

ZONING

179 Attachment 1

**Table 1
Use Regulations
Town of Brewster**

[Amended 12-10-1979 STM, Art. 37; 5-12-1980 ATM, Arts. 39, 40 and 41; 12-8-1980 STM, Art. 18; 5-11-1981 ATM, Art. 32; 5-11-1982 ATM, Arts. 80 and 81; 5-14-1984 ATM, Arts. 100, 101 and 103; 8-27-1984 STM, Arts. 58 and 59; 5-13-1985 ATM, Arts. 89 and 93; 5-11-1987 ATM, Art. 86; 5-9-1988 ATM, Art. 97; 10-17-1988 STM, Art. 26; 5-8-1989 ATM, Art. 47; 5-14-1990 STM, Arts. 6 and 10; 12-14-1992 STM, Art. 2; 11-15-1993 FYTM, Art. 20; 11-15-1999 FYTM, Art 23; 5-1-2000 ATM, Art. 35 11-17-2003 FYTM, Arts. 19 and 24; 11-18-2001 FYTM, Arts. 17 and 21; 5-3-2004 ATM, Art. 24; 11-15-2004 FYTM, Art. 17; 5-2-2005 ATM, Art. 31; 11-13-2006 FYTM, Art. 25; 5-7-2007 ATM, Art. 24; 11-5-2007 FYTM, Art. 19; 11-17-2008 FYTM, Art. 18; 5-2-2011 ATM, Art. 33; 11-7-2011 FYTM, Arts. 13 and 17; 5-7-2012 ATM, Arts. 24 and 28; 5-6-2013 STM, Art. 6; 5-6-2013 ATM, Art. 23; 5-5-2014 ATM, Arts. 22 and 30; 12-3-2018 FYTM, Arts. 11, 12, and 13]

KEY:

- P = Permitted Use
- S = Special Permit Use
- Use with a dash ("-") = Prohibited Use

	District							
	R-R	R-L	R-M	C-H	V-B	I	MRD	PWS-CF
Residential								
1. Accessory residential building	P	P	P	P	P	-	-	-
2. Accessory commercial dwelling unit "ACDU"	-	-	-	S	S	-	-	-
3. Accessory single-family dwelling unit "ADU" on a lot of 30,000 square feet or more	P	P	P	S	S	-	-	-
4. Accessory single-family dwelling unit "ADU" on a lot less than 30,000 square feet	S	S	S	S	S	-	-	-
5. Affordable multifamily dwelling units "AMFDU"	-	-	-	P	-	-	-	-
6. Cluster residential development	S	S	S	-	-	-	-	-
7. Construction trailer	P	P	P	P	P	P	-	-
8. Major residential development	S	S	S	S	-	-	-	-
9. Multifamily dwelling	-	-	-	S	-	-	-	-
10. One-family detached dwelling unit	P	P	P	-	P	-	-	-
11. One-family security dwelling	-	-	-	P	P	P	-	-
12. Planned residential development	-	S	S	-	-	-	-	-
13. Row or town houses	-	-	-	S	-	-	-	-
14. Subsidized elderly housing	S	S	S	S	-	-	-	-

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		District							
		R-R	R-L	R-M	C-H	V-B	I	MRD	PWS-CF
Community Facilities									
1.	Church or other religious use	P	P	P	P	P	P	P	-
2.	Crematory	-	-	-	-	-	S	-	-
3.	Deicing materials storage facility	-	-	-	-	-	-	P	-
4.	Educational use	P	P	P	P	P	P	P	-
5.	Essential services	P	P	P	P	P	P	-	-
6.	Historical association or society	P	P	P	P	P	-	-	-
7.	Cemetery	S	S	S	S	S	S	-	-
8.	Large-scale, ground-mounted solar photovoltaic installation on private property	S	S	S	S	S	P	P	P
9.	Medical marijuana dispensary (MMD)	-	-	-	S	S	S	-	-
10.	Municipal equipment garage	P	-	-	P	-	P	P	-
11.	Municipal Solid Waste Facility	-	-	-	-	-	-	P	-
12.	Municipal water tank	-	-	-	P	-	-	-	-
13.	Museum	S	S	P	S	S	-	-	P
14.	Nonprofit recreational facility	P	P	P	P	-	P	-	-
15.	Power plant, water filtration plant, sewage treatment plant	-	-	-	P	-	P	-	-
16.	Solar array on Town-owned land	P	-	-	-	-	P	P	P
17.	Town building, police station and fire station, except equipment garage	P	P	P	P	P	P	P	P

