**Use Table Bylaw Amendments:**

**To see if the town will vote to amend Section 3.1, USE TABLE, by adding the language in *bold italic:***

**USE TABLE**

 **USE CATEGORY USE DISTRICTS▪ SECTION**

 **RU VR MB LI**

**RESIDENTIAL USES**

Single-family Dwelling P\* P\* P -- 4.4

Two-family Dwelling† P P P -- 4.4

Multi-family Dwelling (conversion)†‡ S S PR -- 4.4

Multi-family Dwelling (new)†‡ S S PR - 4.4-3

Accessory Apartment‡ S S S -- 4.4-3

Subordinate Dwelling P P P -- 4.4-1(B)

Upper-floor Apts. in Mixed-use Building‡ -- -- PR S 4.4-2

Assisted Living Facility† S S S –­

Employee Dormitory†‡ S S S S 4.4-5

Solar Energy Systems☼ P P P P

Large-scale Residential Development Δ S S S –

***Limited Retain (Retail) Sales PR PR PR PR (Amend the spelling)***

­Open Space Development P P -- -- Art. V.

Swimming Pools S S S S 8.5-4

Tennis Courts S S S S

Heliports  -- -- -- --

Wind Energy Conversion Systems S S S S 8.9

Studio P P P P

**COMMUNITY USES**

Cemetery S S S S

Educational/Charitable/Religious • PR PR PR PR 8.5-3

***Events P/S P/S P/S P/S ◘***

Health Care Facility S S S S

Membership Club S S S S

Municipal Facility (not listed elsewhere) PR PR PR PR

Airport -- -- -- S

Solid Waste Facility -- -- -- S

Preservation of Natural Areas P P P P

Bus Shelter P P P P

Heliports  -- -- -- --

Wind Energy Conversion Systems S S S S 8.9

**▪** *Within overlay districts, additional Special Permit and Site Plan Review requirements may apply. Within the West Tisbury Historic District, the West Tisbury Historic District Bylaw also applies.*

† *Subject to density controls in Section 4.4. Applicability of Special Permit requirement may depend upon density.*

‡  *May be subject to occupancy restrictions (see Section 4.4-4).*

\*  *Site Plan Review required if floor area exceeds 3,000 square feet for principal residences or 2,500 square feet for accessory structure, including barns or stables (unless exempted as agricultural struc­tures), riding arenas, or other recreational facilities.*

•  *Subject to limitations on municipal regulations in G.L. Chapter 40A, Section 3. Site Plan Review applies where legally permissible.*

∆  *The Planning Board is the Special Permit Granting Authority for Large-scale Residential Developments.*

* *Allowed within District LI2 (Martha’s Vineyard Airport). This does not preclude bona fide emergency helicopter landings in any Use District.*

☼ *A Special Permit is required by the Zoning Board of Appeals for arrays larger than 1500 square feet, for ground mounted arrays higher than 12 feet, and for arrays located within a front yard, see Section 8.10-4C.*

|  |  |
| --- | --- |
| ***ᴥ***  | * ***Mobile Food Establishments: A mobile food establishment is a food service operation permitted by Plan Review by the Planning Board and Select Board review as the permit granting authority.***
 |
| ***◘*** | ***Events: One event, including weddings for which the property owner(,) is paid a fee(,) per calendar year per property is allowed by right. Any additional events, including weddings,*** |

***require the property owner to apply for a special permit.***

***♣ Businesses other than events including weddings, operating prior to the effective date of this amendment shall be exempt.***

**USE TABLE, continued**

 **USE CATEGORY USE DISTRICTS SECTION**

 **RU**♣ **VR MB LI**

**BUSINESS USES**

Adult Uses -- -- -- S 8.5-6

Agriculture, Fishing, Forestry • P P P P

Automobile Service Station -- -- S S

***Chain Businesses* --- --- --- ---**

Craft Workshop PR PR PR PR

Child Care Facility • PR PR PR S 8.5-3

Cultivation and manufacturing of

recreational marijuana -- -- -- S¶

Home Occupation S S S S 8.5-1

Junkyard -- -- -- S 8.5-8

Kennel \_ -- S PR

Large-Scale Ground-Mounted Solar
Photovoltaic Installations **∙ ∙** -- -- -- PR 8.10

Light Industry -- -- -- S☼

Lodging Facility -- -- PR PR

***Mobile Food Establishments PR PR PR PR***

Office -- -- PR PR

Public Utility Facility PR PR PR PR

 (excluding wireless communication facilities)

Recreational Marijuana Sales -- -- S S

Recreational Marijuana Facility -- -- S S

Recreational Business S S PR PR

Registered Marijuana Dispensary -- -- S S

Renting of 3 or fewer rooms □ P P P --

Renting of 4 or more rooms □ S S S -- 8.5-7

Restaurant -- -- PR S

Retail Business (not listed elsewhere) S♦ -- PR S♠

Riding Stable PR PR S S

Service Business (not listed elsewhere) S -- PR PR

Soil Mining S -- -- S 8.5-5

Storage of Heavy Equipment S -- -- PR

Veterinary Clinic S -- S S

Warehouse -- -- -- PR

Wholesale Business S -- S PR

Wireless Communication Facilities S S S S 8.8

Heliports  -- -- -- --

**■ *Within overlay districts, additional Special Permit and Site Plan Review requirements may apply.*

 *Within the West Tisbury Historic District, the West Tisbury Historic District Bylaw also applies.*

♣ *See Section 8.5-2 for regulation of non-residential uses in the RU and VR Districts.*

☼ *No light industrial use shall have direct access onto the Edgartown Road.*

• *Subject to limitations on municipal regulations in G.L. Chapter 40A, Section 3.*

*□ In owner-occupied dwelling with or without meals provided, excluding detached bedrooms.*

♦ *Only in connection with agricultural use, including sale of produce and related products customarily* *sold by farms and nurseries.*

♠ *Only in connection with products manufactured or warehoused on the premises.*

¶ *Recreational marijuana cultivation and product manufacturing is permitted in the Light Industrial Districts (LI) 1 & 2 by special permit from the Zoning Board of Appeals.*

*\*Recreational marijuana sales are permitted in the Light Industrial District (LI) 2 (airport)by special permit from the Zoning Board of Appeals.*

**∙ ∙** *By Site Plan Review by the Zoning Board of Appeals*