

ZONING

280 Attachment 1

Town of Dedham

**Table 1 - Town of Dedham, Massachusetts Principal Use Regulations**

[Amended 11-15-2021 ATM by Art. 13; 11-14-2022 ATM by Art. 6; 11-14-2022 ATM by Art. 7; 5-15-2023 ATM by Art. 12]

See Footnote explanations at the end of this Table.												
Principal Use	Districts											
	SRA SRB	GR	PR	PC <sup>17</sup>	RDO	AP	LMA	LMB	HB	LB <sup>16</sup>	GB	CB
A. RESIDENTIAL USES												
1. Single family detached house.	YES	YES	YES	NO	SP	NO	NO	NO	NO	YES	YES	NO
2. Alteration and use of existing single-family house as a dwelling for not more than two families. (See § 280-7.2A)	SP	YES	YES	NO	NO	NO	NO	NO	NO	SP	YES	SP
3. Two-family or semi-detached house consisting of two single family dwelling units separated by a party wall	NO	YES	YES	NO	NO	NO	NO	NO	NO	SP	YES	SP
4. Mixed Use Developments	NO	NO	NO	SP	SP <sup>20</sup>	NO	NO	NO	SP	SP	SP	SP
5. Assisted Living Residence (See § 280-7.5)	SP	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
6. Multi-Family Residential (See § 280-7.3)	SP	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
7. Dwelling Unit, Transient Occupant	SP	SP	NO	NO	NO	NO	NO	NO	NO	SP	SP	NO
8. Lodging House	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
9. Age Restricted Housing Development (See § 280-7.8)	NO	NO	NO	SP	SP	NO	NO	NO	NO	NO	NO	NO

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Principal Use	Districts											
	SR A SRB	GR	PR	PC <sup>17</sup>	RDO	AP	LMA	LMB	HB	LB <sup>16</sup>	GB	CB
<b>B. EXEMPT AND INSTITUTIONAL USES</b>												
1. Use of land or structures for religious purposes	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
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	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
3. Child care facility	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
4. Governmental administration building, fire or police station; use of land for recreational water supply by a public agency	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
5. Any municipal facility or governmental use not specifically listed; Essential services <sup>4</sup>	SP	SP	YES	SP	SP	SP	YES	YES	SP	SP	SP	YES
6. Hospital, nursing, or convalescent home, outpatient facility, charitable or philanthropic institution, or cemetery (but not including a place of detention or a correctional institution)	SP	SP	NO	SP <sup>20</sup>	SP	NO	SP	SP	SP	SP	SP	SP
7. Public renewable and/or alternative energy generating facilities on	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

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	Districts											
Principal Use	SR A SRB	GR	PR	PC <sup>17</sup>	RDO	AP	LMA	LMB	HB	LB <sup>16</sup>	GB	CB
municipal property <sup>25, 26</sup>												
8. Substance Abuse Treatment Center	NO	NO	NO	SP <sup>20</sup>	SP	NO	NO	SP	SP	NO	NO	NO

See Footnote explanations at the end of this Table.												
	Districts											
Principal Use	SRA SRB	GR	PR	PC <sup>17</sup>	RD O	AP	LMA	LMB	HB	LB <sup>16</sup>	GB	CB
<b>C. AGRICULTURAL AND OPEN LAND USES</b>												
1. Orchard, truck garden, nursery, or similar open use of land on a parcel with less than five acres for agriculture, silviculture, viticulture, or horticulture, except the raising of swine, poultry, or fur animals, and not including any salesroom or road-side stand.	YES	YES	YES	NO	NO	YES	YES	YES	NO	YES	YES	YES
2. Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres in area. <sup>1</sup>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
3. Facility for the sale of produce, wine, and dairy products, provided that during the months of June, July, August, and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

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	Districts											
Principal Use	SRA SRB	GR	PR	PC <sup>17</sup>	RD O	AP	LMA	LMB	HB	LB <sup>16</sup>	GB	CB
containing more than five acres in area on which the facility is located. <sup>11</sup>												
4. Other nonexempt salesroom or stand for the display and sales of agriculture and horticultural products, the major portion of which are grown on the premises <sup>11</sup>	SP	SP	NO	SP	NO	NO	SP	SP	NO	NO	NO	NO
5. Private recreational country or tennis club, when not conducted for profit.	YES	YES	YES	YES	NO	YES	YES	YES	NO	YES	YES	NO
6. Boat launching site, tennis court, riding academy, outdoor skating rink, ski ground, or golf course <sup>2</sup> (but not a miniature golf course or a driving range).	SP	SP	YES	YES	SP	NO	YES	YES	YES	YES	YES	SP

