

**TABLE 1
LUDLOW TABLE OF PRINCIPAL USES**

LAND USE CLASSIFICATION	STANDARDS & CONDITIONS	RA-1	RA	RB	BA	BB	A	AMD	IA	IB	IC	MRD
General Uses												
Agriculture (except livestock) on parcels of land or more than 5 acres of area.		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	ASPA
Agriculture (except livestock) on parcels of land on 5 acres or less of area.		N	N	N	N	N	Y	Y	N	N	N	N
Livestock Agriculture on parcels of land of 5 acres or more of area.		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	ASPA
Livestock Agriculture on parcels of land of 5 acres or less of area.		N	N	N	N	N	Y	Y	N	N	N	N
Accessory Livestock Agriculture	See Section 3.3.1c for additional standards	N	PBH	PBH	PBH	PBH	PBH	PBH	Y	Y	Y	ASPA
Saddle horse or Riding Stable on parcels of land of more than 5 acres of area.		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	ASPA
Saddle horse or Riding Stable on parcels of land on 5 acres or less of area.		N	N	N	N	N	SPPB	SPPB	N	N	N	N
Sale of Agriculture Products on parcels of land more than 5 acres of area.	Agriculture and dairy products raised on the premises may be sold provided that no products are exhibited for sale within twenty (20) feet of any street line.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	ASPA

LAND USE CLASSIFICATION	STANDARDS & CONDITIONS	RA-1	RA	RB	BA	BB	A	AMD	IA	IB	IC	MRD
GENERAL USES CONTINUED												
Sale of Agriculture Products on parcels of land 5 acres or less of area.	Agriculture and dairy products raised on the premises may be sold provided that no products are exhibited for sale within twenty (20) feet of any street line.	N	N	Y	Y	Y	Y	Y	Y	N	Y	ASPA
Small Wind Energy System		SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	ASPA
Smokehouses	See Section 3.3.1d for additional standards	N	PBH	PBH	N	N	PBH	PBH	N	N	N	N
Forest and Woodlots on parcels of land of more than 5 acres of area.		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	ASPA
Forest and Woodlots on parcels of land of 5 acres or less of area.		N	N	N	N	N	Y	Y	Y	Y	N	N
Large-Scale, Ground-Mounted, Photovoltaic Systems (Added 5/14/12)		N	N	N	N	N	SPA	SPA	SPA	N	SPA	SPA
Lumbermill		N	N	N	N	N	SPA	SPA/SPPB	SPA	N	N	N
Earth Removal	See Section 6.1 for additional regulations	N	N	N	N	N	PBS	PBS	PBS	Y	PBS	PBS
Private Stable	See section 6.0 for additional regulations	N	N	N	N	N	Y	Y	N	N	N	N
Flea markets (amended 10/06/08)	See Section X for definitions	N	N	N	N	N	SPA/SPPB	SPA/SPPB	SPA/SPPB	N	SPA/SPPB	ASPA/SPPB
Zoo (Added 5/14/12)		N	N	N	N	N	SPA/SPPB	N	N	N	N	N

LAND USE CLASSIFICATION	STANDARDS & CONDITIONS	RA-1	RA	RB	BA	BB	A	AMD	IA	IB	IC	MRD
GENERAL USES CONTINUED												
Clothing Donation Receptacles (Added 10/1/12)		N	N	N	Y	Y	N	N	Y	N	Y	N

LAND USE CLASSIFICATION	STANDARDS & CONDITIONS	RA-1	RA	RB	BA	BB	A	AMD	IA	IB	IC	MRD
RESIDENTIAL USES												
Single Family		Y	Y	Y	N	N	Y	Y	N	N	N	N
Two Family	Two family dwelling refers to the construction of a new two family dwelling	N	N	Y	N	N	N	N	N	N	N	ASPA
House Conversion		N	N	SPA	N	N	N	SPA	N	N	N	N
Room Rental		N	SPA	SPA	SPA	N	SPA/SPPB	SPA/SPPB	N	N	N	N
Boarding house		N	N	SPA	N	N	N	SPA/SPPB	N	N	N	N
Multi Family	Multi Family dwellings are permitted in the Residence B district only. See Section 3.2.3 for additional standards.	N	N	SPA/SPPB	N	N	N	N	N	N	N	ASPA
Accessory Apartment Added 5/13/13		SPPB	SPPB	SPPB	N	N	SPPB	SPPB	N	N	N	N
MIXED USE												
Mixed Use		N	N	N	N	N	N	N	N	N	N	ASPA

