

Appendix A - Use Regulation Schedule (08.22.19)

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

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

All uses listed are principal uses, unless otherwise noted

Use #	old class	RU-1	R-1A	R-1	R-2	R-3	AH-1	CA-1	CA-2	CC-1	CC-2	CB-1	CB-2	UR-1	CP-1	I-1	I-2	I-P	AP-1	Specific Regulations (applying to the asterisk in same row)	
	new class	R-1	R-2	R-3	R-4	R-5	AH-1	B-1		B-2		CBD			S-1	I-1		AP-1			
	new name	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	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	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*	SPP*	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*	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*	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	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	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	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	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	P	P	P	P	P	P	P	P	
20	Nursery schools and day-care facilities	SPP	SPP	SPP	SPP	SPP	---	SPP	SPP	SPP	SPP	SPP	SPP	SPP	---	SPP	---	---	---	---	

old class	RU-1	R-1A	R-1	R-2	R-3	AH-1	CA-1	CA-2	CC-1	CC-2	CB-1	CB-2	UR-1	CP-1	I-1	I-2	I-P	AP-1	Specific Regulations (applying to the asterisk in same row)
new class	R-1	R-2	R-3	R-4	R-5	AH-1	B-1	B-2	CBD			S-1	I-1		AP-1				
new name	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				
21	Clubs, lodges, senior centers or social and community center buildings, not business in nature	SPP	SPP	SPP	SPP	SPP	SPP	SPP	SPP	SPP	SPP	---	SPP	---					
22	Government use	---	---	---	---	---	---	P	P	P	P	P	---	---					
23	Health and fitness clubs, including skating rinks, tennis, racquetball, volleyball and squash courts, and similar uses (indoors)	---	---	---	---	---	---	SPP	SPP	P	SPP	SPP	---	---					
24	Health and fitness clubs, including skating rinks, tennis, racquetball, volleyball and squash courts, and similar uses (outdoors)	---	---	---	---	---	---	SPP	SPP	SPP	---	---	SPP	---					
25	Homeless shelters, rehabilitation centers*	SPP	SPP	SPP	SPP	SPP	---	---	---	---	---	---	SPP	---					See §4.10
26	Hospitals, with associated medical offices and urgent care facilities	---	---	---	SPP	SPP	---	P	P	SPP	SPP	---	---						
27	Libraries, museums, art galleries and similar non-profit	P	P	P	P	P	---	P	P	P	P	P	SPP	SPP					In the CP-1, only libraries are allowed
28	Parks and playgrounds operated by gov't or non-profit	P	P	P	P	P	P	SPP	SPP	P	SPP	SPP	SPP						
29	Private stables	P	P	P	P	---	---	---	---	---	---	---	---						2 acres per horse required
30	Go-cart track, motorcycle tracks and similar tracks, outdoor batting cages	---	---	---	---	---	---	---	---	---	---	---	SPP	---					5 acre minimum lot size required
31	Golf courses, driving ranges	P	P	P	P	P	P	---	---	---	---	---	SPP	---					
32	Miniature golf courses	---	---	---	---	---	---	P	P	SPP	---	---	SPP	---					
<b>Retail, Service, Commercial and Office Uses</b>																			
33	Adult Use*	---	---	---	---	---	---	---	---	---	---	---	---	---	SPP	---			500' setback required between adult use building and any existing residential dwelling. See §?? and add Adult Use def
34	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
35	Art studio or shop for custom work*	---	---	---	---	---	---	P	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
36	Assembly and dance halls	---	---	---	---	---	---	P	P	SPP	---	SPP	---						
37	Convenience Stores and Pharmacies	---	---	---	---	---	---	P	P	P	SPP	---	---						
38	Motor vehicle body and repair shops, public garages and tire service	---	---	---	---	---	---	---	SPP	---	---	P	---						

