

APPENDIX A

Table of Use Regulations

Principal Uses	Res I	Res II	Res III	Res IV	Res V	Bus I	Bus II	BV	BC	I
A. Residential Uses										
1. Single family dwelling	Y	Y	Y	Y	Y	N	N	N	N	N
2. One two-family or one duplex dwelling on a separate lot	N	N	N	Y	N	N	N	N	N	N
3. Multifamily dwelling/multiple unit development (See Section 8.4)	N	N	N	PB	N	N	N	N	N	N
4. Flexible Development (See Section 8.1)	PB	PB	PB	PB	PB	N	N	N	N	N
5. Senior Housing Facility (See Section 8.5)	PB	PB	PB	PB	N	PB	N	N	PB	N
6. Mixed Use	N	N	N	N	N	N	N	PB	N	N

Principal Uses	Res I	Res II	Res III	Res IV	Res V	Bus I	Bus II	BV	BC	I
B. Institutional and Public Uses										
1. Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Governmental buildings and related or supporting facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Cemeteries	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. Public park or playground, public recreational building or facility	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6. Essential Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7. Private non-profit libraries or museums	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
8. Private non-profit community center building, settlement house, adult education center or other similar facility provided indoor or outdoor noisy activities shall be not less than one hundred (100) feet from any lot line and shall be not detrimental to the neighborhood by reason of noise in any season	PB	PB	PB	PB	PB	Y	Y	Y	Y	Y
9. Hospital or clinic	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
10. Child care center or school aged child care program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Principal Uses	Res I	Res II	Res III	Res IV	Res V	Bus I	Bus II	BV	BC	I
C. Agricultural Uses										
1. Agricultural, horticulture, viticulture, silviculture or floriculture on parcels of five or more acres or two or more qualified acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. On parcels of less than five acres or less than two qualified acres, farms growing vegetables, fruits and other plants or crops; the raising of livestock or poultry but not swine provided that any building housing livestock or poultry be not less than one hundred fifty (150) feet from the property boundary	Y	Y	Y	Y	N	N	N	N	N	Y
3. One roadside stand per farm for the sale of agricultural or horticultural products the major portion of which are grown or produced on the premises	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Farmstand authorized by M.G.L. Chapter 40A, s. 3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Principal Uses	Res I	Res II	Res III	Res IV	Res V	Bus I	Bus II	BV	BC	I
D. Offices and Laboratory										
1. Business, financial, professional or governmental offices but no retail business, no manufacturing and no processing	N	N	N	N	N	Y	Y	Y	Y	N
2. Offices for medical, psychiatric or other health services for the examination or treatment of persons as outpatients, including only laboratories that are part of such offices or clinic	N	N	N	N	N	Y	Y	Y	Y	N
3. Laboratory or research facility providing that any manufacturing or processing of an accessory nature does not occupy more than twenty-five (25) percent of the gross floor area	N	N	N	N	N	N	Y	N	Y	Y
4. Laboratory or research facility	N	N	N	N	N	N	N	N	Y	Y
5. Radio or television studio	N	N	N	N	N	Y	Y	Y	Y	Y
6. Commercial radio or television transmission facility but not studios and not communications towers and wireless communications towers for transmission of signals to and from portable telephones, cell phones or cellular phones	N	N	N	N	N	PB	PB	PB	PB	PB
7. Drive-in bank ATM or window; drive in or drive through facility	N	N	N	N	N	PB	PB	PB	PB	PB