LAND USE CLASSIFICATION	STANDARDS & CONDITIONS	RA-1	RA	RB	BA	BB	A	AMD	IA	IB	IC	MRD
BUSINESS USES												
Adult Bookstore		N	N	N	N	N	N	N	N	N	SPA/ SPPB	N
Adult Motion Picture Theater		N	N	N	N	N	N	N	N	N	SPA/ SPPB	N
Adult Paraphernalia Store		N	N	N	N	N	N	N	N	N	SPA/ SPPB	N
Adult Video Store		N	N	N	N	N	N	N	N	N	SPA/ SPPB	N
Amusement Parks		N	N	N	N	SPA	N	SPA/ SPPB	SPA	N	SPA	N
Automated Teller Machine (ATM) (Exterior) Added 5/13/13		N	N	N	SPA	SPA	N	SPA	SPA	N	SPA	ASPA
Automated Vending Kiosk (Exterior) Added 5/13/13		N	N	N	SPA	SPA	N	N	SPA	N	SPA	ASPA
Auto Body Shops		N	N	N	N	N	N	N	SPA	N	SPA	N
Auto Sales Lots		N	N	N	N	N	N	N	SPA	N	SPA	N
Auto Service Station & Repair Service (Amended 10/3/05)		N	N	N	SPA/ SPPB	SPA/ SPPB	N	N	SPA	N	SPA	N
Banks		N	N	N	SPA	SPA	N	SPA/ SPPB	SPA	N	SPA	ASPA
Beauty Salon Booth Rentals Added 5/13/13		N	N	N	CO	CO	N	CO	CO	N	CO	CO

Table of Principal Uses

LAND USE CLASSIFICATION	STANDARDS & CONDITIONS	RA-1	RA	RB	BA	BB	A	AMD	IA	IB	IC	MRD
BUSINESS USES CONTINUED												
Bowling Alleys		N	N	N	N	SPA	N	SPA/SPPB	SPA	N	SPA	ASPA
Brewery (Added 10/3/16)		N	N	N	N	N	N	N	SPA/SPPB	N	SPA/SPPB	ASPA
Brew Pub (Added 10/3/16)		N	N	N	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	N	SPA/SPPB	ASPA
Building Project Over 50,000 SQ FT (added 10/06/08)		N	N	N	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	N	SPA/SPPB	ASPA
Commercial Kennel		N	N	N	SPA/SPPB	SPA/SPPB	SPA/SPBB	SPA/SPPB	SPA/SPPB	N	SPA/SPPB	N
Dining Establishments		N	N	N	SPA	SPA	SPA/SPPB	SPA/SPPB	SPA	N	SPA	ASPA
Distillery (Added 10/3/16)		N	N	N	N	N	SPA/SPPB	SPA/SPPB	SPA/SPPB	N	SPA/SPPB	ASPA
Drive-through Establishments (added 10/3/05)		N	N	N	SPA/SPPB	SPA/SPPB	N	N	SPA/SPPB	N	SPA/SPPB	ASPA/SPPB
Halls		N	N	N	SPA	SPA	SPA/SPPB	SPA/SPPB	SPA	N	SPA	ASPA
Home Occupation		SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	N	SPA/SPPB	ASPA
Home Professional Office		SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	N	SPA/SPPB	ASPA

LAND USE CLASSIFICATION	STANDARDS & CONDITIONS	RA-1	RA	RB	BA	BB	A	AMD	IA	IB	IC	MRD
BUSINESS USES CONTINUED												
Hotels/Inns		N	N	N	SPA	SPA	N	SPA/SPPB	SPA	N	SPA	ASPA
Micro-Brewery (Added 10/3/16)		N	N	N	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	N	SPA/SPPB	ASPA
Micro-Cidery (Added 10/3/16)		N	N	N	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	N	SPA/SPPB	ASPA
Motels		N	N	N	SPA	SPA	N	SPA/SPPB	SPA	N	SPA	ASPA
Municipal Parking		SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	N	SPA	ASPA
Nano-Brewery (Added 10/3/16)		N	N	N	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	N	SPA/SPPB	ASPA
Nano-Cidery (added 10/3/16)		N	N	N	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	N	SPA/SPPB	ASPA
Office Buildings		N	N	N	SPA	SPA	N	SPA/SPPB	SPA	N	SPA	ASPA

Table of Principal Uses

LAND USE CLASSIFICATION	STANDARDS & CONDITIONS	RA-1	RA	RB	BA	BB	A	AMD	IA	IB	IC	MRD
BUSINESS USES CONTINUED												
Open Air Parking		N	N	N	SPA	SPA	N	SPA/SPPB	SPA	N	SPA	ASPA
Open Air Parking	Parking of unattended vehicles	N	N	N	N	N	N	N	SPA	N	SPA	ASPA
Parking Garages	For Business A district, see Section 3.2.5b for additional standards	N	N	N	SPA	SPA	N	SPA/SPPB	SPA	N	SPA	ASPA
Retail	Does not include the sale of Agricultural products	N	N	N	SPA	SPA	N	SPA/SPPB	SPA	N	SPA	ASPA
Roller Rinks		N	N	N	N	SPA	N	SPA/SPPB	SPA	N	SPA	ASPA
Services	Establishments primarily engaged in providing services for individuals, business, and government establishments and other organizations excluding those listed in this section.	N	N	N	SPA	SPA	N	SPA/SPPB	SPA	N	SPA	ASPA
Warehousing		N	N	N	N	SPA	N	SPA/SPPB	SPA	N	SPA	ASPA
Wholesale (other than Agriculture)		N	N	N	N	SPA	N	SPA/SPPB	SPA	N	SPA	ASPA
Winery, Micro-Winery & Nano-Winery (Added 10/3/16)		N	N	N	N	N	SPA	SPA/SPPB	N	N	N	N

