

ZONING

195 Attachment 1

Use Regulation Schedule Town of Chelmsford

**[Amended 10-16-2000 ATM by Art. 20; 5-3-2001 ATM by Art. 17; 10-15-2001 ATM by Art. 22; 4-29-2002 ATM by Art. 22;
10-24-2002 ATM by Art. 20; 10-18-2004 ATM by Art. 17; 4-25-2005 ATM by Arts. 27, 29; 4-30-2012 ATM by Art. 26;
4-30-2012 ATM by Art. 29; 4-29-2013 ATM by Art. 24; 4-24-2017 ATM by Art. 22; 10-16-2017 by ATM, Art. 16;
10-17-2022 ATM by Art. 23; 10-19-2023 ATM by Art. 21; 1-27-2025 STM by Art. 1]**

Symbols employed below shall mean the following:

Y A permitted use

N An excluded or prohibited use

BA A use authorized under special permit from the Board of Appeals as provided under § 195-103

PB A use authorized under special permit from the Planning Board as provided under § 195-103

Principal Use	District														
	RA	RB	RC	RM	CA	CB	CC	CD	CV	IA	IS	RMH	CX	P	OS
A. Residential															
1. Single-family dwelling	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N
2. Two-family dwelling	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N
3. Multifamily dwelling	N	N	N	PB	N	N	N	N	PB ⁱ	N	N	N	N	N	N
4. Conversion of dwelling (§ 195-13)	N	BA	Y	BA	N	N	N	N	N	N	N	N	N	N	N
5. Boardinghouse															
a. Owner-occupied	BA	BA	BA	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N
a. Non-owner-occupied	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N
6. Mobile home	N	N	N	N	N	N	N	N	N	N	N	Y ⁱⁱ	N	N	N
7. Planned open space residential development (Article XVIII)	PB	PB	N	N	N	N	N	N	N	N	N	N	N	N	N
8. Facilitated and independent and senior living facility (Article XVII)															
a. Alzheimer's facility	N	N	N	PB	PB	PB	PB	PB	PB	PB	N	N	N	N	N
b. Assisted living facility	N	N	N	PB	PB	PB	PB	PB	PB	PB	N	N	N	N	N
c. Independent living	N	N	N	PB	PB	PB	PB	PB	PB	PB	N	N	N	N	N

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Principal Use	District														
	RA	RB	RC	RM	CA	CB	CC	CD	CV	IA	IS	RMH	CX	P	OS
d. Congregate living	N	N	N	PB	PB	PB	PB	PB	PB	PB	N	N	N	N	N
9. Accessory to residential uses															
a. Major recreation equipment (§ 195-6B)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
b. Animals accessory to dwellings (§ 195-6E)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
c. Barn sale, yard sales, garage sale or flea market (§ 195-6D)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
d. Home occupations (§ 195-7)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
e. Accessory dwelling units (Article XVIII A)	N	N	N	N	N	N	N	N	Y ^{iii,iv}	N	N	N	N	N	N
f. Accessory dwelling units (§ 195-6.1)	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N
B. Exempt Uses															
1. Exempt uses per MGL c. 40A, § 3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Licensed family day-care facility for the day care of six or fewer children, including children living in the residence (for profit)	Y	Y	Y	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
3. Accessory to exempt uses															
a. Barn sale, yard sale, garage sale or flea market (§ 195-6D)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C. Institutional															
1. Cemetery	Y	Y	N	N	N	N	N	N	N	Y	N	N	N	Y	N
2. Municipal facilities, except garages, storage or repair shops	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Municipal garages, storage or repair shops	N	N	N	N	N	BA	N	N	N	BA	N	N	N	Y	N
4. Essential services	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
5. Hospital	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N
a. Helipad accessory to hospital	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	N
6. Airport	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

