

TABLE OF PRINCIPAL USE REGULATIONS

This table is intended to be a reference, for full regulations and Bylaws as well as project specific information, please contact the Townsend Building Commissioner. All projects require site plan review.

Residential District A = **RA**

Outlying Commercial District= **OCD**

Residential District B = **RB**

Industrial District = **ID**

Commercial District = **C**

Groundwater Protection District = **GPD**

Neighborhood Commercial District =**NCD**

Aquifer Protection Overlay District = **APD**

Downtown Commercial District= **DCD**

SYMBOLOLOGY:

Y = Allowed By Right Use

ZBA = Requires Permit from Zoning Board

N = Prohibited Use

PB = Requires Permit from Planning Board

Empty Box = Prohibited Use

**= Includes special clauses, see full bylaw.*

PRINCIPAL USE:	RA	RB	NCD	DCD	OCD	ID
1. Dwelling, Single-Family	Y	Y	Y	Y	Y	
2. Dwelling, Two-Family			ZBA	ZBA*		
3. Apartment/multifamily structure	ZBA*	ZBA*				
4. Accessory Apartment	ZBA	ZBA				
5. Multi-Family Development	PB*	PB*				
6. Lodging or Boarding house						
7. Bed and Breakfast	ZBA	ZBA		ZBA		
8. Mixed Use			ZBA	ZBA		
9. Home Office, Studio, Workroom	Y*	Y*				
10. Age Restricted Housing	PB	PB	PB	PB	PB	
11. Private use structures, including: Guesthouse, Toolshed, playhouse, tennis court, boat house, garage for motor vehicles not including more than one commercial vehicle, or other building for domestic use	Y*	Y*				
B. EXEMPT USES	RA	RB	NCD	DCD	OCD	ID
1. Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y*

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2. Use of land or structures for 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	Y	Y	Y	Y	Y	Y
3. Family Day Care Home, Small (per MGL C. 40A, S.3)	Y*	Y*	Y*	Y*	Y*	Y*
4. Child Care Facility (per MGL C. 40A, S.3)	Y*	Y*	Y*	Y*	Y*	Y*
5. Agricultural Use, Exempt (per MGL C. 40A, S.3)	Y*	Y*	Y*	Y*	Y*	Y*
C. INSTITUTIONAL USES	RA	RB	NCD	DCD	OCD	ID
1. Adult or child Private Camp Facility	ZBA	ZBA				
2. Cemetery	ZBA	ZBA				
3. Municipal facilities	Y	Y	Y	Y	Y	Y
4. Airport						
5. Hospital	ZBA	ZBA				
6. Essential Services						
7. Family Day Care Home, Large	ZBA*	ZBA*	*	*	*	*
8. Private School Nonexempt	Y	Y	Y	Y	Y	
D. COMMERCIAL USES	RA	RB	NCD	DCD	OCD	ID
1. Agricultural Use, Nonexempt	Y*	Y*				
1A. Container Farming, Nonexempt	Y*	Y*				
2. Farm Stand, Nonexempt - farm stand for wholesale or retail sale of products including but not limited to dairy, wine, produce, meats, poultry, and fish	ZBA	ZBA				
3. Educational Use, Nonexempt			Y	Y	Y	
4. Veterinary Care	ZBA*	ZBA*				
5. Commercial Kennel	ZBA*	ZBA*				
5.a Dog Grooming	ZBA*	ZBA*				
6. Lodge or Club	ZBA	ZBA				
7. Elderly Housing, rest or nursing home	ZBA	ZBA				
8. Funeral Home	ZBA	ZBA				
9. Hotel, Inn or Motel					Y	
10. Retail stores and services not elsewhere set forth			Y	Y	Y	Y
10A. Garden Center, florist or commercial greenhouse with or without open-air display of products			Y	Y	Y	
10B. Other open-air retail sales			Y	Y	Y	
11. Sales facility for boats, camper-trailers, farm equipment or construction equipment.				Y	Y	Y

