

ZONING

181 Attachment 1

City of Fitchburg

Table of Principal Use Regulations.
[SEE SECTION 181.10, FOR DEFINITIONS OF USES]
[Amended 11-15-2022 by Ord. No. 268-2022; 12-3-2024 by Ord. No. 200-2024]

SYMBOLS:

Y = Permitted Use

BA = Special Permit from Board of Appeals

CC = Special Permit from City Council

NA = Not Applicable

N = Prohibited Use

PB = Special Permit from Planning Board

PRINCIPAL USE:	DISTRICTS													
	RR	RA	RB	R C	DB	IB	NB	C	C R	I	AI ¹	M S	FSU	
A. RESIDENTIAL USES														
1. Dwelling, Single-Family	Y	Y	Y	Y	PB	Y	PB	PB	N	N	PB	N	Y	
2. Dwelling, Two-Family	N	N	Y	Y	PB	Y	PB	PB	N	N	PB	N	Y	
3. Dwelling, Three-Family	N	N	PB	PB	PB	Y	PB	PB	N	N	PB	N	Y	
4A. Multi-Family Development, 4-6 Units	N	N	PB	PB	PB	Y	PB	PB	N	N	PB	N	Y	
4B. Multi-Family Development, 7 or More Units	N	N	PB	PB	PB	PB	PB	PB	N	N	PB	N	Y	
5. Lodging house or Boardinghouse	N	N	N	BA	N	N	N	N	N	N	N	N	BA	
6. Bed-and-Breakfast	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	PB	BA	BA	
7. Assisted or Independent Living Facility	PB	PB	PB	PB	PB	PB	PB	PB	N	PB	PB	PB	PB	
8. Flexible Development	PB	PB	PB	PB	PB	PB	PB	PB	N	PB	PB	PB	PB	
9. Planned Unit Development	PB	PB	PB	PB	PB	PB	PB	PB	N	PB	PB	PB	PB	
10. Artist Live/Workspace	N	N	PB	PB	PB	PB	PB	PB	N	N	PB	N	N	

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B. EXEMPT USES														
1. Use of land or structures for religious purposes	Y	Y	Y	Y	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	Y	Y	Y	Y
3. Family Day Care Home, Small	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Child Care Facility	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. Agricultural Use, Exempt (per MGL c. 40A, § 3)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C. INSTITUTIONAL USES														
1. Adult Day Care Facility	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	PB	BA	BA
2. Cemetery	PB	PB	PB	PB	N	N	N	N	N	N	N	N	N	N
3. Municipal facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	PB	Y	Y
4. Airport	PB	N	N	N	N	N	N	N	N	N	PB	N	N	N
5. Hospital	N	N	N	BA	BA	BA	BA	BA	N	N	N	N	Y	BA
6. Essential Services	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	PB	BA	BA
7. Family Day Care Home, Large	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	N	N	BA	Y
D. COMMERCIAL USES														
1. Agricultural Use, Nonexempt	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	PB	BA	BA
1A. Container Farming, Nonexempt	N	N	N	N	BA	BA	BA	BA	BA	BA	BA	PB	BA	BA
2. Farm Stand, Nonexempt - farm stand for wholesale or retail sale of products including but not limited to dairy, wine, produce, meats, poultry, and fish	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	PB	BA	BA
3. Educational Use, Nonexempt	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	PB	BA	BA
4. Veterinary Care	BA	N	N	N	N	N	N	Y	Y	N	N	PB	N	N

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5. Commercial Kennel	N	N	N	N	BA	BA	BA	BA	N	BA	PB	N	N
6. Lodge or Club	N	N	N	N	Y	Y	Y	Y	PB	N	PB	N	Y
7. Nursing Home	PB	N	PB	PB	PB	PB	PB	PB	N	PB	PB	PB	PB
8. Funeral Home	N	N	PB	PB	Y	Y	Y	Y	N	N	PB	N	PB
9. Hotel, Inn or Motel	N	N	N	N	Y	Y	N	Y	PB	PB	PB	N	Y
10. Retail stores and services not elsewhere set forth	N	N	BA	BA	Y	Y	Y	Y	PB	N	PB	N	BA
10A. Garden Center, florist or commercial greenhouse with or without open-air display of products	N	N	Y	Y	Y	Y	Y	Y	N	Y	PB	N	PB
10B. Other open-air retail sales	N	N	BA	BA	BA	BA	N	BA	N	N	PB	N	BA
11. Motor Vehicle and Equipment Sales and/or lease including off site vehicle storage and/or display of vehicles, equipment for sale or lease on a lot	N	N	N	N	N	N	N	Y	N	N	PB	N	N
12. Motor Vehicle Repair or Body Shop	N	N	N	N	BA	BA	BA	Y	N	BA	PB	N	N
13. Motor Vehicle Service Station or Car Wash	N	N	N	N	BA	BA	BA	Y	N	BA	PB	N	N
13A. Motor Vehicle Fuel Dispensing Station	N	N	N	N	BA	BA	BA	Y	N	BA	PB	N	N
14. Restaurant	N	N	BA	BA	Y	Y	Y	Y	PB	BA	PB	N	BA
15. Restaurant, Fast-food	N	N	N	N	PB	PB	PB	Y	N	PB	PB	N	PB
15A. Artisan Food and Beverage up to 7,500 square feet gross floor area	N	N	N	PB	Y	Y	Y	Y	PB	Y	PB	N	PB
15B. Artisan Food and Beverage over 7,500 square feet gross floor area	N	N	N	N	PB	PB	PB	PB	PB	Y	PB	N	PB
16A. Artisan Manufacturing up to 7,500 square feet gross floor area	N	N	N	N	Y	Y	PB	Y	PB	Y	PB	N	Y
16B. Artisan Manufacturing over 7,500 square feet gross floor area	N	N	N	N	PB	PB	PB	PB	N	Y	PB	N	PB
17. Business or Professional Office	N	N	BA	BA	Y	Y	Y	Y	N	Y	PB	BA	Y
17A. Medical Office	N	N	BA	BA	Y	Y	Y	Y	N	Y	PB	BA	Y
17B. Medical Treatment Center/Facility/Clinic	N	N	N	N	N	N	N	BA	N	BA	N	BA	N

