

TABLE LEGEND (subject to the footnotes)

- Y Uses which are permitted as of right
- N Uses which are prohibited
- SPZ Uses that require a special permit from Zoning Board of Appeals
- SPP Uses that require a special permit from the Planning Board
- SP Uses that require a special permit from either Zoning Board of Appeals or Planning Board depending upon the size of the establishment (see footnotes).

For uses with a dash (-), see footnote 11.

Parking codes refer to the numbered uses set forth in the Table of Off-Street Parking Regulations, Section IV.B.1.a; see that Table for the applicable parking requirements.

For those uses with an * under Parking Code, see the Mixed Use Regulations, Section V.G.

Uses which are defined in Section 1.E are in **bold**.

USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 B-4 ³	CB ⁴	B ⁵	P ⁶	PRD ⁷	M-1 ⁸	M ⁹	OSR ₁₀	TP ¹¹	<u>CID</u>	Parking code
<u>1. RESIDENTIAL</u>															
A. Single-family detached dwelling	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	<u>N</u>	1
B. Two-family detached dwelling ¹²	N	SPZ	SPZ	SPZ	SPZ	N	SPZ	N	N	N	N	N	N	<u>N</u>	2
C. Boarding house (conversion)	N	N	N	SPP	SPP	SPP	N	N	N	N	N	N	N	<u>N</u>	4
D. Boarding and lodging houses	N	N	N	N	N	N	SP	N	N	N	N	N	N	<u>N</u>	4
E. Mixed use	N	N	N	SPP	SPP	SPP	SPP	N	N	N	N	N	N	<u>Y</u>	*
F. Mixed use complex	N	N	N	SPP	SPP	SPP	SPP	N	N	N	N	N	N	<u>Y</u>	*
G. Assisted living, congregate living housing	SPZ	SPZ	SP	SP	SP	SP	SP	SPZ	SPZ	SP	SP	N	N	<u>N</u>	3

USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 B-4 ³	CB ⁴	B ⁵	P ⁶	PRD ⁷	M-1 ⁸	M ⁹	OSR ₁₀	TP ¹¹	<u>CID</u>	Parking code
2. <u>RESIDENTIAL ACCESSORY</u>															
A. Rental of rooms	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	<u>N</u>	28
B. Home occupation/office	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	<u>N</u>	30
C. Family child care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	<u>N</u>	7
D. Large family child care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	<u>N</u>	7
E. Accessory residential garage	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	<u>N</u>	none
F. Private stables, barn, similar accessory structures	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	<u>N</u>	none
G. Accessory swimming pool	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	<u>N</u>	none
H. Amateur radio tower	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	<u>N</u>	none
I. Limited accessory structures	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	<u>N</u>	none
3. <u>INSTITUTIONAL AND RECREATIONAL</u>															
A. Municipal services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	<u>Y</u>	23
B. Municipal water towers and reservoirs	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	<u>Y</u>	none
C. Cemeteries	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	<u>N</u>	none
D. Educational/charitable/religious	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	<u>N</u>	7 or 13

USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 B-4 ³	CB ⁴	B ⁵	P ⁶	PRD ⁷	M-1 ⁸	M ⁹	OSR ₁₀	TP ¹¹	<u>CID</u>	Parking code
E. Lodge, club or private non-profit social or fraternal organization	N	N	SP	Y	Y	Y	Y	N	N	Y	Y	N	N	<u>N</u>	9
F. Library, museum, or public or semi-public institution of a philanthropic or charitable character.	N	N	SP	SP	SP	SP	N	N	N	SP	SP	N	N	<u>N</u>	13
G. Trade, professional, or other school unless exempt	N	N	SP	Y	Y	Y	Y	N	N	Y	Y	N	N	<u>Y</u>	7
H. Day care for elderly	N	N	SP	SP	SP	SP	N	N	N	SP	SP	N	N	<u>N</u>	7
I. Licensed nursing, rest or convalescent home	SPZ	SPZ	SP	SP	SP	SP	SP	SPZ	SPZ	SP	SP	N	N	<u>N</u>	11
J. Public driving ranges on parcel of at least 40 acres	N	N	N	N	N	N	N	N	N	N	N	SPZ	N	<u>N</u>	6
K. Outdoor recreational facilities ¹³	SPZ	SPZ	SP	SP	SP	SP	SP	SPZ	SPZ	SP	SP	Y ¹⁴	N	<u>N</u>	5 or 6
L. Indoor non-profit recreational facilities	N	N	N	N	N	N	N	N	N	N	N	SPZ	N	<u>N</u>	6
M. Indoor amusement facility	N	N	N	SP	SP	SP	SP	N	N	SP	SP	N	SPP	<u>SPP</u>	6
N. Cultural and educational centers	N	N	N	SPZ	SPZ	N	SPZ	N	N	N	SPZ	SPZ	N	<u>N</u>	13
O. Center for performing arts	N	N	N	N	SPP	N	SPP	SPP	N	N	N	N	SPP	<u>SPP</u>	13
P. Educational training facilities and conference centers accessory to permitted use	N	N	N	N	SPP	N	SPP	N	N	N	Y	N	Y	<u>Y</u>	23
Q. Municipal waste disposal facility	N	N	N	N	N	N	N	N	N	Y	Y	N	N	<u>N</u>	none

