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 Approved 06.22.2026
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ZONING REGULATIONS
 415 Attachment 1

Town of Winchester

Appendix A
Table of Uses and Minimum Parking Requirements
[Amended 6-27-2022; 2-26-2024; 11-25-2024; 4-14-2025; 7-28-2025]

Key:
 A = Allowed, No Permit Required
 ZP = Zoning Permit Required
 SP = Site Plan Approval Required
SR = Summary Review
 SUP = Special Permit Required
 Blank Box = Not Permitted

	RR Rural	HL Highland Lake District	HLB Highland Lake Business District	TSF Town Single- Family	TCR Town Center Residential	TC* Town Center	TG Town Gateway	PI Production and Innovation	Off-Street Parking Requirements: (minimum, in number of spaces; square footages are based on gross floor area)
Residential Uses									
Affordable housing	SUP	SUP		SUP	SUP	SUP	SUP		<u>1 per efficiency or 1-bed unit</u> <u>2 per all other units</u>
Bed-and-breakfast	SUP	SUP	SUP	SUP	SUP	SUP	SUP		2 per dwelling unit + 1 per bedroom for rent
Dwelling units within a mixed- use building above the first floor					ZP	ZP			<u>1 per efficiency or 1-bed unit</u> <u>2 per all other units</u>
Dwelling units within a mixed- use building on the first floor					SUP	SUP			<u>1 per efficiency or 1-bed unit</u> <u>2 per all other units</u>
Multiple-family dwelling			SUP		SUP	SUP	SUP		<u>1 per efficiency or 1-bed unit</u> <u>2 per all other units</u>
Single-family dwelling	ZP	ZP		ZP	ZP		ZP		Off-street parking required
<u>Middle Housing Development</u> <u>(§415-49)</u>			<u>SR</u>	<u>SUP</u>	<u>SUP</u>	<u>SR</u>	<u>SR</u>		<u>1 per efficiency or 1-bed unit</u> <u>2 per all other units</u>
<u>Mixed-Use Middle Housing</u> <u>Development (§415-49)</u>			<u>SR</u>			<u>SR</u>	<u>SR</u>		
Two-family dwelling (duplex)				SUP	SUP		SUP		<u>1 per efficiency or 1-bed unit</u> <u>2 per all other units</u>

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Business and Medical Uses									
Medical office or clinic, large-format						SUP	SUP		1 per 300 square feet
Medical office or clinic, small-format						SP	SP		1 per 300 square feet
Office, business, large- format						SUP	SUP	SP	1 per 300 square feet
Office, business, small- format						SP	SP	SP	1 per 300 square feet
Office, professional, large- format						SUP	SUP		1 per 300 square feet
Office, professional, small- format						SP	SP		1 per 300 square feet
Veterinary hospital	SUP						SUP	SP	1 per 400 square feet
Commercial Uses									
Adult-oriented establishment								SP	1 per 100 square feet
Artisan production						SP	SP	SP	1 per 1,000 square feet
Bakery						SP	SP	SP	1 per 400 square feet
Banks and financial institutions with drive- through						SUP	SUP		1 per 300 square feet + 5 stacking spaces per drive- through lane
Banks and financial institutions without drive- through						SP	SUP		1 per 300 square feet
Banquet facility	SUP		SUP			SUP	SUP		1 per 600 square feet
Boardinghouse					SUP				1 per room for rent + 0.25 guest space per unit
Brewery, large						SUP	SUP	SP	1 per 600 square feet
Brewery, micro-						SUP	SUP	SP	1 per 300 square feet
Brewpub			SUP			SUP	SUP	SP	1 per 50 square feet
Cannabis retail and hybrid retail						SUP	SUP	SUP	See § 415-29
Cannabis micro-cultivation						SUP	SUP	SUP	See § 415-29
Car wash							SUP	SP	1 per 300 square feet +

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									5 stacking spaces per drive-through lane
Commissary						SP	SP	SP	1 per 2,000 square feet
Country inn	SUP	SUP	SUP	SUP	SUP	SP	SP		1 per room for rent
Distillery						SUP	SUP	SP	1 per 2,000 square feet
Drug store, large-format							SP		1 per 300 square feet
Drug store, small-format						SP	SP		1 per 300 square feet
Funeral, undertaking and interment service						SUP	SUP	SUP	1 per 4 persons at maximum occupancy
Greenhouse/nursery, commercial	SUP	SUP					SUP	SUP	1 per 600 square feet of interior space
Hotel			SUP			SUP	SUP		1 per room for rent
Kennel	SUP						SUP	SP	1 per 600 square feet of interior space
Marina, including boat sales and/or storage, repair and fueling			SUP						To be determined as part of special permit application
Medical marijuana dispensary facility						SUP	SUP	SUP	1 per 300 square feet
Medical marijuana production facility								SUP	1 per 2,000 square feet
Motor vehicle fuel sales with convenience retail						SUP	SUP	SUP	1 per 300 square feet
Motor vehicle fuel sales without convenience retail							SUP	SUP	N/A
Restaurant			SUP		SUP	SP	SP		1 per 100 square feet
Restaurant, high turn-over/fast-food						SUP	SUP	SUP	1 per 100 square feet + 5 stacking spaces per drive-through
Retail, convenience			SUP				SUP		1 per 300 square feet
Retail, grocery, large-format							SUP		1 per 250 square feet

