

ZONING

300 Attachment 1

Town of Medfield

Table of Use Regulations

[Amended 4-28-2014 ATM by Arts. 33, 34 and 43; 4-25-2016 ATM by Art. 41; 4-24-2017 ATM by Arts. 39, 40, 44 and 49; 4-29-2019 ATM by Arts. 23 and 25; 5-17-2021 ATM by Arts. 24, 25, 28; 5-9-2022 ATM by Art. 16; 5-5-2025 ATM by Art. 29]

In the following Table of Use Regulations, symbols shall mean:

- YES A use permitted by right in the district.
- SP A use which may be permitted in the district by a special permit from the Board of Appeals in accordance with Article 14.
- PB A use which is permitted by right in the district but which requires site plan approval from the Planning Board in accordance with Article 14.
- NO A use which is not permitted in the district.
- SPPB A use which may be permitted in the district by a special permit from the Planning Board in accordance with appropriate Bylaws.

	Use	A	RE	RT	RS	RU	B	BI	IE
1.	Residential								
1.1.	One-family dwelling (See § 300-14.10F)	YES	YES	YES	YES	YES	SP	NO	NO
1.1a.	Accessory dwelling unit in single-family dwelling (See § 300-14.10I)	SP	SP	SP	SP	SP	NO	NO	NO
1.2.	Two-family dwelling (Under § 300-14.10F)	NO	NO	NO	NO	NO	SP	NO	NO
1.2a.	Accessory dwelling unit (ADU) [See definition in § 300-2.1 and § 300-14.17]								
1.2b.	Conversion of one-family dwelling to two-family dwelling or a new two-family dwelling (lot coverage is < 15%)	NO	NO	NO	NO	YES	NO	NO	NO
1.2c.	Conversion of one-family dwelling to two-family dwelling or a new two-family dwelling (lot coverage is ≥ 15%)	NO	NO	NO	NO	SPPB	NO	NO	NO
1.3.	Alteration of two- or multi-family dwelling [See § 300-14.10H(2)(h)]	NO	NO	NO	NO	SP	SP	NO	NO
1.4.	Multi-family dwelling, including public housing for the elderly (See §§ 300-14.15 and 300-14.16)	NO	NO	NO	NO	SPPB	NO	NO	NO
1.4.a	Multi-family dwelling, including public housing for the elderly in the USSOD (See § 300-14.15 and § 300-14.16)	NO	NO	NO	NO	PB	NO	NO	NO
1.5.	Open space residential development (§ 300-7)	NO	SP	SP	SP	SP	NO	NO	NO

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	Use	A	RE	RT	RS	RU	B	BI	IE
1.6.	Accessory building or structure such as tool shed, boat house, shelter for domestic pets, private greenhouse, private swimming pool and private detached garage for up to three noncommercial vehicles (See § 300-6.2K)	YES	YES	YES	YES	YES	NO	NO	NO
1.7.	Wall, fence, hedge or similar enclosure (six-foot maximum height)	YES	YES	YES	YES	YES	YES	YES	YES
1.8.	Storage only of a camper, trailer, house trailer or boat within the zoning district setbacks	YES	YES	YES	YES	YES	YES	YES	YES
1.9.	Trailers (See § 300-5.3J)	SP	SP	SP	SP	SP	SP	SP	SP
1.10.	Temporary storage containers (See § 300-5.3K)								
1.11.	Travel trailers or mobile homes [See § 300-14.10H(2)(a)]	SP	SP	SP	SP	SP	SP	SP	SP
2.	Public, Semi-Public/Institutional								
2.1.	Church or other religious use	PB	PB	PB	PB	PB	PB	PB	PB
2.2.	Public or nonprofit educational uses	PB	PB	PB	PB	PB	PB	PB	PB
2.2.a	Community facility for the distribution of food and necessities	SPPB	SPPB	SPPB	SPPB	SPPB	PB	PB	PB
2.3.	Nonprofit recreational facility, such as a YMCA, not including a membership club	NO	PB	PB	PB	PB	PB	PB	PB
2.4.	Recreational activities	NO	SP	SP	SP	SP	NO	NO	NO
2.5.	Camp	SP	SP	SP	SP	SP	SP	SP	SP
2.6.	Town cemetery, including any crematory	NO	YES	YES	YES	YES	YES	NO	SP
2.7.	Historical association or society	NO	SP	SP	SP	SP	YES	SP	SP
2.8.	Hospital, convalescent, nursing home, hospice, continuing care, or assisted-living facility	NO	NO	NO	NO	SP	SP	SP	SP
2.9.	Library, museum, or nonprofit art gallery	NO	NO	NO	NO	SP	YES	YES	YES
2.10.	Veterinary hospital in which all animals are in completely enclosed structures at least 200 feet from any property line	SP	SP	SP	SP	SP	SP	SP	SP
2.11.	Licensed day-care facility for the day care of:								
	a. Six or fewer children	YES	YES	YES	YES	YES	SP	SP	SP
	b. More than six children (See § 300-5.3I)								
2.12.	Municipal use	SP	SP	SP	SP	SP	PB	PB	PB

