

ZONING

Z Attachment 1

City of North Adams

APPENDIX A

Use Regulation Schedule

[Ord of 3-27-2018; Ord. of 6-12-2018 (two); Ord. of 10-22-2019; Ord. of 8-10-2021; Ord. of 2-28-2023; 6-10-2025]

All uses listed are principal uses, unless otherwise noted

P - Permitted (by-right)  
Blank Cell - Not Permitted

SPZ - Special Permit, Zoning Board  
SPP - Special Permit, Planning Board  
SPA - Permitted by-right with Site Plan Approval per Section 12.4

Use #		R-1 Low Density Residential	R-2 Low-Med Density Residential	R-3 Medium Density Residential	R-4 Med-High Density Residential	R-5 High Density Residential	AH-1 Affordable Housing	B-1 Local Business	B-2 General Business	CBD Central Business District	S-1 Service	I-1 Industria I	AP-1 Airport	Specific Regulations applying to some row
<b>Residential Uses</b>														
1	Elder Care facilities, including nursing homes, assisted living, memory care, etc.	SPP	SPP	SPP	SPP	SPP	SPP	SPP	SPP	—	SPP	—	—	
2	Flexible Residential Development*	SPP	SPP	SPP	SPP	SPP	—	—	—	—	—	—	—	See § 10.1
3	Fraternities and Sororities	SPP	SPP	SPP	SPP	SPP	—	SPP	SPP	SPP	SPP	—	—	
4	Mobile Home Parks	SPP	—	—	—	—	SPA	—	—	—	—	—	—	
5	One-family dwelling	P	P	P	P	P	P*	—	—	—	P	—	—	In the AH-1 zone, one-family dwellings must be developed or subsidized through programs offered by the federal, state, county or municipal government.
5.1	Accessory Dwelling Unit	SPA	SPA	SPA	SPA	SPA	SPA				SPA			
6	Two-family dwelling (duplex)	P	P	P	P	P	P	SPP*	SPP*	SPP*	P	—	—	Only permitted on 2nd floor and above in the B-1, B-2 and CBD zones
7	Multi-family dwelling: 3-4 units (triplex and fourplex)	SPP	SPP	SPP	SPP	SPA	SPA	SPA*	SPA*	SPA*	SPA	—	—	Only permitted on 2nd floor and above in the B-1, B-2 and CBD zones
8	Multi-family dwelling: 5 units or more	—	SPP	SPP	SPP	SPA	SPA	SPA*	SPA*	SPA*	SPA	SPA	—	Only permitted on 2nd floor and above in the B-1, B-2 and CBD zones

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Use #		R-1 Low Density Residential	R-2 Low-Med Density Residential	R-3 Medium Density Residential	R-4 Med-High Density Residential	R-5 High Density Residential	AH-1 Affordable Housing	B-1 Local Business	B-2 General Business	CBD Central Business District	S-1 Service	I-1 Industria I	AP-1 Airport	Specific Regulations applying to some row
9	Room rental (long-term)*	P	P	P	P	P	—	P	P	P	P	—	—	Owner must reside on property. Rental for 30 days or longer. Rental shall not be provided to more than 4 persons. No separate cooking facilities shall be provided for rented rooms.
<b>Agricultural, Educational and Religious Uses</b>														
10	Agricultural uses per MGL c. 40A § 3	P	P	P	P	P	P	P	P	P	P	P	P	
11	Keeping of livestock on lots of two or more acres*	P	P	P	P	P	P	—	—	—	—	—	—	In all districts, all livestock shall be kept within a building or fenced enclosure
12	Religious or Educational Uses per MGL c. 40A § 3	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	
13	Farm stands*	P	—	—	—	—	—	—	—	—	—	SPP	—	Produce must be raised on premises, set back at least 20' from street line, up to two signs permitted, up to 4 square feet ea.
14	Agricultural Uses not subject to MGL. c. 40A § 3, on lots #eg 2 acres	P	P	P	P	P	P	—	—	—	—	—	—	
15	Agricultural Uses not subject to MGL c. 40A § 3, on lots > 2 acres	P	—	—	—	—	—	—	—	—	—	—	—	
<b>Community, Institutional and Recreation Uses</b>														
16	Bowling alley	—	—	—	—	—	—	SPP	SPP	SPP	—	SPP	—	
17	Campgrounds*	SPP	SPP	SPP	SPP	SPP	—	—	—	—	—	—	—	See § 10.10
18	Cemeteries	SPP	SPP	SPP	SPP	SPP	SPP	—	—	—	—	—	—	
19	Child Care Facilities subject to MGL c. 40A § 3	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	
20	Clubs, lodges, senior centers or social and community center buildings, not business in nature	SPP	SPP	SPP	SPP	SPP	SPP	SPA	SPA	SPA	—	SPA	—	
21	Government use	—	—	—	—	—	—	P	P	P	P	P	—	
22	Health and fitness clubs, including skating rinks, tennis, racquetball, volleyball and squash courts, and	—	—	—	—	—	—	SPP	SPA	SPA	SPP	SPP	—	

