

ZONING

200 Attachment 2

Town of Stoughton

Table of Use Regulations

[Amended 12-5-2016 STM, Art. 14; 5-2-2022 ATM, Art. 24; 5-15-2024 ATM, Art. 47]

| Principal Uses | Residential | | | | | Business | | | Industrial | |
|--|-------------|-----|-----|-----|-----|----------|----|----|------------|----|
| | R-M | R-U | R-C | R-B | R-A | GB | NB | HB | I | I2 |
| A. RESIDENTIAL | | | | | | | | | | |
| 1. One-family detached dwelling | N | Y | Y | Y | Y | N | N | N | N | N |
| 2. Two-family dwelling | Y | BA | N | N | N | N | N | N | N | N |
| 3. Multifamily dwelling provided that no more than 10% of the total number of units at any one time be units of three or more bedrooms | Y | N | N | N | N | N | N | N | N | N |
| 4. Flexible development (See Section 7.1) | N | N | PB | PB | PB | N | N | N | N | N |
| 5. Conversion of existing (as of September 8, 1970) dwelling structure to multifamily dwelling provided the total number of units in the converted dwelling structure shall not exceed four dwelling units | Y | BA | N | N | N | BA | N | N | N | N |
| 6. Planned multifamily development provided that no more than 10% of the total number of units at any one time be units of three or more bedrooms | Y | N | N | N | N | N | N | N | N | N |
| 7. Conversion of existing nonresident structures to multifamily structures containing five or more dwelling units (See Section 7.3) | BA | N | N | N | N | N | N | BA | N | N |
| 8. Nursing, rest or convalescent home | BA | BA | BA | BA | BA | N | N | N | N | N |
| 9. Bed and breakfast establishment | PB | PB | PB | PB | PB | N | N | N | N | N |
| 10. Mixed use building | N | N | N | N | N | PB | PB | PB | N | N |
| B. COMMUNITY AND EXEMPT FACILITIES | | | | | | | | | | |
| 1. Use of land or structures for religious purposes | 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 |
| 3. Public park, conservation area and preserved open spaces including areas for passive recreation, but not including active recreational facilities | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |

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| 4. Nonprofit recreational facility, not including a membership club | Y | Y | Y | Y | Y | N | N | N | N | N |
| 5. Nonprofit country, hunting, fishing, tennis, or golf club without a liquor license; a nonprofit golf club with or without a liquor license | N | N | BA | BA | BA | N | N | N | N | N |
| 6. Nonprofit day camp or other nonprofit camp | N | N | BA | BA | BA | N | N | N | N | N |
| 7. Town building except equipment garage | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| 8. Town cemetery, including any crematory therein | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| 9. Town equipment garage | N | N | N | N | N | Y | N | Y | Y | N |
| 10. Town refuse transfer station provided that it not be located within an Aquifer Protection Area | N | N | N | N | N | N | N | N | Y | |
| 11. Historical association or society | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| 12. Hospital | N | N | BA | BA | BA | N | N | N | N | N |
| 13. Child care center or school aged child care program | Y | Y | Y | Y | Y | Y | Y | Y | Y | |
| 14. Sewage treatment plant provided that it not be located within an Aquifer Protection Area | N | BA | N | N | N | N | N | N | BA | N |
| 15. Essential services | BA | BA | BA | BA | BA | BA | BA | BA | BA | BA |
| 16. Power plant | N | N | N | N | N | N | N | N | N | N |
| 17. Multifamily senior housing | BA | BA | BA | BA | BA | N | N | N | N | N |
| C. AGRICULTURAL* | | | | | | | | | | |
| 1. Agriculture, horticulture, and floriculture except for a greenhouse or stand for retail sale | Y | Y | Y | Y | Y | Y | N | Y | Y | N |
| 2. Year-round greenhouse or stand for wholesale and retail sale of agricultural or farm products | N | N | N | N | N | BA | N | Y | Y | N |
| 3. Temporary (not to exceed erection or use for a period exceeding 3 months in any one year) greenhouse or stand for retail sale of agricultural or farm products raised primarily on the same premises | N | N | BA | BA | BA | BA | BA | BA | BA | N |
| 4. Raising and for keeping of livestock, horses, and poultry, not including the raising of swine or fur animals, with the approval of the Board of Health under MGL c. 111, § 155 | N | BA | BA | BA | BA | N | N | N | N | N |
| 5. Commercial stables, commercial kennels, veterinary hospital or other commercial establishments in which all animals, fowl or other forms of life are completely enclosed in pens or other structures | N | N | N | N | N | BA | N | BA | N | N |
| D. RETAIL, TRADE, AND RESTAURANT | | | | | | | | | | |
| 1. Retail, small | N | N | N | N | N | Y | Y | BA | N | N |
| 2. Retail, large | N | N | N | N | N | BA | N | Y | N | N |