<u>R. Transportation Hub</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>SPP</u>	<u>SPP</u>	<u>SPP</u>	<u>SPP</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>SPP</u>	<u>Y</u>	
USE CATEGORY	R	G	B-1¹	B-2²	B-3 B-4³	CB⁴	B⁵	P⁶	PRD⁷	M-1⁸	M⁹	OSR₁₀	TP¹¹	<u>CID</u>	Parking code
<u>4. AGRICULTURAL</u>															
A. Greenhouses, nurseries, horticulture, forestry, floriculture	Y	Y	SPZ	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>	17
B. Farms and/or agriculture	N	N	N	N	N	N	N	N	N	N	N	Y	N	<u>N</u>	none
C. Boarding of domestic animals	N	N	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	SPZ	<u>SPZ</u>	19
<u>5. COMMERCIAL</u>															
A. Business or professional office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	<u>Y</u>	15
B Medical office	N	N	Y	Y	Y	Y	N	Y	Y	Y	Y	N	-	<u>Y</u>	14
C. Financial institution such as bank or credit union	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	<u>Y</u>	16
D. Retail services	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	-	<u>Y</u>	19
E. Retail stores/custom work shops	N	N	Y	Y	Y	N	Y	N	Y	Y	Y	N	-	<u>Y</u>	19
F. Service Establishment	N	N	Y	Y	Y	Y	Y	N	N	Y	Y	N	-	<u>Y</u>	18
G. Veterinary services	N	N	SP	SP	SP	SP	N	N	N	SP	SP	N	-	<u>Y</u>	14
H. Undertaker or funeral establishment.	N	N	SP	SP	SP	SP	Y	N	N	SP	SP	N	N	<u>N</u>	26
I. Workshop	N	N	SP	Y	Y	Y	Y	N	N	Y	Y	N	-	<u>N</u>	21
J. Restaurant	N	N	SP	Y	SP	SP	SP	N	N	SP	SP	N	-	<u>Y</u>	9

K. Fast Food Establishment	N	N	SP	SP	SPP	SP	SP	N	N	SPP	SPP	N	-	<u>SPP</u>	10
USE CATEGORY	R	G	B-1¹	B-2²	B-3 B-4³	CB⁴	B⁵	P⁶	PRD⁷	M-1⁸	M⁹	OSR₁₀	TP¹¹		Parking code
L. Drive thru	N	N	N	SPP	SPP	N	SPP	N	N	SPP	SPP	N	-	<u>N</u>	None
M. Financial institution drive thru one lane only	N	N	SPP	SPP	SPP	SPP	SPP	SPP	N	SPP	SPP	N	-	<u>N</u>	None
N. Accessory drive thru	N	N	N	SPP ¹⁵	SPP	N	SPP	N	N	SPP	SPP	N	-	<u>N</u>	None
P. Personal health and exercise facility, or health club.	N	N	N	Y	Y	Y	Y	N	N	Y	Y	N	-	<u>Y</u>	6
Q. Gasoline service station	N	N	N	SP	SP	N	SP	N	N	SP	SP	N	N	<u>N</u>	21
R. Outdoor entertainment facility	N	N	N	N	SPP	N	N	N	N	SPP	SPP	N	-	<u>N</u>	6
S. Parking facility	N	N	N	SP	SP	SP	SP	N	N	SP	SP	N	-	<u>SPP</u>	None
T. Radio or Television Studio	N	N	N	SP	SP	SP	N	N	N	SP	SP	N	N	<u>SP</u>	24
U. Landscaper	N	N	N	SPP	SPP	N	N	N	N	SPP	SPP	N	N	<u>N</u>	24
V. Carwash	N	N	N	N	SPP	N	SPP	N	N	SPP	SPP	N	N	<u>N</u>	27
W. Automobile repair	N	N	N	N	N	N	SP	N	N	SP	SP	N	N	<u>N</u>	21
X. Automobile dealer	N	N	N	N	N	N	SP	N	N	SP	SP	N	N	<u>N</u>	22
Y. Automobile storage	N	N	N	N	N	N	N	N	N	SP	SP	N	N	<u>N</u>	24
Z. Motel	N	N	N	N	SPP	N	SP	N	N	SPP	SPP	N	N	<u>SPP</u>	4
AA. Hotel	N	N	N	N	SPP	SP	SP	N	N	SPP	SPP	N	N	<u>SPP</u>	4

