

SECTION 4. PRINCIPAL USE REGULATIONS

4.1 General Regulations

4.1.1 Except as may be expressly allowed elsewhere in this By-law, no land may be used, and no building or other structure may be used, erected or designed to be used, in any district for any principal use not specifically listed in the Section 4.2 **Table of Principal Uses** as a use permitted by right or by special permit in that district.

4.1.2 Provisions Applicable to **Table of Principal Uses**.

4.1.2.1 The Section 4.2 **Table of Principal Uses** classifies principal uses of land, building and structures under several general categories. Each use listed in the Principal Use column shall be interpreted by reference to the corresponding description, conditions and limitations set forth for such use in Section 4.3.

4.1.2.2 A use listed in the **Table of Principal Uses** is permitted by right in a district if denoted by the word “Yes” in the district column. If denoted by the symbol “SP,” the use is permitted in the district only with a special permit from the Board of Appeals; if denoted by the symbol “SP1,” the use is permitted in the district only with a special permit from the Planning Board.

4.1.2.3 A use listed in the **Table of Principal Uses** is prohibited in a district if denoted by the word “No” in the district column.

4.1.2.4 Where an asterisk (*) follows the word “Yes” or the symbols “SP” or “SP1” in the **Table of Principal Uses**, the use is subject to the Site Plan Review provisions set forth in Section 15.0 of this By-law.

4.1.3 Uses in locations that fall within the boundaries of one or more of the Special Districts defined in Section 3.1.2 are also governed by any specific use regulations set forth in Section 4.3 for the applicable Special District(s).

SOMERSET ZONING BYLAW

4.1.4 Subject to Site Plan Review, a lot may be used and developed for more than one principal business or industrial use allowed by right in the district in which the lot is located, if the applicable dimensional and parking requirements for each use can be met on the lot.

4.2 Table of Principal Uses

***Denotes the use is subject to Site Plan Review set forth in Section 15 of this Bylaw.**

PRINCIPAL USES (For use classifications and definitions see Section 4.3)

DISTRICTS

4.2.1. EXTENSIVE USES	Res.	Bus.	Ltd. Bus.	Open Rec.	Ind.	Lt. Ind.
Governmental Uses	YES	YES	YES	YES	YES	YES
Commercial Agriculture on parcels of 5 acres or more	YES	YES	YES	YES	YES	YES
Religious Use	YES	YES	YES	YES	YES	YES
Non-Profit Educational Use	YES	YES	YES	YES	YES	YES
Child Care Facility	YES	YES	YES	YES	YES	YES
Cemetery	YES	YES	YES	YES	YES	YES
Park or Playground	YES	YES	YES	YES	YES	YES
Farm or Garden	YES	YES	YES	YES	YES	YES
Above-Ground Utilities	YES	YES	YES	YES	YES	YES
4.2.2. INSTITUTIONAL USES	Res.	Bus.	Ltd. Bus.	Open Rec.	Ind.	Lt. Ind.
Hospital or Nursing Facility	NO	YES*	YES*	NO	NO	NO
Library or Museum	YES*					
Club or Lodge	NO	YES*	YES*	SP*	NO	NO
4.2.3. RESIDENTIAL USES	Res.	Bus.	Ltd. Bus.	Open Rec.	Ind.	Lt. Ind.