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| 3. Eating and drinking places (including alcoholic beverages) not including drive-in establishments or fast order food establishments | N | N | N | N | N | Y | BA | Y | BA | N |
| 4. Drive in fast order food establishments | N | N | N | N | N | BA | N | BA | BA | N |
| 5. All other drive in or drive-through facilities, provided the principal use is allowed | N | N | N | N | N | PB | PB | PB | PB | N |
| 6. Fast order food establishments | N | N | N | N | N | BA | N | BA | N | N |
| 7. Sales by vending machines as a principal use | N | N | N | N | N | N | N | Y | N | N |
| 8. Establishment selling new or new and used motor vehicles, new tires and other accessories, aircraft, boats, motorcycles and household trailers | N | N | N | N | N | N | N | BA | N | N |
| 9. ZIP car or similar facility for short term leasing of vehicles | N | N | N | N | N | Y | Y | Y | Y | Y |
| 10. Hotels and motels | N | N | N | N | N | N | N | Y | BA | BA |
| 11. Lodging house | BA | N | N | N | N | BA | N | BA | N | N |
| 12. Personal and consumer service establishment | N | N | N | N | N | Y | Y | Y | BA | N |
| 13. Funeral establishment | BA | BA | N | N | N | Y | Y | Y | N- | N |
| 14. Membership club | N | N | N | N | N | Y | BA | Y | BA | N |
| 15. Professional and business offices and services | N | N | N | N | N | Y | Y | Y | Y | N |
| 16. Motor vehicle repair | N | N | N | N | N | BA | BA | BA | BA | N |
| 17. Motor vehicle light service station including the sale of gasoline (not including junkyard or open storage of abandoned automobiles or other vehicles) provided that it not be located within an Aquifer Protection Area | N | N | N | N | N | N | N | BA | BA | N |
| 18. Temporary business use of trailer during time of construction | Y | Y | Y | Y | Y | Y | Y | Y | Y | N |
| 19. General service establishment | N | N | N | N | N | Y | Y | Y | N | N |
| 20. Motor vehicle, machinery or other junkyard provided it shall be screened from outside view by an enclosed solid fence or wall and gate at least 12 feet in height or by natural or topographic features and provided that it not be located within an Aquifer Protection Area | N | N | N | N | N | N | N | N | N | N |
| 21. Motion picture establishment, outdoor | N | N | N | N | N | N | N | BA | BA | N |
| 22. Motion picture establishment, indoor | N | N | N | N | N | Y | Y | Y | N | N |
| 23. Other amusement and recreation service, outdoor | N | N | N | N | N | N | N | Y | BA | N |
| 24. Other amusement and recreation service, indoor | N | N | N | N | N | BA | BA | Y | N | N |
| 25. Communications and television tower | BA | BA | BA | BA | BA | BA | BA | BA | BA | BA |
| 26. Commercial parking lot or structure | N | N | N | N | N | BA | BA | BA | BA | N |
| 27. Planned business development (See Section 8.4) | N | N | N | N | N | BA | BA | BA | BA | BA |

