

ZONING

250 Attachment 1

**Town of Ashburnham**

**Schedule of Use Regulations**

[Amended 10-30-2018 STM by Art. 9; 5-3-2022 ATM by Art. 24; 5-2-2023 ATM by Art. 27; 10-27-2025 STM by Art. 2]

**KEY:**

- Y (Yes) Use permitted as of right
- Sp (Special Permit) Use allowed as an exception under special permit by the Board of Appeals or Planning Board
- N (No) Use prohibited
- U (Underlying) Use status determined by the underlying zoning district

Use	R-A	R-B	G-B	LI-A	LI-B	B	VC-C	VC-R	MFOD	I	WSP
<b>3.1.2.1 Public, Semi-Public and Institutional</b>											
a. Church or other place of worship, parish house, rectory, convent, and other religious institutions	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	Y
b. Schools, public, private, religious, sectarian, or denomination	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	Y
c. Colleges or junior colleges and buildings accessory thereto.	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	Y
d. Nursery school or other use for the care of children or a privately organized camp.	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	Y
e. Library, museum or civic center	SP	SP	SP	N	N	SP	Y	Y	U	N	N
f. Public buildings and premises for government use	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	Y
g. Public utility buildings and structures	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	Y
h. Hospital, sanitarium, nursing, rest or convalescent home, charitable institution or other non-correctional use	SP	SP	N	N	N	Y	SP	N	U	N	N
i. Flood control or water supply use	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	Y

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Use	R-A	R-B	G-B	LI-A	LI-B	B	VC-C	VC-R	MFOD	I	WSP
j. Country or tennis club, or other nonprofit social, civic, or recreational lodge or club, but not including any use, the principal activity of which is one customarily conducted as a business	SP	SP	SP	N	SP	SP	SP	N	U	SP	SP
k. Conservation or preservation of land or water-bodies in an essentially natural condition	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	Y
l. Cemetery	SP	SP	SP	N	N	N	N	N	U	N	N
m. Road and/or railroad	Y	Y	SP	Y	Y	Y	Y	Y	U	Y	SP
<b>3.1.2.2 Residence</b>											
a. Single-family detached dwelling other than a mobile home	Y	Y	Y	N	N	SP	N	Y	U	SP	Y
b. Conversion of a single-family dwelling existing prior to the adoption of this bylaw to accommodate not more than two families	SP	SP	SP	SP	SP	SP	Y	SP	Y	SP	SP
c. Cellar hole or basement area used as a dwelling for not more than two years	Y	Y	N	N	N	N	N	N	N	SP	SP
d. Two-family or semidetached dwelling	SP	SP	N	N	N	SP	N	SP	SP	SP	SP
e. Mobile home park not including mobile home sales except to renters of lots within the park	N	SP	N	N	N	N	N	N	N	N	N
f. Family-type campground	N	SP	SP	N	N	N	N	N	N	N	N
g. Mobile home used as a dwelling within a mobile home park	N	Y	N	N	N	N	N	N	N	N	N
h. Renting of one or two rooms with or without the furnishing of board by a resident family to not more than three nontransient persons	Y	Y	N	N	N	SP	SP	SP	Y	SP	SP
i. Professional office or studio of a resident physician, dentist, attorney, architect, artist, musician, engineer, or other member of a recognized profession	Y	Y	Y	SP	SP	Y	Y	Y	Y	Y	SP

