

ZONING

190 Attachment 1

Appendix A
Table 1: Table of Use Regulations

PRINCIPAL USE	SSR	SR	GR	NB	LB	B	LI	I
A. Residential Uses								
1. Single-family detached dwelling	Y	Y	Y	Y	N	N	N	N
2. Two-family dwelling	N	N	Y	Y	N	Y	N	N
3. Conversion of a pre-1935 dwelling to two-family use on a lot with at least 12,000 s.f.	N	BA	Y	Y	N	Y	N	N
4. Conversion of a dwelling to three- or four-family use on a lot with at least 13,000 s.f.	N	N	BA	N	N	BA	N	N
5. Garden apartment or attached dwelling complex	N	N	N	N	B A	BA	BA	BA
6. Mid-rise apartment	N	N	N	N	B A	BA	BA	BA
7. Open space development, detached single-family units only	PB	PB	N	N	N	N	N	N
8. Open space development including attached dwellings	PB	PB	N	N	N	N	N	N
9. Mixed use development (see § 190-50)	N	N	N	N	N	PB*	PB*	PB*
10. Lodging or rooming house	N	N	BA	N	N	BA	N	N
11. Senior housing facility (see § 190-42)	N	N	N	BA	B A	BA	BA	BA
12. Mobile home park	N	N	N	N	N	N	N	N
B. Institutional Uses								
1. Use of land or structures for religious purposes	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
3. Child care center or school-age child care program	Y	Y	Y	Y	Y	Y	Y	Y
4. Museum or library	Y	Y	Y	Y	Y	Y	Y	Y
5. Charitable or philanthropic use	BA	BA	BA	Y	Y	Y	Y	Y
6. Hospital	N	N	BA	BA	B A	N	N	BA

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7. Governmental administration or public safety building	Y	Y	Y	Y	Y	Y	Y	Y
8. Municipal recreational use	BA	Y	Y	Y	Y	Y	Y	Y
9. Municipal waste disposal facility or Town transfer station	N	N	N	N	N	N	BA	BA
10. Municipal utility servicer or provider (including electric and gas) including related offices, warehouse, garage, parking of equipment and vehicles indoors or outdoors, storage of equipment and materials indoors or outdoors, and battery storage facility	N	N	N	N	N	BA	N	BA
11. Cemetery	N	BA	BA	Y	BA	BA	Y	Y
12. Essential services	N	BA	BA	BA	BA	BA	BA	BA
C. Open Land or Extensive Uses								
1. Agriculture, as defined in M.G.L. c. 40A, § 3, on a parcel of 5 acres or more or 2 qualified acres	Y	Y	Y	Y	Y	Y	Y	Y
2. Horticulture and floriculture for domestic use only	Y	Y	Y	Y	Y	Y	Y	Y
3. Reservation, conservation or wildlife preserve	Y	Y	Y	Y	Y	Y	Y	Y
D. Retail, Service Uses, and Places of Assembly								
1. Membership club, nonprofit	N	N	BA	Y	Y	Y	Y	Y
2. School or educational use, for profit	N	N	N	Y	Y	Y	Y	Y
3. Art/craft studio	BA	BA	BA	BA	N	BA	N	N
4. Retail store; personal or general service establishment	N	N	N	Y	BA	Y	BA	BA
5. Business or professional office; Bank or financial institution	N	N	N	Y	Y	Y	Y	Y
6. Medical Office; Clinic	N	N	BA	Y	Y	Y	Y	Y
7. Display and sale upon an open lot or portion of a lot of merchandise or goods, other than natural trees and plants not produced or manufactured upon said lot								
8. Indoor commercial recreation	N	N	N	N	N	BA	BA	BA
9. Outdoor commercial recreation	N	N	N	N	N	BA	BA	BA
10. Hotel	N	N	N	N	BA	BA	BA	BA
11. Body art establishment	N	N	N	N	N	N	BA	BA

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12. Registered marijuana dispensary as defined in M.G.L. c. 94I (Medical)	N	N	N	N	N	N	BA	N
13. Marijuana establishment as defined in M.G.L. c. 94G (Recreational)	N	N	N	N	N	N	N	N
14. Adult entertainment establishment	N	N	N	N	N	N	BA	BA
15. Self-service laundromat or dry cleaning pickup station	N	N	N	Y	N	Y	N	N
16. Funeral home	N	N[??]	BA	Y	N	Y	Y	Y
17. Veterinary establishment or kennel	N	N	N	N	N	N	N	BA
E. Food and Beverage Uses								
1. Restaurant	N	N	N	Y	B A	Y	Y	Y
2. Sidewalk cafe	N	N	N	N	N	Y	BA	Y
3. Fast food restaurant	N	N	N	BA	B A	BA	BA	BA
4. Restaurant, newsstand, drugstore, barbershop or gift shop within and entered from a hotel or office building	N	N	N	N	Y	Y	Y	Y
5. Brewery	N	N	N	BA	B A	BA	Y	Y
6. Distillery	N	N	N	BA	B A	BA	Y	Y
F. Automobile Related Uses								
1. Motor vehicle light service	N	N	N	N	N	BA	BA	BA
2. Motor vehicle repair garage	N	N	N	N	N	BA	Y	BA
3. Establishment for the sale or lease of new or used vehicles or boats, when displayed, sold or leased from the licensed premises	N	N	N	N	N	BA	Y	BA
4. Public garage (commercial)	N	N	N	N	B A	BA	BA	BA
5. Public parking garage (noncommercial)	N	N	BA	BA	B A	BA	BA	BA
6. Commercial parking lot	N	N	N	N	B A	BA	BA	BA
7. Car wash	N	N	N	N	N	BA	BA	BA
G. Industrial Uses								
1. Light manufacturing	N	N	N	N	N	N	Y	Y
2. Light manufacturing, with onsite sales	N	N	N	BA	N	Y	Y	Y
3. Fabrication or assembly plant	N	N	N	N	N	N	Y	Y
4. Dry cleaning plant or laundry	N	N	N	N	N	BA	Y	Y
5. Printing plant	N	N	N	N	N	BA	Y	Y
6. Wholesale or warehouse establishment	N	N	N	N	N	BA	Y	Y

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7. Self-storage facility (also see § 190-53, SSFOD)	N	N	N	N	N	BA	Y	Y
8. Truck terminal	N	N	N	N	N	N	N	N
9. Research or testing laboratory	N	N	N	N	B A	BA	BA	Y
10. Lumber yard, contractor's or landscaper's yard, outdoor storage of merchandise or equipment	N	N	N	N	N	BA	BA	Y
11. Junk or salvage	N	N	N	N	N	N	N	N
H. Accessory and Other Uses								
1. Accessory use to permitted residential use	Y	Y	Y	Y	Y	Y	N	N
2. Accessory to permitted industrial use	NA	NA	NA	BA	Y	Y	Y	Y
3. Accessory use to permitted business use	NA	NA	BA	Y	Y	Y	Y	Y
4. Retail, service or restaurant use accessory to an allowed commercial or industrial use	N	N	N	Y	B A	Y	BA	BA
5. Accessory use to a permitted residential use	Y	Y	Y	Y	Y	Y	N	N
6. Home occupation (see § 190-17)	N	Y	Y	Y	Y	Y	N	N
7. Family day care home, small or large								
8. Adult day care facility	BA	BA	BA	BA	N	BA	N	N
9. Accessory scientific uses	N	N	BA	BA	B A	BA	BA	BA
10. Any drive-through or drive-in or drive-up facility serving any use allowed by right or special permit	N	N	N	BA	B A	BA	BA	BA

*Within a Mixed Use Overlay District. See § 190-50.