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| 28. Trade, professional or other school conducted as a private gainful business excluding noisy accessory uses and animals | N | N | N | N | N | Y | Y | Y | Y | Y |
| 29. Adult entertainment establishments (See Section 8.1) | N | N | N | N | N | N | N | N | N | N |
| 30. Body piercing, massage, except in the case of massage as an accessory use in association with a gym or sports facility, or medical practice, or weight room or training facility or swimming pool | N | N | N | N | N | N | N | BA | N | N |
| 31. Physicians, surgeons, chiropractors, osteopaths, physical therapists or massage therapists who are duly licensed to practice within the Commonwealth of Massachusetts | N | N | N | N | N | Y | BA | Y | Y | N |
| 32. Tattoo parlors | N | N | N | N | N | N | N | BA | N | N |
| E. WHOLESALE, TRANSPORTATION AND INDUSTRIAL | | | | | | | | | | |
| 1. Removal of sand, gravel, quarry, or other raw material (See Section 8.3) | N | N | N | BA | BA | N | N | BA | BA | N |
| 2. Processing and treating of raw materials including operations appurtenant to the taking, such as grading, drying, sorting, crushing, grinding, and milling operations | N | N | N | N | N | N | N | BA | BA | N |
| 3. Construction industry including suppliers | N | N | N | N | N | N | N | BA | Y | N |
| 4. Manufacturing or light manufacturing | N | N | N | N | N | N | N | Y | Y | Y |
| 5. Laundry or dry cleaning plant | N | N | N | N | N | N | N | BA | Y | N |
| 6. Bakery, including the sale of bakery products on the same premises | N | N | N | N | N | Y | BA | Y | Y | BA |
| 7. Railway express service | N | N | N | N | N | Y | BA | BA | Y | BA |
| 8. Truck terminal, with or without warehousing of freight | N | N | N | N | N | N | N | BA | Y | N |
| 9. Bus or railroad passenger terminal | N | N | N | N | N | Y | Y | Y | Y | N |
| 10. Heliport, subject to the design criteria and standards of the Federal Aviation Administration as published in "Heliport Design Guide" November 1969, or any later revision thereto | N | N | N | N | N | N | N | BA | Y | N |
| 11. Other transportation service | N | N | N | N | N | BA | BA | BA | BA | BA |
| 12. Wholesale trade and distribution including lumber, fuel, feed, and ice and accessory storage of products | N | N | N | N | N | N | N | Y | Y | N |

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| 13. Open storage of raw materials, finished goods, or construction equipment and structures for storing such equipment, provided it shall be screened from outside by an enclosed solid fence and gate at least 10 feet in height, or a solid wall of evergreens of vertical habit when planted not more than 3 feet apart and at least 6 feet in height, and a solid gate at least 10 feet in height and not more than 20 feet in width | N | N | N | N | N | BA | N | BA | Y | N |
| 14. Research offices or establishments devoted to research and development activities | N | N | N | N | N | N | N | BA | Y | Y |
| 15. Planned industrial development (See Section 8.5) | N | N | N | N | N | N | N | BA | BA | BA |
| 16. Printing and publishing provided the gross floor area does not exceed 6,000 square feet | N | N | N | N | N | Y | N | Y | Y | Y |
| 17. Printing and publishing with the gross floor area in excess of 6,000 square feet | N | N | N | N | N | N | N | N | Y | Y |
| 18. Waste disposal facilities including incinerators, transfer stations and resource recovery facilities | N | N | N | N | N | N | N | N | BA | |
| 19. Hazardous waste facilities for the storage, treatment, dewatering, refining, incinerating, reclamation, stabilization, solidification, disposal of hazardous wastes | N | N | N | N | N | N | N | N | N | |
| 20. Chemical plant for manufacturing, combining, storage or distribution of chemicals | N | N | N | N | N | N | N | N | N | N |
| 21. Radioactive waste disposal for the collection, treatment, storage, burial, incineration, or disposal of radioactive waste, including but not limited to wastes classified as low-level radioactive waste | N | N | N | N | N | N | N | N | N | |
| 22. Warehouse or distribution plant | N | N | N | N | N | N | N | N | Y | Y |
| 23. Research and development, including research laboratory, product development, prototype manufacturing | N | N | N | N | N | N | N | N | Y | Y |
| 24. Creative economy | N | N | N | N | N | N | N | N | Y | Y |
| 25. Green-economy businesses | N | N | N | N | N | N | N | N | Y | Y |
| 26. Innovation maker-spaces and idea labs | N | N | N | N | N | N | N | N | Y | Y |
| 27. Mixed-use/industrial/commercial | N | N | N | N | N | N | N | N | Y | Y |
| 28. Above or below grade structured parking | N | N | N | N | N | N | N | N | Y | Y |
| F. ACCESSORY USES | | | | | | | | | | |
| 1. Home occupation (See Section 3.2.2) | BA | BA | BA | BA | BA | Y | Y | Y | BA | N |
| 2. Telephone use for business | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |