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	similar uses (indoors)													
		<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-5</b>	<b>AH-1</b>	<b>B-1</b>	<b>B-2</b>	<b>CBD</b>	<b>S-1</b>	<b>I-1</b>	<b>AP-1</b>	
<b>Use #</b>		<b>Low Density Residential</b>	<b>Low-Med Density Residential</b>	<b>Medium Density Residential</b>	<b>Med-High Density Residential</b>	<b>High Density Residential</b>	<b>Affordable Housing</b>	<b>Local Business</b>	<b>General Business</b>	<b>Central Business District</b>	<b>Service</b>	<b>Industrial</b>	<b>Airport</b>	<b>Specific Regulations applying to some row</b>
23	Health and fitness clubs, including skating rinks, tennis, racquetball, volleyball and squash courts, and similar uses (outdoors)	—	—	—	—	—	—	SPP	SPP	SPP	—	SPP	—	
24	Homeless shelters, rehabilitation centers*	SPP	SPP	SPP	SPP	SPP	—	—	—	—	—	SPP	—	See § 4.10
25	Hospitals, with associated medical offices and urgent care facilities	—	—	—	SPP	SPP	—	SPA	SPA	SPP	SPP	—	—	
26	Libraries, museums, art galleries and similar non-profit	SPA	SPA	SPA	SPA	SPA	—	SPA	SPA	SPA	SPA	SPP	SPP	
27	Parks and playgrounds operated by gov't or non-profit	P	P	P	P	P	P	SPP	SPP	P	SPP	SPP	SPP	
28	Private stables	P	P	P	P	—	—	—	—	—	—	—	—	2 acres per horse required
29	Go-cart track, motorcycle tracks and similar tracks, outdoor batting cages	—	—	—	—	—	—	—	—	—	—	SPP	—	5 acre minimum lot size required
30	Golf courses, driving ranges	SPA	SPP	SPP	SPP	SPP	SPP	—	—	—	—	SPP	—	
31	Miniature golf courses	—	—	—	—	—	—	SPA	SPA	SPP	—	SPP	—	
<b>Retail, Service, Commercial and Office Uses</b>														
32	Adult Use*	—	—	—	—	—	—	—	—	—	—	SPP	—	500' setback required between adult use building and any existing residential dwelling. See § ?? and add Adult Use def
33	Amusement device arcade*	—	—	—	—	—	—	P	P	P	P	P	—	Up to 3 amusement devices per property may be permitted as an accessory use in any zone district
34	Art studio or shop for custom work*	—	—	—	—	—	—	P	P	P	P	SPP	—	Residential use permitted as secondary use in permitted and special permit zones. Floor area of residential use cannot exceed floor area for art shop
35	Assembly and dance halls	—	—	—	—	—	—	P	P	SPP	—	—	SPP	—
36	Convenience Stores and Pharmacies	—	—	—	—	—	—	SPA	SPA	SPA	SPP	—	—	

