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI
USES SIMILAR TO USES REQUIRING PERMIT FRM CEO									
	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
USES SIMILAR TO USES REQUIRING PLN BD. APPRVL									
	PB	PB	PB	PB	PB	PB	PB	PB	PB
USES SIM. TO NOT PERMTD	NO	NO	NO	NO	NO	NO	NO	NO	NO

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
3. See Land Use Table sheet. 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 5.26B.

AMENDED JUNE 22, 1998  
 AMENDED JUNE 22, 1998  
 AMENDED JUNE 14, 2004

**TABLE A  
COMMERCIAL USES**

USE	RES	RES	F&F	LTD	DOWNTOWN	COMM.	INDUSTRIAL	STREAM	RESOURCE
	I	II		RES	VILLAGE			PROT.	PROTECTION
ACCESSORY STRUCTURES <500 SF	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO*4	CEO
>500 SF	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
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
AGRICULTURAL 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

**TABLE A  
PAGE TWO  
COMMERCIAL USES**

USE	RES	RES	F&F	LTD	DOWNTOWN	COMM.	INDUSTRIAL	STREAM	RESOURCE
	I	II		RES	VILLAGE			PROT.	PROTECTION
ADULT BUSINESS ESTABLISHMENT* 6	NO	NO	NO	NO	NO	PB	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 FACILITIES	PB	PB	PB	PB	PB	PB	NO	NO	NO
OUTDOOR COMMERCIAL RECREATION	NO	PB*1	PB	PB*5	NO	PB	PB	PB*5	PB*5
USES SIMILAR TO USES REQUIRING									
PLANNING BOARD PERMIT	PB	PB	PB	PB	PB	PB	PN	PB	PB
USES SIMILAR TO NOT PERMITTED	NO	NO	NO	NO	NO	NO	NO	NO	NO
SIGNS	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
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	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO

**\* 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.

AMMENDED JUNE 14, 2004

AMMENDED JANUARY 03, 2005

AMMENDED JUNE 18, 2007





**PAGE TWO**  
**OUTDOOR RESOURCE BASE USES**

<b>USE</b>	<b>RES I</b>	<b>RES II</b>	<b>F &amp; F</b>	<b>LTD.RES</b>	<b>COMM</b>	<b>DOWNTOWN VILLAGE</b>	<b>INDUST.</b>	<b>STREAM PROT.</b>	<b>RESOURCE PROTECTION</b>
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 5.13
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 A

### EDUCATION, INSTITUTIONAL AND PUBLIC USES

USE	RES I	RES II	F & F	LTD.RES	DOWNTOWN VILLAGE	COMM.	INDUST.	STREAM PROT.	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 PLANNING / BD PERMIT	PB	PB	PB	PB	PB	PB	PB	PB	PB
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

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

**TABLE B  
SPACE AND BULK STANDARDS**

ZONE	MINIMUM LOT SIZE / SUBSURFACE DISPOSAL / SEWER	MINIMUM STREET FRONTAGE	MINIMUM SHORE FRONTAGE	MINIMUM FRONT SETBACK #3	MINIMUM STANDARD SETBACK / NORMAL HIGHWATER LINE WETLAND / EDGE / UPLAND #4	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MAXIMUM NONVEGETATED SURFACE AREA #5	MAXIMUM BUILDING HEIGHT *	MINIMUM
										DWELLING SIZE
										SQUARE FEET
RESIDENTIAL I	30,000 / 15,000 SQ FT.	100 FEET #2	N / A	25 FEET	N / A	10 FEET	10 FEET	40%	35 FEET	500/350 APARTMENT
RESIDENTIAL II	30,000 / 15,000 SQ FT	100 FEET #2	N / A	25 FEET	N / A	10 FEET	10 FEET	40%	35 FEET	500/350 APARTMENT
LIMITED RESIDENTIAL & RECREATIONAL	40,000 / 20,000 SQ FT	100 FEET #2,#6	200 FEET	25 FEET	100 FEET / POND 75 FEET OTHER	10 FEET	10 FEET	20%	35 FEET	500
FARM AND FOREST	40,000 SQ. FEET #1	150 FEET #2,#6	200 FEET	50 FEET	75 FEET	25 FEET	25 FEET	50%	35 FEET	500/350 APARTMENT
DOWNTOWN VILLAGE	20,000/7,500 sqft	100 ft/ 75 ft #2	200 ft	6 ft	25 ft	COMMON WALLS	NONE	70%	35 FEET	500/350 APARTMENT
COMMERCIAL	40,000 / 20,000 SQ FT	150 FEET #2	200 FEET	50 FEET	100 FEET / POND 75 FEET / OTHER	25 FEET	25 FEET	50%	35 FEET	500/350 1 UNIT ONLY
INDUSTRIAL	40,000 / 20,000 SQ FT	200 FEET #2	200 FEET	50 FEET	100 FEET / POND 75 FEET / OTHER	25 FEET	25 FEET	25%	35 FEET	NO DWELLINGS
STREAM PROT	40,000 SQ FEET	100 FEET #2,#6	200 FEET	25 FEET	75 FEET	15 FEET	15 FEET	25%	35 FEET	500
RESOURCE PROTECTION	40,000 SQ FEET	100 FEET #2,#6	200 FEET	25 FEET	100 FEET / POND 75 FEET / OTHER	15 FEET	15 FEET	20%	35 FEET	500

**NOTES:**

- EXCEPT THAT FOR RESIDENTIAL SUBDIVISIONS IN THE FARM AND FOREST DISTRICT MINIMUM LOT AREA PER DWELLING UNIT IS DETERMINED ACCORDING TO SECTION 4.5 C OF THIS ORDINANCE
- EXCEPT AS ALLOWED UNDER SECTION 5.27
- FRONT SETBACKS ARE MEASURED FROM THE EDGE OF PAVEMENT OR IN THE CASE OF UNPAVED ROADS, FROM THE EDGE OF THE TRAVELED WAY. ON UNDEVELOPED STREETS WHERE THE LOCATION OF THE PAVED OR TRAVELED WAY HAS NOT BEEN FIXED BY RECORDED DEED OR RECORDED PLAN, THE FRONT SETBACK SHALL BE MEASURED FROM THE EDGE OF THE RIGHT-OF-WAY. SPECIAL PROVISIONS APPLY TO CORNER LOTS. SEE SECTION 5.28
- INCLUDES RIVERS, STREAMS AND UPLAND EDGE OF WETLANDS AS DEFINED

5. THE PERCENTAGE OF THE LOT COVERED BY ALL STRUCTURES, PARKING LOTS AND OTHER NONVEGETATED SURFACES INCLUDING LAND PREVIOUSLY DEVELOPED

\* BUILDINGS OVER 35 FEET MAY BE PERMITTED IN ANY ZONE IF APPROVED BY THE PLANNING BOARD UNDER THE SITE PLAN REVIEW STANDARDS OF THIS ORDINANCE, WITH PARTICULAR ATTENTION TO PRESERVATION OF LANDSCAPE, RELATION OF THE PROPOSED BUILDING TO THE ENVIRONMENT, FOR PROTECTION AND SAFETY OF THE STRUCTURE.

6. CAMPS MAY HAVE FRONTAGE ON ROADS THAT DO NOT MEET CURRENT STREET STANDARDS.

AMENDED JUNE 21, 1999 AMENDED JUNE 14, 200 AMENDED JUNE 18, 2007