

**Plymouth Zoning Bylaw Use Table 11/17/2017 version) [Amended 10/23/2018 FTM by Articles 23 and 25; Amended 4/8/2019 SATM by Article 23; Amended 10/15/22 FTM by Article 11]**

Key: Y = permitted by right; SP = Special Permit and X = not permitted (prohibited)

	Residential Districts						Mixed Use Districts			Commercial Districts									
	RR	R-40	R-25	R-20SL	R-20MF	RR	DH	LIMWF	WF	NC	TC	GC	AC	LI	AP <sup>28</sup>	MC	HC	CVED	
<b>A Residential</b>																			
1 Single Family Dwelling	Y	Y	Y	Y	Y		Y/SP <sup>5</sup>	SP	Y	X	Y	X	X	X	X	X	X	X	X
2 Two Family Dwelling	X	SP	SP	X	Y		Y/SP <sup>5</sup>	SP <sup>6</sup>	SP	X	Y	Y/SP <sup>1,7</sup>	X	X	X	X	X	X	X
3 Multi-Family Dwelling	X	X	X	X	SP <sup>6</sup>		Y/SP <sup>5</sup>	SP <sup>6</sup>	SP <sup>6</sup>	X	SP	Y/SP <sup>1,7</sup>	X	X	X	X	X	X	X
4 Open Space Mixed Use Development	SP	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X
5 Village Open Space Development	X	SP	SP	SP	SP		X	X	X	X	X	X	X	X	X	X	X	X	X
6 Traditional Rural Village Development	SP	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X
7 Rural Density Development	SP	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X
8 Recreational Campground	SP	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X
9 Recreational Development	SP	SP	SP	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X
10 Retirement Mobile Home Park Planned Unit Development	X	X	SP	SP	SP		X	X	X	X	X	X	X	X	X	X	X	X	X
11a Transfer of Development Rights - Sending Parcel	Y	Y	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X
11b Transfer of Development Rights - Receiving Parcel	Y/SP <sup>3</sup>	SP	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X
<b>B Civic, Cultural or Recreational</b>																			
1 Boat Landing	Y	Y	Y	Y	Y		Y	Y	Y	X	Y	X	X	X	X	X	X	X	X
2 Commercial Recreation (including Golf)	SP	SP	SP	SP	SP		Y	SP	SP	X	Y/SP <sup>1</sup>	Y	Y	Y	Y	Y	Y	Y	Y
3 Commercial Sightseeing or Ferrying	X	X	X	X	X		Y	Y	Y	X	N	X	X	X	X	X	X	X	X
4 Cultural & Recreational Facility	X	X	X	X	X		Y	SP	SP	X	Y/SP <sup>1</sup>	X	X	X	Y	Y	Y/SP <sup>2</sup>	Y	Y
5 Day Camp	Y	Y	Y	Y	Y		X	X	X	X	X	X	X	SP	Y	Y	SP	Y	Y
6 Outdoor Recreation, Sporting Area	Y	Y	Y	Y	Y		X	X	X	X	X	X	X	SP	Y	Y	Y/SP <sup>2</sup>	Y	Y
7 Club, Non-profit	SP	SP	SP	SP	SP		Y	X	X	SP	Y/SP <sup>1</sup>	Y	Y	Y	Y	Y	Y	Y	Y
8 Recreation Facility	Y	Y	Y	Y	Y		Y	SP	SP	X	X	Y	Y	Y	Y	Y	X	X	X
9 Recreational Campground	SP	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X
<b>C Institutional</b>																			
1 Cemetery	SP	SP	SP	SP	SP		X	X	X	X	SP	X	X	X	X	X	X	X	Y
2 Child Care Facility	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y/SP <sup>1</sup>	Y	Y	Y	Y	Y	Y	Y	Y