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37	Motor vehicle body and repair shops, public garages and tire service	—	—	—	—	—	—	—	SPP	—	—	SPA	—	
38	Motor vehicle rental							SPP	SPA	—	—	SPA	SPP	
39	Gas stations	—	—	—	—	—	—	SPP	SPA	—	—	SPP	—	
40	Bed and breakfast	SPA	SPA	SPA	SPA	SPA	—	SPP	SPP	SPP	SPA	—	—	
41	Dry cleaning establishments and cleaning and laundering agencies*	—	—	—	—	—	—	—	—	—	—	SPA	SPA	All such buildings shall be set back at least 100 feet from all residentially-zoned properties
42	Car Wash*	—	—	—	—	—	—	SPP	SPA	—	—	SPA	—	Car wash buildings shall be set back at least 50 feet from all residentially zoned-properties
43	Cigar shop or cigar bar, hookah bar	—	—	—	—	—	—	SPA	SPA	SPA	—	SPP	—	
44	Tobacco or vaping retail shop	—	—	—	—	—	—	SPA	SPA	SPA	SPA	SPP	—	
45	Coin-operated laundry facilities or dry cleaning drop-off (without dry cleaning services)	—	—	—	—	—	—	SPA	SPA	SPA	SPA	—	—	
46	Conference center	—	—	—	—	—	—	—	SPP	SPP	—	SPP	—	
47	Banks and credit unions	—	—	—	—	—	—	SPA	SPA	SPA	SPA	—	—	
48	Funeral Homes and mortuary establishments	—	—	—	—	—	—	SPA	SPA	SPP	SPA	—	—	
49	Cremation facilities	—	—	—	—	—	—	—	—	—	—	SPP	—	
50	Hair and nail salons	—	—	—	—	—	—	P	P	SPP	SPP	—	—	
51	Massage therapy or spa	P*	P*	P*	P*	P*	—	P	P	P	SPP	SPP	—	See Home Occupation definition § 13.1
52	Hotels, motels and inns	—	—	—	—	—	—	SPP	SPA	SPA	SPP	SPP	—	
53	Tourist cabins	SPP	—	—	—	—	—	—	SPP	—	—	—	—	
54	General retail uses, not otherwise specified	—	—	—	—	—	—	SPA	SPA	SPP	—	SPP	—	
55	General office use, not otherwise specified	—	—	—	—	—	—	SPA	SPA	SPP*	SPA	SPP	—	General office uses are permitted by-right on 2nd floor and above
56	Blood plasma center	—	—	—	—	—	—	—	—	—	—	SPA	—	
57	Marijuana Retailer*	—	—	—	—	—	—	SPP	SPP	SPP	SPP	SPP	—	See § 10.12
58	Marijuana Testing Laboratory*	—	—	—	—	—	—	SPP	SPP	SPP	SPP	SPP	—	See § 10.12
59	Marijuana Research Facility*	—	—	—	—	—	—	SPP	SPP	SPP	SPP	SPP	—	See § 10.12
60	Registered Marijuana Dispensary	—	—	—	—	—	—	SPP	SPP	SPP	SPP	SPP	—	See § 10.12

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	(medical marijuana)*													
		R-1	R-2	R-3	R-4	R-5	AH-1	B-1	B-2	CBD	S-1	I-1	AP-1	
Use #		Low Density Residential	Low-Med Density Residential	Medium Density Residential	Med-High Density Residential	High Density Residential	Affordable Housing	Local Business	General Business	Central Business District	Service	Industrial	Airport	Specific Regulations applying to some row
61	Medical offices, clinics and urgent care	—	—	—	—	—	—	SPA	SPA	SPA	SPP	SPP	—	
62	Mini-self storage	—	—	—	—	—	—	—	—	—	—	SPA	SPP	
63	New and used sales of cars, boats, RV's and similar motor vehicles	—	—	—	—	—	—	SPP	SPA	—	—	SPP	—	
64	Restaurants (excluding taverns)	SPP*	—	—	—	—	—	SPA	SPA	SPA	SPP	SPP	SPP	In the RU-1 zone, the use must be located on lots at least 2 acres in size, no carry-out or delivery or drive-in service and no outdoor consumption
65	Retail packages stores for beer, wine and liquor	—	—	—	—	—	—	SPA	SPA	SPA	—	—	—	
66	Shopping centers < 10,000 square feet*	—	—	—	—	—	—	SPA	SPA	SPA	—	—	—	Individual uses within must also be by "P", or "SPP" within this Appendix
67	Shopping centers 10,001 SF - 30,000 square feet*	—	—	—	—	—	—	—	SPP	—	—	SPP	—	Individual uses within must also be by "P", or "SPP" within this Appendix
68	Shopping centers #eg30,000 square feet*	—	—	—	—	—	—	—	SPP	—	—	SPP	—	Individual uses within must also be by "P", or "SPP" within this Appendix
69	Stone and monument works	—	—	—	—	—	—	—	SPA	—	—	SPP	—	
70	Taverns	—	—	—	—	—	—	—	SPA	SPA	—	SPP	—	
71	Theaters or cinemas	—	—	—	—	—	—	—	SPA	SPA	—	SPP	—	
72	Veterinary hospital	SPP	SPP	—	—	—	—	SPA	SPA	—	—	—	—	
73	Kennels*	SPP	—	—	—	—	—	—	—	—	—	SPP	—	2 acre minimum lot size required
<b>Wholesale, Utilities, Transportation and Industrial Uses</b>														
74	Airport operated by City of North Adams including hangars, runways, storage space and maintenance buildings	—	—	—	—	—	—	—	—	—	—	—	P	
75	Bulk storage of cement or petroleum	—	—	—	—	—	—	—	—	—	—	SPP	SPP	
76	Bus passenger station	—	—	—	—	—	—	—	SPP	SPP	—	—	SPP	
77	Collection, treatment, storage, burial, incineration or disposal of	—	—	—	—	—	—	—	—	—	—	—	—	

