

ZONING  
171 Attachment 1

**Town of Great Barrington**

**Table of Use Regulations**

[Amended 6-7-2021 ATM by Art. 24; 5-1-2023 ATM by Arts. 32 and 35; 5-6-2024 ATM by Arts. 19 and 20; 5-3-2025 ATM by Art. 23]

Permitted Use	Zoning District <sup>1</sup>															Additional Applicable Regulations
	R1A	R1B	R2	R3	R4	B	HVC	B1	B2	B2A	B2X	B3	MXD	I	I2	
<b>A. Residential uses</b>																
(1) Dwelling, single-unit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SB	Y	
(2) Dwelling, two- and three-unit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(3) Dwelling, multi-unit																
4 to 8 units	SB	SB	SB	SB	N	Y	Y	Y	Y	SB	Y	Y	Y	SB	Y	
9 units or more	N	N	N	SB	N	Y	Y	N	Y	SB	Y	Y	Y	SB	Y	
(4) Assisted living residence	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	Y	PB	PB	PB	
(5) Live/work units	N	N	N	N	N	Y	Y	N	Y	N	Y	Y	Y	Y	Y	
(6) Lodging house or tourist home for transient guests	SB	SB	SB	SB	SB	SB	SB	N	SB	SB	SB	SB	SB	SB	SB	
(7) Mixed use	N	N	N	N	N	Y	Y	Y	Y	SB	Y	Y	Y	PB	Y	
(8) Open space residential development	N	N	PB	N	PB	N	N	N	N	N	N	N	N	N	N	
(9) Residential cluster development	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	Y	N	Y	
(10) Publicly financed nonprofit age-restricted housing	N	N	N	SB	N	SB	SB	N	SB	SB	SB	Y	SB	N	N	
(11) Trailer or mobile home	SB	SB	SB	SB	SB	SB	N	SB	SB	SB	SB	N	N	SB	SB	
(12) Coliving development	Y	Y	SB	Y	SB	Y	Y	Y	Y	Y	Y	Y	Y	SB	Y	
<b>B. Community, educational, &amp; recreational uses</b>																
(1) Camping facilities	N	N	SB	N	SB	N	N	N	N	SB	SB	N	N	N	N	

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	R1A	R1B	R2	R3	R4	B	HVC	B1	B2	B2A	B2X	B3	MXD	I	I2	
(2) Cemeteries	N	N	SB	N	SB	N	N	N	N	N	N	N	N	N	N	
(3) Child-care center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(4) Clubhouses or fraternal lodges not conducted for profit	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	
(5) Commercial amusements, fairgrounds	N	N	N	N	N	SB	SB	N	SB	N	N	N	SB	SB	SB	
(6) Community center operated by a municipal or private not-for-profit organization	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	
(7) Educational use, exempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(8) Educational use, nonexempt	N	N	SB	N	SB	SB	SB	N	SB	SB	SB	SB	SB	SB	SB	See also 7.6
(9) Golf or country clubs	N	N	SB	N	SB	N	N	N	N	SB	N	N	N	SB	SB	
(10) Hospitals, sanitariums, nursing or convalescent homes or philanthropic institutions, provided that no principal building so used shall be within 50 feet of any lot line	N	N	SB	N	SB	SB	SB	N	SB	SB	SB	SB	SB	SB	SB	See also 8.10.
(11) Municipal parks and playgrounds, including recreational buildings therein	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(12) Public libraries, public museums, municipal buildings and facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(13) Riding stables on less than 5 acres, provided that any buildings or structures are set back not less than 50 feet from any lot line	N	N	SB	N	SB	SB	N	N	SB	SB	N	N	N	SB	SB	
(14) Ski tows, provided that any buildings or structures are set back not less than 50 feet from any lot line	N	N	SB	N	SB	SB	N	N	SB	N	N	N	N	SB	SB	
(15) Summer camps operated for children on sites not less than 10 acres in area	N	N	SB	N	SB	N	N	N	N	SB	N	N	N	N	N	

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	R1A	R1B	R2	R3	R4	B	HVC	B1	B2	B2A	B2X	B3	MXD	I	I2	
(16) Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
<b>C. Office, retail and consumer service establishments</b>																
(1) Banks and other financial institutions	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(2) Fast-food eating establishments	N	N	N	N	N	SB	SB	N	SB	N	SB	N	SB	N	N	See also 7.7, 7.9
(3) Fuel storage and sales, excluding motor vehicle fuel stations	N	N	N	N	N	SB	N	N	SB	N	N	N	SB	SB	SB	
(4) Garages, public	N	N	N	N	N	SB	SB	N	SB	N	SB	SB	SB	SB	SB	See also 9.7
(5) Garden centers, including associated landscaping services	N	N	N	N	N	SB	Y	N	Y	Y	Y	Y	Y	Y	Y	
(6) General service establishment	N	N	N	N	N	Y	Y	N	Y	N	Y	SB	Y	Y	Y	
(7) Greenhouses, commercial, on less than 5 acres, provided that no heating plant for a greenhouse shall be within 50 feet from any side or rear lot line	N	N	Y	N	Y	SB	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(8) Hotels	N	N	N	N	N	SB	SB	N	SB	SB	SB	SB	SB	SB	SB	See also 7.10
(9) Institutional administrative offices or planned professional office developments or research centers, provided that in R2 and R4 Districts such uses are subject to special requirements	N	N	SB	N	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	See also 7.13
(10) Kennel	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	See also 7.17
(11) Large-scale commercial development	N	N	N	N	N	Y	SB	SB	SB	N	N	N	N	SB	SB	See also 7.9, 7.12, 9.6
(12) Lumberyards	N	N	N	N	N	SB	N	N	SB	N	N	N	SB	SB	SB	