SOMERSET ZONING BYLAW

Single-family Dwelling on one lot	YES	NO	YES	YES	NO	NO
Two-family Conversion	SP	SP	SP	SP	NO	NO
Open Space Community	SP*	NO	NO	SP*	NO	NO
Shared Housing for the Elderly	SP*	SP*	SP*	SP*	NO	SP*
Transient Lodging Accommodations	NO	YES*	YES*	NO	NO	NO
4.2.4. BUSINESSES USES	Res.	Bus.	Ltd. Bus.	Open Rec.	Ind.	Lt. Ind.
Financial or Business Office	NO	YES*	YES*	NO	NO	NO
Office Building	NO	YES*	YES*	NO	NO	NO
Professional Office						
Retail Store	NO	YES*	YES*	SP*	NO	NO
Consumer Service Establishment	NO	YES*	YES*	NO	NO	NO
Restaurant	NO	YES*	YES*	SP*	NO	NO
Indoor Entertainment, Amusement or Sports Facility	NO	YES*	NO	NO	NO	NO
Funeral Home	NO	YES*	NO	NO	NO	NO
Veterinary, Kennel, Pet Shop	NO	YES*	YES*	NO	NO	NO
Medical Laboratory or Clinic	NO	SP*	SP*	NO	SP*	SP*
For Profit Education Facility	NO	YES*	YES*	NO	NO	NO
Print Shop	NO	YES*	YES*	NO	YES*	YES*
Automobile Dealership	NO	YES*	YES*	NO	NO	NO
Automobile Repair; Auto Body Repair	NO	SP*	NO	NO	SP*	SP*
Vertical Mixed Use	NO	SP1*	NO	NO	NO	NO
Adult Entertainment Establishments	NO	SP*	NO	NO	NO	SP*
4.2.5. OPEN AIR OR DRIVE-IN BUSINESS USES	Res.	Bus.	Ltd. Bus.	Open Rec.	Ind.	Lt. Ind.
Automobile Service Station	NO	YES*	NO	NO	YES*	YES*
Commercial Greenhouse or Garden Center	NO	YES*	YES*	NO	NO	NO

SOMERSET ZONING BYLAW

Drive-In Restaurant or Refreshment Stand	NO	YES*	YES*	NO	NO	NO
Drive-In Movie Theater or Other Place of Entertainment	NO	YES*	NO	NO	NO	YES*
Commercial Parking Lot for Automobiles	NO	YES*	YES*	SP*	YES*	YES*
For Profit Outdoor Sports Facility	NO	YES*	NO	YES*	NO	YES*

CONTINUED

	Res.	Bus.	Lt. Bus.	Open Rec.	Ind.	Lt. Ind.
Marina	NO	YES*	YES*	SP*	YES*	YES*
Marine-Related Docking and Fabrication Facilities	NO	YES*	YES*	YES*	YES*	YES*

4.2.6. INDUSTRIAL USES

	Res.	Bus.	Lt. Bus.	Open Rec.	Ind.	Lt. Ind.
Genetic Engineering Laboratory	NO	NO	NO	NO	SP*	SP*
Research and Development Laboratory	NO	NO	NO	NO	YES*	YES*
Enclosed Wholesale Business or Storage Facility	NO	YES*	YES*	NO	YES*	YES*
Outside Wholesale Business or Storage Facility	NO	YES*	NO	NO	YES*	YES*
Telecommunications Facility	SP*	SP*	SP*	NO	SP*	SP*
Manufacturing	NO	NO	NO	NO	YES*	NO
Light Manufacturing	NO	NO	NO	NO	YES*	YES*
Publishing Plant or Large-Scale Printing Operations	NO	NO	NO	NO	YES*	YES*
Electric Generating Plant	NO	NO	NO	NO	YES*	NO
Marijuana Establishments	NO	NO	NO	NO	SP*	SP*

4.3 Principal Use Classifications and Descriptions

4.3.1 **Extensive Uses.** The following uses are permitted by right in all Use Districts of the Town, subject to applicable dimensional, signage and parking requirements.

4.3.1.1 **Governmental Uses.** Use of land for municipal purposes, including but not limited to essential municipal services such as water works and pumping stations, and buildings used for the conduct of municipal operations; use of publicly owned land for any public purpose use conducted by an agency of the Federal government or by an agency of the Commonwealth of Massachusetts.

4.3.1.2 **Commercial Agriculture.** Use of land and structures for commercial agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture as described in section 3 of Massachusetts General Laws, Chapter 40A, provided the use is conducted on a parcel of five (5) acres or more in size.

