

TABLE OF USE REGULATIONS

<u>USES</u>	<u>R-8</u>	<u>R-20</u>	<u>R-40</u>	<u>R-80</u>	<u>RC¹</u>	<u>CBD</u>	<u>C</u>	<u>RCZD</u>	<u>OP</u>	<u>IL</u>	<u>I</u>	<u>IC</u>	<u>PUD</u>	<u>W/F</u>	<u>OSC</u>	<u>ESOD</u>	<u>HROD²</u>	<u>DAD</u>	<u>Site Plan Review required</u>	
<u>Residential</u>																				
One family dwelling unit	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NO
Conversions of one family dwelling units to 2 or 3 family dwelling units (Section XI.K.1)	S2	S2	-	-	-	-	-	-	-	-	-	-	-	-	-	P ³	-	-	-	NO
Cluster Residential (Section XI.D)	S1	S1	S1	S1	P ⁴	-	-	-	-	S1	-	-	-	-	-	-	-	-	-	NO ⁵
Multifamily (Section XI.J) *2011-030	-	-	-	-	-	S1	S1*	-	-	-	-	S1	-	-	-	-	-	-	-	YES
In-law Apartments (Section XI.K.2)	S2	S2	S2	S2	S2	S2	-	-	-	-	-	-	-	-	-	-	-	-	-	NO
Planned Unit Development by special permit (Section XI.H)	-	-	-	-	-	S1	-	-	-	-	-	S1	-	-	-	-	-	-	-	YES
Planned Unit Development (Section XI.L)	-	-	-	-	-	-	-	-	-	-	-	-	P ⁶	-	-	-	-	-	-	YES
Historic Uses (Section XI.J2)	S1	S1	S1	S1	S1	S1														YES
<u>Community Facilities</u>																				
Churches	P	P	P	P	P	P	P	P	P	P	P	P	P	S1	P	P	-	-	-	YES
Supportive Housing	-	-	-	-	-	S1	-	-	-	-	-	S1	S1	-	-	-	S1	-	-	YES
Public Schools	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	YES
Private, nonprofit schools	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	-	YES
Public Parks/Conservation areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	NO
Public/private active recreation facility	S1	S1	S1	S1	S1	-	-	P	-	-	-	-	-	-	S1	-	S1	-	-	YES
Private/nonprofit recreational facility	S1	S1	S1	S1	S1	-	-	P	P	-	-	-	P	-	S1	-		-	-	YES
City buildings (except garages)	S1	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	YES
City Garages	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	-	-	-	YES
Cemeteries (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	YES
Historic associations/societies	S1	S1	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	YES
Hospitals	-	S1	S1	S1	S1	-	-	-	S1	-	-	-	-	-	-	-	-	-	-	YES
Nursing, rest or convalescent home	S1	S1	S1	S1	S1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	YES
Limited public utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	S1	P	P	-	-	-	YES
Power plant, water or sewer treatment plant	-	-	-	S1	S1	-	-	-	-	-	-	S1	-	-	S1	-	-	-	-	YES

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Refuse facilities, all types	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	YES
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S1	P	P	-	-	YES
Underground storage of heating/fuel oil for distribution purposes	-	-	-	-	-	-	-	-	-	-	S1	S1	S1	-	-	-	-	-	-	YES
<u>Agriculture</u>																				
Agriculture (not including the raising and/or keeping of swine or fur animals), horticulture and floriculture on a parcel of land that is more than 5 acres in area. (Note: for these uses land in common ownership that is divided by a public or private way or a waterway shall be construed as one parcel).	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	NO
Agriculture (not including the raising and/or keeping of any livestock), horticulture and floriculture on a parcel of land that is less than 5 acres in area.	-	S1	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	YES
Raising and/or keeping of livestock, horses, and poultry, (not including the raising of swine or fur animals), on a parcel of land that is less than 5 acres in area.	-	-	-	S1	S1	-	-	-	-	-	S1	-	-	S1	S1	-	-	-	-	YES
Commercial stables, commercial kennels, or other commercial establishments in which all animals, fowl, or other forms of life are completely enclosed in pens or other structures.	-	-	S1	S1	S1	-	-	-	-	-	-	-	-	-	S1	-	-	-	-	YES
Veterinary Hospital	-	-	S1	S1	S1	-	P	-	-	-	P	-	-	-	-	-	-	-	-	YES
Commercial Forestry	-	-	S1	S1	S1	-	-	-	-	-	S1	-	-	-	-	-	-	-	-	YES
Year-round greenhouse or stand for wholesale and/or retail sale of agriculture, horticulture or floriculture products.	-	S1	S1	S1	S1	S1	P	-	S1	-	P	P	-	-	S1	S1	-	-	-	YES

