

SECTION III. RESIDENTIAL - AGRICULTURAL DISTRICT:

1. In a Residential-Agricultural District no lot shall be used and no structure shall be erected, maintained, altered, or used for any purpose other than the following:
 - (A) One family detached dwelling, provided that there shall be only one (1) such dwelling per lot except as otherwise allowed under this Section, together with garage, private stable, wood shed, and similar accessory buildings normal to such use. *(Amended May 12, 2009)*
 - (B) Conversion, alteration or extension of the use of a dwelling, existing at the time this by-law was originally adopted, into a dwelling containing units for not more than three (3) families, upon permission from the Board of Appeals as provided for in Section VIII.2.(D) of this by-law. *(Amended June 8, 1999)*
 - (1) No such conversion shall be permitted under this subparagraph 1 (B) unless:
 - (a) The premises to be converted into a dwelling containing units for two (2) families shall include at least 130,600 square feet, (3 acres) of land and for conversion to three (3) units the premises shall include at least 217,720 square feet (5 acres) of land; and
 - (b) The conversion involves no substantial external enlargement of the pre-existing dwelling.
 - (2) There shall be submitted to the Board of Appeals in duplicate with application for permission for the conversion, a site plan of the proposed conversion drawn to scale showing the land area and all existing buildings, and any proposed external changes therein, and all existing and proposed structures, parking facilities, driveways and service areas, facilities for sewage, refuse and waste disposal and surface water drainage. *(Amended June 25, 1968, May 9, 1989)*
 - (C) Religious or educational purposes, on land owned or leased by the Commonwealth of Massachusetts or any of its agencies, subdivisions or bodies politic, or a religious sect or denomination, or a nonprofit educational corporation; provided however, that such uses are subject to the regulations contained in Section VI and Section XII of this by-law. *(Amended May 30, 1978, June 8, 1999)*
 - (D) Park, reservation, wildlife sanctuary building, structure or area dedicated to municipal use or service. A building, structure, or area that is used for the generation of electrical power, all of which is used by or sold to the Town of Princeton or the Princeton Municipal Light Department, shall be considered to be a municipal use or service for purposes of this section. *(Amended May 10, 2005)*
 - (E) Farm, nursery, truck garden or greenhouse, including the display and sale of products or plants raised in the town.
 - (F) The keeping of poultry, pigs or other farm animals subject to the regulations of the Board of Health. *(Amended May 30, 1978)*
 - (G)
 - (a) Home office, home farm stand, or home business workshop, as defined in Section XVIII (1) (A).
 - (b) Subject to a special permit granted by the Planning Board, as provided in Section VIII. 3 of this Bylaw: Bed & Breakfast or home specialty retail, as defined in Section XVIII (1) (B).
(Amended May 11, 2010, amended May 13, 2014)
(Section 1-H was deleted by vote at May 15, 2018 Annual Town Meeting)

- (I) Subject to the permission of the Board of Appeals, as provided in Section VIII.2.(D) of this by-law, the following: cemetery, hospital, sanitarium, nursing home or charitable institution; subject to Site Plan Review under Section XII of this by-law, the following: use of land or structure by a public utility; community club or private club not conducted for profit; ski-tow, and structures and uses generating electric power for the Town of Princeton or the Princeton Municipal Light Department. *(Amended May 30, 1978, June 8, 1999 & May 10, 2005)*
- (J) Subject to the permission of the Board of Appeals, as provided in Section VIII.2.(D) of this by-law, portable wood-working mills and machinery while operating exclusively upon timber being removed from the property upon which said mills and machinery are located. In granting such permits therefor the Board of Appeals shall specify such limitations and safeguards, as it may deem appropriate. *(Amended June 8, 1999, Amended May 13, 2014)*
- (K) A country club and golf course on a minimum of two hundred (200) acres of contiguous land. . *(Amended April 2, 2002)*
- (L) Subject to the permission of the Board of Appeals, as provided in Section VIII-2(D) of the Zoning By-laws, low or moderate income housing developed under the comprehensive permit process established by Chapter 40B of the MA General Laws. *(Amended May 21, 1991, Renumbered & Amended April 2, 2002)*
- (M) Telecommunications facilities, towers and devices may be allowed upon the grant of a special permit by the Planning Board. *(Amended June 8, 1999, Renumbered April 2, 2002)*
- (N) Subject to a special permit granted by the planning board under Section XIV, an open space-residential design development *(Amended February 26, 2008)*
- (O) Subject to a special permit granted by the planning board under Section XV, a backlot development. *(Amended February 26, 2008)*
- (P) Subject to a Special Permit from the Planning Board acting pursuant to M.G.L. Chapter 40A, Section 9 and Section XVII of this Bylaw, Special Residential Use Regulations, an Accessory Apartment. *(Amended May 12, 2009)*
(Section III, K through P Renumbered May 11, 2010)
- (Q) Subject to a special permit granted by the Planning Board under section XX of these by-laws, earth removal. *(Amended May 12 2015)*