

P- permitted (by-right)  
blank cell- not permitted

SPZ - Special Permit, Zoning Board  
SPP - Special Permit, Planning Board

**Appendix A - Use Regulation Schedule**  
All uses listed are principal uses, unless otherwise noted

Use #	RU-1	R-2	R-3	R-4	R-5	AH-1	B-1	B-2	CBD	S-1	I-1	AP-1	Specific Regulations (applying to the asterisk in same row)
	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	
<b>Residential Uses</b>													
1	Elder Care facilities, including nursing homes, assisted living, memory care, etc.	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	---	---	
4	Mobile Home Parks	SPP	---	---	---	---	P	---	---	---	---	---	
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.
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	SPP	P	SPP*	SPP*	SPP*	SPP	---	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	SPP	P	SPP*	SPP*	SPP*	SPP	SPP	Only permitted on 2nd floor and above in the B-1, B-2 and CBD zones
9	Room rental (long-term)*	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	
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	P	P	P	P	P	P	P	P	P	P	P	
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 ≥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	SPP	---	---	---	---	---	See §10.10
18	Cemeteries	SPP	SPP	SPP	SPP	SPP	SPP	---	---	---	---	---	
19	Child Care Facilities subject to MGL c.40A §3	P	P	P	P	P	P	P	P	P	P	P	
20	Clubs, lodges, senior centers or social and community center buildings, not business in nature	SPP	SPP	SPP	SPP	SPP	SPP	SPP	SPP	---	SPP	---	
21	Government use	---	---	---	---	---	---	P	P	P	P	---	
22	Health and fitness clubs, including skating rinks, tennis, racquetball, volleyball and squash courts, and similar uses (indoors)	---	---	---	---	---	---	SPP	SPP	P	SPP	SPP	---

Use #	RU-1	R-2	R-3	R-4	R-5	AH-1	B-1	B-2	CBD	S-1	I-1	AP-1	Specific Regulations (applying to the asterisk in same row)
	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	
23	—	—	—	—	—	—	SPP	SPP	SPP	—	SPP	—	
24	SPP	SPP	SPP	SPP	SPP	—	—	—	—	—	SPP	—	See §4.10
25	—	—	—	SPP	SPP	—	P	P	SPP	SPP	—	—	
26	P	P	P	P	P	—	P	P	P	P	SPP	SPP	In the CP-1, only libraries are allowed
27	P	P	P	P	P	P	SPP	SPP	P	SPP	SPP	SPP	
28	P	P	P	P	—	—	—	—	—	—	—	—	2 acres per horse required
29	—	—	—	—	—	—	—	—	—	—	SPP	—	5 acre minimum lot size required
30	P	P	P	P	P	P	—	—	—	—	SPP	—	
31	—	—	—	—	—	—	P	P	SPP	—	SPP	—	
<b>Retail, Service, Commercial and Office Uses</b>													
32	—	—	—	—	—	—	—	—	—	—	SPP	—	500' setback required between adult use building and any existing residential dwelling. See §?? and add Adult Use def
33	—	—	—	—	—	—	P	P	P	P	P	—	Up to 3 amusement devices per property may be permitted as an accessory use in any zone district
34	—	—	—	—	—	—	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	—	—	—	—	—	—	P	P	SPP	—	SPP	—	
36	—	—	—	—	—	—	P	P	P	SPP	—	—	
37	—	—	—	—	—	—	—	SPP	—	—	P	—	
38	—	—	—	—	—	—	SPP	P	—	—	P	SPP	
39	—	—	—	—	—	—	SPP	P	—	—	SPP	—	Have to amend §10.8 to remove repair work permitted in gas stations
40	P	P	P	P	P	—	SPP	SPP	SPP	P	—	—	
41	—	—	—	—	—	—	—	—	—	—	SPP	SPP	All such buildings shall be set back at least 100' from all residentially-zoned properties
42	—	—	—	—	—	—	SPP	SPP	—	—	SPP	—	Car wash buildings shall be set back at least 50' from all residentially-zoned-properties
43	—	—	—	—	—	—	P	P	SPP	—	SPP	—	
44	—	—	—	—	—	—	P	P	P	P	SPP	—	
45	—	—	—	—	—	—	P	P	SPP	P	—	—	
46	—	—	—	—	—	—	—	SPP	SPP	—	SPP	—	
47	—	—	—	—	—	—	P	P	P	P	—	—	
48	—	—	—	—	—	—	P	P	SPP	P	—	—	
49	—	—	—	—	—	—	—	—	—	—	SPP	—	
50	—	—	—	—	—	—	P	P	SPP	SPP	—	—	
51	P*	P*	P*	P*	P*	—	P	P	P	SPP	SPP	—	See Home Occupation definition §13.1

