

ZONING

125 Attachment 1

Town of Adams Use Regulation Schedule

[Amended 3-24-2014 STM by Art. 8; 3-5-2018 STM by Art. 5; 6-21-2021 ATM by Art. 20; 6-21-2022 ATM by Art. 20]

	R-1	R-2	R-3	R-4	B-1	B-2	B-3	IP	I	OS	SPR
Residential Uses											
One-family detached dwelling	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO
Conversion of one-family to two-family dwelling	YES	YES	YES	YES	SP	SP	NO	NO	NO	NO	NO
Conversion of one-family to more than two-family dwelling	SP	SP	SP	SP	SP	SP	NO	NO	NO	NO	YES
New two-family dwelling	SP	SP	SP	YES	NO	NO	NO	NO	NO	NO	NO
Apartments/multifamily dwellings	NO ²	SP	SP	SP	SP	SP	NO	NO	NO	NO	YES
Boarding, lodging or tourist homes	SP	SP	SP	SP	SP	SP	YES	NO	NO	NO	YES
Bed-and-breakfast	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	YES
Hotel, motel or motor inn	SP	SP	SP	SP	SP	YES	YES	SP	SP	NO	YES
Mobile home parks ¹	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES
Campgrounds ¹	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES
Mobile homes, except within mobile home parks or campgrounds ¹	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES
Community Service Uses											
Religious uses	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Educational uses exempt from prohibition by MGL c. 40A, § 3	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Other nursery schools	NO	SP	SP	SP	YES	SP	NO	NO	NO	NO	YES
Other educational purposes	SP	SP	SP	SP	YES	YES	YES	SP	YES	SP	YES
Municipal use not elsewhere more specifically covered	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Public utility - essential facility	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Public utility - service/maintenance building or yard	NO	NO	NO	NO	SP	SP	NO	SP	YES	NO	YES
Cemetery	SP	SP	SP	SP	NO	SP	SP	NO	SP	SP	YES
Club or lodge, except one whose chief activity is customarily carried on as a business	NO	NO	SP	SP	YES	YES	YES	NO	NO	SP	YES

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	R-1	R-2	R-3	R-4	B-1	B-2	B-3	IP	I	OS	SPR
Animal hospital or dog kennel, provided that lot area is not less than two acres and no structure is placed within 150 feet of a street or lot lines	SP	NO	NO	NO	SP	SP	NO	NO	SP	NO	YES
Airport	SP	NO	NO	NO	NO	NO	NO	NO	SP	NO	YES
Heliport	SP	SP	NO	NO	NO	NO	SP	SP	SP	NO	YES
Correctional institution	SP	NO	NO	NO	NO	NO	NO	NO	SP	NO	YES
Hospital, sanitarium, nursing, rest or convalescent home, orphanage or other philanthropic or charitable institution	SP	SP	SP	SP	SP	SP	NO	NO	NO	NO	YES
Sewage treatment plant when accessory to residential development	SP	NO	NO	NO	NO	NO	NO	SP	SP	NO	YES
Open Uses											
Farms and greenhouses over 5 acres	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
Other farms with livestock	SP	SP	SP	SP	NO	NO	SP	NO	YES	SP	NO
Other farms without livestock	YES	YES	YES	SP	NO	SP	SP	NO	YES	SP	NO
Wildlife areas or reservations; private boating, skating or swimming for residents of the neighborhood, with active use areas not less than 50 feet from lot lines other than water lines	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Public or private court games or standard golf courses; public or private boating, skiing snowmobiling, skating or swimming other than the above, with no facilities located within required yards or within 10 feet of a lot line other than water lines	YES	YES	YES	YES	YES	YES	SP	SP	YES	SP	YES
Riding school or private stable, provided that lot area is not less than 2 acres and no structure is placed within 150 feet of a lot line	SP	SP	NO	NO	NO	NO	SP	NO	SP	SP	YES
Golf driving range or "Par 3" courses	SP	SP	NO	NO	NO	SP	SP	NO	SP	NO	YES
Drive-in theaters, cart tracks, miniature golf and similar commercial outdoor recreation	NO	NO	NO	NO	NO	SP	SP	NO	SP	NO	YES
Commercial picnic or outing area	YES	YES	NO	NO	YES	YES	SP	NO	YES	SP	YES
Seasonal sale of Christmas trees and wreaths	YES	YES	YES	YES	YES	YES	YES	YES	YES	SP	NO

