

ZONING

275 Attachment 1

Town of Sharon

Y = Yes
 N = No
 BA = Special permit, Zoning Board of Appeals
 PB = Special Permit, Planning Board
 SB = Special Permit, Select Board
 See notes following Table 1.

	R1	R2	Sub A	Sub B	SRA	SRB	GR	BA	BB	BC	BD ¹	LI	Pro A	Pro B
A. RESIDENTIAL USES														
1. Single-family residence	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N
2. Two-family residence	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N
3. Dwelling units over nonresidential first floor uses (see §§ 8.5 and 8.7)	N	N	N	N	N	N	N	N	BA	BA	Y	N	N	N
4. Multifamily or mixed-use buildings (see §§ 8.5, 8.6, and 8.7)	N	N	N	N	N	N	N	BA	N	N	Y	N	N	N
5. Conversion to create one or more dwelling units (see § 8.4)	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N	N
6. Conversion of municipal building (see § 8.4)	SB	SB	SB	SB	SB	SB	N	N	N	SB	N	N	N	N
7. Open space residential development (see § 8.3)	PB	PB	PB	PB	PB	PB	PB	N	N	N	N	N	N	N
8. Senior housing facility (see § 8.2)	PB	PB	PB	PB	PB	PB	PB	N	N	N	BA	Y	N	Y
B. COMMUNITY USES														
1. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Child care center or school-aged child care program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y ²	Y	Y	Y
4. Municipal uses and facilities, including indoor/outdoor recreation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. Essential services	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
6. Hospital or sanitorium	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	Y	N	N
7. Health care center	N	N	N	N	N	N	N	N	N	N	BA	Y	N	N
8. Home health agency; hospice; physical therapy or speech pathology facility; renal care facility; temporary nursing agency	N	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N
9. Cemetery not conducted for profit	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N	N
C. OPEN RECREATIONAL AND AGRICULTURAL USES														
1. Indoor recreational facility	N	N	N	N	N	N	N	N	BA	N	BA	BA	N	N
2. Outdoor recreational facility	BA	BA	N	N	N	N	N	N	BA	N	BA	BA	N	N
3. Exempt agriculture	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Market garden; nursery, commercial greenhouse	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y	N	N
5. Private stable	BA	BA	N	N	BA	BA	N	N	N	N	N	N	N	N
D. COMMERCIAL USES														
1. Wellness center or health club	N	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N
2. Club operated as a business	N	N	N	N	N	N	N	BA	BA	N	BA	N	N	N
3. Private nonprofit club or lodge	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N	N
4. Trade, professional, or other school operated for profit	N	N	N	N	N	N	N	N	N	N	BA	N	N	N
5. Training or conference center	N	N	N	N	N	N	N	N	N	N	BA	N	N	N
6. Hotel	N	BA	N	N	N	N	Y	N	N	N	Y	Y	N	N
7. Retail delivery service or postal boxes	N	N	N	N	N	N	N	N	N	N	BA	N	N	N

SHARON CODE

	R1	R2	Sub A	Sub B	SRA	SRB	GR	BA	BB	BC	BD ¹	LI	Pro A	Pro B
8. Mortuary, undertaking or funeral establishment	N	N	N	N	N	N	N	N	BA	N	BA	Y	N	N
9. Adult use	N	N	N	N	N	N	N	N	N	N	N	BA	N	N
10. Bed and breakfast facilities	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N	N
11. Major nonresidential and mixed-use development	N	N	N	N	N	N	PB	PB	PB	PB	Y	PB	PB	PB
12. Theater or multiscreen movie complex excluding an adult motion picture theater.														
E. OFFICE USES														
1. Business, professional, or government office	N	N	N	N	N	N	N	Y	Y	N	Y	Y	BA	BA
2. Business services	N	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N
3. Medical or dental office, clinic or laboratory	N	N	N	N	N	N	N	Y	Y	N	Y	Y	BA	BA
4. Medical development, research, experimental or testing laboratory	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N
5. Bank and other financial institution	N	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N
F. RETAIL AND SERVICE USES														
1. Small-scale retail sales	N	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N
2. Large-scale retail sales	N	N	N	N	N	N	N	N	BA	N	Y	Y	N	N
3. Retail sale of firearms	N	N	N	N	N	N	N	N	N	N	N	BA	N	N
4. Warehouse store	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
5. Club or membership store	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N
6. Personal service establishment	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N
7. Dry cleaner, laundry, laundromat	N	N	N	N	N	N	N	Y	Y	N	N	Y	N	N
8. Body art establishment	N	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N
9. Trade workshop	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
10. Craftsman shop	N	N	N	N	N	N	N	Y	Y	Y	N	Y	N	N
11. Repair, maintenance, and service industry	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
12. Artist studio	BA	BA	BA	BA	BA	BA	BA	Y	Y	N	N	Y	N	N
13. Art gallery	N	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS														
1. Food preparation and service, with all on-premises service to be at tables or counters	N	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N
2. Food preparation and sale of food to be consumed off-premises	N	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N
3. Fast food restaurant	N	N	N	N	N	N	N	N	Y	N	Y	Y	N	N
H. MOTOR VEHICLE RELATED USES														
1. Motor vehicle light service station	N	N	N	N	N	N	N	N	Y	N	N	Y	N	N
2. Motor vehicle repair establishment	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
3. Motor vehicle body shop	N	N	N	N	N	N	N	N	N	N	N	BA	N	N
4. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure	N	N	N	N	N	N	N	N	N	N	N	BA	N	N
5. Outdoor storage or overnight parking of vehicles exceeding 15,000 GVW	N	N	N	N	N	N	N	N	N	N	N	BA	N	N
6. Paved commercial parking lot not accessory to principal use	N	N	N	N	N	N	N	N	N	N	N	BA	N	N
7. Temporary parking lot	N	N	N	N	N	N	N	N	N	N	N	BA	N	N
8. Motor vehicle wash within enclosed structure	N	N	N	N	N	N	N	N	BA	N	N	BA	N	N
9. Drive-through services	N	N	N	N	N	N	N	BA	BA	N	BA	BA	N	N
I. MISCELLANEOUS COMMERCIAL USES														
1. Store serving as drop-off or pick-up location for cleaning or laundry service, excluding laundromat or on-site processing	N	N	N	N	N	N	N	Y	Y	N	Y	N	N	N
2. Outdoor storage and display of goods for sale, whether as a principal or accessory use	N	N	N	N	N	N	N	N	BA	N	BA	Y	N	N

