

4.0. USE REGULATIONS

No building, structure or land may be used, arranged or designed for any purpose unless it conforms with the use regulations of this By-Law.

4.1. APPLICATION OF USE REGULATIONS

4.1.1. Any building constructed or formerly used for public or municipal purposes which is owned or controlled by the Town of Reading, the land upon which the said building is located, and all adjacent land owned by the Town shall be excluded from the provisions of these Zoning By-Laws.

4.2. GENERAL REQUIREMENTS

4.2.1. Use regulations for all uses shall be as specified in Paragraph 4.2.2., "Table of Uses" and are a part of this By-Law. In the table, "Yes" denotes a use permitted by right in a particular district; the letters "SPA" denote a use permitted in a particular district only by Special Permit from the Board of Appeals; the letters "SPS" denote a use permitted in a particular district only by Special Permit from the Board of Selectmen; the letters "SPP" denote a use permitted in a particular district only by Special Permit from the Community Planning and Development Commission; "No" denotes a use prohibited in a particular district.

4.2.2. Table of Uses							
PRINCIPAL USES	RES	RES	RES	BUS	BUS	BUS	IND
	S-15	A-40	A-80	A	B	C	
	S-20						
	S-40						
Residential Uses							
One Family Dwelling	Yes	Yes	No	Yes	No	No	No
Two Family Dwelling	No	Yes	No	Yes	No	No	No
Apartment	No	Yes	Yes	Yes	No	No ^A	No
Boarding House	No	Yes	No	Yes	No	No	No
Planned Residential Development	SPP**	No	SPP**	No	No	No	No
PUD-R	SPP*	No	No	No	No	No	No
Public and Quasi-Public Uses							
Private Kindergartens	SPA	SPA	SPA	No	No	Yes	No
School	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Church	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Hospital	No	SPA	No	SPA	SPA	No	No
Nursing Home	SPA	SPA	No	SPA	SPA	Yes ^B	No
Club or Lodge	No	No	No	Yes	Yes	No	No
Combined Service Use	SPA	SPA	SPA	No	No	No	No

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Recreational Uses							
Commercial Amusements	No	No	No	SPS	SPS	No	SPS
Commercial Race Track	No	No	No	No	No	No	No
Other Uses							
Agriculture, Horticulture, Floriculture, Viticulture on 5+ acres	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Structures Accessory to Agriculture, Horticulture, Floriculture, Viticulture on 5+ acres	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4.2.2. Table of Uses (Continued)							
PRINCIPAL USES	RES	RES	RES	BUS	BUS	BUS	IND
	S-15	A-40	A-80	A	B	C	
	S-20						
	S-40						
Agriculture, Horticulture, Floriculture, Viticulture for Domestic Use Only	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Agriculture, Horticulture, Floriculture, Viticulture not for Domestic Use on Less than 5 acres	SPA	SPA	SPA	SPA	SPA	SPA	SPA
Commercial Earth Removal	SPA	SPA	SPA	SPA	SPA	SPA	SPA
Substantially Similar to Permitted	No	No	No	SPA	SPA	SPA	SPA
Municipal Building Reuse	SPA	SPA	SPA	SPA	SPA	SPA	SPA
Mixed Use	No	No	No	No	SPP *****	No	No
Accessory Uses							
Accessory Apartment	SPA	SPA	No	SPA	No	No	No
Home Occupation	Yes	Yes	Yes	Yes	No	No	No
Roadside Stand	Yes	Yes	Yes	Yes	No	No	No
Other Retail Stores	No	No	No	Yes	Yes	Yes	Yes
Manufacturing and Industrial	No	No	No	Yes	Yes	Yes	Yes
Open Storage	No	No	No	SPP	No	No	SPP
Enclosed Storage	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Consumer Service	No	No	No	Yes	Yes	Yes	Yes
Carriage House-Stable-Barn	SPA	SPA	SPA	Yes	No	No	No

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- * Planned Unit Development may be permitted only within a PUD Overlay District on the Zoning Map.
- ** Planned Residential Development may be permitted only within a PRD Overlay District which may exist only in an S-15, S-20, S-40 or A-40 or A-80 underlying Zoning District on the Zoning Map.
- *** Adult Uses may be permitted only in the Industrial District by Special Permit granted by the Board of Appeals according to the requirements of Section 4.3.4.
- **** May be permitted only within a State-owned Interstate highway right-of-way.
- ***** Mixed Use Overlay may be permitted only in the Downtown Business B District, principally traversed by Main and Haven Streets.
- A Townhouses shall be permitted in the Business C District
- B Nursing Home and Senior Independent Living shall be permitted in the Business C District.