

ZONING REGULATIONS

415 Attachment 1

Town of Winchester

Appendix A Table of Uses and Minimum Parking Requirements [Amended 6-27-2022; 2-26-2024; 11-25-2024; 4-14-2025; 7-28-2025]

Key:
 ZP = Zoning Permit Required
 P = Site Plan Approval Required
 SP = Special Permit Required
 Blank Box = Not Permitted

	RR Rural Residential	HL Highland Lake District	HLB Highland Lake Business District	TSF Town Single-Family	TCR Town Center Residential	TC* Town Center	TG Town Gateway	PI Production and Innovation	Off-Street Parking Requirements ¹ (minimum, in number of spaces; square footages are based on gross floor area)
Residential Uses									
Affordable housing	SP	SP		SP	SP	SP	SP		0.75 per bedroom
Bed-and-breakfast	SP	SP	SP	SP	SP	SP	SP		2 per dwelling unit + 1 per bedroom for rent
Manufactured home	SP			SP					2 per unit + 1 guest space per 8 home sites
Multiple-family dwelling			SP		SP	SP	SP		1.5 per unit + 0.25 guest space per unit
Single-family dwelling	ZP	ZP		ZP	ZP		ZP		Off-street parking required
Two-family dwelling (duplex)				SP	SP		SP		2 per unit
Business and Medical Uses									
Medical office or clinic, large-format						SP	SP		1 per 300 square feet
Medical office or clinic, small-format						P	P		1 per 300 square feet

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Residential Uses									
Office, business, large-format						SP	SP	P	1 per 300 square feet
Office, business, small-format						P	P	P	1 per 300 square feet
Office, professional, large-format						SP	SP		1 per 300 square feet
Office, professional, small-format						P	P		1 per 300 square feet
Veterinary hospital	SP						SP	P	1 per 400 square feet
Commercial Uses									
Adult-oriented establishment								P	1 per 100 square feet
Artisan production						P	P	P	1 per 1,000 square feet
Bakery						P	P	P	1 per 400 square feet
Banks and financial institutions with drive-through						SP	SP		1 per 300 square feet + 5 stacking spaces per drive-through lane
Banks and financial institutions without drive-through						P	SP		1 per 300 square feet
Banquet facility	SP		SP			SP	SP		1 per 600 square feet
Boardinghouse					SP				1 per room for rent + 0.25 guest space per unit
Brewery, large						SP	SP	P	1 per 600 square feet
Brewery, micro-						SP	SP	P	1 per 300 square feet
Brewpub			SP			SP	SP	P	1 per 50 square feet
Cannabis retail and hybrid retail						SP	SP	SP	See § 415-29
Cannabis micro-cultivation						SP	SP	SP	See § 415-29
Car wash							SP	P	1 per 300 square feet +

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Residential Uses									
									5 stacking spaces per drive-through lane
Commissary						P	P	P	1 per 2,000 square feet
Country inn	SP	SP	SP	SP	SP	P	P		1 per room for rent
Distillery						SP	SP	P	1 per 2,000 square feet
Drug store, large-format							SP		1 per 300 square feet
Drug store, small-format						P	P		1 per 300 square feet
Funeral, undertaking and interment service						SP	SP	SP	1 per 4 persons at maximum occupancy
Greenhouse/nursery, commercial	SP	SP					SP	SP	1 per 600 square feet of interior space
Hotel			SP			SP	SP		1 per room for rent
Kennel	SP						SP	P	1 per 600 square feet of interior space
Marina, including boat sales and/or storage, repair and fueling			SP						To be determined as part of special permit application
Medical marijuana dispensary facility						SP	SP	SP	1 per 300 square feet
Medical marijuana production facility								SP	1 per 2,000 square feet
Motor vehicle fuel sales with convenience retail						SP	SP	SP	1 per 300 square feet
Motor vehicle fuel sales without convenience retail							SP	SP	N/A
Restaurant			SP		SP	P	P		1 per 100 square feet
Restaurant, high turn-over/fast-food						SP	SP	SP	1 per 100 square feet + 5 stacking spaces per drive-through
Retail, convenience			SP				SP		1 per 300 square feet
Retail, grocery, large-format							SP		1 per 250 square feet