3 Hospitals, Long Term Care Facility and similar institution	X	X	SP <sup>8</sup>	SP <sup>8</sup>	SP <sup>8</sup>		X	X	X	X	Y/SP <sup>1</sup>	X	X	X	X	X	X	X	SP
4 Public Parks and Community Recreation Center	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP <sup>1</sup>	SP	SP	SP	SP	SP	SP	SP	SP
5 Congregate Housing	X	X	SP	SP	SP		SP	SP	SP	SP	SP <sup>1</sup>	SP	SP	SP	SP	SP	SP	SP	SP
6 Assisted Living/Independent Facility	X	X	SP	SP	SP		SP	SP	SP	SP	SP <sup>1</sup>	SP	SP	SP	SP	SP	SP	SP	SP
7 Elderly Housing	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
8 School	X	SP	SP	SP	SP		Y	SP	SP	X	SP <sup>1</sup>	X	Y	Y	Y	Y	SP	SP	SP
9 School, College, University, Commercial-for Profit	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10 Public Safety Buildings <sup>29</sup>	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP <sup>1</sup>	SP	SP	SP	SP	SP	SP	SP	SP
11 Town building and use	RR	RR	R-40	R-25	R-20SL	R-20MF													
<b>D Commercial</b>																			
1 Adult use	X	X	X	X	X		X	X	X	X	SP <sup>1</sup>	SP	SP	SP	SP	SP	SP	SP	X
2 Agriculture 5 or more Acres	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3 Agriculture on 3 acres but less than 5 acres	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y





	Tract Size (acres)	Tract Frontage	Density (1 du/x sf; table lists x sf)	Lot Size (sf)	Lot Width (ft)	Lot Depth (ft)	Side Setback Yard (ft) single <sup>2</sup>	Side Setback total (ft) <sup>2</sup>	Front (ft)Setback <sup>2</sup>	Rear Setback (ft) <sup>2</sup>	Lot Coverage (percent)	Floor Area Ratio	Height <sup>7</sup>	Buffer
<b>Residential Districts</b>														
RR - Single family	NA	NA	120,000	120,000	200	200	30	NA	70	50	15	NA	35	NA
RR - Subd created after 11/14/1995 <sup>1</sup>	NA	NA	120,000	60,000	200	200	30	NA	70	50	15	NA	35	NA
RR - Recreational Dev (\$207-1)	250	200	120,000	6,000	60	NA	10	NA	20	10	15	NA	35	NA
RR - Rural Density Dev (\$207-2)	None	None	120,000	20,000	50	NA	10	NA	20	25	15	NA	35	NA
R-40 - Single family	NA	NA	40,000	40,000	150	200	25	NA	50	50	25	NA	35	NA
R-40 - Two-family	NA	NA	27,500	55,000	150	200	25	NA	50	50	25	NA	35	NA
R-40 - Recreational Dev (\$207-1)	100	150	60,000	6,000	60	NA	10	NA	20	10	25	NA	35	NA
R-40 - Rural Density Dev (\$207-2)	NA	NA	40,000	20,000	50	NA	10	NA	20	25	15	NA	35	NA
R-25 - Single family	NA	NA	60,000/25,000 <sup>18</sup>	25,000	110	175	15	40	35	40	25	NA	35	NA
R-25 - Two-family	NA	NA	60,000/17,500 <sup>18</sup>	35,000	110	175	15	40	35	40	25	NA	35	NA
R-25 - VOSD; single family (\$207-5)	NA	NA	25,000	6,000	60	NA	10	NA	20	10	25	NA	35	NA
R-25 - VOSD; multi-family (\$207-5)	NA	NA	25,000	15,000	100	100	30-50 <sup>4</sup>	NA	30	30/50 <sup>4</sup>	25	NA	35	NA
R-25 - Recreational Dev (\$207-1)	40	110	60,000	6,000	60	NA	10	NA	20	10	25	NA	35	NA