Use #	old class	RU-1	R-1A	R-1	R-2	R-3	AH-1	CA-1	CA-2	CC-1	CC-2	CB-1	CB-2	UR-1	CP-1	I-1	I-2	I-P	AP-1	Specific Regulations (applying to the asterisk in same row)
	new class	R-1	R-2	R-3	R-4	R-5	AH-1	B-1	B-2	CBD			S-1	I-1			AP-1			
	new name	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			
39	Motor vehicle rental							SPP	P							P		SPP		
40	Gas stations	---	---	---	---	---	---	SPP	P							SPP				Have to amend §10.8 to remove repair work permitted in gas stations
41	Bed and breakfast	P	P	P	P	P		SPP	SPP				SPP		P					
42	Dry cleaning establishments and cleaning and laundering agencies*	---	---	---	---	---	---	---	---							SPP			SPP	All such buildings shall be set back at least 100' from all residentially-zoned properties
43	Car Wash*	---	---	---	---	---	---	SPP	SPP							SPP				Car wash buildings shall be set back at least 50' from all residentially-zoned-properties
44	Cigar shop or cigar bar, hookah bar	---	---	---	---	---	---	P	P				SPP			SPP				
45	Tobacco or vaping retail shop	---	---	---	---	---	---	P	P				P		P	SPP				
46	Coin-operated laundry facilities or dry cleaning drop-off (without dry cleaning services)	---	---	---	---	---	---	P	P				SPP		P					
47	Conference center	---	---	---	---	---	---	---	---		SPP		SPP			SPP				
48	Banks and credit unions	---	---	---	---	---	---	P	P				P		P					
49	Funeral Homes and mortuary establishments	---	---	---	---	---	---	P	P				SPP		P					
50	Cremation facilities	---	---	---	---	---	---	---	---				---		---		SPP			
51	Hair and nail salons	---	---	---	---	---	---	---	---				P		SPP					
52	Massage therapy or spa	p*	p*	p*	p*	p*	---	P	P				P		SPP		SPP			See Home Occupation definition §13.1
53	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.
54	Tourist cabins	SPP	---	---	---	---	---	---	---		SPP		---		---		---			should have a definition
55	General retail uses, not otherwise specified	---	---	---	---	---	---	P	P				SPP			SPP				
56	General office use, not otherwise specified	---	---	---	---	---	---	P	P				SPP*		P		SPP			General office uses are permitted by-right on 2nd floor and above
57	Blood plasma center	---	---	---	---	---	---	---	---				---		---		P			
58	Marijuana Retailer*	---	---	---	---	---	---	SPP	SPP				SPP		SPP		SPP			See §10.12
59	Marijuana Testing Laboratory*	---	---	---	---	---	---	SPP	SPP				SPP		SPP		SPP			See §10.12
60	Marijuana Research Facility*	---	---	---	---	---	---	SPP	SPP				SPP		SPP		SPP			See §10.12
61	Registered Marijuana Dispensary (medical marijuana)*	---	---	---	---	---	---	SPP	SPP				SPP		SPP		SPP			See §10.12
62	Medical offices, clinics and urgent care	---	---	---	---	---	---	P	P				P		SPP		SPP			
63	Mini-self storage	---	---	---	---	---	---	---	---				---		---		P		SPP	
64	New and used sales of cars, boats, RV's and similar motor vehicles	---	---	---	---	---	---	SPP	SPP				---		---		SPP			

