

Current Business Village Zoning vs Downtown District bylaw – Uses

By Right Uses (Note: All projects are still subject to [building & lot regulations](#), plus requirements for Site Plan Review based on project size & details)

	Current bylaw allows	Proposed bylaw would replace with
Uses permitted in the zone without requiring a special permit (regardless of size):	<ul style="list-style-type: none"> • All uses permitted in the residential districts (RA and RB). • A mobile home or travel trailer used as a dwelling or business quarters for 30 days or fewer in a year. 	<ul style="list-style-type: none"> • All uses permitted in the residential districts (RA and RB). • Mixed-use development**, provided that each use in the development is a permitted use [<i>in this row or the row below</i>], with 1-4 dwelling units** • Professional or business office, or bank, but not including a medical or dental office • Custom manufacturing of custom goods sold primarily on the premises, such as a woodworking shop, shop for artisan or craftsman, or bakery • Bed and breakfast • Child care center • Co-work center
Uses permitted in the zone without requiring a special permit under a defined size:	<ul style="list-style-type: none"> • Up to 2,000 sq.ft.: <ul style="list-style-type: none"> ○ Retail sales and services which do not involve manufacturing on the premises. ○ Newspaper, job printing and publishing. ○ Office, bank, office building. ○ Hotel or motel, restaurant (excluding drive-through food service establishments). ○ Clinic or medical testing laboratory. ○ Dwelling on the premises for a night watchman or janitor. ○ Cafeteria on the premises for use by employees and not the general public. 	<ul style="list-style-type: none"> • Up to 3,000 sq.ft. per establishment:*** <ul style="list-style-type: none"> ○ Retail sales and services ○ Ice cream shop, sandwich shop, candy shop, other specialty food service establishment serving walk-in customers (<i>drive-through service is prohibited</i>) ○ Restaurant, with indoor seating and outdoor seating on an adjacent patio (<i>drive-through service is prohibited</i>) ○ Personal services such as barber shop, beauty salon, tailor, or shoe repair

**Mixed-Use Development definition caps residential use at 40% of the gross floor area of the above ground level floor space of a three-story building or 50% of the gross floor area of the above ground level floor space of a two-story building*

***In Multifamily and Mixed-Use, with 4+ units, at least 12.5% of units shall be affordable housing that is eligible for the 40B Subsidized Housing Inventory.*

****Establishment is defined as "An institutional, business, commercial, or industrial activity that occupies all or a portion of a building; a place of business"*

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Special Permit Uses (Note: All projects are still subject to [building & lot regulations](#), plus requirements for Site Plan Review based on project size & details)

	Current bylaw allows	Proposed bylaw would replace with
Uses permitted with a special permit from the Planning Board:	<ul style="list-style-type: none"> • All uses [in 2nd row on page 1] greater than 2,000 sq.ft. • Major residential development. • Indoor recreation, athletic or exercise facility. • Veterinarian, animal hospital, <i>dog kennel</i>. • Private garage or parking for more than 3 cars or more than 1 truck or other commercial vehicle. • Hospital, nursing home, home for the aged. • Retail sales and services involving manufacturing of products, the majority of which will be sold on the premises to consumers, with not more than 4 persons engaged in manufacturing operations. • Multifamily housing: <ul style="list-style-type: none"> ○ If within a major residential development ○ Or if for the elderly (<i>qualifying who can own it has been rejected by the courts</i>) • Automotive service, gasoline station or repair garage, automotive sales. • Private school, nursery or kindergarten. • Sale or storage of fuel, lumber, building materials and equipment, contractor's yard. 	<ul style="list-style-type: none"> • Any use listed [in 2nd row on page 1] exceeding 3,000 sq.ft. per establishment* • Indoor recreation, athletic or exercise facility. • Veterinarian, animal hospital, <i>or animal clinic</i> • Private garage or parking for more than 3 cars or more than 1 truck or other commercial vehicle. • Medical or dental office • Microbrewery • Multifamily housing, up to 10 units.** • Mixed-use development* that includes a permitted use [on page 1] but with 5+ dwelling units*** • Mixed-use development* that includes a use requiring a special permit under this section
Uses permitted with a special permit from the Zoning Board of Appeals approval:	<ul style="list-style-type: none"> • Accessory apartment. • Conversion of a one-family house in existence for 2 years or longer to a two-family dwelling, on a lot with a minimum of 15,000 sq.ft. • A mobile home or travel trailer used as a dwelling or business quarters for more than 30 days in a year. • Boat livery, cemetery, children's camp, golf course, private nonprofit membership club, public utility, riding stable, ski tow. 	<ul style="list-style-type: none"> • No change to the first 3 existing uses listed in the left column • Eliminates the other listed uses ("<i>Boat livery, cemetery, children's camp, golf course, private nonprofit membership club, public utility, riding stable, ski tow.</i>")

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