

ARTICLE IV. ZONE REGULATIONS

DESCRIPTION OF USES		DISTRICTS					
		AR	NC	GB M	MI	R- SC	M
<b>Section 1 Agricultural Uses</b>							
1.	Raising animals for home use	X	X	O	X	O	O
2.	Raising animals for sale or for sale of animal products:						
	A. A maximum of thirty-five (35) animals on five (5) acres or less: five (5) additional animals for each additional acre over (5) acres	X	O	O	X	O	O
	B. Animals exceeding the above, See Article VI, Section 19 for Supplementary Regulations	S	O	O	S	O	O
3.	Raising crops and forest products	X	X	S	X	O	O
4.	Commercial nursery structures	S	X	X	X	O	O
5.	Sale of produce raised on the premises	X	X	X	X	O	O
6.	Poultry farm with capacity for more than 10,000 birds	S	S	O	S	O	O
7.	One (1) 200 sq. ft. wooden building not less than 120 sq. ft. wooden building, not for the purpose of housing animals. The use would require a reapplication for a special use permit every three (3) years and the Building Official shall review the use of the building for compliance purposes.	S	S	S	S	O	S
<b>Section 2 Residential Uses</b>							
1.	Single Family detached dwelling	X	S	S	O	O	O
2.	Accessory family dwelling unit for the sole use of one or more members of the family of the occupant or occupants of the principal residence, but not needing to have a separate means of ingress or egress. (See Article VI, Section 11 for further requirements)	X	O	S	O	O	O
3.	Residential Cluster (Reserved)	Reserved					
4.	Residential Compound	X	O	O	O	O	O
5.	Multi-family dwelling structure	S	S	S	O	O	O
6.	Community Residences, and Family Daycare Homes	X	S	S	O	O	O
7.	Lodging, Guesthouse or Bed-and-Breakfast	S	X	X	S	O	O
8.	Motel	O	S	X	S	O	O
9.	Hotel	O	X	X	S	O	O
10.	Customary home occupation (performed by the occupant and using no more than 200 sq.ft. of the area of one floor provided such activity shall not be visible from a lot line and that exterior advertising shall conform to the provisions of Article VI)	X	X	X	X	O	O
11.	Rest home or convalescent home	S	S	S	O	O	O
12.	Senior Citizens group dwelling structure(s): Permitted only in the R-SC district for the exclusive use of senior citizens group housing. No other residential, commercial, or industrial use shall be permitted in this district. Refer to Article VI, Section 13.	O	O	O	O	X	O

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<b>Section 3: Open Recreation Uses</b>							
1.	Public Playground or park	X	X	X	X	O	S
2.	Bathing beach	X	X	X	X	O	O
3.	Golf course	X	O	O	X	O	O
4.	Camping area (licensed by Town)	S	O	O	S	O	O
5.	Rod and Gun Clubs, Rifle or Pistol Ranges	S	O	O	O	O	O
6.	Open Rec Events & Amusements (License required by Town Council Ordinance 95-12-366)	S	S	S	S	S	X
<b>Section 4: Public and Semi-Public Uses</b>							
1.	School or College	S	X	X	X	O	O
2.	Religious institution other than church	S	O	O	O	O	O
3.	Church	X	X	X	O	O	O
4.	Library, museum, etc.	X	X	X	S	O	O
5.	Medical clinic Hospital	S O	S S	X O	O O	O O	O O
6.	Town of Foster Government Building	O	S	S	S	O	X
7.	State or Federal Government Building of any kind and Town Highway Department or Police Department.	O	O	S	S	O	S
8.	Fire Station or Ambulance Barn	X	X	X	X	O	X
9.	General purpose hall for recreation, social or other intermittent functions	S	X	X	X	O	O
10.	Cemetery	S	O	O	O	O	O
11.	Day Camps (no permanent residency permitted)	S	O	O	O	O	O
<b>Section 5: Office Uses</b>							
1.	Professional office in the home (for use by a resident of the premises)	X	X	X	X	O	O
2.	Bank or office building	O	X	X	X	O	O
3.	Real estate office	S	X	X	X	O	O
4.	Office for wholesale or manufacturing uses	O	S	X	X	O	O