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	R-1	R-2	R-3	R-4	B-1	B-2	B-3	IP	I	OS	SPR
Supervised camping	SP	SP	SP	NO	NO	NO	NO	NO	NO	SP	YES
Planned unit resort development	SP	SP	NO	NO	NO	NO	SP	NO	NO	SP	NO
Livestock not accessory to farm	SP	SP	SP	SP	NO	NO	SP	NO	YES	NO	NO
Sale of agricultural or floricultural goods not contained within a structure	SP	NO	NO	NO	SP	SP	SP	NO	SP	SP	NO
Sale of durable goods not contained within a structure	NO	NO	NO	NO	SP	SP	SP	NO	SP	NO	YES
Reservation, wildlife preserve, or other conservation use	YES	YES	SP	SP	SP	YES	YES	YES	YES	YES	NO
Commercial camping or ski grounds, commercial golf course or riding academy	SP	SP	NO	NO	NO	NO	NO	NO	NO	SP	YES
Tag sale and so-called flea markets if authorized by Board of Selectmen and no longer than 4 consecutive days twice per year	YES	YES	YES	YES	YES	YES	YES	SP	YES	NO	NO
Zoo - animals for exhibit	SP	NO	NO	NO	NO	SP	SP	NO	SP	SP	YES
Soil removal (see § 125-25)	SP	SP	NO	NO	NO	NO	SP	NO	SP	NO	YES
Business Uses											
Offices for up to 2 professionals	NO	NO	SP	SP	YES	YES	NO	YES	YES	NO	YES
Professional building with 3 or more offices	NO	NO	NO	SP	YES	YES	NO	YES	YES	NO	YES
Insurance and real estate offices	NO	NO	NO	SP	YES	YES	NO	SP	YES	NO	YES
Banks and other monetary institutions	NO	NO	NO	SP	YES	YES	NO	YES	YES	NO	YES
Offices other than above	NO	NO	NO	SP	SP	SP	NO	YES	SP	NO	YES
Funeral home	NO	NO	NO	SP	SP	SP	NO	NO	SP	NO	YES
Restaurant	NO	NO	NO	NO	SP	SP	YES	SP	SP	NO	YES
Restaurant, drive-in	NO	NO	NO	NO	SP	SP	NO	SP	SP	NO	YES
Restaurant, take-out	NO	NO	NO	NO	SP	SP	SP	SP	SP	NO	YES
Gift shops; sporting goods sale or lease	SP	SP	SP	SP	YES	YES	SP	NO	NO	NO	YES
Motor vehicle sales, service, rental and storage	NO	NO	NO	NO	NO	SP ⁴	NO	SP	SP ⁴	NO	YES
Building tradesman and contractors	NO	NO	NO	NO	NO	YES	NO	SP	YES	NO	YES
Commercial indoor amusements	NO	NO	NO	NO	SP	SP	SP	SP	YES	NO	YES
Fuel storage and distribution	NO	NO	NO	NO	NO	NO	NO	NO	SP	NO	YES
Feed, ice and building materials establishments	NO	NO	NO	NO	NO	YES	NO	SP	YES	NO	YES
Commercial greenhouses	YES	NO	NO	NO	NO	YES	YES	NO	YES	NO	YES

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	R-1	R-2	R-3	R-4	B-1	B-2	B-3	IP	I	OS	SPR
Laundry, laundromat under 4,000 square feet	NO	NO	NO	NO	SP	SP	NO	SP	SP	NO	YES
Stone mason's yard	NO	NO	NO	NO	NO	YES	NO	NO	YES	NO	YES
Business non-industrial uses not otherwise provided for in this table	NO	NO	NO	NO	SP	SP	NO	SP	SP	NO	YES
Mercantile and general retail sales not otherwise provided for in this table	NO	NO	NO	NO	YES	YES	NO	SP	SP	NO	YES
24-hour stores	NO	NO	NO	NO	SP	SP	NO	NO	NO	NO	YES
Building containing dwelling units above street level stores or other permitted business use	NO	NO	NO	NO	YES	SP	SP	NO	NO	NO	YES
Caterer other than home occupation	NO	NO	NO	NO	YES	YES	NO	SP	YES	NO	YES
Medical or dental laboratory	NO	NO	NO	NO	SP	YES	NO	YES	YES	NO	YES
Durable goods repair other than motor vehicle	NO	NO	NO	NO	SP	YES	NO	YES	YES	NO	YES
Commercial parking lot or parking garage	NO	NO	NO	NO	SP	SP	NO	SP	NO	NO	YES
Accessory retail	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	YES
Adult uses as defined in MGL c. 40A, § 9A, as amended ³	NO	NO	NO	NO	NO	NO	NO	NO	SP	NO	YES
Bakery	NO	NO	NO	SP	YES	SP	SP	NO	NO	NO	YES
Beauty and tanning salon	NO	NO	NO	SP	YES	SP	SP	NO	NO	NO	YES
Hairdressing salon and barbershop	NO	NO	NO	SP	YES	SP	SP	NO	NO	NO	YES
Body piercing and tattooing	NO	NO	NO	SP	YES	SP	SP	NO	NO	NO	YES
Health club	NO	NO	NO	SP	YES	SP	SP	NO	SP	NO	YES
Dance and music studio	NO	NO	NO	NO	SP	SP	SP	NO	SP	NO	YES
Artist studio	NO	NO	NO	SP	YES	SP	SP	NO	SP	NO	YES
Commercial-scale ground-mounted solar energy systems	SP	NO	NO	NO	SP	SP	SP	SP	YES	NO	YES
Licensed marijuana establishments ^{8,9}	NO	NO	NO	NO	NO	SP	NO	SP	YES	NO	YES
Industrial Uses											
Junkyards; dump	NO	NO	NO	NO	NO	NO	NO	NO	SP	NO	YES
Manufacturing, processing or research, conducted such that the performance criteria of § 125-14 are conformed to	NO	NO	NO	NO	NO	NO	NO	SP	YES	NO	YES
Light manufacturing	NO	NO	NO	NO	NO	SP	NO	YES	YES	NO	YES
Freight or transportation terminal facilities	NO	NO	NO	NO	NO	SP	NO	SP	SP	NO	YES

