

## 6. ACCESSORY USES

The following uses shall be regulated as accessory to a principal use that is allowable either by-right or through a Special Permit in a given district. The approval of these accessory uses is contingent upon compliance of the principal use with all other applicable local regulations. Where multiple uses are proposed for a single building or site, and said uses are not identified in this table, these uses shall be regulated as principal uses in accordance with the other applicable sections of the Land Use Table.

	USE DESCRIPTION	R	RA	RB	GR	PSRC	CBD	B	HB	LM	IND	PARKING CODE
a	The use of a portion of a dwelling or of building accessory thereto as the workroom of a resident engaged in a customary home occupation, or as a place for incidental work and storage in connection with off-premises trade by a resident. <sup>(1)</sup>	SPZ	SPZ	SPZ	SPZ	X	A	A	X	A	X	6
b	The use of a portion of a dwelling or of a building accessory thereto as an office or studio for someone in residence. <sup>(2)</sup>	A	A	A	A	X	A	A	X	A	X	4
c	The garaging or maintaining on any premises of a total of not more than three (3) motor vehicles (including not more than one commercial vehicle not in excess of two ton capacity), except in the case of a public or agricultural use.	A	A	A	A	A	A	A	A	A	A	6
d	The garaging or maintaining of more than three (3) automobiles and of more than one commercially registered vehicle, but only where in connection with a permitted main use on the same premises except in the case of an agricultural use.	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	A	A	A	6
e	The garaging or maintaining of not more than one trailer or semitrailer (as defined in Chapter 90 Section 1 of the General Laws) more than fifteen (15) feet in length for not more than one (1) month in any consecutive twelve (12) month period; except for house trailers, mobile trailer storage units associated with a Business or Wholesale and Industrial Use, motor homes, or recreational trailers.	A	A	A	A	A	A	A	A	A	A	6
f	Accessory structure where incidental to a permitted use, including the following: caretaker's quarters, greenhouse, stable, tool shed, playhouse, tennis court, boathouse or other similar building or structure for domestic storage use.	A	A	A	A	A	X	X	X	X	X	6
g	Private heliport associated with commercial or residential use.	SPZ	X	X	X	X	X	X	SPZ	SPZ	SPZ	NA
h	Restroom and storage facilities, and/or concession stand to be operated by a governmental or nonprofit agency, accessory to a permitted recreational use.	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	SPZ	NA
i	Outdoor bulk storage of materials or outdoor fleet storage in excess of three (3) vehicles associated with municipal use. <sup>(3)</sup>	SPZ	SPZ	SPZ	SPZ	A	SPP	SPZ	SPZ	A	A	6

	USE DESCRIPTION	R	RA	RB	GR	PSRC	CBD	B	HB	LM	IND	PARKING CODE
j	Outdoor storage of products, materials, parts or other components customarily associated with a business or wholesale/industrial use. <sup>(3)</sup>	X	X	X	X	X	SPP	SPZ	A	A	A	6
k	Outdoor display of products, wares or goods that may be purchased or rented as part of a business operation.	X	X	X	X	X	SPP	SPZ	A	A	A	6
l	Outdoor storage of more than three (3) fleet vehicles that are used as part of a business or wholesale/industrial operation. <sup>(3)</sup>	X	X	X	X	X	SPP	SPZ	A	A	A	6
m	Outdoor display of more than three (3) vehicles as part of a vehicle sales or rental operation.	X	X	X	X	X	X	A	A	A	A	6
n	Drive through facility. <sup>(4)</sup>	X	X	X	X	X	SPP	SPZ	SPZ	SPZ	SPZ	6
o	Dwelling that is accessory to a permitted business or manufacturing establishment on the same premises, and subject to the condition that such dwelling conforms to the regulations of this Bylaw.	X	X	X	X	X	X	SPZ	SPZ	SPZ	SPZ	1
p	The use of not more than four (4) arcade machines (not including machines used for gambling).	X	X	X	X	X	A	A	A	A	A	NA
q	Outdoor dining as part of an existing Full Service Restaurant or Limited Service Eating Place. <sup>(5)</sup>	X	X	X	X	X	A	A	A	A	A	6

- (1) Such use shall be clearly secondary to the use of the premises for dwelling purposes and shall not have a material adverse effect on the value of the land and buildings in the neighborhood. No trading in merchandise shall be regularly conducted except for the sale of products made by the resident or of parts or other items customarily maintained in connection with and incidental to its performance. The external appearance and general aspect of the building so used is in conformity with the residential character of the neighborhood. There is no outside display of goods or products, storage of materials or equipment, or any other outward evidence that the premises is being utilized for any purpose other than residential (except for an accessory sign as hereinafter provided).
- (2) Not more than one person other than residents of the premises is regularly employed thereon in connection with such use. There shall be no outward evidence that the premises are being utilized for any purpose other than residential (except for an accessory sign as hereinafter permitted). Not more than four (4) persons are gathered at one time for the purpose of being instructed.
- (3) Such outdoor storage or display shall not occur in the front yard setback.
- (4) Drive through queues for pharmacy or similar uses shall have the capacity to hold a minimum of two automobiles; for banks or similar uses the queue shall be able to hold four automobiles; for restaurants, coffee shops or other similar uses, the queue shall be able to hold seven automobiles. All drive through facilities shall have a lane adjacent to the queue or adequate space to allow for automobiles to circumvent the queue without conflict with pedestrians or other vehicles using the site. An automobile shall be presumed to have a minimum length of 20 feet for purposes of this section.
- (5) Outdoor dining proposed as part of new Full Service Restaurants or Limited Service Eating Places shall be reviewed as part of that application for the principal use. All outdoor dining is also subject to a license application review by the Board of Selectmen.