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<b>Section 6: Restaurants and Entertainment</b>							
1.	Lunchroom or restaurant	S	X	X	X	O	O
2.	Tavern or night club	O	S	X	X	O	O
3.	Drive-in food or dairy bar	O	O	S	O	O	O
4.	Theater or concert hall	O	S	X	O	O	O
5.	Indoor commercial recreation	O	S	X	S	O	O
6.	Lunch room or cafeteria (accessory to a permitted use and designed to serve the students, employees and patrons of the main use. located entirely within the main building and with no exterior advertising)	X	X	X	X	O	O
7.	Microbrewery, attached to or maintained as part of a restaurant	S	S	S	S	O	O
<b>Section 7: Business</b>							
1.	Barber, beautician, shoe repair, tailor, laundry pickup and similar service shops	S <sup>1</sup>	X	X	S	O	O
2.	Antique shop, gift shop, florist shop, pet shop and similar specialty shops	S <sup>1</sup>	X	X	S	O	O
3.	Mortuary or funeral home	O	S	S	S	O	O
4.	Radio or television studio or transmission studio	O	X	X	X	O	O
5.	Drive-in theater	O	O	S	S	O	O
6.	Veterinary	X	X	X	X	O	O
7.	Caterer	O	X	X	X	O	O
8.	Gasoline filling station (no major repairing)	O	S	S	S	O	O
9.	General automotive repair	O	S	S	X	O	O
10.	Vehicle rental agency	O	O	X	X	O	O
11.	Building materials and supplies, grain and feed and similar stores	O	X	X	X	O	O
12.	Grocery, bakery, drug, hardware, variety and similar neighborhood stores	O	X	X	X	O	O
13.	Fruit and vegetable stand and grocery variety store	S <sup>1,2</sup>	X	X	X	O	O
14.	General merchandise, supermarket, department store, furniture store and household goods store (including storage up to 30% of the gross floor area)	O	X	X	X	O	O
15.	Auto or truck sales in a building (including repairs)	O	O	S	X	O	O
16.	Auto or truck sales in an open lot	O	O	S	X	O	O
17.	Retail sales in an open lot	O	S	S	S	O	O
18.	Package store (alcoholic beverages)	O	X	X	X	O	O
19.	Medical Office Building situated on a US Highway (not to exceed 5,000 sq. ft. in area)	S	X	X	O	O	O

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20.	Communications Towers and Antennas*	S	S	S	S	0	S
<b>Section 8: Transportation and Parking</b>							
1.	Off-street parking facility (accessory to a use permitted in the district)	X	X	X	X	O	O
2.	Commercial off-street parking facility	O	X	X	X	O	O
3.	Rail or motor freight terminal	O	O	S	X	O	O
4.	Rail or bus passenger station	O	S	X	X	O	O
<b>Section 9: Wholesale Business and Storage</b>							
1.	Wholesale business and storage of non-flammable and non-explosive material in a building	O	O	X	X	O	O
2.	Open lot storage of building materials and machinery, etc.	S <sup>3</sup>	O	O	S <sup>3</sup>	O	O
3.	Storage of flammable or explosive materials above ground (other than for normal home heating fuel use, not to exceed 1000 gallons) Amended 9/21/95	O	O	O	S	O	O
4.	Open storage of solid fuel (other than wood), sand and gravel	S <sup>3</sup>	O	O	S <sup>3</sup>	O	O
5.	Storage of flammable or explosive materials on-site, above or under ground	O	S	S	S	O	O
6.	Retail Outlet for wholesale or storage	O	O	S	X	O	O
<b>Section 10: Service Industries</b>							
1.	Auto body or paint shop	O	O	S	S	O	O
2.	Electric substation	S	X	X	X	O	O
3.	Office or office building, service, building, storage of materials, uses incidental or related to operation of maintenance of all or any part of a public service system, or any structure or uses substantially similar to any of the structures or uses included in this subsection	X	X	X	X	O	O
4.	Any other structure which is part of a public service system	S	S	S	S	O	O
5.	Laundromat	O	S	S	S	O	O