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Retail, grocery, small-format			SUP			SP	SP		1 per 400 square feet
Retail, large shop							SUP		1 per 300 square feet
Retail, personal service			SUP			SP	SP		1 per 300 square feet
Retail, small shop			SUP			SP	SP		1 per 300 square feet
Retail, Smoke Shop							SP	SP	1 per 300 square feet
Roadside-oriented limited retail enterprise	SUP						SP		N/A
Stable, commercial	SUP						SUP	SP	1 per 5,000 square feet of interior space 1 for each 5 users of, or visitors to, the lot, including spectators for horse shows or similar events
Storage business, outdoor limited							SUP	SP	1 per 300 square feet of office + 0.25 per unit for rent
Storage, personal and mini-warehouse							SUP	SP	1 per 300 square feet of office + 0.25 per unit for rent
Tap/tasting room			SUP			SUP	SUP	SP	1 additional per 100 square feet
Tavern						SUP	SUP		1 per 100 square feet
Vehicle sales and service, personal						SUP	SUP	SP	1 per 1,500 square feet of interior space, not including display area
Vehicle sales and service, pleasure							SUP	SP	1 per 1,500 square feet of interior space, not including display area
Vehicle sales and service, professional							SUP	SP	1 per 1,500 square feet of interior space, not including display area

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Public or Institutional Uses									
Cemetery	SUP	SUP		SUP	SUP	SUP	SUP	SUP	1 per acre
Club	SUP	SUP	SUP	SUP		SUP	SUP		1 per 600 square feet
College						SUP	SUP		1 per full-time faculty + 0.50 per enrolled student
Commercial recreation	SUP								1 per 600 square feet of interior space
Community center, private					SP		SP	SP	1 additional per 600 square feet
Congregate residence	SUP				SUP	SUP	SUP		0.50 per bedroom
Cultural institution						SP	SP		1 per 250 square feet
Continuing-care retirement community					SUP	SUP	SUP		0.75 per unit
Convalescent home/nursing home		SUP			SUP	SUP	SUP		0.50 per bed
Group day-care home	SP	SP		SP	SP	SP	SP		1 per 4 persons at maximum occupancy
Hospital						SUP	SUP		1 per 500 square feet
Independent living retirement facility					SUP	SUP	SUP		1.0 per unit
Public administrative services and courts						SP	SP	SP	1 per 300 square feet
Public recreation facility	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	N/A
Public safety facility	SUP	SUP		SUP	SUP	SUP	SUP	SUP	N/A
Public utility facility	SUP	SUP		SUP	SUP	SUP	SUP	SUP	N/A
Recreation and entertainment facility, indoor private						SUP	SUP	SP	1 per 600 square feet
Recreation and entertainment facility, outdoor private	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	N/A

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School	SUP	SUP		SUP	SUP	SUP	SUP	SUP	1 per 2 classrooms
Worship place	SUP			SUP	SUP	SUP	SUP	SUP	1 per 4 persons at maximum occupancy
Agricultural Uses									
Farm	SP						SP	SP	N/A
Farm stand, permanent	SP	SP					SP	SP	2 per stand
Farm winery	SUP	SUP					SUP		N/A
Home farming	ZP	ZP		ZP	ZP	ZP	ZP		N/A
Homesteading Cart	A	A		A	A	A	A		Off Street parking required
Industrial and Research Uses									
Bulk storage facility							SUP	SP	1 per 2,000 square feet
Cold plant storage								SP	1 per 2,500 square feet
Industrial laundry								SP	1 per 2,000 square feet
Junkyard									1 per 600 square feet of interior space
Laboratory								SP	1 per 1,000 square feet
Landscaping/construction yard							SP	SP	1 per employee
Manufacturing, heavy								SP	1 per 2,500 square feet
Manufacturing, light						SUP	SUP	SP	1 per 2,000 square feet
Recycling facility								SUP	1 per 2,000 square feet
Research and development facility							SUP	SP	1 per 600 square feet
Warehouse, large							SUP	SP	1 per 2,000 square feet
Warehouse, small							SUP	SP	1 per 2,000 square feet
Wholesale and distribution business							SUP	SP	1 per 2,000 square feet
Other Uses									
Change from one permitted use to another permitted use within existing space				ZP		ZP	ZP	ZP	See requirements for each use

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Earth excavation	SUP						SUP	SUP	
Earth Excavation Renewal	SP						SUP	SUP	
Industrial heritage re-use					SUP	SUP	SUP	SUP	N/A
Mixed-use building			SP		SP	SP	SP		See requirements for each specific use
Open space subdivision	SUP			SUP					Off-street parking required
Parking lot, small-scale					SP	SP	SP		N/A
Parking lot, large-scale						SUP	SUP		N/A
Seasonal cottages	ZP	ZP							1 per cottage
Accessory Uses									
Accessory apartment	ZP	ZP		ZP	ZP		ZP		1 additional per accessory apartment unit
Accessory residential uses	ZP	ZP		ZP	ZP	ZP	ZP		N/A
Family child-care home	ZP	ZP		ZP	ZP	ZP	ZP		1 per 4 persons at maximum occupancy
Helipad	SUP						SUP	SUP	Determined as part of SP
Home occupation	SUP	SUP		SUP	SUP	SP	SP		N/A
Outdoor dining (accessory use)			ZP		ZP	ZP	ZP	ZP	1 per 100 square feet
Telecommunications facilities	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Temporary Health Care Unit (PA 17-155)	ZP	ZP		ZP	ZP	ZP	ZP		Off street parking required
Wind and solar facilities (accessory to any residential or commercial use)	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	

NOTES:

- ¹ Notwithstanding the off-street parking requirements by use set forth in the table above, no off-street parking is required for any uses in the TC District.
- ² Public water and sewer required.