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	R1A	R1B	R2	R3	R4	B	HVC	B1	B2	B2A	B2X	B3	MXD	I	I2	
(13) Marijuana establishment, retail and medical marijuana treatment center	N	N	N	N	N	Y	Y	N	Y	N	Y	Y	N	Y	N	See also 7.18.
Marijuana establishment, cultivation*	N	N	SB*	N	SB*	N	N	N	N	N	N	N	N	SB	N	*Cultivation in the R2 and R4 zones may only be considered on parcels of 5 acres or larger. See also 7.18.
Marijuana establishment, manufacturing	N	N	N	N	N	N	N	N	SB	N	N	SB	N	SB	N	See also 7.18.
(14) Motels or overnight cabins	N	N	N	N	N	SB	SB	N	SB	N	SB	SB	SB	SB	SB	See also 7.10
(15) Motor vehicle fuel station	N	N	N	N	N	SB	SB	N	SB	N	SB	N	SB	SB	SB	See also 7.8
(16) Motor vehicle general and body repair	N	N	N	N	N	SB	SB	N	SB	N	SB	N	SB	SB	SB	
(17) Motor vehicle sales rooms including used car lots	N	N	N	N	N	SB	SB	N	SB	N	SB	N	SB	SB	SB	
(18) Offices	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(19) Parking lots, commercial	N	N	N	N	N	SB	SB	N	SB	N	SB	SB	SB	SB	SB	
(20) Personal service establishment	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	
(21) Professional offices	SB	SB	SB	SB	SB	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	See also 7.14
(22) Restaurants and other places for serving food, other than fast-food eating establishments	N	N	N	N	N	Y	SB <sup>4</sup>	SB	SB	SB	SB	SB	SB	SB	SB	See also 7.3 See also footnote 4, below.
(23) Retail stores or centers and/or wholesale sales and service with total aggregate floor area less than or equal to 20,000 square feet	N	N	N	N	N	Y	Y <sup>5</sup>	Y	Y	SB	Y <sup>5</sup>	Y	Y <sup>5</sup>	Y	Y	See also footnote 5, below.

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(24) Retail stores and shops for custom work or making of articles sold on the premises	N	N	N	N	N	Y	Y	SB	Y	SB	Y	Y	Y	Y	Y	
<b>D. Agricultural uses</b>																
(1) Agriculture, as defined by MGL c. 40A, § 3, on tracts larger than 5 acres, including sales of products raised on premises on stands or structures erected in accordance with front yard setback requirements, provided that soil fertilizer shall be stored not less than 100 feet from any lot line, unless kept in airtight containers	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
<b>E. Utilities, communication and transportation</b>																
(1) Aviation field, public or private	N	N	N	N	SB	N	N	N	N	N	N	N	N	N	N	See also 7.2
(2) Essential services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(3) Freight terminals, truck or rail	N	N	N	N	N	SB	N	N	SB	N	N	N	SB	SB	SB	
(4) Low-power FM broadcast radio licensed by FCC																See also 7.15
(a) Studio	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(b) Antenna	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	
(5) Passenger stations	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	
(6) Personal wireless tower or structure as a principal (or accessory) use in the Overlay District, and the initial and any subsequent personal wireless service facility located upon that tower or structure (see Section 9.3 of this bylaw)																See also 9.3