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<u>Business</u>																				
Adult Entertainment	-	-	-	-	-	-	-	-	-	-	S1 ⁷	-	-	-	-	-	-	-	-	YES
Artisan Business	-	-	-	-	-	S1	-	-	-	-	-	S1	-	-	-	-	-	-	-	YES
General retail sales & services not mentioned below	-	-	-	-	-	P	P	P ⁸	S1	-	-	S1	P	-	-	P	-	-	-	YES
Restaurant	-	-	-	-	-	P	P	P	S1	-	S1	S1	P	-	-	P	-	-	-	YES
Fast Food/drive-in establishment	-	-	-	-	-	-	P	S1	-	-	-	-	-	-	-	-	-	-	-	YES
Car/boat/truck sales, all classes (including parts)	-	-	-	-	-	-	P	-	-	-	P	-	-	-	-	-	-	-	-	YES
Marina	-	S1	S1	S1	-	-	-	-	-	-	-	-	S1	-	-	-	-	-	-	YES
Hotel/Motel 2009-060	-	-	-	-	-	S1	P	P	P	-	-	-	S1	-	-	P	-	-	-	YES
Bed & Breakfast	S1	S1	S1	S1	S1	S1	-	-	-	-	-	-	-	-	-	-	-	-	-	YES
Lodging House	-	-	-	-	-	S1	-	-	S1	-	-	-	-	-	-	S1	-	-	-	YES
Personal Services	-	-	-	-	-	P	P	P	-	-	-	-	P	-	-	-	-	-	-	YES
Funeral Services	-	-	-	S1	S1	S1	S1	-	-	-	-	-	-	-	-	-	-	-	-	YES
Professional/business offices	-	-	-	-	-	P	P	P	P	-	S1	S1	P	-	-	P	-	-	-	YES
Office parks	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	-	-	-	YES
Office, Retail or Shopping Center	-	-	-	-	-	S1	-	S1	-	-	-	-	-	-	-	-	-	-	-	YES
Auto repairs, gasoline sales (not gas storage)	-	-	-	-	-	-	S1	-	-	-	S1	S1	-	-	-	-	-	-	-	YES
Construction trailer, during construction	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	YES
Private clubs	-	S1	S1	S1	-	S1	S1	S1	-	-	-	-	S1	-	-	-	-	-	-	YES
Private indoor recreation facility	-	S1	S1	S1	-	S1	S1	P	S1	S1	S1	S1	P	-	P	S1	-	-	-	YES
Training Schools	-	-	S1	S1	-	S1	S1	-	S1	-	P	P	-	-	-	S1	-	-	-	YES
Miscellaneous business repairs	-	-	-	-	-	P	P	-	-	-	P	P	-	-	-	-	-	-	-	YES
Junkyards	-	-	-	-	-	-	-	-	-	-	S1	-	-	-	-	-	-	-	-	YES
Private Day Care Center	P	P	P	P	P	P	P	S1	P	P	P	P	P	-	P	P	-	-	-	YES
Theaters	-	-	-	-	-	P	P	S1	S1	-	-	S1	S1	-	-	S1	-	-	-	YES
Private outdoor amusement recreation facilities	-	-	-	-	-	P	P	-	-	S1	P	-	-	-	P	-	S1	-	-	YES
Communication Tower	-	-	-	-	-	S1	-	-	S1	-	-	S1	-	-	-	-	-	-	-	YES
Commercial parking lot or structure (Section VIII)	-	-	-	-	-	S1	-	P	S1	P	P	S1	-	-	-	S1	-	-	-	YES

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<u>Industrial</u>																				
Artisan Business	-	-	-	-	-	S1	-	-	-	-	-	S1	-	-	-	-	-	-	-	YES
Artist live/work space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S1	YES
Commercial earth removal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NO
Earth Removal associated with building construction (Section XI-B)	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	-	S1	S1	-	-	-	YES
Construction yards	-	-	-	-	-	-	S1	-	-	-	P	-	-	-	-	-	-	-	-	YES
Light Manufacturing	-	-	-	-	-	S1	-	-	P	P	P	P	-	-	-	-	-	-	-	YES
Manufacturing	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	YES
Laundry/cleaning plant	-	-	-	-	-	S1	S1	-	-	S1	P	P	-	-	-	-	-	-	-	YES
Bakery with on-premise sales (not a retail bakery)	-	-	-	-	-	P	P	-	S1	S1	P	P	-	-	-	S1	-	-	-	YES
Transportation terminal (passengers)	-	-	-	-	-	S1	P	-	-	-	P	S1	-	-	-	-	-	-	-	YES
Warehousing and Distribution	-	-	-	-	-	-	S1	-	S1	-	S1	S1	-	-	-	-	-	-	-	YES
Open Storage	-	-	-	-	-	-	-	-	-	-	S1	-	-	-	-	-	-	-	-	YES
Research office/labs	-	-	-	-	-	S1	S1	-	P	-	P	P	-	-	-	P	-	-	-	YES
Data Warehousing	-	-	-	-	-	S1	-	-	S1	-	S1	S1	-	-	-	S1	-	-	-	YES
Planned Industrial Development	-	-	-	-	-	-	-	-	S1	S1	S1	S1	-	-	-	-	-	-	-	YES
List of Prohibited Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	YES
<u>Accessory Uses</u>																				
Home Occupation (Section XI-F)	S2	S2	S2	S2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	NO
Private day nursery or kindergarten, provided it shall not occupy more than 40% of the GFA of the structure and there shall be minimum of 100 SF of outside play area per enrolled child	P	P	P	P	P	P	P	S1	P	P	P	P	P	-	P	P	-	-	-	YES