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12. Motor Vehicle and Equipment Sales and/or lease including off site vehicle storage and/or display of vehicles, equipment for sale or lease on a lot					ZBA*	Y*
13. Motor Vehicle Service Station, Motor Vehicle Repair, Body Shop, or Car Wash					ZBA*	Y*
13A. Motor Vehicle Fuel Dispensing Station					ZBA*	Y*
14. Restaurant			Y*	Y	Y	
15. Restaurant, Fast Food			N	Y	Y	
16. Mobile Food Operations	N	N	N	Y	Y	N
17. Boat yard and/or single pier docking facility for service, repair, rental, and temporary storage of small, non-motorized private craft.	ZBA*	ZBA*				
18. Business or Professional Office			Y	Y	Y	
18A. Medical Office			Y	Y	Y	
18B. Medical Treatment Center/Facility/Clinic			Y	Y	Y	
19. Bank, Financial Agency					Y	
20. Amusement Facility					ZBA	
21. Commercial Indoor Recreation					ZBA	
22 Commercial Outdoor Recreation					ZBA	
23. Golf Course	ZBA	ZBA				ZBA
24. Antique Shop	ZBA*	ZBA*	Y	Y	Y	
25. General Service Establishment						
26. Adult Use						PB*
27. Wireless Communications Facility	PB*	PB*	PB*	PB*	PB*	PB*
28. Building Trade Shop						Y*
29. Commercial Parking Facility						
30. Farmers' Market	ZBA*	ZBA*				
31. Athletic and recreational facilities					ZBA*	
32. Beauty parlor or barber shop	ZBA	ZBA	Y	Y	Y	Y
33. Nursery or related preschool services;	ZBA	ZBA	N	N	N	N
E. INDUSTRIAL USES	RA	RB	NCD	DCD	OCD	ID
1. Earth Removal	ZBA	ZBA				
1A. Timber Harvesting						
2. Light Manufacturing						Y
3. Wholesale, Warehouse, Mini-Warehouse, or Distribution Facility						Y

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3A. Self-service storage facilities				Y	Y	N
4. Manufacturing						Y*
5. Contractor's Yard					ZBA*	Y
6. Vehicle Salvage Yard						
7. Transportation Terminal						
8. Lumberyard						
9. Research and Testing						Y*
10. Publishing and Printing						
11. Antenna Transmission						
12. Marijuana Retailers (MR)				PB*	PB*	PB*
13. All Marijuana Establishments (ME), except for Marijuana Retailers (MR)				-	-	-
13a. Marijuana cultivator						PB*
13b. Marijuana product manufacturer						PB*
13c. Marijuana transportation or distribution facility						PB*
13d. On-site consumption of marijuana at licensed marijuana establishment						
13e. Any other type of licensed marijuana-related business						PB*
14. Independent Marijuana Testing Laboratory				PB*	PB*	PB*
15. Large Scale Ground-Mounted Solar Photovoltaic Facilities	Y*	Y*	Y*	Y*	Y*	
16. Small Wind energy systems.	Y*	Y*	Y*	Y*	Y*	Y*
17. Large Wind energy systems.	PB*	PB*	PB*	PB*	PB*	PB*
F. OTHER USES	RA	RB	NCD	DCD	OCD	ID
1. Open air storage						Y
2. Open-air storage of junk, including inoperable motor vehicles, except in an approved auto salvage yard						
3. Dumping of residential, commercial, or industrial waste	N	N	N	N	N	N
4. Access through more restricted district to reach portion of same lot located in less restricted district						

REMINDER - Nothing in this table overrides or countermands any regulation or bylaw. No variance may authorize a use or activity not otherwise permitted in the district in which the land or structure is located. Projects may be subject to Stormwater Management under [§ 175-44 Stormwater management, erosion and sedimentation control plan \(the stormwater plan\)](#).