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Use	R-A	R-B	G-B	LI-A	LI-B	B	VC-C	VC-R	MFOD	I	WSP
j. Customary home occupation conducted on the premises by a resident of the premises, provided that not more than one full-time employee, or equivalent thereof, excluding immediate family, is employed therein in connection with such use and that there is no exterior storage of material or equipment and no display of products visible from the street. See definition of "customary home occupation" in Zoning Section 1.3	Y	Y	Y	SP	SP	Y	Y	Y	Y	SP	SP
k. Accessory use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP
l. Assisted elderly or supportive housing	SP	SP	N	N	N	SP	SP	SP	Y	N	N
m. Protected use ADU	Y	Y	Y	SP	SP	Y	SP	Y	U	Y	Y
n. More than one accessory dwelling unit on a lot	SP	SP	SP	SP	SP	SP	SP	SP	U	SP	SP
o. Use of an accessory dwelling unit as a short-term rental	SP	SP	SP	SP	SP	SP	SP	SP	U	SP	SP
p. Multifamily dwellings above nonresidential use (up to 3 dwelling units)	N	N	N	N	N	Y	Y	N	Y <sup>1</sup>	N	N
q. Multifamily dwellings above nonresidential use (4 or more dwelling units)	N	N	N	N	N	SP	SP	N	Y <sup>1</sup>	N	N
r. Three-family homes (except as allowed under Section 5.10, Open Space Residential Development)	N	N	N	N	N	N	SP	N	Y <sup>1</sup>	N	N
s. Multifamily Dwellings (4 or more dwellings, except as allowed under Section 5.10, Open Space Residential Development)	N	N	N	N	N	N	SP	N	Y <sup>1</sup>	N	N

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Use	R-A	R-B	G-B	LI-A	LI-B	B	VC-C	VC-R	MFOD	I	WSP
<b>3.1.2.3 Agriculture</b>											
a. Farm, including cultivation and tillage of the soil; the production, cultivation, growing, harvesting, and preparation for market or storage of any agricultural, floricultural, or horticultural commodities; the keeping of bees; and forestry or lumbering operations									U		
Parcels less than five acres	SP	SP	SP	Y	Y	SP	N	N	U	Y	SP
Parcels of five acres or larger	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	SP
b. Farm, including dairying, the raising, breeding, keeping and preparing for market or storage of livestock, cattle, poultry, swine, and other domesticated animals used for food purposes, and fur-bearing animals									U		
Parcels less than five acres	SP	SP	SP	Y	Y	SP	N	N	U	Y	SP
Parcels of five acres or larger	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	SP
c. Sales room or stand for the display or sale of agricultural or horticultural products, the major portion of which is grown or produced on the premises by a resident proprietor	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	SP
d. Seasonal farm stand, nonexempt	SP	SP	SP	SP	SP	SP	N	N	U	SP	N
<b>3.1.2.4 Business</b>											
a. Retail store distributing merchandise to the general public	N	N	SP	Y	Y	Y	Y	SP	U	SP	N
a.1 Adult entertainment establishments, as defined in Section 5.9	SP	SP	SP	SP	SP	SP	N	N	U	SP	SP
b. Craft, consumer, professional, personal or commercial service establishment dealing directly with the general public	N	N	SP	Y	Y	Y	Y	Y	U	SP	N
c. Office or agency for nonresident business or professional use	SP	N	Y	Y	Y	Y	Y	Y	U	SP	N

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Use	R-A	R-B	G-B	LI-A	LI-B	B	VC-C	VC-R	MFOD	I	WSP
d. Bank or other financial institution	N	N	N	Y	Y	Y	Y	N	U	SP	N
e. Drive-up bank or other financial institution	N	N	N	SP	SP	SP	SP	N	U	SP	N
f. Restaurant, tavern or other establishment providing food and beverage within a building	SP	SP	SP	Y	Y	Y	Y	SP	U	SP	N
g. Outdoor seating associated with restaurants, taverns or other establishment providing food or beverage (subject to applicable licensing requirements)	SP	SP	SP	Y	Y	Y	Y	N	U	SP	N
h. Restaurant or other establishment providing food, beverages, and live entertainment within a building	N	N	SP	SP	SP	SP	SP	N	U	N	N
i. Pushcart food vendor	N	N	N	N	N	Y	Y	N	U	N	N
j. Drive-in or open-air restaurant or other establishment providing food and beverages with no live or mechanical entertainment. No drive-through restaurants allowed in VC-C District.	N	SP	SP	Y	Y	SP	SP	N	U	SP	N
k. Sales facility for motor vehicles, trailers, mobile homes, boats, farm implements or machinery with repair services and storage permitted	N	N	N	SP	SP	Y	N	N	U	SP	N
l. Service station and/or repair garage for motor vehicles, not including auto body, welding or soldering shop	N	N	SP	Y	Y	SP	N	N	U	SP	N
m. Gas station with convenience store	N	N	SP	Y	Y	SP	N	N	U	SP	N
n. Auto body, welding or soldering shop	N	N	N	SP	SP	SP	N	N	U	SP	N
o. Commercial greenhouse	SP	Y	SP	Y	Y	SP	N	SP	U	SP	N
p. Undertaking establishment or funeral home	SP	N	N	SP	SP	Y	SP	SP	U	N	N
q. Animal or veterinary hospital.	N	SP	N	Y	Y	SP	N	N	U	N	N
r. Commercial sale, care, breeding or boarding of dogs, cats, or other domestic pets	SP	SP	SP	SP	SP	Y	N	N	U	SP	N