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3.	Agricultural: The following regulations apply to parcels as provided in MGL c. 40A, § 3								
3.1.	Agriculture, horticulture and floriculture, not including a greenhouse or stand for retail sale	YES	YES	YES	YES	YES	YES	YES	YES
3.2.	Greenhouse or farm stand for wholesale and retail sale of agricultural and farm products or products related to greenhouse business, such as peat or insecticides	YES	SP	SP	SP	SP	PB	PB	PB
3.3.	Raising livestock, including horses, and the keeping of poultry, cattle or other domesticated animals used for food purposes, and bees	YES	YES	YES	SP	NO	NO	NO	NO
3.4.	Commercial stables and/or boarding of animals	YES	SP	SP	SP	SP	SP	SP	SP
3.5.	Growing of crops and conservation of water plants and wildlife	YES	YES	YES	YES	YES	YES	YES	YES
3.6.	Noncommercial forestry and growing of all vegetation	YES	YES	YES	YES	YES	YES	YES	YES
4.	Commercial/Business (See § 300-14)								
4.1.	Retail stores, including hardware, markets and similar stores, whose sale is not otherwise regulated in this use table	NO	NO	NO	NO	NO	PB	PB	PB
4.2.	Establishments primarily selling food and drink for home preparation and consumption or for on-premises consumption (neither drive-throughs nor takeout windows are permitted in connection with this use)	NO	NO	NO	NO	NO	SP	SP	SP
4.2a	Food trucks/mobile food vendors	NO	NO	NO	NO	NO	PB	PB	PB
4.3.	Sales by vending machines	SP	SP	SP	SP	SP	YES	YES	YES
4.4.	Establishments selling new automobiles or new and used automobiles and trucks, new automobile tires and other accessories, aircraft, boats, motorcycles and household trailers	NO	NO	NO	NO	NO	SP	SP	SP
4.5.	Hotels and motels	NO	NO	NO	NO	NO	NO	NO	SP
4.6.	Trailer camp	NO	NO	NO	NO	NO	NO	NO	NO
4.7.	Lodging house [See § 300-14.10H(2)(b)]	NO	NO	NO	NO	SP	NO	NO	NO
4.8.	Personal service establishments such as salons, grooming, personal care, and similar services	NO	NO	NO	NO	NO	PB	PB	PB
4.8a.	Tattoo parlors/body piercing/fortune teller establishments	NO	NO	NO	NO	NO	NO	NO	SP
4.9.	Funeral home or mortuary establishment	NO	NO	NO	NO	SP	PB	PB	PB