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Principal Use	District														
	RA	RB	RC	RM	CA	CB	CC	CD	CV	IA	IS	RMH	CX	P	OS
D. Commercial															
1. Nonexempt agricultural use ^v	Y	Y	Y	Y	N	N	N	N	N	Y	Y	N	Y	Y	Y
2. Nonexempt farm stand for wholesale or retail sale of products ^{vi}	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Nonexempt educational use	N	N	N	N	Y	Y	Y	Y	N	Y	Y	N	N	N	N
4. Animal clinic or hospital	N	N	N	N	N	Y	Y	Y	N	Y	N	N	N	N	N
5. Kennel	N	N	N	N	PB	PB	PB	PB	N	PB	N	N	N	N	N
6. Nursing/convalescent or rehabilitation home	N	N	N	BA	N	BA	N	N	N	BA	N	N	N	N	N
7. Funeral home	N	N	PB	N	N	Y	N	Y	PB	PB	N	N	N	N	N
8. Motel or hotel	N	N	N	N	N	Y	PB	PB	PB	PB	N	N	N	N	N
9. Retail stores and services not elsewhere set forth															
a. Less than 3,000 gross square feet per structure	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	N
b. More than 3,000 gross square feet per structure	N	N	N	N	PB	Y	Y	Y	PB	N	N	N	N	N	N
c. More than 5,000 net square feet per business use	N	N	N	N	PB	Y	Y	Y	Y	N	N	N	N	N	N
d. More than 10,000 gross square feet per business use	N	N	N	N	N	PB	Y	PB	PB	N	N	N	N	N	N
10. Motor vehicle sales and rental ^{vii,viii}	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N
11. Motor vehicle general and body repair	N	N	N	N	N	Y ^{viii}	N	N	N	N	N	N	N	N	N
12. Motor vehicle general repair ^{vii}	N	N	N	N	N	Y ^{viii}	PB	PB	N	N	N	N	N	N	N
13. Motor vehicle towing and storage	N	N	N	N	N	PB	PB	PB	N	N	N	N	N	N	N
14. Motor vehicle fueling station ^{vii}	N	N	N	N	N	PB	PB	PB	N	N	N	N	N	N	N
15. Motor vehicle washing facility	N	N	N	N	N	PB	PB	PB	N	N	N	N	N	N	N
16. Parking garage/structure	N	N	N	N	N	BA	BA	BA	BA	BA	BA	N	N	N	N
17. Restaurant	N	N	N	N	N	Y ^{viii}	Y ^{viii}	Y ^{viii}	Y ^{viii}	N	N	N	N	N	N

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Principal Use	District														
	RA	RB	RC	RM	CA	CB	CC	CD	CV	IA	IS	RMH	CX	P	OS
18. Restaurant, fast-food															
a. With drive-through	N	N	N	N	N	PB	PB	N	N	N	N	N	N	N	N
b. Without drive-through	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N
c. Over 2,500 gross square feet	N	N	N	N	N	PB	Y	PB	PB	N	N	N	N	N	N
19. Office	N	N	N	N	Y ^{ix}	Y	Y	Y	Y	Y	N	N	Y	N	N
20. Medical office or center +	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N
21. Medical clinic	N	N	N	N	PB	PB	PB	PB	PB	PB	N	N	N	N	N
22. Bank or financial agency															
a. With drive-through ^{viii}	N	N	N	N	N	PB	PB	PB	PB	N	N	N	N	N	N
b. Without drive-through ^{viii}	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N	N
23. Indoor commercial entertainment and recreation	N	N	N	N	N	Y ^{viii}	Y	Y ^{viii}	PB	Y	N	N	N	PB	Y
24. Outdoor commercial recreation	N	N	N	N	N	N	N	N	N	N	PB	N	N	BA	Y
25. Club or lodge	N	N	N	BA	N	Y	BA	Y	N	N	N	N	N	BA	Y
26. Riding academy	N	BA	N	N	N	BA	N	N	N	N	N	N	N	BA	BA
27. Adult entertainment establishment	N	N	N	N	N	N	N	N	N	N	N	N	BA	N	N
28. Wireless communications facility ^x	BA	BA	BA	BA	Y	Y	Y	Y	BA	Y	Y	BA	BA	Y	BA
29. Fairs, carnivals and similar outdoor events	N	N	N	N	N	BA	BA	BA	BA	BA	BA	N	N	BA	BA
30. Body art establishment	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N
31. Health club	N	N	N	N	N	PB	PB	BA	N	PB	N	N	N	N	Y
32. Family day-care home (nonexempt)	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
33. Massage service establishment	N	N	N	N	BA	BA	BA	BA	BA	N	N	N	N	N	N
34. Solar photovoltaic facility (commercial)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
35. Medical marijuana treatment center	N	N	N	N	N	N	N	N	N	PB	PB	N	N	N	N
36. Marijuana establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
37. Adult day care	N	N	N	PB	PB	PB	PB	PB	N	PB	N	N	N	N	N