ZONING

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3. Storage building for goods to be repaired or sold at retail directly to the consumer or temporarily stored for the consumer	N	N	N	N	N	N	N	N	BA	N	BA	Y	N	N
4. Printing or publishing establishment	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
5. Medical or adult-use marijuana establishment	N	N	N	N	N	N	N	N	N	N	N	BA	N	N
6. Commercial fuel storage and retail sales	N	N	N	N	N	N	N	BA	N	N	BA	N	N	N
7. Natural gas custody transfer stations (see § 7.5)	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
8. Earth removal (see Chapter 141)	SB	SB	SB	SB	SB	SB	SB	N	N	N	N	SB	Y	Y
9. Solar energy system	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
10. Major nonresidential development	N	N	N	N	N	N	N	BA	BA	BA	Y	BA	N	N
11. Major parking facility	N	N	N	N	N	N	N	BA	BA	BA	Y	N	N	N
12. Landscaping equipment, supply, and service business	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
13. Pet care facility	BA	BA	BA	BA	BA	BA	BA	Y	Y	N	Y	Y	N	N
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES														
1. Machine shop	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
2. Manufacturing	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
3. Research and development facility; testing laboratory	N	N	N	N	N	N	N	N	N	N	BA	Y	N	N
4. Warehouse, storage, distribution facility; wholesale facility	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
5. Mini or self-storage warehouse	N	N	N	N	N	N	N	N	N	N	N	BA	N	N
K. ACCESSORY USES														
1. Home occupation (see § 3.4) As of right or By special permit	Y BA	Y BA	Y BA	Y BA	Y BA	Y BA	Y BA	N	N	N	N	N	N	N
2. Craft or trade shop	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N	N
3. Accessory child care center or school-aged child care program	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Family day care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. Family day care home, large	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
6. Adult day care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7. Renting of one or two rooms without separate cooking facilities to lodgers within a dwelling unit to one or two total lodgers	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N
8. Off-street parking spaces accessory to use in Pro A or Pro B District	N	N	N	N	BA	BA	BA	N	N	N	N	N	N	N
9. Private garage with provision for not more than 3 motor vehicles	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
10. Private garage with provision for more than 3 motor vehicles or group garage	BA	BA	BA	BA	BA	BA	BA	N	N	N	Y	N	N	N
11. Scientific research and development as set forth in MGL c. 40A, § 9	BA	BA	BA	BA	BA	BA	BA	N	BA	N	BA	N	N	N
12. Outdoor storage or display of parts, materials or inventory	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N
13. Enclosed storage or parts, materials or inventory in excess of amounts reasonably required for work to be done on the premises or goods to be delivered on the premises	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N
14. Vending machine, unless placed within a building or parking lot	N	N	N	N	N	N	N	Y	Y	N	Y	N	N	N

Notes for Table 1

- Multiple freestanding Principal Buildings are permitted within a single Business District D Development, Lot, or Business Parcel subject to the requirements specified in Table 1.
- In Business District D, facilities are allowed that are licensed by the Massachusetts Executive Office of Education or successor agency if applicable, including daycare or childcare facilities complying with “Large Group and School Age Child Care Program” licensing requirements and including facilities complying with “Center and School Based Early Education and Care Program” or “After School and Out of School Time Program” licensing requirements.