Principal Uses	Res I	Res II	Res III	Res IV	Res V	Bus I	Bus II	BV	BC	I
E. Retail Business and Consumer Service Establishments										
1. Store for retail sale of merchandise provided all display, storage and sales of materials are conducted within a building and provided there be no manufacturing or assembly on the premises	N	N	N	N	N	Y	Y	Y	Y	PB
2. Store for retail sale of merchandise provided all display, storage and sales of materials are conducted within a building which may include manufacturing or assembly on the premises	N	N	N	N	N	N	N	N	Y	PB
3. Space for the manufacture, assembly or packaging of consumer goods provided that at least fifty (50) percent of such merchandise is sold at retail on the premises and that all display, sales and storage is conducted within a building and further provided that not more than twenty-five (25) percent of the floor area is devoted to the manufacturing, assembly or packaging of consumer goods and that not more than five (5) persons are employed at any one time for the manufacturing, assembly or packaging of such goods	N	N	N	N	N	N	Y	PB	Y	N
4. Space for the manufacture, assembly or packaging of consumer goods provided that all display, sales and storage is conducted within a building and further provided that no business will be allowed that would create a nuisance or hazard to safety, health or environment	N	N	N	N	N	N	N	N	Y	PB
5. Personal Service Establishment	N	N	N	N	N	Y	Y	Y	Y	PB
6. General Service Establishment	N	N	N	N	N	Y	Y	Y	Y	PB
7. Private non-profit membership club or lodge	N	N	N	N	N	Y	Y	Y	Y	Y

	Res I	Res II	Res III	Res IV	Res V	Bus I	Bus II	BV	BC	I
8. Trade, professional or other school conducted s a private business for gain	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
9. Outdoor sports facility conducted for profit	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
10. Country, golf, swimming, tennis or other recreational facility not conducted as a business for gain	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
11. Entertainment and recreational facilities operated as a business for gain including but not limited to, restaurants bowling alley, theatre or sport arena or dance hall provided that such use is housed indoors in sound-insulated structure that protects the neighborhood from inappropriate noise in any season	N	N	N	N	N	Y	Y	Y	Y	PB
12. Hand laundry, dry cleaning or tailoring or other similar use, printing shop, caterers or other similar uses provided personnel is limited to not more than five (5) persons at any one time on the premises	N	N	N	N	N	Y	Y	Y	Y	N
13. Hotel and Motel	N	N	N	N	N	Y	Y	N	Y	N
14. Studios for arts and handicrafts provided personnel is limited to not more than five (5) persons at any one time on the premises	N	N	N	N	N	Y	Y	Y	Y	N
15. Indoor places solely for eating and drinking, no dancing or live entertainment permitted *Outdoor seating by special permit allowed from PB	N	N	N	N	N	Y*	Y*	Y*	Y*	PB
16. Drive-In Restaurants	N	N	N	N	N	PB	PB	PB	PB	PB
17. Mortuary, undertaking or funeral establishment	N	N	N	N	N	Y	Y	Y	Y	Y
18. Veterinary establishment, and/or kennel or similar establishment, provided that in business zone animals are kept wholly indoors	Y	N	N	N	N	Y	N	N	Y	N

	Res I	Res II	Res III	Res IV	Res V	Bus I	Bus II	BV	BC	I
19. Store for outdoor retail sale of merchandise such as but not limited to lumber yards and building supply yards where merchandise is stored in the open provided that all merchandise so stored is screened from ground level view from any abutting street or abutting property at the property line	N	N	N	N	N	N	N	N	Y	Y
20. Self Service Storage Warehouse providing warehouse storage services directly to the general public, but provided that all storage be contained within buildings, and provided that there be no storage or bailing of junk scrap metal, rags, waste paper or used rubber, and provided that the Planning Board grants a Special Permit approval pursuant to Section 10.6 site plan review	N	N	N	N	N	PB	PB	PB	PB	PB
21. Sales places for flowers, garden supplies, agricultural produce, partly or wholly outdoors, including commercial greenhouses	N	N	N	N	N	Y	Y	Y	Y	Y
22. Place for exhibition lettering or sale of gravestones	N	N	N	N	N	N	N	N	PB	Y