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(7) Solar energy systems:																	
Roof-mounted (any size)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	See also 9.12
Accessory use, up to 750 square feet project area <sup>6</sup>	Y	Y	Y	Y	Y	PB	PB	Y	Y	Y	Y	Y	Y	Y	Y	Y	See note <sup>6</sup> and 9.12
Accessory use 750 square feet project area or larger <sup>6</sup>	PB	PB	Y	PB	Y	PB	PB	Y	Y	PB	PB	Y	Y	Y	Y	Y	See note <sup>6</sup> and 9.12
Commercial scale	N	N	PB	N	PB	PB	N	N	PB	N	N	PB	N	Y	PB		See also 9.12
<b>F. Industrial, manufacturing and storage uses</b>																	
(1) Contractor's and landscaper's yards	N	N	N	N	N	N	N	N	N	N	N	N	N	SB	Y	Y	
(2) Gravel, loam, sand and stone removal for commercial purposes	N	N	SB	N	SB	N	N	N	SB	N	N	N	N	SB	SB		See also 7.5
(3) Light manufacturing	N	N	N	N	N	N	SB	N	SB	N	SB	SB	SB	Y	Y		See also 6.4
(4) Saw (log) mill and manufacture of forest products, provided that any saw (log) mill shall be located at least 200 feet from any lot line, and no piles of sawdust or other refuse shall be maintained within 100 feet of any lot line	N	N	N	N	N	N	N	N	N	N	N	N	N	SB	SB		
<b>G Accessory uses</b>																	
(1) Any structure or use customarily incidental and subordinate to the principal permitted use in the district	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	See also 3.2, 7.1
(2) Accessory dwelling unit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	See also 8.2.
(3) Home occupation (low-impact)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	See also 3.3
(4) Adult day care	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	See also 8.8

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(5) An accessory use to a by-right use, whether or not on the same parcel, which is necessary in conjunction with scientific research or development or related production, provided that the Selectboard finds that the proposed accessory use does not substantially derogate from the public good	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	See also 3.2
(6) Drive-up or drive-through facilities	N	N	N	N	N	SB	N	SB	SB	SB	SB	SB	SB	SB	SB	SB	See also 7.9, 9.6
(7) Family day care (small)	Y	Y	Y	Y	Y	SB	Y	SB	SB	SB	Y	SB	SB	SB	SB	SB	
(8) Family day care (large)	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	
(9) Home occupation (moderate-impact)	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	Y	SB	Y	SB	SB	SB	See also 3.3
(10) Incidental stripping of sod or removal of topsoil, gravel, loam, sand, stone or other earth materials	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(11) Keeping of horses, for whatever purpose, subject to Board of Health regulations and only on lots of 5 acres or more	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(12) Private garage or off-street parking for private automobiles registered at the premises	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

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(13) Swimming pools, inground or aboveground. Pool must be equipped with safety covers, alarms, fencing, or other means of protection as required by the Building Code, so designed and built to restrain entry by unauthorized persons	Y	Y	Y	Y	Y	SB	Y	SB	SB	SB	Y	Y	Y	SB	SB	
(14) Wind energy generator	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	

**FOOTNOTES TO TABLE OF USE REGULATIONS:**

<sup>1</sup> Editor’s Note: The Downtown Business B District was created pursuant to 6-1-1992 ATM, Art. 10. It was included in this Table of Use Regulations at the direction of the Town. The I-2 District was added to this table 5-7-2001 ATM, Art. 30. The DBP District was added to this table 5-7-2001 ATM, Art. 33. The WTOD District was added to this table 5-17-2004 ATM, Art. 17. The B-3 District was added to this table 5-14-2007 ATM, Art. 16. The HVC District was added to this table 5-4-2016 ATM, Art. 18. The MXD District was added to this table 5-9-2016, Art. 21.

<sup>2</sup> NOTE: In any development containing nine or more residential units, if at least 10% of those units are dedicated as a unit affordable to a household earning not more than 100% of the area median income, that development shall be permitted by right. Any fractional unit number shall be rounded to the next whole number. The affordable status of the unit(s) shall be set forth in a covenant, deed restriction or similar legal document running with the land for a period of not less than 20 years from the date of the first certificate of occupancy of the unit.

<sup>3</sup> NOTE: Multifamily dwellings may be permitted by special permit in the I-2 Zone. Multifamily dwellings shall not be permitted in the I Zone.

<sup>4</sup> NOTE: Restaurants accommodating up to 16 seats are permitted by right in the HVC. Larger restaurants may be permitted by special permit.

<sup>5</sup> NOTE: In the B1, HVC and B2X Zones, wholesale sales and service facilities as well as retail stores are permitted by right up to 6,500 gross square feet (GSF). Such uses may also be permitted by special permit from the Select Board up to 10,000 GSF in the B1, HVC and B2X zones. Such uses greater than 10,000 GSF are prohibited in the B1 Zone. Retail stores up to 20,000 GSF in the HVC may be allowed by special permit from the Selectboard, however, if the use is proposed as a component of a project that redevelops or reuses historic structures. Said structures are those listed on the State or National Register of Historic Places, a designated property in a Local Historic District, or determined in writing by the Great Barrington Historical Commission as historically, culturally, or architecturally significant to the Town. In the MXD Zones, retail stores and wholesale sales and service facilities are permitted by right up to 9,000 GSF, and by special permit from the Selectboard up to 20,000 GSF.

<sup>6</sup> NOTE: For residentially zoned properties within the Taconic West Avenue National Historic District, ground-mounted accessory use solar energy systems are allowed by Planning Board special permit only.