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| 3. Family day care home, small | Y | Y | Y | Y | Y | N | N | N | N | N |
| 4. Family day care home, large | BA | BA | BA | BA | BA | N | N | N | N | N |
| 5. Accessory building such as a private garage, playhouse, greenhouse, tool shed, private swimming pool, or similar accessory structures. Subject to provisions of Section VI | Y | Y | Y | Y | Y | Y | Y | Y | N | N |
| 6. Accessory private garage for not more than 3 noncommercial motor vehicles. Except on a farm, not more than one noncommercial motor vehicle may be 3/4 ton or more rated in size | Y | Y | Y | Y | Y | Y | Y | Y | Y | BA |
| 7. Accessory storage of commercial vehicles which are more than 3/4 ton rated in size | N | N | N | N | N | BA | BA | Y | Y | BA |
| 8. Accessory storage of a trailer, unregistered automobile or boat provided: it shall either be stored within a principal or accessory building or not less than 25 feet from any front lot line or within the side yards and it shall not be used for dwelling or sleeping purposes, and further provided: the number stored at any one time shall be limited to two trailers, one unregistered automobile and two boats | Y | Y | Y | Y | Y | Y | Y | Y | Y | BA |
| 9. Accessory repair and storage facilities in any retail sales or consumer establishment provided: it shall not occupy more than 25% of the gross floor area | N | N | N | N | N | Y | Y | Y | N | N |
| 10. Accessory outside storage clearly necessary to the operation and conduct of a permitted principal wholesale, transportation, industrial and/or commercial use provided: it shall be screened from outside view by an enclosed solid fence or wall and gate at least 10 feet in height or a solid wall of evergreens when planted not more than 3 feet apart and at least 6 feet in height and a solid gate at least 10 feet in height and not more than 20 feet in width | N | N | N | N | N | BA | N | BA | Y | BA |
| 11. Accessory manufacturing use provided: it shall not occupy more than 25% of the gross floor area of the building; and it shall not be located within 100 feet of any "R" District or within 50 feet of any street lot line | N | N | N | N | N | N | N | N | Y | Y |
| 12. Newsstand, barber shop, dining room or cafeteria and similar accessory services primarily for occupants or users thereof within a hotel, office, or industrial building, hospital containing more than 50 sleeping rooms, or transportation terminal facility | N | N | N | N | N | Y | Y | Y | Y | Y |
| 13. Up to three lodging units in an existing dwelling | Y | Y | N | N | N | BA | BA | BA | N | N |

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| 14. Accessory gas storage and pumping facilities for use by the principal use and not as a separate business but not in the Aquifer Protection District | N | N | N | N | N | BA | BA | Y | Y | BA |
| 15. The raising and keeping of livestock, horses and poultry as an accessory use not including the raising of swine or fur animals with the approval of the Board of Health under MGL c. 111, Section 155 | BA | BA | BA | BA | BA | BA | BA | BA | BA | N |
| 16. Removal of gravel, sand, or other earth material incidental to and in connection with the construction of a building on a lot (See Section 8.3) | BA | BA | BA | BA | BA | BA | BA | BA | BA | BA |
| 17. Accessory retail store in an Industrial or warehouse building, providing it is selling their own products | N | N | N | N | N | N | N | N | BA | BA |
| 18. Temporary additional living areas (See Section 7.2) | N | Y | Y | Y | Y | N | N | N | N | N |
| 19. Accessory professional offices within 100 feet of a hospital provided it not be located within 50 feet of any abutter's lot line | N | N | Y | Y | Y | N | N | N | N | N |
| 20. Educational purposes, not otherwise exempt, expressly: swimming lessons, horseback riding lessons, ceramics lessons, or knitting lessons | BA | BA | BA | BA | BA | N | N | N | N | N |
| 21. Electric charging station, Level Two | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| 22. Donation box | N | N | N | N | N | BA | BA | BA | N | N |

NOTES:

Paragraphs 1 - 5 under C. Agricultural, apply only to parcels of land five acres or less, except for parcels with two qualified acres as defined in MGL c. 40A, § 3. On parcels of land over five acres or on two or more qualified acres, agriculture (as defined in MGL c. 40A, § 3) is permitted in all zones, subject only to approval by the Board of Health under MGL c. 111, § 155.