old class	RU-1	R-1A	R-1	R-2	R-3	AH-1	CA-1	CA-2	CC-1	CC-2	CB-1	CB-2	UR-1	CP-1	I-1	I-2	I-P	AP-1	Specific Regulations (applying to the asterisk in same row)
new class	R-1	R-2	R-3	R-4	R-5	AH-1	B-1		B-2		CBD			S-1	I-1		AP-1		
new name	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				
65	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	
66	Retail packages stores for beer, wine and liquor	---	---	---	---	---	---	P	P		P			---	---		---		
67	Shopping centers < 10,000 square feet*	---	---	---	---	---	---	P	P		P			---	---		---	Individual uses within must also be by "P", or "SPP" within this Appendix	
68	Shopping centers 10,001 SF - 30,000 square feet*	---	---	---	---	---	---	---	SPP		---			---	SPP		---	Individual uses within must also be by "P", or "SPP" within this Appendix	
69	Shopping centers ≥30,000 square feet*	---	---	---	---	---	---	---	SPP		---			---	SPP		---	Individual uses within must also be by "P", or "SPP" within this Appendix	
70	Stone and monument works	---	---	---	---	---	---	---	P		---			---	SPP		---		
71	Taverns	---	---	---	---	---	---	---	SPP		SPP			---	SPP		---		
72	Theaters or cinemas	---	---	---	---	---	---	---	P		SPP			---	SPP		---		
73	Veterinary hospital	SPP	SPP	---	---	---	---	P	P		---			---	---		---		
74	Kennels*	SPP	---	---	---	---	---	---	---		---			---	SPP		---	2 acre minimum lot size required	
<b>Wholesale, Utilities, Transportation and Industrial Uses</b>																			
75	Airport operated by City of North Adams including hangars, runways, storage space and maintenance buildings	---	---	---	---	---	---	---	---		---			---	---		P		
76	Bulk storage of cement or petroleum	---	---	---	---	---	---	---	---		---			---	SPP		SPP		
77	Bus passenger station	---	---	---	---	---	---	---	SPP		SPP			---	---		SPP		
78	Collection, treatment, storage, burial, incineration or disposal of radioactive waste, including low level radioactive waste	---	---	---	---	---	---	---	---		---			---	---		---		
79	Manufacturing and/or storage of alcohol, bricks and cement products, plastics and chemicals excluding sulphuric, nitric and hydrochloric acids	---	---	---	---	---	---	---	---		---			---	SPP		---		
80	Manufacturing, processing, printing, packaging, finishing or assembling of components or goods	---	---	---	---	---	---	---	---		---			---	P		---		
81	Marijuana Product Manufacturer	---	---	---	---	---	---	---	---		---			---	SPP		---	See §10.12	
82	Craft Marijuana Cooperative	---	---	---	---	---	---	---	---		---			---	SPP		---	See §10.12	
83	Marijuana Micro-Business	---	---	---	---	---	---	---	---		---			---	SPP		---	See §10.12	
84	Marijuana Cultivator	---	---	---	---	---	---	---	---		---			---	SPP		---	See §10.12	

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85	Craft Spirits (beer, wine, liquor) production, distribution, and accessory retail sales	---	---	---	---	---	---	SPP	SPP	SPP			---	SPP			---			
86	Contractor shops for plumbing, heating, electrical and similar uses. Sales areas permitted as a secondary use	---	---	---	---	---	---	SPP	SPP	---			---	P			SPP			
87	Sawmills	---	---	---	---	---	---	---	---	---			---	SPP			---			
88	Portable sawmills	SPP	---	---	---	---	---	---	---	---			---	SPP			SPP			
89	Power plants	---	---	---	---	---	---	---	---	---			---	SPP			---			
90	Parking structures, public or private owned	---	---	---	---	---	---	SPP	SPP	SPP			---	SPP			---			
91	Utility/public service facility	---	---	---	---	---	---	---	---	---			---	P			SPP			
92	Publishing	---	---	---	---	---	---	---	---	---			---	P			---			
93	Computer software manufacturing, data processing and associated offices	---	---	---	---	---	---	SPP	SPP	SPP			---	P			---			
94	Removal of topsoil, loam, sand, gravel or clay	SPZ	SPZ	SPZ	---	---	---	SPZ	SPZ	SPZ			SPZ	SPZ			SPZ	See §10.7		
95	Research and Development	---	---	---	---	---	---	---	SPP	SPP			---	P			---			
96	Research, experimental and testing labs	---	---	---	---	---	---	SPP	SPP	SPP			---	SPP			SPP			
97	Solid waste facilities including recycling, compost, transfer stations, landfills and resource recovery	---	---	---	---	---	---	---	---	---			---	SPP			SPP			
98	Truck and freight terminals, distribution facilities with accessory repair facilities	---	---	---	---	---	---	---	---	---			---	P			SPP			
99	Wireless communication facilities*																	See §10.6		
100	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		
101	Warehousing and storage, otherwise not specified	---	---	---	---	---	---	---	---	---			---	SPP			SPP			
<b>Accessory Uses (see also §4.10 and Appendix C)</b>																				
102	Accessory power plants	---	---	---	---	---	---	---	P	---			---	P			---			
103	Home occupations	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ			SPZ	SPZ			SPZ	See §13.1		

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new name	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			
104	Private garages for the storage of motor vehicles as accessories to a permitted use only	—	—	—	—	—	—	P	P	P			—	P			SPP		