

Draft Zoning Bylaw amendment for public hearing on September 10, 2019
(proposed changes highlighted in yellow)

Article ____ - Zoning Bylaw Amendment
Clarifying prohibition of drive-thru in the Great Road Districts

To determine whether the Town will vote to approve the following amendment to the Zoning Bylaw:

22.6. Use Regulations

22.6.1 The following use regulations shall apply in the Great Road District.

Table Legend

Y=Permitted

SP=Planning Board Special Permit

N=Prohibited

Use	GR/S	GR/M	GR/C	GR/NR
Retail sales	Y	Y	Y	Y
Maximum floor area per retail establishment, except grocery stores, unless waived by the Planning Board	N/A	15,000	3,000	3,000
Restaurant, with or without accessory outdoor seating; maximum of 5,000 sq. ft.	Y	Y	SP	Y
Specialty foods	Y	Y	Y	Y
Repair shop	Y	Y	Y	Y
Craft brewery/distillery	Y	Y	N	SP
Farmer's market	Y	Y	SP	Y
Custom fabrication or artisan industrial	N	Y	N	Y
Personal services	Y	Y	Y	Y
Art gallery	Y	Y	Y	Y
Walk-in takeout food service (drive-through is prohibited)	Y	Y	SP	Y
Hotel	Y	Y	N	N
Bed and breakfast, inn	Y	Y	Y	Y
Bank	Y	Y	Y	Y
Professional or business office	Y	Y	Y	Y
Medical or dental office	Y	Y	SP*	SP
Commercial recreation	SP	SP	SP	SP
Commercial entertainment	Y	SP	SP	SP
Membership club or lodge	SP	SP	SP	SP
Funeral home	SP	SP	N	SP
Auto service station	SP	N	N	SP

Co-work center	Y	Y	SP	Y
Home occupation	Y	Y	Y	Y
Mixed-use, vertical	Y	Y	Y	Y
Mixed-use, horizontal	SP	SP	N	N
Live/work units	Y	Y	N	Y
Independent living or assisted living residence	SP	SP	N	SP
Municipal facility	Y	Y	Y	Y
Drive-through service	N	N	N	N

* Sole proprietors are encouraged over group practices.

Pass any vote or take any action relative thereto.

This amendment seeks to clarify that the intent of the Planning Board in adoption of the Great Road Districts at the Annual Town Meeting in March 2018 was to eliminate the potential for future drive-through facilities for any use in the Great Road corridor.