4.3.1.3 **Religious Use.** Use of land and structures for religious purposes by a recognized religious sect or denomination. Such use may include the conduct of public worship, religious instruction, maintenance of a convent, parish house, and similar facilities and activities primarily and substantially related to furthering the beliefs and practices of such religious sect or denomination.

4.3.1.4 **Non-profit Educational Use.** Use of land and structures for educational purposes, provided such use is located on land owned or leased by either the Commonwealth of Massachusetts or any of its agencies, subdivisions, or bodies politic; or by a religious sect or denomination; or by a non-profit educational corporation. Such use may include associated athletic facilities, playgrounds, dormitories, administrative offices, and similar facilities primarily and substantially related to the purpose of education.

SOMERSET ZONING BYLAW

4.3.1.5 Child Care Facility. Use of land and structures for the primary, accessory or incidental purpose of operating a child care center or a school-aged child care program as defined in section 1A of Massachusetts General Laws, Chapter 15D.

4.3.1.6 Cemetery. A burial ground or graveyard.

4.3.1.7 Park or Playground. A public green space for passive or active recreation, including playgrounds for children and playing fields.

4.3.1.8 Farm or garden, including the care, feeding and shelter of farm animals, including a farm stand for the sale of agricultural produce, more than 50% of which is grown on the premises.

4.3.1.9 Above-ground Utilities. Above ground structures and facilities for utility services, including telephone exchanges, transformer stations or electric substations, but not including telecommunication facilities.

4.3.2 Institutional Uses

4.3.2.1 Hospital or Nursing Facility. A hospital, infirmary, nursing home, convalescent or rest home.

4.3.2.2 Library or Museum. Non-profit institution where collections of historical, cultural, musical, artistic, and/or scientific objects and materials are exhibited or loaned out for purposes of education, research, or enjoyment.

4.3.2.3 Club or Lodge. The meeting place and associated facilities of an organization or association dedicated to a particular interest or activity, whether open to the public or limited to members only, such as a social club, a sportsmen club, a country club, or a service club.

The Board of Appeals shall condition a special permit for the operation of a club or lodge in the Open Recreation District on compliance with applicable state and local license requirements, and on annual approval by the Board of Health.

4.3.3 Residential Uses

4.3.3.1 Single-Family Dwelling. Except as may be permitted by special permit in a Mixed Use Development under Section 9.4, no more than one single-family dwelling is permitted on a lot.

4.3.3.2 Two-Family Conversion. In the Residence, Business and Open Recreation Districts, the Board of Appeals may grant a special permit to allow a single-family dwelling that was in existence as of March 11, 1963, to be converted for occupancy by not more than two families, subject to a requirement that off-street parking is provided in accordance with Section 7.0.

4.3.3.3 Open Space Community. See Section 8.0.

4.3.3.4 Shared Housing for the Elderly. See Section 10.0.

4.3.3.5 Transient Lodging Accommodations. The letting of rooms for transient lodging in a licensed hotel, motel or lodging house, with or without meals.

4.3.4 Business Uses

4.3.4.1 Financial or Business Office. Bank or other financial institution, loan agency, insurance agency, real estate agency, brokerage, or similar business office.

4.3.4.2 Office Building. A building tenanted with one or more financial, business, and/or professional offices.

4.3.4.3 Professional Office. Office of a doctor, dentist, lawyer, accountant, architect, consultant, engineer, or similar professional. Such use includes medical and dental offices with incidental laboratories and clinics.

4.3.4.4 Retail Store. Sale and display of merchandise within a building, where no manufacturing, assembly or packaging of products occurs on the premises unless at least 50% of such products are offered for retail sale on the premises. Such use does not include adult entertainment or marijuana establishments.

4.3.4.5 Consumer Service Establishment. Beauty parlor, barbershop, laundry or dry cleaning drop-off/pickup facility, and similar establishment whose principal business is to provide personal or small-scale consumer services. Such use shall not include adult uses.