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Principal Use	District														
	RA	RB	RC	RM	CA	CB	CC	CD	CV	IA	IS	RMH	CX	P	OS
E. Industrial															
1. Earth removal	N	N	N	N	N	N	N	N	N	N	BA	BA	N	N	N
2. Light manufacturing	N	N	N	N	N	PB	N	N	N	N	Y	Y	N	N	N
3. Heavy manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
4. Granite operations	N	N	N	N	N	N	N	N	N	N	N	BA	N	N	N
5. Contractor's shop/yard															
a. Outdoor	N	N	N	N	N	PB	N	N	N	N	PB	N	N	N	N
b. Indoor	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N
6. Junkyard or automobile graveyard or salvage yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
7. Solid waste disposal facility or sanitary landfill	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
8. Refuse incinerator	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
9. Transport terminal	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
10. Wood operation	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N
11. Pedestrian and vehicular access and egress by private way to and from uses permitted in an IA District	N	N	N	N	N	PB	N	N	N	N	Y	N	N	N	N
12. Retail sale of goods, the majority of which are produced or undergo processing on the premises	N	N	N	N	N	Y	N	N	N	N	Y	BA	N	N	N
13. Self-storage mini warehouse	N	N	N	N	N	PB	N	N	N	N	PB	N	N	N	N
14. Bakery, not including on-premises retail sales	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N
15. Warehouse	N	N	N	N	N	PB	N	N	N	N	Y	N	N	N	N
16. Research and development	N	N	N	N	N	PB	N	N	N	N	Y	N	N	N	N
17. Accessory to industrial uses															
a. Parking garage/structure	N	N	N	N	N	N	N	N	N	N	PB	N	N	N	N
18. Asphalt manufacturing plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
19. Small distribution center	N	N	N	N	N	N	PB	N	N	N	PB	N	N	N	N
20. Medium distribution center	N	N	N	N	N	N	N	N	N	N	PB	N	N	N	N
21. Large distribution center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

NOTES:

- ⁱ Minimum lot area shall be three acres, all other requirements for multifamily dwellings shall apply and all the requirements of Articles II through XVIII A shall apply. Multifamily dwelling density shall be six units per acre on land zones as CV.
- ⁱⁱ Intensity of use shall be limited to permit a maximum of seven units per acre and a maximum of 254 units in the RMH District.
- ⁱⁱⁱ Not to exceed 900 square feet per unit. The Planning Board may grant a special permit to allow units in excess of 900 square feet.

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- ix Total square feet of an accessory residential use must not exceed the total square feet of the primary use.
- v Provided that there are neither hogs nor fur-bearing animals.
- vi No such stand shall be permitted in an historic district.
- vii Notwithstanding the provisions of Note 6 of the Table of Dimensional Requirements, no structure, pumps or fuel storage tanks shall be located within 50 feet of a residentially used premises or residential district.
- viii A special permit from the Planning Board shall be required if more than 10,000 square feet gross floor area is devoted to business use on the premises.
- ix No structure shall exceed 3,000 square feet gross floor area.
- x Subject to requirements of Article XIII.
- xi The retail outlet shall not exceed 1,000 square feet or 10% of the gross floor area of the principal facility, whichever is less.
- xii In a CB District, storage units shall be set back 100 feet from the sideline of any street, and storage units with doors oriented to a street shall be set back 300 feet from the sideline of said street.