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	Districts											
Principal Use	SRA SRB	GR	PR	PC <sup>17</sup>	RDO	AP	LMA	LMB	HB	LB <sup>16</sup>	GB	CB
D. OFFICE USES												
1. Medical Office	NO	SP <sup>8</sup>	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES
2. Business or professional office	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES
3. Banks or financial institution	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES <sup>9</sup>	YES	YES
4. Freestanding automatic teller machines, not accessory to use of the property for a bank	NO	NO	NO	SP	SP	SP	SP	SP	SP	SP	SP	SP
5. Major Nonresidential Project	NO	NO	NO	PB	PB	PB	PB	PB	PB	PB	PB	PB

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PRINCIPAL USE	Districts											
	SRA SRB	GR	PR	PC <sup>17</sup>	RDO	AP	LMA	LMB	HB	LB <sup>16</sup>	GB	CB
E. COMMERCIAL USES												
1. Small retail business	NO	NO	NO	YES	NO <sup>20</sup>	N O	SP	SP	YES	YES <sup>10</sup>	YES	YES
2. Salesroom for automobiles, automotive sales	NO	NO	NO	NO	NO <sup>21</sup>	N O	SP	SP	SP	NO	NO	NO
3. Retail Business	NO	NO	NO	YES	NO <sup>20</sup>	N O	SP	SP	YES	SP <sup>12</sup>	YES	YES
4. Personal service establishment	NO	NO	NO	YES	SP <sup>18,21</sup>	N O	YES	YES	YES	YES	YES	YES
5. General service establishment	NO	NO	NO	SP	NO <sup>21</sup>	N O	YES	YES	YES	NO	YES	YES
6. Trade shop	NO	NO	NO	NO	NO <sup>21</sup>	N O	YES	YES	SP	NO	YES <sup>13</sup>	SP
7. Reserved												
8. Restaurant	NO	NO	NO	YES	YES	N O	SP	SP	YES	SP	SP	YES
9. Animal or veterinary hospital	NO	NO	NO	NO	NO <sup>21</sup>	N O	YES	YES	SP	SP	SP	NO
10. Hotel or motel	NO	NO	NO	YES	SP	N O	YES	YES	SP	NO	NO	SP
11. Convention or conference center, trade exhibit facility, theater, or motion picture theater	NO	NO	NO	YES	SP	N O	SP	SP	SP	NO	SP	SP
12. Commercial boat rental or limousine livery	NO	NO	NO	YES	SP	N O	YES	YES	YES	NO	YES	NO
13. Kennel	NO	NO	NO	NO	NO <sup>21</sup>	N O	YES	YES	SP	NO	NO	NO

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14. Drive-through facilities	NO	NO	NO	SP	SP	N O	NO	NO	SP	SP	SP	SP
15. Major Nonresidential Project	NO	NO	NO	PB	PB	PB	PB	PB	PB	PB	PB	PB
16. Marijuana Establishments	NO	NO	NO	NO	NO	N O	NO	NO	NO	NO	NO	NO

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See Footnote explanations at the end of this Table.												
Principal Use	Districts											
	SRA SRB	GR	PR	PC <sup>17</sup>	RDO	AP	LMA	LMB	HB	LB <sup>16</sup>	GB	CB
F. WHOLESALE, STORAGE AND SHOWROOMS												
1. Wholesale office or showroom	NO	NO	NO	YES	YES	NO	YES	YES	YES	NO	YES	SP
2. Commercial storage	NO	NO	NO	SP	SP	NO	YES	YES	NO	NO	NO	NO
3. Warehouse	NO	NO	NO	NO	SP <sup>24</sup>	NO	NO <sup>27</sup>	YES	SP	NO	NO	NO
4. Major Nonresidential Project	NO	NO	NO	PB	PB	PB	PB	PB	PB	PB	PB	PB