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Agriculture		District							
		R-R	R-L	R-M	C-H	V-B	I	MRD	PWS-CF
1.	Agriculture, aquaculture, silviculture, horticulture and floriculture or viticulture, as those terms are defined in MGL c. 40A, § 3	P	P	P	P	P	P	P	-
2.	Commercial stable, kennel or veterinary hospital in which all animals are completely enclosed in pens or other structures, unless exempted pursuant to MGL c. 40A, § 3	S	S	S	S	-	S	-	
3.	Raising and keeping of farm animals for personal use on a parcel of land containing 40,000 square feet or more	P	P	P	P	P		-	-
4.	Raising and keeping of farm animals for personal use on a parcel containing less than 40,000 square feet	S	S	S	S	S	-	-	-
5.	Raising and keeping of poultry for personal use, provided that the land parcel contains a minimum of 15,000 square feet	P	P	P	P	P	-	-	-
6.	Temporary (not to exceed erection or use for a period of 3 months in any one year) greenhouse or stand for retail sale of agricultural or farm products, unless exempted pursuant to MGL c. 40A, § 3	P	P	P	P	P	-	-	-
7.	Year-round greenhouse or farm stand for wholesale and/or retail sale of agricultural or farm produce, unless exempted pursuant to MGL c. 40A, § 3	P	P	S	P	P	P	-	-

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		District							
		R-R	R-L	R-M	C-H	V-B	I	MRD	PWS-CF
Commercial (except as provided in § 179-36)									
1.	Amusement arcade	-	-	-	S	-	S	-	-
2.	Amusements, outdoor commercial	-	-	-	S	-	S	-	-
3.	Antique shop, art gallery	-	-	P	P	P	-	-	-
4.	Assisted living facility	S	S	S	P	-	-	-	-
5.	Automated and drive-through financial establishments/structures	-	-	-	S	S	S	-	-
6.	Automotive repair, automobile service station and garage, not including a junkyard or open storage of abandoned automobiles or other vehicles	-	-	-	P	-	P	-	-
7.	Boat building or marine construction work and fabrication of marine and fishing supplies (A)	-	-	-	S	-	P	-	-
8.	Bed-and-breakfast	S	S	S	P	P	-	-	-
9.	Business offices and services	-	-	-	P	P	P	-	-
10.	Children's recreation camp	P	P	P	P	-	P	-	-
11.	Commercial parking lot or structure (B)	-	-	-	S	S	S	S	-
12.	Communication towers over 35 feet in height	-	-	-	-	-	-	-	S
13.	Communication towers under 35 feet in height	P	P	P	P	P	P	P	P
14.	Construction of drainage facilities other than essential services or damming up or relocating any watercourse, water body or wetlands	S	S	S	S	S	S	-	-
15.	Special Event Venue Use								
	5 or less per year	P	P	P	P	P	P	P	P
	More than 5 per year	S	S	S	S	S	S	S	S
16.	Country, hunting, fishing, gun, tennis or golf club	P	P	P	P	-	P	-	-
17.	Educational use, for profit	-	-	-	P	P	P	-	-
18.	Establishment selling new automobiles and/or used automobiles and trucks, new automobile tires and other accessories, boats, motorcycles and household trailers	-	-	-	P	-	P	-	-
19.	Membership organization	-	-	S	P	S	-	-	-
20.	Funeral home or mortuary establishment	-	-	-	P	P	P	-	-
21.	Gift shop	-	-	-	P	P	-	-	-
	Home occupation	P	P	P	P	P	-	-	-
22.	Hotel and motel	-	-	-	S	-	-	-	-
23.	Lodging house	S	S	S	P	P	-	-	-