4.3.4.6 Restaurant. Restaurant, cafeteria, lunchroom, coffee shop, or similar establishment whose principal business is the sale of prepared foods and beverages for indoor consumption on the premises.

4.3.4.7 Indoor Entertainment, Amusement, or Sports Facility. Theater, bowling alley, arcade, indoor sports or fitness facility, or similar facility operated for profit, but not including adult entertainment establishments.

4.3.4.8 Funeral Home. Mortuary, undertaking or funeral establishment.

SOMERSET ZONING BYLAW

4.3.4.9 Veterinary or Kennel. Veterinary; commercially operated kennel for boarding and keeping of dogs or other small domestic pets, but not including breeding or sales; pet shop.

4.3.4.10 Medical Laboratory or Clinic. A laboratory where clinical pathology tests are conducted to detect, monitor and treat disease; or a clinical facility for medical diagnosis and treatment of outpatients.

In order to grant a special permit for operation of a medical laboratory or a clinic as a principal use the Board of Appeals must determine that the planned use:

(a) Will apply the processes and facility controls necessary to assure the absence of biological and environmental contamination, and

(b) Will comply with all applicable federal, state and local laws, regulations, and licensing and permit requirements.

4.3.4.11 For Profit Education. A private school or similar institution, offering classes or training programs, and operated for profit.

4.3.4.12 Print Shop. Printing or copy shop not exceeding 10,000 square feet of gross floor area; photography studio.

4.3.4.13 Car Dealership. Establishment for retail sales of new and/or used cars, including saleroom and related dealership facilities.

SOMERSET ZONING BYLAW

4.3.4.14 Automobile Repair; Auto Body Repair. An establishment whose principal business is performing repair and maintenance of the moving parts of automobiles; a collision center or auto body shop whose principal business is repairing damage to the exterior and non-moving parts of an automobile.

In order to grant a special permit for an automobile repair garage, or an automobile body repair garage. The Board of appeals must find that the planned use:

- (a) will not result in excessive discharge, dispersal, seepage, migration, release or escape of pollutants such as solid, liquid, gaseous or thermal irritants or contaminants, including but not limited to smoke, vapor, soot, oil, fumes, acids, alkalis, chemicals, and waste, including materials to be recycled, reconditioned and/or reclaimed;
- (b) Will not include open-air keeping, dismantling, disposal or abandonment of any unregistered motor vehicles; and
- (c) Will be operated in compliance with all other federal, state and local laws, regulations, and licensing and permit requirements applicable to the use.

4.3.4.15 Vertical Mixed Use. A mix of business and residential uses in a single building in the Business District, that includes one or more commercial use(s) on the first floor and residential and/or office uses on the story above.

4.3.4.16 Adult Entertainment Establishments. See Section 7.6.1.

4.3.5 Open Air Business Uses

4.3.5.1 Automobile Service Station. Facility for sale of motor vehicle fuel and related products and services, including a car wash facility.

4.3.5.2 Marina. Commercial facility for the sale, storage, rental, repair, docking, and refueling of boats, including customary accessory uses such as sales of marine-related parts and equipment, but not including the manufacture or building of boats.

4.3.5.3 Marine-Related Fabrication and Docking Facilities. Permitted only on parcels of land that have direct access to the waterfront and exceed five acres in size, and subject to the following requirements:

- (a) Gasoline separators shall be installed to prevent any gasoline/oil from entering the abutting waterway, if any activities on the site involve use of gasoline or oil.
- (b) There shall be no manufacture or building of boats on the site.
- (c) There shall be no large-scale manufacturing of products for shipment off-site; only a limited number of custom-made items may be shipped off-site for installation elsewhere.
- (d) The facility shall comply with all environmental measures required by federal, state or local laws, including but not limited to any requirements for air infiltration systems or scrubbers.

4.3.5.4 Commercial Greenhouse or Garden Center. Retail or wholesale sales of nursery, garden and /or farm products, primarily conducted outside of a building.

