

ZONING

650 Attachment 1

Town of Webster

Table of Use Regulations

[Added 10-20-2014 FATM, Art. 14; amended 5-11-2015 ATM, Art. 14; 10-15-2018 ATM by Art. 15; 10-15-2018 ATM by Art. 16; 1-13-2020 STM by Art. 7; 1-13-2020 STM by Art. 10; 5-10-2021 ATM by Art. 13]

Principal Use	District												
	1 SFR	2 ASFR	3 MFR	4 B-4	5 B-5	5A B-SA	6 IND	7 LR	8 FP	9 CD	10 WP	11 RO	12 RMR
Detached single family dwelling	Y	Y	Y	Y	Y	Y	Y	Y	*	N	*	N	
Religious and education**	Y	Y	Y	Y	Y	Y	Y	Y	*	N	*	N	
Hospital, convalescent home**	Y	Y	Y	Y	Y	Y	Y	Y	*	N	*	N	
Public utility building	Y	Y	Y	Y	Y	Y	Y	Y	*	Y	*	N	
Private garage	Y	Y	Y	Y	Y	Y	Y	Y	*	N	*	N	
Accessory uses	Y	Y	Y	Y	Y	Y	Y	Y	*	N	*	*	
Farm or nursery (except as limited by § 650-15B)**	N	Y	N	N	Y	Y	Y	N	*	N	*	N	
Farm slaughtering**	N	SP	N	N	N	N	SP	N	*	N	*	N	
Earth removal	N	SP	N	N	N	N	SP	N	*	N	*	N	
Raising of swine or fur bearing animals, 500 feet from property line**	N	SP	N	N	N	N	SP	N	*	N	*	N	
Restaurant, tea room and dairy bar	N	SP	N	Y	Y	Y	SP	N	*	N	*	SP	
Hotel or tourist court	N	SP	Y	Y	Y	Y	SP	N	*	N	*	SP	
Roadside stand**	N	SP	N	N	N	N	SP	N	*	N	*	N	
Motel	N	N	Y	Y	Y	Y	N	N	*	N	*	N	
Two family dwelling	N	N	Y	Y	N	N	N	N	*	N	*	SP	
Theaters	N	N	N	Y	Y	N	N	N	*	N	*	SP	
Agencies	N	N	N	Y	Y	Y	N	N	*	N	*	N	
Amusement enterprises (after Selectmen approval)	N	N	N	Y	Y	N	N	N	*	N	*	N	
Mercantile establishment	N	N	N	Y	Y	Y	N	N	*	N	*	SP	
Assembly of appliances	N	N	N	Y	Y	Y	N	N	*	N	*	N	
Apartment hotel	N	N	N	Y	Y	Y	N	N	*	N	*	N	
Auto services station	N	N	N	Y	Y	N	N	N	*	N	N	N	
Auto services station (no gas)	N	N	N	Y	Y	Y	N	N	*	N	N	N	
Auto sales	N	N	N	Y	Y	N	N	N	*	N	*	N	
Banks or financial institution	N	N	N	Y	Y	Y	N	N	*	N	*	*	
Building materials, sales and storage	N	N	N	Y	Y	Y	Y	N	*	N	*	*	

WEBSTER CODE

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	1 SFR	2 ASFR	3 MFR	4 B-4	5 B-5	5A B-SA	6 IND	7 LR	8 FP	9 CD	10 WP	11 RO	12 RMR
Bowling alley	N	N	N	Y	Y	Y	N	N	*	N	*	N	
Funeral parlor	N	N	N	Y	Y	Y	N	N	*	N	*	N	
Tailor shop	N	N	N	Y	Y	Y	N	N	*	N	*	N	
Laundry	N	N	N	Y	Y	Y	N	N	*	N	N	N	
Photographic studio	N	N	N	Y	Y	Y	N	N	*	N	*	N	
Office (business or professional)	N	N	N	Y	Y	Y	Y	N	*	N	*	*	
Printing or publishing	N	N	N	Y	Y	Y	N	N	*	N	*	N	
Public garage	N	N	N	Y	Y	N	N	N	*	N	*	N	
Shoe repair shop	N	N	N	Y	Y	Y	N	N	*	N	*	N	
Animal hospital or veterinary	N	N	N	Y	Y	Y	N	N	*	N	*	N	
Wholesale distributing plant	N	N	N	Y	Y	N	Y	N	*	N	*	N	
Wholesale warehouse	N	N	N	Y	Y	N	Y	N	*	N	*	N	
Beauty parlor and barber shop	N	N	N	Y	Y	Y	N	N	*	N	*	N	
Parking areas - commercial	N	N	N	Y	Y	N	N	N	*	N	*	N	
Trucking terminal or bus garage	N	N	N	Y	Y	N	Y	N	*	N	*	N	
Adult Use	N	N	N	SP	N	N	N	N	*	N	*	N	
Self storage facility	N	N	N	N	N	Y	N	N	*	N	*	N	
Self-service storage facility	N	N	N	N	SP	N	N	N	N	N	N	N	
Car wash	N	N	N	N	N	Y	N	N	*	N	N	N	
Manufacturing or industrial	N	N	N	N	N	N	Y	N	*	N	*	N	
Automobile dismantling or used parts yard	N	N	N	N	N	N	SP	N	*	N	N	N	
Junkyard	N	N	N	N	N	N	SP	N	*	N	N	N	
Marina	N	N	N	N	N	N	N	SP	*	N	*	N	
Campground	N	N	N	N	N	N	N	N	*	SP	*	N	
Golf course	N	N	N	N	N	N	N	N	*	SP	*	N	
Municipal use	Y	Y	Y	Y	Y	Y	Y	Y	*	Y	*	N	
Outdoor recreation	N	N	N	N	N	N	N	N	*	Y	*	N	
Outdoor recreation structure	N	N	N	N	N	N	N	N	*	SP	*	N	
Wind power generation (subject to § 650-42)	Y	Y	Y	Y	Y	Y	Y	Y	*	Y	*	Y	
Landfill or dump	N	N	N	N	N	N	N	N	*	N	N	N	
Private boating, fishing and hunting club	N	N	N	N	N	N	N	N	*	Y	N	N	
Marijuana cultivators***	N	—	N	N	N	N	SP	N	*	N	*	*	
Craft marijuana cooperative	N	N	N	N	N	N	SP	N	*	N	*	*	
Marijuana product manufacturer***	N	N	N	N	N	N	SP	N	*	N	*	*	
Marijuana independent testing laboratory***	N	N	N	N	N	N	SP	N	*	N	*	*	
Marijuana establishments as an accessory use***	N	N	N	N	N	N	N	N	N	N	N	N	

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Marijuana research facilities***	N	N	N	N	N	N	SP	N	*	N	*	*	
Recreational marijuana retail sales	N	N	N	N	N	N	N	N	*	N	*	*	SP

Y = Authorized use

N = Prohibited use

SP = Authorized use under special permit

* = Use further restricted by overlay district

** = Use may be protected under MGL c. 40A, § 3.

*** = Term(s) shall have the definitions established by MGL c. 94G, § 1.

The foregoing use regulations shall be interpreted and applied in a manner consistent with Massachusetts General Laws chapter 40A, Section 3 and 9, as they relate to religious and educational uses, hospitals and convalescent homes, agricultural uses, and landfills or dumps.