

ZONING

320 Attachment 1

Town of Ayer

Section 5.2 Table of Use Regulations<sup>1</sup>

[Amended 6-10-2019 STM by Art. 2; 10-28-2019 STM by Art. 5; 10-28-2019 STM by Art. 9; 4-22-2024 ATM by Art. 27]

Class of Use	Zoning Districts									
	A1	A2	GR	DAPSFBC	WAVFBC	MUT	GB	LI	I	HCS
<b>1.0 RESIDENTIAL USES</b>										
1.1 Detached single-family dwelling	P	P	P	P	SPB	P	SPZ	N	N	N
1.2 Two-family dwelling	P	P	P	P	P	P	P	N	N	N
1.3 Townhouse or multifamily dwelling	SPB	SPB	P	P	P	P	SPB	N	N	N
1.4 Conversion of an existing single-family dwelling to a three- or four-family dwelling, provided that (a) there shall be no change to the building footprint and (b) one unit shall be an affordable housing unit. All applicable provisions of § 320-10.3 shall apply.	N	N	N	SPB	N	SPZ	N	N	N	N
1.5 Conversion of a nonresidential or mixed-use building to a multifamily dwelling	N	N	N	SPB	SPB	SPZ	N	N	N	N
1.6 Dwelling units above the ground floor of a commercial building	N	N	N	P	P	P	P	N	N	N
1.7 Dwelling units at grade in a commercial building, provided that the entrance shall be on the side or rear of the building; the units shall have direct access to parking on the lot; the units shall be accessible to persons with disabilities; the elevation of the building at street level, facing the	N	N	N	P	P	P	N	N	N	N

AYER BYLAWS AND REGULATIONS

Class of Use	Zoning Districts									
	A1	A2	GR	DAPSFBC	WAVFBC	MUT	GB	LI	I	HCS
street, shall be used for commercial uses										
1.8 Bed-and-breakfast	SPZ	SPZ	P	SPZ	P	P	P	N	N	N
1.9 Rooming house	N	N	SPZ	SPZ	SPB	SPZ	SPZ	N	N	N
1.10 Home occupation	SPZ	SPZ	SPZ	SPZ	SPB	P	SPZ	SPZ	SPZ	N
1.11 Family day-care home	SPZ	SPZ	SPZ	N	SPB	N	SPZ	N	N	N
1.12 Other accessory uses, if accessory to a permitted use	P	P	P	P	P	P	P	N	N	N
1.13 Other accessory uses, if accessory to a special permitted use	SPZ	SPZ	SPZ	SPZ	N	SPZ	N	N	N	N
1.14 Accessory apartments	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N
<b>2.0 PUBLIC/INSTITUTIONAL USES</b>										
2.1 Public/private nonprofit educational use	P	P	P	P	P	P	P	P	P	N
2.2 Religious use	P	P	P	P	P	P	P	P	P	N
2.3 Municipal use	SPB	SPB	SPB	P	P	P	P	P	P	N
2.4 Public safety facility	P	P	P	P	P	P	P	P	P	N
2.5 Public utility, without service yards	SPZ	SPZ	SPZ	P	P	P1	P	P	P	N
2.6 Public utility buildings with service yards	N	N	N	N	N	P1	P	P	P	N
2.7 Cemetery	P	P	P	SPZ	SPZ	SPZ	SPZ	N	N	N
2.8 Rest home or nursing home	N	SPB	SPB	SPB	P	SPB	P	N	N	P
2.9 Private clubs, lodges or other social, recreation or civic group/assembly activity not conducted as a business	N	N	N	P	P	P	P	N	N	N
2.10 Child-care or day-care center	P	P	P	P	P	P	P	P	P	P
2.11 Museum or other cultural establishment	P	P	P	P	P	P	P	P	P	P
<b>3.0 MEDICAL USES</b>										
3.1 Hospital, including customarily incidental accessory uses such as a	N	N	N	N	N	N	N	N	N	P

ZONING

Class of Use	Zoning Districts									
	A1	A2	GR	DAPSFBC	WAVFBC	MUT	GB	LI	I	HCS
pharmacy, health and fitness facility, cafeteria, educational center for the public, facilities for storage of medical equipment and supplies and mobile medical vehicles, or dwelling units for resident physicians, employees or medical staff and accompanying spouses and children (maximum of six units)										
3.2 Emergency room	N	N	N	N	N	N	N	N	N	P
3.3 Psychiatric mental health unit only for patients originating from the service area for a community acute care/surgical hospital	N	N	N	N	N	N	N	N	N	P
3.4 Medical research laboratory	N	N	N	N	N	N	N	N	N	P
3.5 Transitional care unit	N	N	N	N	N	N	N	N	N	P
3.6 Outpatient clinic	N	N	N	N	N	N	N	N	N	P
3.7 Medical/dental/psychiatric clinic	N	N	N	P	P	N	N	N	N	P
3.8 Rehabilitative service clinic	N	N	N	N	N	N	N	N	N	P
3.9 Outpatient facilities	N	N	N	N	N	N	N	N	N	P
3.10 Medical/dental/psychiatric office building	N	N	N	P	P	N	N	N	N	P
3.11 Helipad	N	N	N	N	N	N	N	N	N	P
<b>4.0 EXTENSIVE USES</b>										
4.1 Agriculture, including a farm stand	P	P	P	P	P	P	P	P	P	N
4.2 Agriculture, nonexempt; provided that domesticated animals and related farm structures are located at least 20 feet from rear and side lot lines	P	P	P	N	N	N	N	N	N	N
4.3 Golf courses, ski, camping or swimming facilities, with incidental sales for patrons	SPB	SPB	SPB	SPB	SPB	P	P	P	N	N
4.4 Commercial removal of sod, stone,	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	P	N