Use #		RU-1	R-2	R-3	R-4	R-5	AH-1	B-1	B-2	CBD	S-1	I-1	AP-1	Specific Regulations (applying to the asterisk in same row)
		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	
52	Hotels, motels and inns	---	---	---	---	---	---	SPP	P	P	SPP	SPP	---	In the RU-1 zone, the use must be located on lots not less than 2 acres and buildings must be set back at least 100' from any property line. In the CB and CC zones, only hotels and inns are allowed. Also, see §4.10.
53	Tourist cabins	SPP	---	---	---	---	---	---	SPP	---	---	---	---	should have a definition
54	General retail uses, not otherwise specified	---	---	---	---	---	---	P	P	SPP	---	SPP	---	
55	General office use, not otherwise specified	---	---	---	---	---	---	P	P	SPP*	P	SPP	---	General office uses are permitted by-right on 2nd floor and above
56	Blood plasma center	---	---	---	---	---	---	---	---	---	---	P	---	
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 (medical marijuana)*	---	---	---	---	---	---	SPP	SPP	SPP	SPP	SPP	---	See §10.12
61	Medical offices, clinics and urgent care	---	---	---	---	---	---	P	P	P	SPP	SPP	---	
62	Mini-self storage	---	---	---	---	---	---	---	---	---	---	P	SPP	
63	New and used sales of cars, boats, RV's and similar motor vehicles	---	---	---	---	---	---	SPP	SPP	---	---	SPP	---	
64	Restaurants (excluding taverns)	SPP*	---	---	---	---	---	P	P	P	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	---	---	---	---	---	---	P	P	P	---	---	---	
66	Shopping centers < 10,000 square feet*	---	---	---	---	---	---	P	P	P	---	---	---	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 ≥30,000 square feet*	---	---	---	---	---	---	---	SPP	---	---	SPP	---	Individual uses within must also be by "P", or "SPP" within this Appendix
69	Stone and monument works	---	---	---	---	---	---	---	P	---	---	SPP	---	
70	Taverns	---	---	---	---	---	---	---	SPP	SPP	---	SPP	---	
71	Theaters or cinemas	---	---	---	---	---	---	---	P	SPP	---	SPP	---	
72	Veterinary hospital	SPP	SPP	---	---	---	---	P	P	---	---	---	---	
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 radioactive waste, including low level radioactive waste	---	---	---	---	---	---	---	---	---	---	---	---	
78	Manufacturing and/or storage of alcohol, bricks and cement products, plastics and chemicals excluding sulphuric, nitric and hydrochloric acids	---	---	---	---	---	---	---	---	---	---	SPP	---	

Use #	RU-1	R-2	R-3	R-4	R-5	AH-1	B-1	B-2	CBD	S-1	I-1	AP-1	Specific Regulations (applying to the asterisk in same row)
	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	
79	Manufacturing, processing, printing, packaging, finishing or assembling of components or goods	---	---	---	---	---	---	---	---	---	P	---	
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	---	---	---	---	---	---	---	---	---	P	---	
92	Computer software manufacturing, data processing and associated offices	---	---	---	---	---	SPP	SPP	SPP	---	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	---	---	---	---	---	---	SPP	SPP	---	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	---	---	---	---	---	---	---	---	---	P	SPP	
98	Wireless communication facilities*												See §10.6
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' 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												
102	Home occupations	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	---	---	---	---	---	P	P	P	---	P	SPP	