

ZONING ORDINANCES

135 Attachment 2

Table of Principal Uses

[Amended 5-8-2001 STM by Art. 14; 5-10-2006 ATM by Art. 40; 1-8-2011 by Ord. No. 10-067; 8-10-2011 by Ord. No. 11-032; 3-17-2015 by Ord. No. 14-066(4); 4-5-2022 by Order No. 22-011; 8-2-2022 by Order No. 22-015; 6-15-2021 by Order No. 21-032; 8-1-2023 by Order No. 23-042]

Any uses not listed herein are deemed not allowed.

Use	RA	RB	RC	C123	GB	HB	C	OSC	BWLD
Access Across a Zone to Serve a Different Zone	SP	SP	SP	SP	SP	SP	SP	SP	SP
Residential									
One-Family	Y	Y	Y	Y	SP	N	N	N	N
Two-Family Conversion	N	SP	Y	Y	SP	N	N	N	N
Apartment House/2 Family	N	N	Y	SP	SP	SP	SP	N	SP
Cluster Development	N	N	N	SP	N	N	N	N	N
Day Care, Accessory	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lodging House	N	N	SP	N	SP	N	N	N	N
Residence Above First Story Business Use	N	N	N	N	SP	N	N	N	Y
Institutional									
Cemetery	N	SP	SP	SP	SP	SP	Y	Y	N
Church, Synagogue, and Similar Use	Y	Y	Y	Y	Y	Y	Y	Y	Y
Community Center	N	SP	SP	Y	Y	SP	N	Y	N
Congregate Living Facility	N	SP	SP	SP	SP	SP	SP	N	N
Convalescent Home and Nursing Home	N	SP	SP	SP	SP	SP	SP	N	N
Conversion of Convalescent Home or Nursing Home	N	SP	SP	SP	SP	SP	SP	N	N
Hospital	N	SP	SP	SP	SP	SP	SP	N	N
Institution of Historic, Philanthropic or Charitable Character	SP	SP	SP	SP	SP	SP	SP	N	N
Library	Y	Y	Y	SP	Y	Y	N	N	N
Municipal Building	N	SP	SP	SP	SP	SP	Y	Y	Y
Municipal Public Park	Y	Y	Y	N	N	N	N	Y	Y
Museum	SP	SP	Y	SP	Y	Y	Y	N	Y
School	Y	Y	Y	Y	Y	Y	Y	Y	Y
Recreational Uses									
Boathouse, Marina	N	N	SP	N	Y	Y	Y	N	Y
Club or Lodge	N	N	SP	SP	Y	Y	SP	N	N
Golf Course	SP	SP	Y	SP	Y	Y	SP	Y	N
Riding Stable/Academy	N	N	N	N	N	Y	N	Y	N
Rod and Gun Clubs	N	N	N	N	N	N	Y	Y	N

BRAINTREE CODE

Use	RA	RB	RC	C123	GB	HB	C	OSC	BWLD
Agricultural Uses									
Agriculture, Horticulture, Floriculture, Nurseries and Similar Uses	Y	Y	Y	Y	Y	Y	Y	Y	Y
Business Uses									
Amusement or Assembly, Place of	N	N	N	N	SP	SP	SP	N	SP
Animal Clinic/Hospital	N	N	N	N	SP	Y	Y	N	SP
Animal Retail and Animal Grooming Service < 15,000 sq. ft.	N	N	N	N	Y	Y	Y	N	Y
Animal Retail and Animal Grooming Service 15,000 sq. ft. or >	N	N	N	N	N	Y	Y	N	N
Automotive Repair Service	N	N	N	N	SP	Y	Y	N	N
Bank	N	N	N	N	SP	Y	SP	N	Y
Billboards/Digital Electronic Billboards	N	N	N	N	N	SP*	N	N	N
Body Art Establishment	N	N	N	N	N	SP	N	N	SP
Brewery Production	N	N	N	N	N	Y	Y	N	N
Brewery with Tap Room	N	N	N	N	SP	Y	Y	N	SP
Business/Professional Offices	N	N	N	N	Y	Y	SP	N	Y
Catering Service	N	N	N	N	SP	Y	Y	N	Y
Commercial Recreation	N	N	N	N	SP	SP	SP	N	SP
Data Center/Communications Facility	N	N	N	N	Y	Y	Y	N	N
Day Care, Commercial	Y	Y	Y	Y	Y	Y	Y	Y	Y
Essential Services	Y	Y	Y	Y	Y	Y	Y	Y	Y
Factory Outlet Store	N	N	N	N	N	SP	SP	N	N
Fast-Food Establishment	N	N	N	N	SP	Y	SP	N	Y
Full Service Animal Establishment	N	N	N	N	N	SP	SP	N	N
Function/Conference Facility	N	N	N	N	N	SP	SP	N	N
Funeral Home	N	N	SP	N	Y	Y	SP	N	N
Garage, Nonresidential	N	N	N	N	SP	Y	Y	N	N
Garden Center	N	N	N	N	N	Y	Y	N	N
Hotel or Motel	N	N	N	N	SP	Y	SP	N	SP
Freestanding, Exterior Kiosks	N	N	N	N	SP	SP	SP	N	N
Medical Center/Clinic	N	N	N	N	Y	Y	Y	N	SP
Marijuana Establishments	N	N	N	N	N	SP	SP	N	N
Marijuana Retailers	N	N	N	N	N	N	N	N	N
Medical Marijuana Treatment Center	N	N	N	N	N	Y	Y	N	N
Motor Vehicle Lease and Sales	N	N	N	N	SP	Y	Y	N	N
Office Park	N	N	N	N	N	SP	SP	N	N
Production Studio	N	N	N	N	N	Y	Y	N	N
Restaurant	N	N	N	N	Y	Y	SP	N	Y
Retail Store(s) and Service(s) Not Elsewhere Classified									
Less than 30,000 SF	N	N	N	N	Y	Y	SP	N	Y
30,000 SF or greater	N	N	N	N	N	SP	SP	N	N