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Use	R-A	R-B	G-B	LI-A	LI-B	B	VC-C	VC-R	MFOD	I	WSP
s. Drive-in or open-air business other than a restaurant and appurtenant buildings or structures	N	N	SP	SP	SP	SP	SP	SP	U	N	N
t. Storage of construction equipment and building material	SP	SP	N	Y	Y	SP	N	N	U	Y	N
u. Bed-and-breakfast	SP	SP	SP	SP	SP	SP	SP	SP	U	N	N
v. Hotel, motel, or overnight cabins	N	SP	SP	SP	SP	Y	SP	SP	U	N	N
w. Commercial indoor amusement or recreation place, or place of assembly. A maximum of two movie screens shall be allowed in the VC-C District.	N	N	N	SP	SP	SP	SP	N	U	N	N
x. Commercial outdoor amusement or recreation place not including an outdoor movie theatre	N	N	SP	SP	SP	SP	N	N	U	N	N
y. Wireless communication facilities and towers	SP	SP	SP	SP	SP	SP	SP	SP	U	SP	N
z. Self-storage facilities, with no outdoor storage allowed	N	N	N	SP	SP	SP	N	N	U	SP	N
aa. Art galleries	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	N
bb. Outdoor farmers market	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	N
cc. Marijuana, retail	N	N	SP	SP	SP	SP	N	N	U	N	N
dd. Marijuana, growing	SP	SP	SP	SP	SP	SP	N	N	U	SP	SP
ee. Marijuana, processing	SP	SP	SP	SP	SP	SP	SP	N	U	SP	SP
ff. Marijuana, testing	N	N	N	SP	SP	SP	SP	N	U	SP	SP
<b>3.1.2.5 Wholesale and Industry</b>											
a. Freight and terminal or storage warehouse	N	N	N	Y	Y	N	N	N	U	Y	N
b. Wholesale warehouse, including office or showroom facilities	N	N	N	Y	Y	N	N	N	U	Y	N
c. Passenger station	N	N	N	SP	SP	Y	Y	N	U	SP	N
d. Airport or heliport	N	SP	N	SP	SP	N	N	N	U	SP	N
e. Light industrial use, including manufacturing, processing, fabrication, assembly, packaging and storage	N	N	N	Y	Y	SP	N	N	U	Y	N

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Use	R-A	R-B	G-B	LI-A	LI-B	B	VC-C	VC-R	MFOD	I	WSP
f. Excavation, processing and storage of soil, loam, sand, gravel, rock and other mineral deposits	N	SP	N	SP	SP	N	N	N	U	SP	SP
g. Reclamation, processing, storage and sale of scrap materials	N	N	N	Y	SP	N	N	N	U	Y	N
<b>3.1.2.6 Scientific Research and Development</b>											
a. Activities connected with scientific research or scientific development or related production	SP	SP	N	Y	Y	Y	SP	SP	U	Y	SP
b. Accessory use necessary in connection with scientific research, scientific development, or related production	SP	SP	N	Y	Y	Y	SP	SP	U	Y	SP
<b>3.1.2.7 Wind Energy Facilities</b>											
a. Large wind energy facilities, only when the requirements and conditions of Section 5.13 have been met	SP	SP	SP	SP	SP	SP	SP	SP	U	SP	SP
b. Small wind energy systems	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	U	Y*	Y*
*Allowed by-right (Y) only when the criteria and requirements of Section 5.14 have been met. Otherwise, such systems shall be allowed only by a special permit, per § 5.14.4B.											

NOTES:

1. In the Multi-Family Overlay District, multi-family residential uses at a density of greater than 17 units per acre shall require a special permit from the Planning Board.