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Accessory professional office of a licensed medical or dental practitioner, podiatrist, chiropractor, lawyer, professional engineer, or professional architect in an existing dwelling.	S2	S2	S2	S2	P	P	P	P	P	P	P	P	P	-	-	P	-	-	YES
Accessory repair/storage facility in retail/service establishment provided it not occupy more than 25% gross floor area	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	YES
Accessory outside storage clearly necessary to the operation & conduct of a permitted principal wholesale, transportation, industrial, and/or commercial use provided: it shall be screened from outside view by an enclosed solid fence or wall and gate at least 10' in height or a solid wall of evergreens, when planted not more than 18" apart and at least 3' in height and a solid gate at least 10' in height not more than 20' in width.	-	-	-	-	-	-	S2	-	-	S2	S2	S2	-	-	-	-	-	-	YES
Accessory manufacturing use provided: it shall not occupy more than 25% of the gross floor area of building, except in the light industrial district where it shall be not more than 30% of the gross floor area of the building; and it shall not be	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	YES

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located within 100' of any R district or within 50' of any street lot line._																				
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Newsstand, barber shop, dining room or cafeteria and similar accessory services primarily for occupants or users thereof within a hotel, office, or industrial building, hospital containing more than 50 sleeping rooms or transportation terminal facility.	-	-	-	-	-	P	P	P	P	-	-	P	P	-	-	P	-	-	-	YES
Up to 3 lodging units in an existing dwelling	S2	S2	S2	S2	S2	S2	-	-	-	-	-	-	-	-	-	-	-	-	-	YES
Accessory signs subject to the provisions of Section VII	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	YES
Accessory off-street parking and loading spaces as required in Section VIII	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	YES
Accessory gas storage and pumping facilities for use by the principal user and not as a separate business	-	-	-	-	-	S2	S2	-	-	S2	S2	S2	-	-	-	-	-	-	-	YES
Accessory activities which are necessary in connection with scientific research or scientific development or related production provided such use does not substantially derogate from the public good.	-	-	-	-	-	S2	S2	-	S2	S2	S2	S2	S2	-	-	S2	-	-	-	YES
Accessory marina	-	S1	S1	S1	-	-	-	-	-	-	-	-	S1	-	-	-	-	-	-	YES
Accessory satellite parabolic receivers	S2	S2	S2	S2	S2	S2	S2	-	S2	S2	S2	S2	S2	-	-	S2	-	-	-	YES

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Accessory retail sales & services, including, but not limited to, canteens cafeterias, or seasonal outlet sales, clearly associated to the operation & conduct of a permitted principle use.	-	-	-	-	-	-	-	-	-	-	S1	-	-	-	-	-	-	-	YES
Accessory retail sales & services, including, but not limited to, fast food restaurants and convenience stores, that are incidental or supplementary to the operation & conduct of a permitted principle use.	-	-	-	-	-	-	S1-	-	-	-	-	-	-	-	-	-	-	-	YES
Accessory stable for not more than one horse	-	-	S1	S1	S1	-	-	-	-	-	-	-	-	-	-	-	-	-	NO
Dockage (Three or more boats of nonresidents of site)	-	S1	S1	S1	-	-	-	-	-	-	-	-	S1	-	-	-	-	-	YES

Notes:

- (1) The purpose of the RC District shown on the City of Amesbury Zoning Map are the same as those for a cluster residential special permit in Section XI.D.1.
- (2) In instances where access through an industrial district to and from a residential district is deemed suitable by the Planning Board, a Special Permit (S1) for residential access may be permitted according to the provisions outlined in Section X.J. as well as the Development and Performance Standards outlined in Section XI.c.8.a.
- (3) One (1) residential unit per floor is allowed by right above the first floor and additional units may be permitted by Special Permit from the Planning Board.
- (4) Permitted uses shall be those allowed in this table and Section XI.D.5.
- (5) In the Rural Cluster District, Site Plan Review shall be required for those allowable uses in Section XI-D-5 and as required in this table.
- (6) Permitted uses shall be those allowed in this table and Section XI.L.
- (7) Special Permit shall only apply to areas shown on the Amesbury Zoning Map as Adult Entertainment Overlay Districts and meet all requirements of Section V.D.1.
- (8) General Retail Sales and Service uses in the RCZD shall require a Special Permit (S1) from the Planning Board if they exceed 9,000 gross sq. ft. per lot. 2009-060
- (9) Accessory Satellite Parabolic Receivers in excess of three (3) feet in diameter and within one hundred (100) feet of an abutting residential structure or fifty (50) feet of an abutting commercial or industrial structure, shall require a special permit from the Zoning Board of Appeals in all zones as set forth in the existing Bylaw.