LAND USE CLASSIFICATION	STANDARDS & CONDITIONS	RA-1	RA	RB	BA	BB	A	AMD	IA	IB	IC	MRD
INDUSTRIAL USES												
Light Manufacturing		N	N	N	N	SPA/ SPPB	N	N	SPA	N	SPA	ASPA
General Industrial Uses	Prohibits the manufacture and production of industrial uses prohibited in Section 3.2.6	N	N	N	N	N	N	N	SPA	N	SPA	ASPA
Trailer Camps, Overnight Camps		N	N	N	N	N	N	N	N	SPA	N	N

LAND USE CLASSIFICATION	STANDARDS & CONDITIONS	RA-1	RA	RB	BA	BB	A	AMD	IA	IB	IC	MRD
GOVERNMENT, INSTITUTIONAL, & PUBLIC SERVICE												
*Religious	(revised 10/01)	Y/SPA	Y/SPA	Y/SAP	Y/SPA	Y/SPA	Y/SPA	Y/SPA	Y/SPA	Y/SPA	Y/SPA	ASPA
*Educational	(revised 10/01)	Y/SPA	Y/SPA	Y/SPA	Y/SPA	Y/SPA	Y/SPA	Y/SPA	Y/SPA	Y/SPA	Y/SPA	ASPA
Parks, Playgrounds, Recreation & Community Centers		SPA	SPA	SPA	SPA	SPA	SPA	SPA	N	N	N	ASPA
Municipal Government Building		SPA	SPA	SPA	SPA	SPA	SPA	SPA	N	N	N	ASPA
State & Federal Government Buildings (revised 10/01)	M.G.L. Chapter 40A Section 3 does not allow municipal zoning regulations if land or structures owned or leased by the Commonwealth or by its body politic is devoted to essential governmental functions.	Y/SPA	Y/SPA	Y/SPA	Y/SPA	Y/SPA	Y/SPA	Y/SPA	Y/SPA	Y/SPA	Y/SPA	ASPA
Utilities	In the Residence A-1 district, only telephone exchanges are allowed, provided there are no service yards or garages. In Residence A, Residence B, and Business B, and Agriculture districts, telephone exchanges and other public utility structures are permitted, provided there are no service yards or garages.	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	SPA	ASPA

LAND USE CLASSIFICATION	STANDARDS & CONDITIONS	RA-1	RA	RB	BA	BB	A	AMD	IA	IB	IC	MRD
GOVERNMENT, INSTITUTIONAL, & PUBLIC SERVICE CONTINUED												
Wireless Communications Facilities		N	N	N	N	N	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	ASPA
*Hospitals		N	N	SPA	SPA	SPA	SPA	SPA	N	N	N	ASPA
Research Facilities		SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	ASPA
Aviation Fields		N	N	N	N	N	SPA	SPA	N	N	N	N
Medical Marijuana Treatment Center/ Dispensary (Add 5/12/14)		N	N	N	N	N	N	N	SPA/SPPB	N	SPA/SPPB	N
Membership Clubs		N	N	SPA	SPA	SPA	SPA	SPA	N	N	N	ASPA
Adult Care Facilities * Changed 10/3/11		N	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	SPA/SPPB	N	N	N	ASPA

TABLE OF PRINCIPAL USES

KEY

DISTRICTS

RA-1	Residence A-1
RA	Residence A
RB	Residence B
BA	Business A
BB	Business B
A	Agriculture
AMD	Agriculture Moderate Density
IA	Industrial A
IB	Industrial B
IC	Industrial C
MRD	Mill Redevelopment District

PERMITTED USES

Y	Use Permitted
N	Use Prohibited
SPA	Site Plan Approval from the Planning Board Required
SPPB	Special Permit from the Planning Board Required
PBS	Permit from the Board of Selectmen Required
PBH	Permit from the Board of Health Required
ASPA	Site Plan Approval from the Administrative Review Committee
CO	Change of Occupancy - Added 5/13/13

*These uses are prohibited in the Aircraft Flight Overlay District. (Added 10/7/96)

FOOTNOTES:

- a. No adult oriented business, as defined in Section 10, will be allowed within 1,000 feet of a House of Worship, School, or residence. (Added 10/7/96)