SOMERSET ZONING BYLAW

4.3.5.5 Drive-in Restaurant or Refreshment Stand. A type of restaurant where customers are served food and beverages for consumption while they remain in their parked cars on the premises.

4.3.5.6 Drive-in Movie Theater or other open-air place of entertainment, but not including motor driven amusements.

4.3.5.7 Commercial Parking Lot for Automobiles. An outdoor, public parking facility operated as a principal use, where parking spaces are provided for a fee on an hourly, daily, weekly or monthly basis.

The grant of a special permit to operate a commercial parking lot in the Open Space Recreation District shall be subject to conditions with respect to parking lot capacity, and further subject to review and approval of a site plan demonstrating the provision of adequate and safe means of access and egress. Such special permit shall be limited to a one-year term, which the Board of Appeals may extend annually without a new hearing, provided the use continues to operate in conformance with the special permit terms and conditions.

4.3.5.8 For Profit Outdoor Sports Facility. Golf driving range, tennis club, skating rink, swim club, or similar facility for athletic activities primarily conducted outside, and operated for profit.

4.3.5.9 Storage of boats, except that no boat may be stored in the front or side yards.

4.3.6 Industrial Uses

4.3.6.1 Genetic Engineering Laboratory. A laboratory where scientists conduct research using DNA technology.

SOMERSET ZONING BYLAW

No special permit may be granted for operation of a Genetic Engineering Laboratory unless the Board of Appeals determines that the planned use will apply process and facility controls necessary to assure the absence of any biological and environmental contamination, and will be in compliance with applicable federal, state and local laws, regulations, and licensing and permit requirements.

4.3.6.2 Research and Development Laboratory or Facility. A facility where basic research, applied research, and experimental development are used to create new or improved products or processes.

4.3.6.3 Enclosed Wholesale Business or Storage. Wholesale sales or commercial storage facility where all goods are enclosed within a building.

4.3.6.4 Open Wholesale Business or Storage. Wholesale sales or commercial storage facility such as a lumber yard, fuel storage plant, or contractor's yard, where some or all of the goods are stored outside of a building, provided that all dust and fumes incident to the storage or handling of goods are effectively confined to the premises. This use shall not include junkyards or facilities for the sale or storage of junk, waste products or salvage materials.

If the lot on which open storage is located directly abuts land within a Residence or Open Space Residence District, a six-foot high dense evergreen hedge, or a six-foot high fence of woven board type, split sapling type, or picket type with pickets no more than 3 inches apart, shall be installed on any side of the lot that abuts such land.

4.3.6.5 Telecommunication Facilities (with communication towers and/or antennae). See Section 7.6.2.

4.3.6.6 Manufacturing. Manufacturing, processing, fabrication and testing functions, requiring appropriate segregated locations to ensure that the use is not detrimental to the District or the Town by reason of

corrosive, toxic or noisome fumes, gas, smoke, odors or obnoxious dust, flashing, fire, explosives, or other environmental hazards.

4.3.6.7 Light Manufacturing. Manufacturing, processing, fabrication, packaging and testing of food, textiles, or medical, electronic, mechanical, wood, or plastic products where the operations are confined to the interior of a building, provided that appropriate facility and process controls are maintained to ensure (a) that all dust, fumes, smoke, and vapors are effectively confined to the premises, and (b) that no noise, vibration, or flashing is perceptible without instruments beyond the boundaries of the lot on which the use is located.

4.3.6.8 Printing or Publishing Operations, including printing operations exceeding 10,000 square feet of gross floor area.

4.3.6.9 Electric Generating Plant. Facility for generating electricity from one or more primary fuel or energy sources. However, not including large-scale ground-mounted solar installations as regulated under Section 11.0.

4.3.6.10 Marijuana Establishments. See Section 7.6.3.

4.4 Accessory Uses – General Provisions

4.4.1. In any district, uses of land, structures and buildings customarily incidental to a permitted principal use shall also be permitted in accordance with this Section.