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Residential Uses									
Retail, grocery, small-format			SP			P	P		1 per 400 square feet
Retail, large shop							SP		1 per 300 square feet
Retail, personal service			SP			P	P		1 per 300 square feet
Retail, small shop			SP			P	P		1 per 300 square feet
Roadside-oriented limited retail enterprise	SP						P		N/A
Stable, commercial	SP						SP	P	1 per 5,000 square feet of interior space 1 for each 5 users of, or visitors to, the lot, including spectators for horse shows or similar events
Storage business, outdoor limited							SP	P	1 per 300 square feet of office + 0.25 per unit for rent
Storage, personal and mini-warehouse							SP	P	1 per 300 square feet of office + 0.25 per unit for rent
Tap/tasting room			SP			SP	SP	P	1 additional per 100 square feet
Tavern						SP	SP		1 per 100 square feet
Vehicle sales and service, personal						SP	SP	P	1 per 1,500 square feet of interior space, not including display area
Vehicle sales and service, pleasure							SP	P	1 per 1,500 square feet of interior space, not including display area
Vehicle sales and service, professional							SP	P	1 per 1,500 square feet of interior space, not including display area

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Residential Uses									
Public or Institutional Uses									
Cemetery	SP	SP		SP	SP	SP	SP	SP	1 per acre
Club	SP	SP	SP	SP		SP	SP		1 per 600 square feet
College						SP	SP		1 per full-time faculty + 0.50 per enrolled student
Commercial recreation	SP								1 per 600 square feet of interior space
Community center, private					P		P	P	1 additional per 600 square feet
Congregate residence	SP ²				SP	SP	SP		0.50 per bedroom
Cultural institution						P	P		1 per 250 square feet
Continuing-care retirement community					SP	SP	SP		0.75 per unit
Convalescent home/nursing home		SP			SP	SP	SP		0.50 per bed
Group day-care home	P	P		P	P	P	P		1 per 4 persons at maximum occupancy
Hospital						SP	SP		1 per 500 square feet
Independent living retirement facility					SP	SP	SP		1.0 per unit
Public administrative services and courts						P	P	P	1 per 300 square feet
Public recreation facility	SP	SP	SP	SP	SP	SP	SP	SP	N/A
Public safety facility	SP	SP		SP	SP	SP	SP	SP	N/A
Public utility facility	SP	SP		SP	SP	SP	SP	SP	N/A
Recreation and entertainment facility, indoor private						SP	SP	P	1 per 600 square feet
Recreation and entertainment facility,	SP	SP	SP	SP	SP	SP	SP	SP	N/A

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Residential Uses									
outdoor private									
School	SP	SP		SP	SP	SP	SP	SP	1 per 2 classrooms
Worship place	SP			SP	SP	SP	SP	SP	1 per 4 persons at maximum occupancy
Agricultural Uses									
Farm	P						P	P	N/A
Farm stand, permanent	SP	SP					SP	P	2 per stand
Farm winery	SP	SP					SP		N/A
Home farming	ZP	ZP		ZP	ZP	ZP	ZP		N/A
Industrial and Research Uses									
Bulk storage facility							SP	P	1 per 2,000 square feet
Cold plant storage								P	1 per 2,500 square feet
Industrial laundry								P	1 per 2,000 square feet
Junkyard									1 per 600 square feet of interior space
Laboratory								P	1 per 1,000 square feet
Landscaping/construction yard							P		
Manufacturing, heavy								SP	1 per 2,500 square feet
Manufacturing, light						SP	SP	P	1 per 2,000 square feet
Recycling facility								SP	1 per 2,000 square feet
Research and development facility							SP	P	1 per 600 square feet
Warehouse, large							SP	P	1 per 2,000 square feet
Warehouse, small							SP	P	1 per 2,000 square feet
Wholesale and distribution business							SP	P	1 per 2,000 square feet
Other Uses									
Change from one allowed use to another allowed use within existing space				ZP		ZP	ZP	ZP	See requirements for each use

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Residential Uses									
Earth excavation	SP						SP	SP	
Industrial heritage re-use					SP	SP	SP	SP	N/A
Mixed-use building			SP		SP	SP	SP		See requirements for each specific use
Open space subdivision	SP			SP					Off-street parking required
Parking lot, small-scale					P	P	P		N/A
Parking lot, large-scale						SP	SP		N/A
Seasonal cottages	P	P							1 per cottage
Accessory Uses									
Accessory apartment	SP	SP		SP		SP	SP		1 additional per accessory apartment unit
Accessory residential uses	ZP	ZP		ZP	ZP	ZP	ZP		N/A
Family child-care home	P	P		P	P	P	P		1 per 4 persons at maximum occupancy
Helipad	SP						SP	SP	Determined as part of SP
Home occupation	SP	SP		SP	SP	P	P		N/A
Outdoor dining (accessory use)						ZP			1 per 100 square feet
Telecommunications facilities	SP	SP	SP	SP	SP	SP	SP	SP	
Wind and solar facilities (accessory to any residential or commercial use)	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	

NOTES:

¹ Notwithstanding the off-street parking requirements by use set forth in the table above, no off-street parking is required for any uses in the TC District.

² Public water and sewer required.