R-20SL - Single family	NA	NA	60,000/20,000 <sup>18</sup>	20,000	90	150	15	35	30	30	25	NA	35	NA
R-20SL - Alternate small lot <sup>3</sup>	NA	NA	60,000/15,000 <sup>18</sup>	15,000	75	150	3/20	28	10	30	25	NA	35	NA
R-20SL - Two-family	NA	NA	60,000/30,000 <sup>18</sup>	30,000	90	150	15	35	30	30	25	NA	35	NA
R-20SL - VOSD; single family (\$207-5)	NA	NA	20,000	6,000	60	NA	10	NA	20	10	25	NA	35	NA
R-20SL - VOSD; two-family (\$207-5)	NA	NA	20,000	15,000	60	NA	10	NA	20	10	25	NA	35	NA
R-20SL - VOSD; multi-family (\$207-5)	NA	NA	20,000	15,000	100	100	30/50 <sup>4</sup>	NA	30	30/50 <sup>4</sup>	25	NA	35	NA
R-20MF - Single family	NA	NA	60,000/20,000 <sup>18</sup>	20,000	90	90	15	35	30	30	25	NA	35	NA
R-20MF - Alternate small lot <sup>3</sup>	NA	NA	60,000/15,000 <sup>18</sup>	15,000	75	150	20/3	28	10	30	25	NA	35	NA
R-20MF - Two-family	NA	NA	60,000/15,000 <sup>18</sup>	30,000	90	90	15	25	30	30	25	NA	35	NA
R-20MF - Multi-family	NA	NA	60,000/5,445 <sup>18</sup>	86,000	200	200	30/50 <sup>4</sup>	NA	30	30 <sup>4</sup>	25	NA	35	NA
R-20MF - VOSD; single family (\$207-5)	NA	NA	60,000/5,445 <sup>18</sup>	6,000	60	NA	10	NA	20	10	25	NA	35	NA
R-20MF - VOSD; Two-family (\$207-5)	NA	NA	60,000/5,445 <sup>18</sup>	15,000	60	NA	10	NA	20	10	25	NA	35	NA
R-20MF - VOSD; Multi-family (\$27-5)	NA	NA	60,000/5,445 <sup>18</sup>	15,000	100	NA	30/50 <sup>4</sup>	NA	10	30/50 <sup>4</sup>	25	NA	35	NA
<b>Mixed Use Districts</b>														
DH	NA	NA	NA	None	None	None	5/0 <sup>b</sup>	NA	Varies <sup>5,3a</sup>	5/0 <sup>6</sup>	None	None	35	NA
LI/WF <sup>8</sup>	NA	NA	footnote <sup>5</sup>	20,000	70	70	10	NA	10	10	50	1	35 <sup>7a,c</sup>	NA
<b>Commerce Districts</b>														
WF <sup>9</sup>	NA	NA	NA	20,000	70	70	10	NA	10	10	50	1	35	NA
NC	NA	NA	NA	20,000	90	150	0/10/40 <sup>10a</sup>	NA	30/60 <sup>10b</sup>	40	40	0.5	25	50
TC	NA	NA	NA	20,000	90	150	0/10/40/ <sup>11a, c &amp; d</sup>	NA	40 <sup>5, 11c &amp; d</sup>	30/50 <sup>11b,c</sup>	50 <sup>11e</sup>	1.0 <sup>11e</sup>	35	50
GC <sup>11f</sup>	NA	NA	NA	40,000	200	150	40	NA	40	50/30 <sup>12</sup>	30	0.75	35	50
AC	NA	NA	NA	40,000	200 <sup>13a</sup>	150	30/150 <sup>13b</sup>	NA	50 <sup>13a</sup>	30/150 <sup>13b</sup>	50	0.75	35 <sup>7c</sup>	50
LI	NA	NA	NA	40,000	200 <sup>14a</sup>	150	30/150 <sup>14b</sup>	NA	50	30/150 <sup>14c</sup>	50	0.75	35 <sup>7d,f</sup>	50 <sup>14</sup>
AP - Industrial Uses	NA	NA	NA	20,000	90	150	10/40 <sup>15a</sup>	NA	40	30/50 <sup>15b</sup>	50	1	35 <sup>7d,f</sup>	50
AP - Commercial Uses	NA	NA	NA	40,000	200	150	40	NA	40 <sup>16</sup>	50	30	0.75	35	NA
MC	NA	NA	NA	40,000	200	150	40	NA	40	30/50 <sup>17</sup>	50	1	35 <sup>7e</sup>	NA
HC	NA	NA	NA	40,000	100	150	30	NA	30	30	50	0.75	35	NA
CVED [Added 10/23/2018 FTM by Art. 25]														