

ZONING

86 Attachment 2

City of Fall River

Table of Uses

[Amended 6-20-2019 by Ord. No. 2019-13; 7-15-2019 by Ord. No. 2019-23]

**KEY:**

- Y = Permitted Use
- SP = Special Permit from ZBA Required
- Blank Box = Not a Permitted Use, Variance from ZBA Required

In the event of discrepancies between the narrative text for each district and the table, the text of the sections shall control.

District Type Districts	Single-Family				Multifamily				Business						Industrial		Overlay (1)(2)				Other	
	S	R-8	R-30	R-80	G	M	R-4	A-2	CBD	MBD	B-N	B-L	WTOD (5)	MD	CMD	IP	AOD (3)	RDOD	WWD	HD (4)	OS	WR
<b>Residential Uses</b>																						
a. Single-family dwelling (1)	Y	Y	Y	Y	Y	Y	Y	Y				Y										
b. Two-family dwelling (1)					Y	Y	Y	Y				Y			SP							
c. Three-family dwelling (1)					Y	Y		Y				Y			SP							
d. Multifamily dwelling (4 to 6 units) (1)						Y		Y		Y			Y		SP		Y					
e. Multifamily dwelling (7 to 20 units)								Y		Y			Y		SP		Y					
f. Multifamily dwelling (20 or more units)								Y	Y	Y			Y		SP		Y					
g. Boardinghouse, dormitory or lodging house								Y														
h. Bed-and-breakfast inn								Y					Y				Y					
i. Senior congregate housing, including, but not limited to, assisted-living facilities								Y						SP								
<b>Residential Accessory Uses</b>																						
a. Garage for the storage of automobiles owned by the residents of the premises only. Not more than three vehicles	Y	Y	Y	Y	Y	Y	Y	Y														
b. Sheds	Y	Y	Y	Y	Y	Y	Y	Y				Y										
c. Home occupation	Y	Y	Y	Y	Y	Y	Y	Y														
<b>Institutional, Recreational and Educational Uses</b>																						
a. Church or religious purpose and/or any exempt use (MGL c. 40A, § 3)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
b. Public, private, religious, or other nonprofit schools or educational uses or buildings, including college/higher education institutions	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					

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c. Club or lodge, except one whose chief activity is customarily carried on as a business					Y				Y	Y	Y	Y										
d. Bicycle and pedestrian paths, landscaped pedestrian parks and plazas	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
e. Library or museum open to the public or connected with a permitted educational use and not conducted as a gainful business									Y	Y	Y	Y	Y	Y			Y					
f. Legalized gaming facilities													Y									
g. Commercial recreational facility, outdoor (including stadiums, athletic facilities and convention complexes)													Y			SP		SP				
h. Commercial recreational facility, indoor (including stadiums, athletic facilities and convention complexes)													Y			SP		SP				
i. Outdoor passive recreation, forestry and nonresidential buildings or structures used in conjunction with harvesting or storage of forest products																					Y	Y
j. Hospital, nursing home, convalescent or rest home, medical or dental center or clinic, including laboratories incidental thereto					Y									Y								
k. Municipal uses and municipal facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<b>Retail, Restaurant and Consumer Service Uses</b>																						
a. Retail operation with 5,000 square feet or less of gross floor area per establishment					SP	SP		SP	Y	Y	Y	Y	Y	Y	Y	Y		Y				
b. Retail operation with greater than 5,000 square feet of gross floor area per establishment									Y	Y	Y	Y	Y		Y							
c. Service business									Y	Y	Y	Y	Y	Y	Y							
d. Restaurant									Y	Y	Y	Y	Y	Y	Y	SP						
e. Bar, saloon, or other establishment where alcoholic beverages are sold and consumed, but which is not licensed to prepare or serve food									SP	SP	SP	SP	SP		SP		Y					
f. Veterinary establishment, pet shops or similar establishments									Y	Y	Y	Y	SP									
g. Kennel (containing more than four canines three months of age or older)												Y										

