

As-Of-Right Siting

TOWN OF CHATHAM



Massachusetts Green Communities Grant Program

Criterion 1

NOVEMBER 22, 2019

Town of Chatham
Commonwealth of Massachusetts
Protective Bylaw

“PUBLIC UTILITY BUILDING OR FACILITY” means a [structure](#), use or land designed and maintained as a public or private utility or service facility which qualifies as a public service corporation under M.G.L. Chapter 40A, Section 3 for the provision of services like gas, electric, telephone, radio, television, water, and sewer or a municipal utility or service facility. (5/11/98 ATM)

In 2011 the Town of Chatham approved a Photovoltaic Solar System (solar field) at the Land Fill Facility (97 Sam Ryder Road). The application was based on the definition **“Public Utility Building or Facility”** (see above definition) which is a permitted (by right) use in the Municipal Zone.

The following use table and zoning map are applicable to that project. “It was determined that the Town of Chatham could do solar by right in their municipal zones, so they did not need to create a specific overlay district specifically for solar. On the zoning map you will only find districts for ‘municipal.’”

Gift Shop⁶
 Government Offices and Facilities ***
Group Dwelling
Guest House
Home Occupation
Hospital, Sanatorium or Nursing Home
Independent Living Facility⁵
Kennel
Light Industry and Manufacturing
 Low Intensity Recreational Use such as walking,
 biking, fishing and picnicking ***
 Lumber and Feed Establishment
Lunch Room
Marina/Boatyard
 Medical Clinic
Motel, Hotel and Inn
Multi-Family Dwelling⁵
 New and Used Car Sales
One-Family Dwelling
 Open Space Residential Development
Personal and Household Service⁶
 Private Educational Use
Private Not-for-Profit Club
Professional Office⁶
 Public Educational Use
Public Utility Building and Facilities
 Radio/Television Broadcasting
 Religious and Municipal Use
Restaurant
Retail Sales and Service⁶
Roadside Stand
 Tent Trailer, Camping Vehicle and Mobile Home
Tourist Home
 Wholesale Business or Storage
 Outdoor Vending Machine: Food and Beverage

	R60	R40	R30	R20	R20A	SB	GB	I	M/C	M
Gift Shop ⁶	X	X	X	X ⁶	X	SC	P	X	X	X
Government Offices and Facilities ***	X	X	X	X	X	X	X	X	X	P
<u>Group Dwelling</u>	SP	SP	SP	SP	SP	SP	SP	X	X	X
<u>Guest House</u>	SC	SC	SC	SC	SC	SC	SP	X	X	X
<u>Home Occupation</u>	SC	SC	SC	SC	SC	SC	X	X	X	X
<u>Hospital, Sanatorium or Nursing Home</u>	X	X	X	X	X	X	SP	X	X	X
<u>Independent Living Facility</u> ⁵	X	X	X	X	X	X	SP/SPA	X	X	X
<u>Kennel</u>	SP	SP	SP	SP	X	X	SP	SP/SPA	X	X
<u>Light Industry and Manufacturing</u>	X	X	X	X	X	X	SP	SP	X	X
Low Intensity Recreational Use such as walking, biking, fishing and picnicking ***	P	P	P	P	P	P	P	P	P	P
Lumber and Feed Establishment	X	X	X	X	X	X	SP	P	X	X
<u>Lunch Room</u>	X	X	X	X ⁶	X	SP	SC	X	X	X
<u>Marina/Boatyard</u>	SP	SP	SP	SP	SP	SP	SP	P	X	X
Medical Clinic	X	X	X	X	X	X	SP	X	X	X
<u>Motel, Hotel and Inn</u>	X	X	X	X	X	X	SP	X	X	X
<u>Multi-Family Dwelling</u> ⁵	X	X	X	X	SC	X	SP/SPA	X	X	X
New and Used Car Sales	X	X	X	X	X	X	SP	P	X	X
<u>One-Family Dwelling</u>	P	P	P	P	P	P	SP	X	X	X
Open Space Residential Development	SP	SP	SP	SP	SP	X	X	X	X	X
<u>Personal and Household Service</u> ⁶	X	X	X	X ⁶	X	X	P	X	X	X
Private Educational Use	SP	SP	SP	SP	SP	SP	P	X	X	X
<u>Private Not-for-Profit Club</u>	SP	SP	SP	SP	SP	SP	SP	X	X	X
<u>Professional Office</u> ⁶	X	X	X	X ⁶	X	SP	P	X	X	X
Public Educational Use	P	P	P	P	P	P	P	P	X	P
<u>Public Utility Building and Facilities</u>	SP	SP	SP	SP	SP	SP	SP	SP	X	P
Radio/Television Broadcasting	X	X	X	X	X	X	SP	X	X	X
Religious and Municipal Use	P	P	P	P	P	P	P	P	X	X
<u>Restaurant</u>	X	X	X	X	X	X	SC	X	X	X
<u>Retail Sales and Service</u> ⁶	X	X	X	X ⁶	X	X	P	P	X	X
<u>Roadside Stand</u>	P	P	P	P	P	P	P	P	X	X
Tent Trailer, <u>Camping Vehicle</u> and <u>Mobile Home</u>	SC	SC	SC	SC	SC	SC	SC	X	X	X
<u>Tourist Home</u>	SC	SC	SC	SC	SC	SC	SC	X	X	X
Wholesale Business or Storage	X	X	X	X	X	X	SP	P	X	X
Outdoor Vending Machine: Food and Beverage	X	X	X	X	X	X	SP ²	X	X	X