4.4.2 .Except as provided in Section 6.7.2, an accessory use shall be permitted only on the same lot as the principal use it serves.

4.4.3 The total area occupied by all uses accessory to the principal use of a lot shall not exceed fifteen (15) percent of the area of the lot, and shall not exceed twenty-five percent of the gross floor area of all buildings on the lot.

4.5 Special Provisions for Certain Accessory Uses.

4.5.1 Storage of boats is permitted as an accessory use in all districts, if such storage does not occur within the front or side yards of a lot.

4.5.2 Amateur Radio Antenna. Construction and use of an antenna by a federally licensed amateur radio operator is permitted as an accessory use in all districts, subject to the height and setback limits set forth in Section 5.0.

4.5.3 Renting of rooms in a dwelling unit is permitted as an accessory use in the Residential, Business, Limited Business and Open Recreation Districts, provided no more than three persons are accommodated in addition to the members of the family residing in the dwelling unit.

4.5.4 Customary Home Occupation. In any district except the Industrial District, the Board of Appeals may grant a special permit for the accessory use of a dwelling for a customary home occupation including, but not limited to, uses such as a fine arts studio; an insurance or real estate office; a beauty parlor; a dressmaker; a caterer; a business office of a plumbing, electrical, building or similar contractor; teaching of not more than four pupils simultaneously or, in the case of musical instruction, not more than one pupil at a time.

In granting a special permit for a customary home occupation, the Board of Appeals shall impose the following requirements:

- (a) No more than three persons shall be engaged in such activities.

SOMERSET ZONING BYLAW

- (b) The use shall be conducted on exclusively within the principal building.
- (c) There shall be no exterior features not customary in buildings for residential use.
- (d) The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use as a dwelling by its occupants, and not more than 25 percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.
- (e) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than signs permitted under Section 6.5.3.
- (f) There shall be no sale of merchandise other than that produced on the premises using equipment customarily found in a home.
- (g) No traffic shall be generated by such home occupation in greater volumes than normally expected in a residential neighborhood, and any need for parking generated by such home occupation shall be met off-street and not in the required front yard.
- (h) No equipment or process shall be used in such home occupation that creates noise, vibration, glare, fumes, odors or electric interference detectable to the normal senses off the lot.
- (i) Not more than one commercial vehicle used in connection with such home occupation shall be stored on the premises, and an off-street parking space shall be provided for such a vehicle. For the purposes of this section, a “commercial vehicle” shall be defined as a vehicle that has a gross weight rating of 26,000 pounds or less and the operation of which does not require a Class A, Class B, Class C, Hoisting or CDL License.

4.5.5 Accessory Units. In order to provide housing to meet the needs of families who may be on a fixed income, and to enable such families to stay more comfortably and securely in the homes and neighborhoods to which they are accustomed, the Planning Board may grant a special permit to allow the creation and occupancy of an accessory unit in a single-family dwelling in the Residential, Business, Limited Business and

SOMERSET ZONING BYLAW

Open Recreational Districts. An accessory unit is intended only as a convenience for members of the owner's family, and may not be a rental unit.

In order to grant a special permit under this Section, the Planning Board must find that the accessory unit meets the following requirements:

- (a) The accessory unit shall not exceed 750 square feet in size.
- (b) The accessory unit shall have at least two means of egress, with one egress directly to the outdoors and one egress through the single-family dwelling.
- (c) All utilities shall be extensions of the existing utilities serving the single-family dwelling and may not be separately metered, with no new meters of any kind installed.
- (d) Only one accessory unit shall be allowed per single-family dwelling.
- (e) Adequate off-street parking must be provided for both the single-family dwelling and the accessory unit.
- (f) Either the single-family dwelling or the accessory unit must be occupied by the owner of the single-family dwelling.
- (g) The addition of an accessory unit must be consistent with the single-family residential character of the principal dwelling and the neighborhood.

