

TABLE OF CONTENTS
(As amended through October 17, 2006)

<u>SECTION</u>	<u>PAGE</u>
1. <u>PURPOSE</u>	1
2. <u>ENACTMENT AND APPLICABILITY</u>	2
(A) Basic Requirements	2
(B) Effective Date	2
(C) Validity and Severability	2
(D) Conflict with Other By-Laws	2
(E) Amendments	2
(F) Existing Uses, Buildings and Structures; Nonconforming Uses	3
3. <u>DEFINITIONS</u>	5
(A) Construction of Language	5
(B) Definitions	5
4. <u>DISTRICTS</u>	15
(A) Establishment of Districts	15
(B) Zoning Map	15
(C) Interpretation of District Boundaries	15
(D) Division of Lots by District Boundaries	16
(E) Overlay Districts	16
5. <u>USE REGULATIONS</u>	17
(A) Applicability	17
(B) Classification of Use	17
(C) Symbols	17
(D) Use Regulations Schedule	18
6. <u>DIMENSIONAL REGULATIONS</u>	23
(A) Applicability	23
(B) Dimensional Regulations Schedule	24

TABLE OF CONTENTS (CONT.)

<u>SECTION</u>	<u>PAGE</u>
<u>7. SUPPLEMENTAL DISTRICT REGULATIONS</u>	34
(A) Home Occupations	34
(B) Lodging Houses and Dormitories	35
(C) Accessory Uses and Buildings	35
(D) Agricultural, Horticultural, and Floricultural Uses	36
(E) Stables and Riding Academies	37
(F) Conversion of Single-Family to Two-Family Dwelling	38
(G) Noxious Industrial Uses	39
(H) Industrial Garden Districts	40
(I) Location of Automobile Services	41
(J) Flexible Development	42
(K) Fences or Walls in Residential Districts	51
(L) Mobile Homes	52
(M) Professional Business	53
(N) Water Supply Protection District	54
(O) Flag Lots	62
(P) Business C District Development Methods	63
(Q) Public-Private Recreation	67
(R) Bed and Breakfast	68
(S) Wireless Communications Regulations	70
(T) Outdoor Recreation Facilities	84
(U) Adult Entertainment Uses	85
<u>8. GENERAL PROVISIONS</u>	91
(A) Cornices	91
(B) Unsafe Buildings	91
(C) Minimum Open Spaces	91
(D) Visual Clearance	91
(E) Earth Removal, Excavation, and Fill Regulations	91
(F) Signs	94
(G) Off-Street Parking	96
(H) Mobile Homes and Recreational Vehicles	99
(I) Unregistered Motor Vehicles	99
(J) Private Swimming Pools	99
(K) Minimum Floor Area Requirements	100
(L) Flood Plain Regulations	100
(M) Solar Access	103
(N) Wind Energy Conversion Systems	105
(O) Temporary Shelter	105

TABLE OF CONTENTS (CONT.)

<u>SECTION</u>	<u>PAGE</u>
9. <u>SPECIAL PERMITS</u>	107
(A) Authority	107
(B) Application Procedure	107
(C) Standards for Special Permits	109
(D) Conditions Attached to Special Permits	110
(E) Appeal Period	111
(F) Assessment of Costs	111
(G) Repetitive Petitions	111
10. <u>BOARD OF APPEALS</u>	112
(A) Appointments	112
(B) Membership	112
(C) Right of Appeal	112
(D) Removal of Member	112
(E) Repetitive Petitions	113
11. <u>ADMINISTRATION</u>	114
(A) Public Hearings	114
(B) Notification of Decisions	114
(C) Enforcement	115
(D) Filing of Plot Plan	115
(E) Certificate of Occupancy	116
12. <u>SITE PLAN REVIEW</u>	117
(A) Purpose	117
(B) Projects Requiring Site Plan Review	117
(C) Application	118
(D) Procedures for Site Plan Review	118
(E) Site Plan Review Criteria	119
(F) Planning Board Decision	120
(G) Enforcement	120
(H) Appeal Process	121