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h. Funeral or undertaking establishment	SP	SP	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y										
i. Hotel or motel								Y	Y		Y	Y	Y	Y		Y	Y		Y			
j. Body art establishments (as defined by Board of Health regulations)															SP							
k. Bank or other monetary institution and ATMs									Y	Y	Y	Y	Y	Y	Y	SP		SP				
l. Theater, auditorium, museum or other establishment offering recreation to the general public									Y	Y	Y	Y	Y		Y		Y					
<b>Automotive and Related Uses</b>																						
a. Automotive sales, indoor and outdoor									Y	Y	Y	Y										
b. Automotive repair station/garage											Y											
c. Gasoline filling station											Y	SP										
d. Auto body or paint shops											SP											
e. Car wash									Y	Y	Y	Y										
f. Parking lots, private and public garages, and parking structures other than those provided as an accessory use to the principal use being conducted on the lot									Y	Y	Y	Y	Y	Y	Y	SP		SP				
g. Lot for stowing towed vehicles																						
<b>Utilities, Telecommunications and Public Service Uses</b>																						
a. Radio or television studio									Y	Y	Y	Y	Y	Y	Y	Y						
b. Radio or television transmission stations (including towers related to said use)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP				
c. Intermodal transportation facilities, including but not limited to bus and/or railroad (multi-modal) passenger terminals													Y									
<b>Office Uses</b>																						
a. Business or professional office									Y	Y	Y	Y	Y	Y	Y	Y		Y				
b. Telephone answering service/call center									Y	Y	Y	Y	Y		Y	Y		Y				
<b>Industrial Uses</b>																						
a. Distribution center, parcel delivery center, delivery warehouse															Y	Y		Y				
b. Self-storage facility											Y				Y							

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c. Research and development, excluding research or use of radioactive, biohazardous or explosive materials															Y	Y	Y		Y				
d. Industrial research and development																Y	Y		Y				
e. Processing, fabrication, manufacturing, assembly, packaging																Y	Y		Y				
f. Warehousing, wholesaling																Y	Y		Y				
g. Biotechnology																Y	Y		Y				
h. Trucking, including terminal facilities																Y							
i. Indoor recycling facility																							
j. Gravel pit, concrete or asphalt plant																SP							
k. Information and information processing, data collection and data storage record keeping										Y	Y	Y	Y	Y	Y	Y	Y		Y				
l. Water-dependent uses: fish and seafood receiving, handling, storage and shipping; boat building and repair; marinas; shipping; passenger and cargo terminals, receiving and berthing														Y									
m. Wind energy industry research and development														Y									
n. Wind energy industry processing, fabrication, manufacturing, assembly, packaging														Y									
o. Wind energy industry support services														Y									
<b>Art Uses</b>																							
a. Artist loft or art use, culinary arts, retail sales of art, including gift and specialty shops, art schools and studios of dance and photography, performing arts ticket offices or booking agencies community educational arts and related activities (3)																							
b. Cabinet and carpentry shops, studios for artists and crafts people														Y									
c. Visual and performing art space, including, but not limited to, exhibition and concert halls, galleries and stage and screen theaters (3)										Y	Y	Y		Y		Y		Y					

## ZONING

### NOTES:

- (1) Not more than one principal building per lot.
- (2) These districts shall be considered as overlaying and shall overlay all other zoning districts within their boundaries. Any uses permitted in the district or portion thereof so overlaid shall be permitted subject to applicable provisions.
- (3) Adult use as defined as in Article IV, Division 7, Adult Entertainment, § 86-390 of this chapter is prohibited in the Arts Overlay District (AOD).
- (4) Refer to Article IV, Division 11, Housing Development Overlay District, § 86-413 of this chapter.
- (5) In the Waterfront and Transit-Oriented Development District (WTOD), industrial uses in existence prior to September 6, 2011, may continue and mill buildings in existence prior to September 6, 2011, may be altered, enlarged and/or continue to be used for industrial purposes, provided they meet the requirements of the Commercial Mill District (CMD).