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	RR	RA	RB	R C	DB	IB	NB	C	C R	I	AI ¹	M S	FSU
18. Bank, Financial Agency	N	N	BA	BA	Y	Y	Y	Y	Y	Y	Y	N	Y
19. Amusement Facility	N	N	N	BA	Y	Y	Y	Y	N	Y	PB	N	Y
20. Commercial Indoor Recreation	N	N	N	N	Y	Y	Y	Y	PB	PB	PB	N	PB
21. Commercial Outdoor Recreation	PB	N	N	N	Y	Y	Y	PB	PB	PB	PB	N	PB
22. Golf Course	PB	N	N	N	N	N	N	N	PB	PB	PB	N	N
23. Personal Service Facility	N	N	N	N	Y	Y	Y	Y	N	N	PB	PB	PB
24. General Service Establishment	N	N	N	N	Y	Y	Y	Y	N	BA	PB	N	BA
25. Adult Use	N	N	N	N	N	N	N	CC	N	CC	N	N	N
26. Wireless Communications Facility (*See 181.62)	*	*	*	*	*	*	*	*	*	*	*	*	*
26A. Wireless Communications Facility, with accessory building (*See 181.62)	PB	PB	PB	PB	*	*	PB	*	*	*	*	*	PB
26B. Wireless Communications Facility, concealed (*See 181.62)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	*	Y	Y
27. Building Trade Shop	N	N	N	N	Y	Y	Y	Y	N	Y	PB	N	N
28. Commercial Parking Facility	N	N	PB	PB	Y	Y	Y	Y	PB	PB	PB	N	Y
29. Mobile Food Operations	PB	PB	PB	PB	Y	Y	Y	Y	Y	Y	PB	Y	Y
30. Farmers' Market	PB	PB	PB	PB	Y	Y	Y	Y	Y	Y	PB	N	PB
31. Artist Studio Space	N	N	PB	PB	Y	Y	Y	Y	N	N	PB	N	PB
E. INDUSTRIAL USES													
1. Earth Removal	N	N	N	N	PB	PB	PB	PB	N	PB	N	N	N
1A. Timber Harvesting	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	N	BA	BA
2. Light Manufacturing	N	N	N	N	PB	PB	PB	PB	N	Y	PB	N	N
3. Wholesale, Warehouse, Self-Storage, Miniwarehouse, or Distribution Facility	N	N	N	N	N	N	N	PB	N	Y	PB	N	N
4. Manufacturing	N	N	N	N	N	N	N	PB	N	Y	PB	N	N

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5. Contractor’s Yard	N	N	N	N	N	N	N	BA	N	BA	N	N	N
6. Vehicle Salvage Yard	N	N	N	N	N	N	N	BA	N	BA	N	N	N
7. Transportation Terminal	N	N	N	N	N	N	N	Y	N	BA	PB	Y	N
8. Lumberyard	N	N	N	N	N	N	N	Y	N	Y	PB	N	N
9. Research and Testing	N	N	N	N	PB	PB	PB	PB	N	Y	PB	Y	N
10. Publishing and Printing	N	N	N	N	Y	Y	Y	Y	N	Y	PB	N	BA
11. Antenna Transmission	PB	PB	PB	PB	PB	PB	PB	PB	N	PB	PB	PB	PB
12. All Marijuana Establishments (ME), except for Marijuana Retailers (MR), Marijuana Delivery Couriers and Marijuana Delivery Operators	N	N	N	N	N	N	N	N	N	PB	PB	N	N
13. Marijuana Retailers (MR) (Added Jan. 11, 2016)	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N
14. Independent Marijuana Testing Laboratory	N	N	N	N	PB	PB	PB	PB	N	PB	PB	N	N
15. Marijuana Delivery Courier and Marijuana Delivery Operator	N	N	N	N	N	N	N	PB	N	N	N	N	N
16. Large Scale Ground-Mounted Solar Photovoltaic Facilities	PB	N	N	N	N	N	N	PB	N	PB	PB	N	PB
F. OTHER USES													
1. Open-air storage	N	N	N	N	N	N	N	BA	N	Y	N	N	N
2. Open-air storage of junk, including inoperable motor vehicles, except in an approved auto salvage yard	N	N	N	N	N	N	N	N	N	N	N	N	N
3. Dumping of residential, commercial or industrial waste	N	N	N	N	N	N	N	N	N	N	N	N	N
4. Access through more restricted district to reach portion of same lot located in less restricted district	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
5. Mobile Homes unless legally existing at the time of adoption of this chapter or exempt under MGL c.40A, § 3	N	N	N	N	N	N	N	N	N	N	N	N	N
6. Renewable or alternative energy, renewable or alternative fuels research, development or manufacturing facilities	N	N	N	N	N	N	N	N	N	PB	PB	N	N

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7. Storage of bona fide antique vehicles if such storage is not visible from abutting properties or public ways	N	N	N	N	BA	BA	BA	BA	BA	BA	BA	BA	BA

¹ Properties in the AI district. The owner of a property within the Adaptive Industrial (AI) District may elect to have the property governed by the provisions of the Industrial (I) District which shall be deemed the default zoning in the event the owner decides to not utilize the provisions of this section.