ZONING

	radioactive waste, including low level radioactive waste													
		<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-5</b>	<b>AH-1</b>	<b>B-1</b>	<b>B-2</b>	<b>CBD</b>	<b>S-1</b>	<b>I-1</b>	<b>AP-1</b>	
<b>Use #</b>		<b>Low Density Residential</b>	<b>Low-Med Density Residential</b>	<b>Medium Density Residential</b>	<b>Med-High Density Residential</b>	<b>High Density Residential</b>	<b>Affordable Housing</b>	<b>Local Business</b>	<b>General Business</b>	<b>Central Business District</b>	<b>Service</b>	<b>Industrial SPP</b>	<b>Airport</b>	<b>Specific Regulations applying to some row</b>
78	Manufacturing and/or storage of alcohol, bricks and cement products, plastics and chemicals excluding sulphuric, nitric and hydrochloric acids	—	—	—	—	—	—	—	—	—	—	—	—	
79	Manufacturing, processing, printing, packaging, finishing or assembling of components or goods	—	—	—	—	—	—	SPP	SPP	—	—	SPA	—	
80	Marijuana Product Manufacturer	—	—	—	—	—	—	—	—	—	—	SPP	—	See § 10.12
81	Craft Marijuana Cooperative	—	—	—	—	—	—	—	—	—	—	SPP	—	See § 10.12
82	Marijuana Micro-Business	—	—	—	—	—	—	—	—	—	—	SPP	—	See § 10.12
83	Marijuana Cultivator	—	—	—	—	—	—	—	—	—	—	SPP	—	See § 10.12
84	Craft Spirits (beer, wine, liquor) production, distribution, and accessory retail sales	—	—	—	—	—	—	SPP	SPP	SPP	—	SPP	—	
85	Contractor shops for plumbing, heating, electrical and similar uses. Sales areas permitted as a secondary use	—	—	—	—	—	—	SPP	SPP	—	—	P	SPP	
86	Sawmills	—	—	—	—	—	—	—	—	—	—	SPP	—	
87	Portable sawmills	SPP	—	—	—	—	—	—	—	—	—	SPP	SPP	
88	Power plants	—	—	—	—	—	—	—	—	—	—	SPP	—	
89	Parking structures, public or private owned	—	—	—	—	—	—	SPP	SPP	SPP	—	SPP	—	
90	Utility/public service facility	—	—	—	—	—	—	—	—	—	—	P	SPP	
91	Publishing	—	—	—	—	—	—	—	—	SPA	—	P	SPP	
92	Computer software manufacturing, data processing and associated offices	—	—	—	—	—	—	SPA	SPA	SPA	—	P	—	
93	Removal of topsoil, loam, sand, gravel or clay	SPZ	SPZ	SPZ	—	—	—	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	See § 10.7
94	Research and Development	—	—	—	—	—	—	—	SPA	SPA	—	P	—	
95	Research, experimental and testing labs	—	—	—	—	—	—	SPP	SPP	SPP	—	SPP	SPP	
96	Solid waste facilities including recycling, compost, transfer stations, landfills and resource recovery	—	—	—	—	—	—	—	—	—	—	SPP	SPP	
97	Truck and freight terminals, distribution facilities with accessory repair facilities	—	—	—	—	—	—	—	—	—	—	SPA	SPP	



ZONING

		<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-5</b>	<b>AH-1</b>	<b>B-1</b>	<b>B-2</b>	<b>CBD</b>	<b>S-1</b>	<b>I-1</b>	<b>AP-1</b>	
<b>Use #</b>		<b>Low Density Residential</b>	<b>Low-Med Density Residential</b>	<b>Medium Density Residential</b>	<b>Med-High Density Residential</b>	<b>High Density Residential</b>	<b>Affordable Housing</b>	<b>Local Business</b>	<b>General Business</b>	<b>Central Business District</b>	<b>Service</b>	<b>Industrial</b>	<b>Airport</b>	<b>Specific Regulations applying to some row</b>
99	Yards for storage and sale of lumber, fuel, fertilizer and building materials, and salvage storing and handling*	—	—	—	—	—	—	—	—	—	—	SPP	SPP	All operations must be within an enclosed building or within a solid enclosure or landscaping not less than 8 feet high
100	Warehousing and storage, otherwise not specified	—	—	—	—	—	—	—	—	—	—	SPP	SPP	
<b>Accessory Uses (see also § 4.10 and Appendix C)</b>														
101	Accessory power plants	—	—	—	—	—	—	—	SPA	—	—	SPA	—	
102	Home occupations	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	See § 13.1
103	Private garages for the storage of motor vehicles as accessories to a permitted use only	—	—	—	—	—	—	SPA	SPA	SPA	—	SPA	SPP	
104	Operator-occupied short-term rental	P	P	P	P	P		P	P	P	P	P		
105	Owner-adjacent short-term rental	P	P	P	P	P		P	P	P	P	P		
106	Professionally managed short-term rental	SPP	SPP	SPP	SPP	SPP		SPA	SPA	SPA	SPA	SPA		