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G. VEHICULAR AND AUTOMOTIVE SERVICES AND USES												
1. Full-service, self-service, or split island gasoline service stations with automotive repair bays but not performing body work <sup>22</sup>	NO	NO	NO	NO	NO	NO	YES	YES	SP <sup>15</sup>	NO	SP <sup>15</sup>	SP <sup>15</sup>
2. Garage for servicing trucks and trailers	NO	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO
3. Auto body and paint shop, soldering or welding shop, and automotive repair garages	NO	NO	NO	NO	SP	NO	YES	YES	YES	NO	SP	NO
4. Parking lot, as defined in Section 1-4, as a principal use, which is approved pursuant to Section VIII of this Bylaw	NO	NO	NO	NO	SP	NO	YES	YES	YES	NO	SP	YES
5. Major Nonresidential Project	NO	NO	NO	PB	PB	PB	PB	PB	PB	PB	PB	PB

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H. MANUFACTURING AND PROCESSING USES												
1. Manufacturing	NO	NO	NO	NO	NO	NO	SP	YES	NO	NO	NO	NO
2. Limited manufacturing	NO	NO	NO	SP	SP	NO	SP	YES	SP	NO	NO	NO
3. Laboratory, Research and Development	NO	NO	NO	YES	YES	NO	YES	YES	SP	NO	SP	SP
4. Laboratory, Research and Development (Manufacturing)	NO	NO	NO	YES	YES	NO	YES	YES	SP	NO	SP	SP
5. Printing or publishing establishment with not more than 5,000 square feet of floor area used for production	NO	NO	NO	SP	YES	NO	YES	YES	YES	NO	NO	NO
6. Bottling works for beverages and liquids of every kind (excluding alcoholic beverages)	NO	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO
7. Brewery, Distillery, or Winery with Tasting Room	NO	NO	NO	NO	NO	NO	PB	PB	PB	NO	NO	NO
8. Major Nonresidential Project	NO	NO	NO	PB	PB	NO	PB	PB	PB	NO	PB	PB
9. Renewable and alternative energy manufacturing facilities <sup>25</sup>	NO	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO
10. Renewable and alternative energy research and development facilities	NO	NO	NO	NO	YES	NO	YES	YES	NO	NO	NO	NO

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Principal Use	Districts											
	SRA SRB	GR	PR	PC <sup>21</sup>	RDO	AP	LMA	LMB	HB	LB <sup>18</sup>	GB	CB
I. Table of Accessory Uses - Residential												
1. Private garage for more than three automobiles, or for more than one commercial vehicle, or for a commercial vehicle exceeding 2.5 tons in gross weight, provided that such garage is accessory to a permitted use and is not less than 50 feet from side and rear lot lines.	SP	SP	YES S	YES	YES	SP	YES	YES	YES S	SP	YES	YES
2. Private garage for not more than three automobiles, one of which may be a commercial vehicle if not exceeding 2.5 tons in gross weight. The keeping of an unregistered automobile outside of an enclosed garage shall not be regarded as an accessory use in any residential district, nor after a period of three months except in accordance with a permit therefor by the Board of Appeals based on a finding that the further keeping of the automobile upon the premises complies with the requirements of this Bylaw and specifying a fixed term and such conditions as the Board of Appeals deem necessary to assure such compliance.	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
3. Private greenhouses, stable, tool shed playhouse, tennis court, boat house, or other similar building for domestic storage or use.	YES <sup>29</sup>	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
4. The keeping of animals, livestock or poultry for personal enjoyment or household use.	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO

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Principal Use	Districts											
	SRA SRB	GR	PR	PC <sup>21</sup>	RDO	AP	LMA	LMB	HB	LB <sup>18</sup>	GB	CB
5. The regular renting of rooms or the furnishing of table board in a dwelling by the owner-occupant thereof to not more than three persons	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
6. Accessory dwelling unit (See § 280-7.7)												
7. Such industry of light manufacturing (including processing, assembling, and repairs) as is usual in connection with permitted principal use, provided that: a) Such accessory use does not occupy an area exceeding 25% of the total area occupied by the principal use, and b) The major portion of any products manufactured are sold at retail on the premises, and c) Not more than five operatives are regularly employed in such accessory use.	NO	NO	NO	NO	NO	NO	NO	NO	YES S	YES	YES	YES
8. Preparation and service of take-out food as an accessory use incidental to the operation of a grocery store	NO	NO	NO	NO	NO	NO	NO	NO	YES S	YES	YES	YES
9. A. Family or adult day care, small	YES	YES	YES S	NO	NO	NO	NO	NO	NO	NO	NO	NO
10. B. Family or adult day care, large	SP	SP	SP	NO	NO	NO	NO	NO	NO	NO	NO	
11. Home Occupation	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
12. (Reserved)												
13. Short Term Rentals (Private Swimming Pool)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO

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Principal Use	Districts											
	SRA SRB	GR	PR	PC <sup>21</sup>	RD O	AP	LMA	LMB	HB	LB <sup>19</sup>	GB	CB
14. Electric Vehicle Charging Station – Levels 1 and 2 <sup>31</sup>	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
15. Electric Vehicle Charging Station – Level 3	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
II. Table Of Accessory Uses - Nonresidential												
1. Parking of motor vehicles incidental to the permitted principal use and subject to requirements of this Bylaw.	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
2. Outdoor dining area accessory to a permitted restaurant, but not including drive-in area for food consumption in automobiles.	NO	NO	NO	YES	YES	NO	NO	NO	YES	YES	YES	YES
3. Dwelling accessory to the principal permitted use (such as the residence of a watchman, caretaker, or operator of a business or manufacturing establishment), if the dwelling conforms to the requirements applicable if it were located in a General Residence (GR) district.	NO	NO	NO	YES	YES	NO	YES	YES	YES	YES	YES	YES
4. Other accessory uses identified in this Bylaw or customarily incidental and necessary to principal permitted use.	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
5. Dining facility accessory to and serving solely the residents of a planned residential development	NO	NO	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO

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Principal Use	Districts											
	SRA SRB	GR	PR	PC <sup>21</sup>	RD O	AP	LMA	LMB	HB	LB <sup>19</sup>	GB	CB
6. Electric Vehicle Charging Station – Levels 1, 2, and 3	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

See Footnote explanations in Section 3.1.6

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### **FOOTNOTES TO USE REGULATION TABLE**

In the Use Regulation Table, the footnotes refer to the following requirements:

1. Any greenhouse, heating plant accessory thereto, and any building or structure in which poultry, livestock, or horses are housed, and any storage or use of odor or dust producing material shall be located not less than 100 feet from side and rear lot lines.
2. Any building, structure, or ground area used therefor is located not less than 50 feet from side and rear lot lines, and further provided that any lot used as a riding academy shall have an area of not less than three acres.
3. For facilities with more than six children, any outdoor activity area located within 50 feet of side and rear lot lines shall be separated therefrom by a solid fence or dense evergreen planting at least five feet in height.
4. The public use may include public utilities or communications uses and is necessary for service to the neighborhood or require a location in that vicinity for reasons of space or function.
5. Reserved for future use.
6. Reserved for future use.
7. Reserved for future use.
8. If the physician or dentist is not a resident of the premises, the floor area so used on one lot or several lots used as one establishment shall not exceed 2,000 square feet.
9. Provided that not more than five persons are regularly employed therein.
10. Must be of a size no greater than needed to serve the neighborhood in which the store is located, shall not have more than 1,500 square feet of selling and public use space, except by Special Permit from the Board of Appeals.
11. Provided that any display, whether open or enclosed, is not less than 50 feet from side and rear lot lines, and not nearer the exterior line of any street than the front yard depth required for a building in the district in which said display is located.
12. Provided that the store is similar to those listed in E. 1 in general character, hours of business, numbers of persons or cars attracted, and the effect on adjacent property and improvements, and that its stock in trade does not consist primarily of large bulky objects not subject to being carried away by the customers on their person or in their cars.
13. The floor area of the establishment used for work and storage shall not exceed 2,500 square feet.
14. The stock in trade shall not consist primarily of bulky objects which are not likely to be carried away on the person or in the cars of customers.
15. Provided that this use does not interfere with the safety and convenience of pedestrian and vehicular movement in the area and in relation to adjacent streets, properties, and improvements.
16. In a Local Business District, it is the intent of this Bylaw that all structures and permitted uses be of a size that is no greater than is needed to serve the neighborhood in which it is located. Large supermarkets and similar businesses which will draw or create heavy volumes of traffic shall be avoided. Retail establishments and restaurants shall not have more than 1,500 square feet of selling and/or public use space except by special permit from the Board of Appeals.

