

ZONING

150 Attachment 1

Town of Otis

**Appendix A**  
**Table of Use Regulations**  
**[Amended 5-20-2025 ATM by Art. 23]**

<b>Principal Use</b>	<b>R-40</b>	<b>V-1</b>
<b>RESIDENTIAL USES</b>		
One- or two-family dwelling	Y	Y
Conversion of a one-family dwelling into a two-family dwelling	Y	Y
Multifamily dwellings	N	BA
Townhouse development; see § 150-7.3	PB	PB
<b>INSTITUTIONAL AND EXEMPT USES</b>		
Use of land for the primary purpose of agriculture, horticulture, floriculture or viticulture on a parcel of more than five acres in area, subject to Board of Health regulations, as set forth in MGL c. 40A, § 3	Y	Y
Facilities for the sale of produce and wine and dairy products, provided that during the months of June, July, August and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, has been produced by the owner of the land containing more than five acres in area on which the facility is located	Y	Y
Educational use on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic, or by religious, sector denomination, or by a nonprofit educational corporation	Y	Y
Use of land or structures for religious purposes	Y	Y
Municipal or governmental use, including but not limited to municipal buildings, libraries, parks, playgrounds or other facilities owned or operated by a Town agency	Y	Y
Essential services	BA	BA
Child care facility	Y	Y
<b>NONRESIDENTIAL USES</b>		
Sawmill	BA	N
Use of land and structures for horticulture or floriculture	BA	Y
Commercial dog kennel or veterinary hospital	BA	BA
Golf course, ski facility, riding stable or other recreational facility of similar character	BA	BA
Business or professional office, bank	BA	Y
Personal service establishment	BA	Y
General service establishment	BA	Y
Motor vehicle service station or repair shop	BA	Y
General purpose retail, including convenience store	BA	BA
Specialized retail	BA	Y
Restaurant or tavern, without drive-through facility	BA	BA
Wireless communication facilities; see § 150-6.5	BA	BA

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Principal Use	R-40	V-1
Light industrial use	BA	BA
Commercial campground	BA	BA
Travel trailer park	N	N
Bed-and-breakfast establishment or homestay; see § 150-6.1	Y	Y
Bed-and-breakfast inn and bed-and-breakfast country inn; any rental of guest rooms where food is provided shall require appropriate food service permits, if applicable; see § 150-6.1	BA	BA
Hotel, lodging house or inn	BA	BA
Drive-through window or facility at bank	N	BA
All other drive-through facilities	N	N
Marijuana establishments	PB	PB
Medical marijuana treatment centers	PB	PB
Ground-mounted solar photovoltaic installations	PB	PB
<b>ACCESSORY USES</b>		
Accessory scientific uses	BA	BA
Cottage industries; see § 150-7.2	BA	BA
Home occupation; see § 150-7.2	BA	BA
Family day care, large	BA	BA
Family day care, small	Y	Y
Adult day care	BA	BA
Construction of an accessory apartment within a residence or accessory structure	BA	BA
<b>TEMPORARY USES: See § 150-3.4</b>		
Charitable fundraising events of a temporary nature	Y	Y
Farm stand, seasonal	Y	Y
Farmers market	Y	Y
Flea market	Y	Y
Tag sale	Y	Y
<b>OTHER USES</b>		
Common driveway; see § 150-5.3	PB	