AYER BYLAWS AND REGULATIONS

Class of Use	Zoning Districts									
	A1	A2	GR	DAPSFBC	WAVFBC	MUT	GB	LI	I	HCS
loam or other earth products for use elsewhere within the Town										
<b>5.0 COMMERCIAL USES</b>										
5.1 Hotel, motel, or inn	SPB	SPB	SPB	P	P	P1	P	P	P	N
5.2 Funeral home and mortuary	N	N	N	SPB	SPB	P1	P	N	N	N
5.3 Retail store, bakery, antique shop	N	N	N	P	P	P1	P	N	N	N
5.4 Pharmacies with associated retail	N	N	N	P	P	P	P	N	N	N
5.5 Personal service establishment	N	N	N	P	P	P1	P	N	N	N
5.6 Restaurant, cafe, tavern, other food service establishment, including outdoor seating on the premises. Drive-through service is prohibited in the DAPS FBC District.	N	N	N	P	P	P1	P	P	N	N
5.7 Artist studio	N	N	N	P	P	P	P	N	N	N
5.8 Artist studio and residence (live/work space)	N	N	N	SPB	SPB	SPB	SPB	N	N	N
5.9 Sale of custom goods manufactured on the premises	N	N	N	P	P	P1	P	P	N	N
5.10 Professional or business office	N	N	N	P	P	P1	P	P	N	N
5.11 Bank or other financial institution	N	N	N	P	P	P1	P	P	N	N
5.12 Theater, club, other place of indoor commercial amusement and assembly	N	N	N	P	P	P1	P	P	N	N
5.13 Commercial or public parking areas	N	N	N	P	P	P1	P	SPB	SPB	N
5.14 Auto sales and service establishment, public garage, gasoline station	N	N	N	N	N	SPB	P	N	N	N
5.15 Wholesaling and distribution	N	N	N	N	N	SPB	SPB	P	P	N
5.16 Self-storage facilities	N	N	N	N	N	SPB	N	SPB	N	N
5.17 Kennel	N	N	N	N	N	SPB	P	N	N	N
5.18 Drive-in/drive-through service accessory to a principal use	N	N	N	SPB	SPB	SPB	SPB	N	N	N

## ZONING

Class of Use	Zoning Districts									
	A1	A2	GR	DAPSFBC	WAVFBC	MUT	GB	LI	I	HCS
5.19 Other accessory uses, if accessory to a permitted use	N	N	N	P	P	P	P	P	P	N
5.20 Other accessory uses, if accessory to a special permitted use	N	N	N	SPB	SPB	SPB	SPB	N	N	N
<b>6.0 INDUSTRIAL USES</b>										
6.1 Research, experimental and testing laboratories and related light manufacturing	N	N	N	N	SPB	SPB	SPB	P	P	N
6.2 Enclosed manufacturing, processing, assembly and fabrication	N	N	N	N	SPB	N	SPB	P	P	N
6.3 Warehousing and interior storage	N	N	N	N	N	N	SPB	P	P	N
6.4 Exterior storage, screened and without junk storage	N	N	N	N	N	N	N	P	P	N
6.5 Accessory uses, if accessory to a permitted use	N	N	N	N	N	N	N	P	P	N
6.6 Accessory uses, if accessory to a special permitted use	N	N	N	N	N	SPB	SPB	SPB	SPB	N
<b>7.0 MISCELLANEOUS USES</b>										
7.1 Solar energy systems as a principal use	See § 320-8.5, Subsection 8.5.5.									
7.2 Solar energy systems as an accessory use	See § 320-8.5, Subsection 8.5.5.									

<sup>1</sup>P = Permitted use

SPZ = Special permit by Zoning Board

SPB = Special permit by Planning Board

SPS = Special permit by Select Board

N = Not permitted

P1 = Uses denoted “P1” are permitted by right if the use occupies not more than 5,000 square feet of gross floor area. New construction or proposed expansions containing more than 5,000 square feet of floor area are allowed only by special permit from the Planning Board. A change of use of existing space without any expansion will not require a special permit.