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17. PC - Planned Commercial development may be allowed on a lot or lots consisting of a minimum of five acres or any development project where at least 60% of the net floor area is occupied by a use meeting the definition of "Laboratory, Research and Development", and "Laboratory, Research and Development (Manufacturing)" as stated in Section 10 (Definitions), located in the LMA, LMB, HB, GB, CB, or RDO Districts in accordance with § 280-6.3, upon approval of a Major Nonresidential Project Special Permit. Planned Commercial development may be allowed on a lot or lots for any development project where at least 60% of the net floor area is occupied by a use meeting the definition of "Laboratory, Research and Development", and "Laboratory, Research and Development (Manufacturing)" as stated in Section 10 (Definitions), and that meet all the following criteria: 1.) are within a SRA Zoning District; 2.) abut Route 128/95; and 3.) consist of a minimum of ten (10) acres.
18. Such establishments are secondary uses in RDO districts. They shall be located within the primary use buildings and are intended to service the occupants of such buildings and other non-residential buildings in the immediate vicinity. There shall be no exterior signs visible from abutting streets.
19. Including research, experimental and testing activities, which may include the development of prototypes and demonstration models, but not mass production.
20. Except SP if located on a lot having frontage on a major highway, that lot either having been established by plan or deed prior to the effective date of this Bylaw (April 8, 1996) or, if newer, lying entirely within 500 feet of a major highway, and further provided that development on the lot will include direct access onto a major highway and that projected traffic generation by all uses on the lot during the afternoon peak hour does not exceed 3.5 trip ends per 1,000 square feet of lot area, excluding pass-by trips but not diverted trips, based upon current trip generation materials from the ITE or other source acceptable to the Zoning Board of Appeals.
21. Except subject to the following if located on a lot having frontage on an existing or planned access directly onto a major highway, that lot either having been established by plan or deed prior to the effective date of this Bylaw (April 8, 1996) or, if newer, lying entirely within 500 feet of a major highway: alteration to a use in this category, if legally existing on the lot as of the effective date of this Bylaw (April 8, 1996), is allowed by right, not requiring a Special Permit, but requiring at least site plan (and Design Review Advisory Board) review if increasing the number of parking spaces on the lot, altering the location or configuration of driveway entrances, regardless of whether the applicability thresholds of § 280-9.5 have been exceeded. Establishment of a new use in this category is allowed by Special Permit; and development in this category is not subject to note 20.
22. No second principal use is allowed on any lot containing a gasoline service station. Gasoline service stations shall not contain more than 100 square feet of interior retail sales and display area for non-automotive products as an accessory use except by Special Permit from the Zoning Board of Appeals.
23. See § 280-7.6.
24. Provided that such use may be allowed only in a building in existence as of the effective date of this Bylaw containing a minimum of 40,000 square feet and located on a lot with a land area of not less than five acres within the RDO District, and subject to such other conditions as the Board of Appeals may impose under § 280-9.3B of the Zoning Bylaw. Any Special Permit so granted shall be for a specified tenant or occupant and shall otherwise be non-transferable.

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25. Renewable energy shall include solar (photovoltaic or PV and thermal), low impact hydroelectric and kinetic, geothermal, landfill gas, and renewable energy fuel cells, while alternative energy consists of combined heat and power facilities, electric and hydrogen powered vehicle and associated technologies including advanced batteries and recharging stations.
26. Any public facility with the purpose of generation power for public distribution shall be located on no less than three acres (continuous integrated parcel of land) and be sited no closer than 50 feet from any residential dwelling. This type of facility shall be limited to solar, geothermal, landfill gas, or low impact hydroelectric power generation. Such facility shall also be required to install reasonable screening and other environmental mitigation which shall, however, not interfere with the generation of power at the facility.
27. Provided, however, that such use may be allowed only in a building in existence as of the effective date of this Bylaw containing a minimum floor area of 150,000 square feet.
28. Provided that any building not required by the State Building Code to obtain a building permit shall obtain a prior written determination from the Building Commissioner, on a Town form created for this purpose, specifying the proposed location conforms to all requirements of this Bylaw, and subject to post-construction inspection and verification by the Building Commissioner that said structure is located in conformity with the information on which the determination of the Building Commissioner was based.
29. (Reserved)
30. (Reserved)
31. Restricted to private use only, except as may be otherwise authorized by Special Permit for Mixed-Use.