4.5.6. Professional Offices in a Dwelling. In any District except the Industrial District, the Board of Appeals may grant a special permit for use of not more than three rooms in a single family dwelling as the office of a resident architect, dentist, engineer, land surveyor, lawyer, physician, or similar professional, provided that a minimum of two parking spaces are provided for each room so used, and not more than three persons may be engaged in such professional activities. See Section 7.6.

SOMERSET ZONING BYLAW

4.5.7. Off-Premise Parking. In any District, the Board of Appeals may grant a special permit to allow an accessory parking lot to be located on a lot that is also not occupied by the principal use served, provided the off-premise parking lot is located within two-hundred feet of the principal use served.

4.5.8 Scientific Research and Development. The Board of Appeals may grant a special permit to allow accessory uses in connection with scientific research and development uses conducted in any Business, Light Industrial, or Industrial District, provided that the Board determines that such accessory use is necessary in connection with scientific research, development, or related production, and that the proposed accessory use does not substantially derogate from the public good. In granting such special permit, the Board of Appeals may allow the accessory use to be located on a separate parcel of land in the same district as the principal use served.

4.5.9 Underground Storage Tanks. The Board of Appeals may grant a special permit for the installation and use of accessory, underground storage tanks.

4.5.10 Small scale, incidental, ground or building mounted solar collectors or solar energy systems are permitted in all districts.

4.6.12 Signs. See Section 6.5.

4.7 Temporary Accessory Uses

4.7.1 Temporary Mobile Home. Subject to the provisions of the State Sanitary Code, the owner and occupier of a single-family dwelling destroyed by fire or other natural holocaust may place a mobile or other manufactured home on the site of the destroyed dwelling, and reside in such home, for no more than twelve (12) months while the single- family dwelling is being reconstructed.

SOMERSET ZONING BYLAW

4.8 Prohibited Uses. It is the intent of this By-law to prohibit any use not specifically allowed under in this Section 4, or elsewhere in the By-law.

4.8.1 No dwelling shall be permitted as accessory to a business or industrial use.

4.8.2 Except as provided in Section 9.4 for the Mixed Use Overlay District, no building or lot used for dwelling purposes may also be used for any business or industrial purposes unless authorized under a special permit issued for a customary home occupation or professional office in a dwelling, a vertical mixed use development.,

4.8.3 Except as provided in Section 4.7.1, no trailer, mobile home, Quonset hut, or similar manufactured unit shall be permitted on any lot for either accessory or principal use.

4.8.4 Storage of radioactive waste is prohibited in all districts.

4.8.5 The processing of scrap metal by shredding or crushing is prohibited in all districts.

4.8.6 Except as may be required under the Town's Mandatory Recycling By-law, the storage of scrap metal for recycling is prohibited in all districts.

4.8.7 The processing of rock, scrap concrete or asphalt is prohibited in all districts.

SOMERSET ZONING BYLAW

4.8.8 No loudspeaker, broadcasting or other sound-producing equipment shall be operated in any building or on any lot, so as to produce noise or sound that is normally perceptible without instruments beyond the boundaries of the lot on which it is located, provided however that this prohibition shall not apply to operation of such equipment by exempt non-profit educational or religious institutions.

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SECTION 5.0 DIMENSIONAL REGULATIONS

5.1 General Requirements

No building or structure shall be built or enlarged, and no lot may be created or developed unless it conforms to the applicable dimensional requirements set forth in the Section 5.3 Table of Dimensional Requirements, and as may be expressly provided elsewhere in this By-law.

5.2 Interpretation

For purposes of interpreting the dimensional regulations in this By-law, the following rules shall apply:

5.2.1 Lot area. The calculation of minimum lot area may include an area of the lot over which one or more easements have been granted, but shall not include any portion of the lot within the limits of a street, even if the fee to the street, or a portion of the street, has been conveyed with the lot.

