



**Table 1 Schedule of Use Regulations**  
**[Amended 5-9-1998 ATM, Art. 28; 10-25-2006 STM, Art. 11; 5-5-2012 ATM,**  
**Art.37]**

Land Use Classification	Zoning District					Standards and Conditions
	Residential	Limited Business	Village Center Mixed-Use	Village Center Neighborhood	Village Center Rural Edge	
<b>General Uses</b>						
Agriculture (crops only), horticulture, viticulture (including the display and sale of natural products raised)	Y	Y	Y	Y	Y	
Livestock, dairy, poultry farm	Y	Y	Y	Y	Y	Parcels of more than 5 acres
Commercial boarding stable, riding academy (The Attorney General has ruled that this section applies to riding academies of 5 acres or less.)	SP/SPA/ZBA	SP/SPA/ZBA	SP/SPA/ZBA	SP/SPA/ZBA	SP/SPA/ZBA	See § 125-14
Commercial recreation, hunting, fishing	SP/SPA/ZBA	SP/SPA/ZBA	SP/SPA/ZBA	SP/SPA/ZBA	SP/SPA/ZBA	
Wireless communications tower	SP/SPA/ZBA	SP/SPA/ZBA	SP/SPA/ZBA	SP/SPA/ZBA	SP/SPA/ZBA	See § 125-18.1
Large-Scale Ground-Mounted Solar Electric Installations	SP/PB	N	N	N	N	In Solar Districts Only See § 125-18.2
Small-Scale Ground-Mounted Solar Electric Installations	SP/ZBA	N	N	N	SP/PB	See § 125-18.2

Small-Scale Ground-Mounted Solar Electric Installations which are accessory to an existing residential or non-residential use which generate electricity principally (no less than 50% of generated power) used by such residential or non-residential use	SPA/ZBA	SPA/ZBA	SPA/ZBA	SPA/ZBA	SPA/ZBA	See § 125-18.2
Building-mounted solar electric installations	Y	Y	Y	Y	Y	See § 125-18.2
Common Access Driveway	SP/SPA/PB	SP/SPA/PB	SPA/PB	SPA/PB	SPA/PB	See § 125-13
<b>Residential Uses</b>						
Single-family detached dwelling	Y	Y	Y	Y	Y	
Attached Accessory apartment	SP/SPA/ZBA	SP/SPA/ZBA	Y	Y	Y	See § 125-9.1
Detached accessory apartment	N	N	SPA/PB	SPA/PB	SPA/PB	See § 125-9.1
Bed-and-breakfast	SP/SPA/ZBA	SP/SPA/ZBA	SPA/PB	SP/PB	SP/PB	See definitions, § 125-34
Two-family dwelling	SP/SPA/ZBA	SP/SPA/ZBA	SPA/PB	SPA/PB	SPA/PB	See § 125-9.2
Multi-family dwelling	N	N	SP/SPA/PB	SP/SPA/PB	SP/SPA/PB	See § 125-9.2
More than one dwelling on a parcel	N	N	SP/SPA/PB	SP/SPA/PB	SP/SPA/PB	See § 125-9.3
Elderly congregate housing	SP/SPA/ZBA	SP/SPA/ZBA	SPA/PB	SP/SPA/PB	SP/SPA/PB	See § 125-9.4
Open Space Design	N	N	SPA/PB	SPA/PB	SPA/PB	See § 125-18.3

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	Residential	Limited Business	Village Center Mixed-Use	Village Center Neighborhood	Village Center Rural Edge	
Community Residence	Y	Y	SPA/PB	SPA/PB	SPA/PB	
Home Occupation	SP/SPA/ZBA	SP/SPA/ZBA	Y	Y	Y	See §125-12
Major Home Occupation	Prohibited	SP/SPA/ZBA	SPA/PB	SP/SPA/PB	SP/SPA/PB	See §125-12.1
<b>Governmental and Public Service Uses</b>						
Town of Pelham Municipal Uses	SP/SPA/ZBA	SP/SPA/ZBA	SPA/PB	SPA/PB	SPA/PB	
<b>Institutional Uses</b>						
Public or nonprofit educational uses	Y	Y	Y	Y	Y	
Church, parish house or other place of worship	Y	Y	Y	Y	Y	
Private library, museum, craft center	SP/SPA/ZBA	SP/SPA/ZBA	SPA/PB	SPA/PB	SPA/PB	
Municipal park, playground, recreational area or conservation area	Y	Y	Y	Y	Y	
Clubhouse, headquarters of fraternal organization	SP/SPA/ZBA	SP/SPA/ZBA	SPA/PB	SPA/PB	SPA/PB	Not conducted as gainful business
Community center facility for the elderly	SP/SPA/ZBA	SP/SPA/ZBA	SPA/PB	SPA/PB	SPA/PB	
Child-care facility	SPA/ZBA	SPA/ZBA	SPA/PB	SPA/PB	SPA/PB	Subject to limitations in Ch. 40A Section 3

Family Childcare Home, Large Family Child care Home	SPA/ZBA	SPA/ZBA	Y	Y	Y	
Other educational or childcare use not subject to the limitations on municipal regulation in MGL c. 40A Section 3	SP/SPA/ZBA	SP/SPA/ZBA	SPA/PB	SP/SPA/PB	SP/SPA/PB	
Cemetery	SP/SPA/ZBA	SP/SPA/ZBA	SP/SPA/ZBA	SP/SPA/ZBA	SP/SPA/ZBA	
<b>Commercial Uses</b>						
Convenience Store	N	N	N	N	N	S. 125-18.6
Retail with building footprint less than 2,000 square feet	N	N	SP/SPA/PB	N	N	
Medical Office with building footprint less than 2,500 square feet	N	N	SP/PB	SP/SPA/PB	N	
Medical Office with building footprint greater than 2,500 square feet	N	N	N	N	N	
Office with building footprint less than 2,500square feet	N	N	SPA/PB	SP/SPA/PB	N	
Office with building footprint greater than 2,500 square feet	N	N	SP/SPA/PB	N	N	
Professional Service with building footprint less than 2,500square feet	N	N	SPA/PB	SP/SPA/PB	N	
Professional Service with building footprint greater than 2,500 square feet	N	N	SP/SPA/PB	N	N	
Personal Service with building footprint less than 2,500 square feet	N	N	SPA/PB	N	N	
Personal Service with building footprint greater than 2,500 square feet	N	N	SP/SPA/PB	N	N	
Retail with building footprint greater than 2,500 square feet	N	N	SP/SPA/PB	N	N	
Restaurant with building footprint less than 2,500 square feet	N	N	SPA/PB	SP/SPA/PB	N	

Bar with building footprint less than 2,500square feet	N	N	SPA/PB	SP/SPA/PB	N	
Entertainment with building footprint less than 2,500 square feet	N	N	SP/PB	SP/SPA/PB	N	
Restaurant with building footprint greater than 2,500 square feet	N	N	SP/PB	N	N	Voted 10/15/18
Standalone Entertainment	N	N	N	N	N	
Entertainment Accessory to a Commercial Use	N	N	SP/SPA/PB	N	N	
Adult Entertainment Facility with building footprint less than 2,500 square feet	N	N	SP/SPA/PB	N	N	
Adult Entertainment Facility with building footprint greater than 2,500 square feet	N	N	N	N	N	
Hotels/Motels	N	N	N	N	N	
Vehicle-Oriented Uses	N	N	N	N	N	See definitions, § 125-34
Drive-Through Facilities	N	N	N	N	N	