Principal Uses	Res I	Res II	Res III	Res IV	Res V	Bus I	Bus II	BV	BC	I
F. Automotive Service and Open Air Drive-In Retail Services										
1. Gasoline service stations provided no major repair work to be done on the premises	N	N	N	N	N	Y	Y	N	N	N
2. Sale or rental of automobiles, boats and other motor vehicle and accessory storage of same if conducted entirely within an enclosed sound-insulated structure	N	N	N	N	N	Y	Y	N	Y	N
3. Sale or rental of automobiles, boats and other light motor vehicles and accessory storage conducted partly or wholly on open lots	N	N	N	N	N	Y	N	N	Y	N
4. Gasoline service stations and automobile repair:										
4.(a) Gasoline service stations and automobile repair shops, provided all work is carried on within the building but excluding all autobody shops and all shops for the painting of motor vehicles	N	N	N	N	N	PB	N	N	PB	Y
4.(b) Autobody shops, and shops for the painting of motor vehicles, provided all work is carried on within the building	N	N	N	N	N	N	N	N	N	Y
5. Car washing establishments	N	N	N	N	N	N	N	N	N	Y
6. Hourly car rental station	N	N	N	N	N	Y	Y	Y	Y	Y

Principal Uses	Res I	Res II	Res III	Res IV	Res V	Bus I	Bus II	BV	BC	I
G. Industrial, Wholesale and Transportation Uses										
1. Laundries and dry cleaning plants principally for the trade, not mainly retail local service	N	N	N	N	N	N	N	N	N	Y
2. Printing, binding, publishing and related arts and trades	N	N	N	N	N	N	N	N	PB	Y
3. Light manufacturing	N	N	N	N	N	N	N	N	PB	Y
4. Trade shop	N	N	N	N	N	N	N	N	Y	Y
5. Place for manufacturing, assembly or packaging of goods, provided that all resulting cinders, dust, flashing, fumes, gases, odors, refuse matter, smoke and vapor be effectively confined to the premises or disposed of in a manner that does not create a nuisance or hazard to safety or health	N	N	N	N	N	N	N	N	N	Y
6. Wholesale business and storage, each in a roofed structure	N	N	N	N	N	N	N	N	Y	Y
7. Trucking terminals	N	N	N	N	N	N	N	N	Y	Y
8. Freight terminals	N	N	N	N	N	N	N	N	Y	Y
9. Extractive industries	N	N	N	N	N	N	N	N	N	PB

Principal Uses	Res I	Res II	Res III	Res IV	Res V	Bus I	Bus II	BV	BC	I
H. Accessory Uses and Off-Street Parking										
1. Private garage for storage of up to three (3) motor vehicles in Residence Districts	Y	Y	Y	Y	Y	-	-	-	-	-
2. Outdoor overnight parking in Residence Districts of not more than one commercial vehicle provided that no such commercial vehicle may exceed ten thousand (10,000) lbs. Gross Registered Weight Rating (GVWR)	Y	Y	Y	Y	Y	-	-	-	-	-
3. Private greenhouses, tennis court, swimming pool for other similar building, accessory to the main use	Y	Y	Y	Y	Y	N	N	Y	Y	N
4. The raising or keeping of animals, livestock or poultry as pets or for use by residents of the premises provided that any stable or enclosure for any animals shall be not less than one hundred (100) feet from side or rear lot line and not less than fifty (50) feet from any front lot line	Y	Y	Y	Y	N	N	N	N	N	N
5. Home occupation (See Section 3.2.1)	Y/PB	Y/PB	Y/PB	Y/PB	Y/PB	N	N	N	N	N
6. Right-of-way of not less than forty (40) feet in width for vehicular access from a residential zoning district to a public way constructed in accordance with the design and construction standards contained in the Planning Board Subdivision Rules and Regulations	N	N	N	N	N	Y	Y	Y		N
7. On-site infrastructure related to the main use, including without limitation, amenities and off-street parking facilities, structures and garages designed to serve the main use in accordance with existing height limitation by Special Permit	N	N	N	PB	N	N	N	PB	N	N
8. Uses, whether or not the same parcel as activities permitted as a matter of right, access to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB

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9. Family living space	PB	PB	PB	PB	PB	N	N	N	N	N
10. Renting of rooms in an existing dwelling to not more than three (3) boarders	Y	Y	Y	Y	Y	N	N	N	N	N
11. Family home day care, small	Y	Y	Y	Y	Y	N	N	N	N	N
12. Family home day care, large	PB	PB	PB	PB	PB	N	N	N	N	N
13. Adult social day care home	PB	PB	PB	PB	PB	N	N	N	N	N

Zoning Map

APPENDIX B

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