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Commercial (cont'd)									
24.	Medical/dental clinic	S	S	S	P	P	-	-	-
25.	Medical/dental office	S	S	S	P	P	-	-	-
26.	Movie theater, drive-in	-	-	-	-	-	P	-	-
27.	Nursing or convalescent home	S	S	S	P	-	-	-	-
28.	Personal service establishment	-	-	-	P	P	-	-	-
29.	Planned business development	-	-	-	P	P	P	-	-
30.	Recreation facilities and services, private	S	S	S	P	-	-	-	-
31.	Repair services	-	-	-	P	-	P	-	-
32.	Repair services, excluding outside storage of items for repair	-	-	-	P	P	P	-	-
33.	Restaurant, full-service and lounge	-	-	-	S	S	S	-	-
34.	Restaurant, limited-service	-	-	-	S	S	S	-	-
35.	Retail store	-	-	-	P	P	-	-	-
36.	Row commercial	-	-	-	P	P	-	-	-
37.	Sales by vending machines	-	-	-	P	-	P	-	-
38.	Sales by vending machines as an accessory use associated with an established business and located only within or against the structure	-	-	-	P	P	P	-	-
39.	Septic tank pumping service	-	-	-	P	-	P	-	-
40.	Storage of materials for a business, including but not limited to pipes, mulch, small or heavy equipment	-	-	-	P	-	P	-	-
41.	Storage of more than 2 commercial vehicles	-	-	-	P	P	P	-	-
42.	Theater, indoor	-	-	-	P	-	-	-	-
43.	Marijuana cultivator	-	-	-	S	-	S	-	-
44.	Marijuana product manufacturer	-	-	-	S	-	S	-	-
45.	Independent testing laboratory	-	-	-	S	-	S	-	-
46.	Marijuana retailer	-	-	-	S	S	-	-	-
47.	Any other licensed recreational marijuana establishment	-	-	-	S	-	S	-	-
48.	Medical marijuana dispensary (MMD)	-	-	-	S	S	-	-	-

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		R-R	R-L	R-M	C-H	V-B	I	MRD	PWS-CF
Wholesale, manufacturing and industrial									
1.	Building and construction trades shop or garage	-	-	-	S	-	P	-	-
2.	Construction materials sales and service	-	-	-	-	-	P	-	-
3.	Excavations and/or removal of sand, gravel, quarry or other new material	-	-	-	-	-	S	S	-
4.	Freight transportation service	-	-	-	-	-	P	-	-
5.	Manufacturing	-	-	-	-	-	P	-	-
6.	Open storage of construction equipment and structures for storing such equipment	-	-	-	-	-	P	S	-
7.	Other transportation services, except airports, heliports, all air support facilities and	-	-	-	P	-	P	-	-
8.	Processing and treating of mixed and quarried raw materials, including operations appurtenant to the taking, grading, drying, sorting, crushing, grinding and milling operations	-	-	-	-	-	S	S	-
9.	Wholesale trade	-	-	-	P		P		
Wetlands Conservancy District									
1.	Any use	S	S	S	S	S	S	S	S

NOTES:

Supplemental Regulations

- A. Such activity shall not create unnecessary noise, smoke, flashing or odor, and all materials shall be stored in a completely enclosed building or within an outside area completely enclosed by a fence and gates at least eight feet in height and of suitable material to provide sufficient screening.
- B. The lot or group of lots or structure may be used to provide parking for an adjacent building or business establishment or athletic facility or any other type facility enumerated in § 179-22A, Table 4.

Prohibited Uses in all Districts

- A. Raising and keeping swine or fur animals for commercial use or sale on parcels of less than five acres
- B. Septage transfer
- C. Septage transfer station