5.2.2 Lot Frontage. Frontage requirements for lots located at the end of a cul-de-sac may be reduced to no less than 75% of the required linear frontage measurement for the district in which the lot is located, as measured in a straight line from the side lot lines at the point where they intersect with the street line.

5.2.3 Lot Width. The minimum lot width shall equal the distance required to permit a circle, with a diameter measuring at least 80% of the required frontage distance, to be placed between the side lot lines, tangential to the front lot line, and entirely within the lot boundaries.

5.2.4 Yard Depth. When measuring the distance between a lot line and the nearest point of the building, small building appendages such as eaves, gutters, cornices and the like shall be disregarded provided they do not project into the required yard by more than twenty (20) percent.

SOMERSET ZONING BYLAW

5.2.7 Maximum Building Height in Feet. The height of a building shall be measured between the highest point of the roof and the mean grade of the ground adjoining the building foundation. Such measurement shall not include attached chimneys, towers, spires, mechanical equipment, and other building projections above the roof that are not used for human occupancy or storage.

5.3 Table of Dimensional Requirements

<i>Dimensional Control</i>	Minimum Lot Area in Square Feet	Minimum Frontage in Feet	Minimum Front Yard in Feet	Minimum Side Yard in Feet	Minimum Rear Yard in Feet	Distance Between Buildings in Feet*	Maximum % Lot Coverage	Maximum Building Height in Feet	Maximum Building Height in Stories	Maximum Height**
<i>District or Use</i>										
<i>One Family House in Any District</i>	20,000'	100 ⁶	25	15 ^{1.5}	15 ^{1.5}	12	25	35	2½	35 ²
<i>Other Permitted Uses in Residence District</i>	20,000'	100 ⁶	25	15 ¹	15 ¹	15	25	35	3	65 ³
<i>Other Permitted Uses in Open Recreation District</i>	20,000'	100 ⁶	25	15 ¹	15 ¹	15	10	35	2½	65

SOMERSET ZONING BYLAW

	Minimum Lot Area in Square Feet	Minimum Frontage in Feet	Minimum Front Yard in Feet	Minimum Side Yard in Feet	Minimum Rear Yard in Feet	Distance Between Buildings in Feet*	Maximum % Lot Coverage	Maximum Building Height in Feet	Maximum Building Height in Stories	Maximum Height**
<i>Other Permitted Uses In Business District</i>	Any	Any	25	None except 20 to next	25	10	30	35 ⁷	Any	65
<i>Other Permitted Uses In Limited Business</i>	Any	Any	25	Residence District	25	10	30	35 ⁷	Any	65
<i>Other Permitted Uses in Light Industrial</i>	20,000'	Any	50	25	25	15	35	35	2	65
<i>Other Permitted Uses in Industrial District</i>	20,000	Any	50	25	25	10	See Note 4	Any	Any	Any
<i>Alteration and Expansion of Residences on Existing Lots</i>	As Exists	As Exists	25	10 ¹	10 ¹	10	35	35	2½	

*(amended 5/20/2019) **Towers, Water Tanks, Antennae, Spires, Chimneys, Mechanical Equipment, Screening of Mechanical Equipment and similar

X¹ Superscript's reference Notes

5.4 Table of Dimensional Requirement Notes.

1. *A minimum side and rear yard requirement of 5 feet for buildings not exceeding 120 square feet in gross floor area and 12 feet in height.*
2. *Attached chimneys and antennae may be 45 feet.*
3. *Detached chimneys and antennae may not exceed 35 feet.*
4. *To be determined during Planned development Process.*
5. *Steps, fireplaces, and chimneys shall be permitted within the front, side, and rear set-backs in a Residential District only (Amended – Art. 45 ATM 5/18/15)*
6. *With regards to lots with a required frontage of 100 feet, see “Lot Width” definition.*
7. *In Business and Limited Business Districts, hotels, motels, and lodging houses are allowed to have a maximum building height of 45 feet. (Amended STM Art. 2 9/25/17)*