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	R-1	R-2	R-3	R-4	B-1	B-2	B-3	IP	I	OS	SPR
Bulk storage; warehousing	NO	NO	NO	NO	NO	YES	NO	NO	YES	NO	YES
Laundry or dry-cleaning plant over 4,000 square feet	NO	NO	NO	NO	NO	SP	NO	NO	SP	NO	YES
Commercial radio transmission	NO	NO	NO	NO	NO	SP	NO	YES	SP	NO	YES
Quarrying	NO	NO	NO	NO	NO	NO	NO	NO	SP	NO	YES
Radioactive waste storage and disposal	NO	NO	NO	NO	NO	NO	NO	NO	SP	NO	YES
Other Principal Uses											
Parking of motor vehicles to service a permitted use	SP	SP	SP	SP	YES	YES	YES	YES	YES	NO	YES
Planned development ⁵	SP	SP	NO	NO	NO	NO	SP	SP	NO	NO	YES
Temporary structures and uses not conforming to this chapter	SP	SP	SP	SP	SP	SP	SP	SP	SP	NO	YES
Accessory Uses											
Garage and parking accessory to permitted use	YES	YES	YES	YES	SP	SP	YES	YES	SP	NO	YES
Parking 2 or more light commercial vehicles or 1 or more heavy commercial vehicles, accessory to residential use	SP ⁶	SP ⁶	NO	NO	SP	YES	YES	NO	YES	NO	YES
Accessory to nonresidential use	NO	NO	NO	NO	SP	YES	YES	SP	YES	NO	YES
Parking and storage of agricultural machinery used on the premises	YES	YES	YES	YES	YES	YES	YES	SP	YES	NO	NO
Signs, subject to § 125-15	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES
Manufacturing accessory to retailing employing not more than 4 persons; major portion of produce sold on premises	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	YES
Same but employing 5 to 10 persons	NO	NO	NO	NO	SP	SP	NO	YES	YES	NO	YES
Scientific uses, subject to § 125-27	SP	SP	SP	SP	SP	SP	SP	YES	SP	NO	YES
Home occupation in existing dwelling, subject to § 125-21	YES	YES	YES	YES	YES	YES	YES	NO	YES	NO	NO
Retail sale of produce raised on the premises	YES	YES	YES	YES	YES	YES	YES	NO	YES	NO	NO
Storage of camper ⁷	YES	YES	YES	YES	YES	YES	YES	NO	YES	NO	NO
Stable, provided not more than 2 horses on 1 acre of land, no structure less than 50 feet from property line	YES	YES	SP	SP	NO	SP	YES	NO	SP	SP	YES
Other customary accessory uses	YES	YES	YES	YES	SP	SP	SP	SP	SP	SP	NO
On-site ground-mounted solar energy systems	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Building-integrated solar energy systems	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

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	R-1	R-2	R-3	R-4	B-1	B-2	B-3	IP	I	OS	SPR
Prohibited Uses											
Any building or use not expressly permitted by this chapter	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
Any building or use, whether or not otherwise permitted, which may create a hazard to safety or health by reason of materials or processes employed	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	

NOTES:

- ¹ See § 125-22.
- ² Except SP in a cluster development complying with the requirements of § 125-23.
- ³ No adult use is permitted within 200 feet of a residential use or residential district, church, school, library, park, playground or other adult use. There shall be no exterior display of services, entertainment, goods or paraphernalia provided by an adult use.
- ⁴ There shall be no parking of autos for sale within a required front yard. Car wash must provide space for 15 cars to queue off street.
- ⁵ See § 125-24.
- ⁶ But none in excess of the number parked on March 22, 1971.
- ⁷ Provided that it is not placed within a required front yard except for loading and unloading.
- ⁸ Licensed marijuana retailers, delivery operators and couriers may be allowed in the B-2 District only if granted a special permit. No other licensed marijuana establishment is permitted in B-2.
- ⁹ Marijuana cultivators, product manufacturers, delivery operators, couriers and independent testing laboratories may be allowed in the IP District only if granted a special permit. No other licensed marijuana establishment is permitted in IP.