**Section 11 Industrial Use**

1.	The following uses in a single story building of not more than 1,000 sq.ft. in area, occupying the same lot as the residence of the owner and set back at least 100 ft. from the public highway, at least 100 ft. from side lot lines and at least 100 ft. from rear lot lines: Scientific or research laboratory, manufacture of musical or precision instruments, natural soaps and cosmetics, manufacture of toys and novelties, light metal fab-shop, blacksmith or welding shop, manufacture of electric or electronic devices and appliances, ceramics or pottery manufacture, manufacture of boats, fine arts and handcraft studios, woodworking and cabinetmaking, furniture repair, conservation arts studios, provided that such uses do not create smoke, gas odors, sound, vibration, soot, or hazardous waste to a degree obnoxious or offensive to person residing or conducting business in the neighborhood.						
		S	X	S	NA	O	O

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2.	The manufacture, compounding, processing or packaging of bakery goods, candy, cosmetics, drugs, food products (excluding meat, fish, yeast, vinegar and the rendering of fats and oils) and other similar operations	O	S	S	X	O	O
3.	The manufacture, compounding or assembly of articles using shell, cellophane, plastic, fur, glass, leather, precious metals or stones, wood, textiles or tobacco and other previously prepared products	O	O	S	X	O	O
4.	The manufacture and assembly from prepared materials of musical instruments, precision instruments, clocks, toys, novelties, appliances, electronic devices, metal products, machine tools and machinery (not requiring the use of drop hammers and punch presses of over 100 tons) and other similar products	O	O	S	X	O	O
5.	Machinery and machine tool manufacture (requiring drop hammers or punch presses of over 100 tons)	O	O	O	S	O	O
6.	Auto assembly or manufacture	O	O	O	X	O	O
7.	Boat building	O	S	S	X	O	O
8.	Commercial boat storage and repair	O	S	S	X	O	O
9.	Blacksmith or welding shop	O	S	S	X	O	O
10.	Scientific or research laboratory	O	O	X	X	O	O
11.	Woodworking or cabinetmaking	O	S	X	X	O	O
12.	Ceramics or pottery manufacture	O	S	X	X	O	O
13.	Mining, quarrying or loam stripping	S	S	O	S	O	O
14.	Retail outlet for permitted industrial operation	S	S	X	X	O	O
15.	Soap manufacture	O	O	O	S	O	O
16.	Sodium compounds manufacture	O	O	O	S	O	O
17.	Stone cutting	S	S	X	X	O	O

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18.	Tile or brick manufacture	O	O	O	S	O	O
19.	Sawmill	O	O	O	X	O	O
20.	Temporary sawmill (not more than six months operation in any three year period)	X	X	X	X	O	O
21.	Brewery or distillery	O	O	O	O	O	O
22.	Chemical manufacture	O	O	O	S	O	O
23.	Gravel Banks	S	O	O	S	O	S
24.	Natural Material Processing, Stone Crushing and Sorting	S	O	O	S	O	S

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<b>Section 12: Accessory Uses</b>							
1.	Any use customarily incident to a use permitted in the district and located on same lot	X	X	X	X	O	O
2.	Any use customarily incident to a use permitted in the district as a special use permit and located on the same lot	S	S	S	S	O	O

All uses not listed in this Article will require a ruling as to general classification by the Zoning Board of Review. If such classification is listed as a special use permit, the provisions of Article VII will apply.

Notes:

KEY: | X - Permitted Use | O - Prohibited Use | S - Special Use Permit | NA - Not Applicable |

1. Must occupy the same lot as the residence of the owner
2. Building not to exceed 1,000 square feet.
3. Must be screened by an opaque fence or hedge no less than six feet in height. This requirement does not apply to such uses by the State or Town government.