ZONING ORDINANCES

Use	RA	RB	RC	C123	GB	HB	C	OSC	BWLD
Service Station	N	N	N	N	SP	Y	Y	N	N
Shopping Center	N	N	N	N	N	SP	N	N	N
Training Schools	N	N	N	N	SP	Y	Y	N	Y
Commercial									
Auto Body Shop	N	N	N	N	N	SP	Y	N	N
Contractor Yards	N	N	N	N	N	N	Y	N	N
Hazardous Waste Facility	N	N	N	N	N	N	N	N	N
Hazardous Waste Transfer Station	N	N	N	N	N	N	N	N	N
Heliport	N	N	N	N	N	SP	SP	N	N
Junkyard	N	N	N	N	N	N	N	N	N
Light Manufacturing	N	N	N	N	N	SP	Y	N	N
Marine-Dependent Use	N	N	N	N	N	SP	SP	N	N
Modular Storage	N	N	N	N	N	SP	SP	N	N
Parking Facility	N	N	N	N	SP	SP	SP	N	N
Printing Facility	N	N	N	N	N	SP	Y	N	N
Public Utility or Public Works Storage Yard	N	N	N	N	N	SP	SP	N	N
Quarry Operations	N	N	N	N	N	N	SP	N	N
Research Facility	N	N	N	N	SP	Y	Y	N	SP
Solid Waste Disposal Facility	N	N	N	N	N	N	SP	N	N
Transportation Terminal	N	N	N	N	N	SP	SP	N	N
Warehouse	N	N	N	N	N	SP	Y	N	N

Notes:

* Within the Billboard Overlay District.

1. Y = Allowed by Right; N = Not Allowed; SP = Allowed by Special Permit
2. RA = Residence A; RB = Residence B; RC = Residence C; C123 = Cluster I, II, III; GB = General Business; HB = Highway Business; C = Commercial; OSC = Open Space and Conservancy
3. Any a) Office Park, b) Shopping Center or c) Retail Store(s) and Service(s) Not Elsewhere Classified greater than 30,000 SF existing in conformity with the use regulation of this bylaw prior to October 16, 2000, shall be deemed to have been granted a special permit.
4. A change of one or more of the groups of business establishments on the site of an existing shopping center or the tenants of an existing office park shall not require a special permit.
5. If at a public hearing adequate proof can be presented that a two-family use legally existed prior to May 1986 and has been continually maintained as a two-family house since May 1986 and is in substantial conformance with all life-safety provisions of the Massachusetts State Building Code [780 CMR] as determined by the Inspector of Buildings, the SPGA may issue a Special Permit for a continuing two-family conversion. Adequate proof shall include, but is not limited to, two of the following: building permits, affidavits from the Inspector of Buildings, tax records, utility bills, affidavits from owners/renters, deeds, bills of sales, rental receipts. **[Added 5-10-2004 ATM by Art. 44]**