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4.10.	Hospice or nursing homes, convalescent and assisted-living facilities and medical and dental offices	NO	NO	NO	NO	SP	SP	SP	SP
4.10a.	Medical marijuana dispensary (as defined by MGL)	NO	NO	NO	NO	NO	NO	NO	SP
4.10b.	Non-medical marijuana establishments*	NO	NO	NO	NO	NO	NO	NO	NO
4.10c.	Adult-only retail tobacco and/or vape store	NO	NO	NO	NO	NO	NO	NO	NO
4.11.	Membership club	NO	SP	SP	SP	SP	PB	PB	NO
4.12.	Miscellaneous business offices and services (excluding pawn brokering)	NO	NO	NO	NO	NO	PB	PB	PB
4.13.	Home occupation [See § 300-14.10H(2)I]	SP	SP	SP	SP	SP	NO	NO	NO
4.14.	Motor vehicle filling station	NO	NO	NO	NO	NO	SP	SP	NO
4.15.	Automotive repair, automobile services and garages (not including a junkyard or automotive graveyard)	NO	NO	NO	NO	NO	SP	SP	SP
4.16.	Automotive graveyard or other junkyard	NO	NO	NO	NO	NO	NO	NO	NO
4.17.	Miscellaneous repair service such as home electronics equipment, appliance and furniture repair	NO	NO	NO	NO	NO	PB	PB	PB
4.18.	Indoor motion-picture establishment	NO	NO	NO	NO	NO	SP	SP	SP
4.19.	Outdoor motion-picture establishment	NO	NO	NO	NO	NO	NO	NO	NO
4.20.	Amusement and recreation services	NO	NO	NO	NO	NO	SP	SP	SP
4.21.	Commercial communications and television towers (See § 300-17)								
4.21a.	Personal wireless communications facilities (See § 300-17)								
4.22.	Airfield or landing area for fixed-wing aircraft	NO	NO	NO	NO	NO	NO	NO	NO
4.23.	Helicopter landing area	NO	NO	NO	NO	NO	NO	NO	SP
4.24.	Commercial parking lot or structure	NO	NO	NO	NO	NO	PB	PB	NO
4.25.	Planned business development [See § 300-14.10H(2)(d)]	NO	NO	NO	NO	NO	SP	SP	NO
4.26.	Small engine repair (lawnmowers, etc.)	NO	NO	NO	NO	NO	SP	SP	SP
4.27.	Commercial or membership recreational (athletic, health, tennis, and/or swimming) facility	NO	NO	NO	NO	NO	SP	SP	SP
4.28.	Community residences for rehabilitation of mentally and physically handicapped	NO	SP	SP	SP	SP	NO	NO	NO
4.29.	Parking of commercial vehicles of greater than GVW of 10,000 pounds	YES	NO	NO	NO	NO	YES	YES	YES
4.30.	Adult uses (See § 300-18)								

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4.31.	Bed-and-breakfast [See § 300-14.10H(2)(b)(i)]	SP	SP	SP	SP	SP	SP	NO	NO
4.32	Solar energy systems (see § 300-19, PVOD)								
5.	Wholesale and Manufacturing (See Article § 300-14)								
5.1.	Mining and quarrying	NO	NO	NO	NO	NO	NO	NO	NO
5.2.	Storage of construction supplies and construction equipment	NO	NO	NO	NO	NO	NO	NO	SP
5.3.	Manufacturing/Fabrication	NO	NO	NO	NO	NO	NO	SP	SP
5.4.	Research and development	NO	NO	NO	NO	NO	NO	SP	SP
5.5.	Trucking service and warehousing	NO	NO	NO	NO	NO	NO	PB	PB
5.6.	Printing and publishing	NO	NO	NO	NO	NO	PB	PB	PB
5.7.	Wholesale trade	NO	NO	NO	NO	NO	NO	PB	PB
5.8.	Earth removal, transfer or storage (See § 300-12)								
5.9.	Parking of commercial vehicles of greater than GVW of 10,000 pounds	YES	NO	NO	NO	NO	YES	YES	YES
5.10.	Recycling facility	NO	NO	NO	NO	NO	SP	SP	SP
5.11.	Low-level radioactive waste disposal facility	NO	NO	NO	NO	NO	NO	NO	NO

NOTES:

- * All types of marijuana establishments as defined in MGL c. 94G, § 1(j), to include all marijuana cultivators, marijuana testing facilities, marijuana product manufacturers, marijuana retailers or any other types of licensed marijuana-related business, shall be prohibited within the Town of Medfield.