USE CATEGORY	R	G	B-1 ¹	B-2 ²	B-3 B-4 ³	CB ⁴	B ⁵	P ⁶	PRD ⁷	M-1 ⁸	M ⁹	OSR ₁₀	TP ¹¹	<u>CID</u>	Parking code
<u>6. MANUFACTURING AND INDUSTRIAL</u>															
A. Research, development & laboratories	N	N	N	SP	SP	SP	SP	N	N	Y	Y	N	Y	<u>Y</u>	25
B. Wholesale business	N	N	N	N	N	N	N	N	N	SP	Y	N	N	<u>N</u>	24
C. Limited manufacturing	N	N	N	N	N	SPP ₇ ¹	N	N	N	N	N	N	N	<u>N</u>	25
D. Processing, assembly and manufacturing ²⁰	N	N	N	N	N	N	N	N	N	N	Y	N	Y	<u>Y</u>	25
E. Commercial dealers	N	N	N	N	N	N	SP	N	N	SP	Y	N	SP	<u>SP</u>	24
F. Retail and wholesale ice dealers	N	N	N	N	N	N	SP	N	N	Y	Y	N	N	<u>N</u>	24
G. Vehicle storage yard	N	N	N	N	N	N	SP	N	N	SP	SP	N	N	<u>N</u>	24
H. Truck Terminal	N	N	N	N	SP	N	SP	N	N	SP	SP	N	N	<u>N</u>	24
I. Contractor yard or shop	N	N	N	N	N	N	N	N	N	N	SPP	N	N	<u>N</u>	24
J. Bottling works	N	N	N	N	N	N	N	N	N	Y	Y	N	SP	<u>N</u>	25
K Stone or monument works	N	N	N	N	N	N	N	N	N	Y	Y	N	N	<u>N</u>	25
L. Large scale printing and printing presses	N	N	N	N	N	N	N	N	N	N	Y	N	Y	<u>Y</u>	25
M. Delivery services	N	N	N	N	N	N	N	N	N	SP	Y	N	Y	<u>N</u>	24
N. Indoor recycling facility	N	N	N	N	N	N	N	N	N	N	SPP	N	N	<u>N</u>	25

USE CATEGORY	R	G	B-1¹	B-2²	B-3 B-4³	CB⁴	B⁵	P⁶	PRD⁷	M-1⁸	M⁹	OSR₁₀	TP¹¹	<u>CID</u>	Parking code
O. Commercial or private landfill, refuse incinerator, solid waste disposal or processing facility	N	N	N	N	N	N	N	N	N	N	SPP	N	N	<u>N</u>	25
P. Storage and distribution facility	N	N	N	N	N	N	N	N	N	N	SPP	N	Y	<u>SPP</u>	24

¹ No individual establishment shall exceed 3,000 square feet in gross floor area per establishment and no building or structure shall exceed 6,000 square feet in gross floor area in the B-1 District, except as regulated herein. The gross floor area of individual establishments for purposes of this District shall exclude all or part of the area used for ancillary storage space which is secondary and incidental to the allowed principal use, such that the excluded area may not exceed 50 percent of the area of the principal use. The Planning Board may, by special permit, grant approval for individual establishments which exceed 3,000 square feet in gross floor area per establishment, subject to the following requirements: 1) The individual establishment shall be located within a building or structure in existence prior to the establishment of the property within a B-1 zone, where such building exceeded 6,000 square feet in gross floor area at such time; 2) No special permit for size may be issued for individual establishments to exceed 50 percent of the existing building gross floor area, and in no event may a special permit be issued for individual establishments in excess of 10,000 square feet per establishment.

² No individual establishment shall exceed 8,000 square feet in gross floor area per establishment and no building or structure shall exceed 8,000 square feet in gross floor area in the B-2 District, except as regulated herein. Uses designated “SP” require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area. The Planning Board may, by special permit, grant approval for individual establishments with 8,000 or greater than 8,000 square feet of gross floor area per establishment up to a maximum size of 50,000 square feet in gross floor area per establishment and may, by special permit, grant approval for a building or structure up to a maximum of 60,000 square feet in gross floor area.

³ Uses with 8,000 or greater than 8,000 square feet of gross floor area require special permit from planning board in B-3 and B-4 districts. Automobile repair, automobile dealer, automobile storage, truck terminal, and wholesale business with less than 8,000 square feet of gross floor area require special permit from Zoning Board of Appeals.

⁴ Uses designated “SP” require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area. All uses require a special permit from the Planning Board for uses with 8,000 or greater than 8,000 square feet of gross floor area, without limitation as to maximum size of establishment or building.

⁵ Uses designated “SP” require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area. A special permit from the Planning Board is required for all uses with 8,000 or greater than 8,000 square feet of gross floor area. A used car dealer may not be located within 1,000 feet of

another used car dealer unless it is a legal pre-existing use of the land. Such required separation distance shall be measured from all property lines of the proposed use. A special permit for used car dealers may not be granted in the Central Business District unless it is a renewal of an existing valid special permit.

⁶ Uses designated “SP” require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area or a special permit from the Planning Board for uses with 8,000 or greater than 8,000 square feet of gross floor area.

⁷ See Section II.E for further provisions regarding the uses allowed in the Planned Reuse District.

⁸ All uses in this district with 8,000 or greater than 8,000 square feet of gross floor area require special permit from Planning Board. Office and commercial uses permitted in the general business district which require the provision of 50 or more parking spaces, calculated in accordance with Section IV of this Zoning By-Law, require a special permit from the Planning Board.

⁹ All uses in the Manufacturing District with 8,000 or greater than 8,000 square feet of gross floor area require a special permit from the Planning Board.

¹⁰ In no case shall the Zoning Board of Appeals issue a special permit for use on any lot within this district a) such that the gross floor area of all buildings and structures in the district exceed eighteen thousand (18,000) square feet, or b) such that the floor area ratio of all buildings and structures in the district exceeds one percent, whichever is the lesser. Ancillary administrative, maintenance and sanitary facilities necessary to serve the recreational uses in the District may be allowed by special permit from Zoning Board of Appeals.

¹¹ See Section II.F for further provisions regarding the uses allowed in the Technology Park District. Retail outlets, accessory to a use permitted by this section, having a gross floor area no greater than two thousand five hundred (2,500) square feet; and non-automotive commercial uses and services intended for the primary use and convenience of the employees of the Technology Park District such as restaurants, branch banks, financial services, personal services and dry cleaners, provided the same do not occupy more than two thousand five hundred (2,500) square feet each are allowed by special permit from the Planning Board.

¹² The lot and structure shall conform to the existing area, frontage, width, setback, and lot coverage requirements applicable to the zoning district in which they are located. The Zoning Board of Appeals shall not grant a special permit for a nonconforming lot or structure. Off-street parking shall be provided for both dwelling units in accordance with the requirements set forth in Section IV.B., including without limitation the requirements for number of parking spaces and setbacks from lot lines. A minimum of 200 square feet of parking area shall be provided for each required parking space.

¹³ Outdoor recreational facilities such as swimming pools, tennis courts (but not including driving ranges or miniature golf) owned or operated by a non-government agency, subject to the following provisions:

- (1) The use shall not be conducted as a private gainful business.
- (2) No accessory structure shall be located nearer any lot line than seventy feet.

¹⁴ As defined in Section I.E; not subject to provisions of note 14 above.

¹⁵ Drive-thru facilities associated with a restaurant or fast food establishment are prohibited.