

ZONING

290 Attachment 2

Town of North Attleborough

Use Schedule B

[Amended 8-29-2023 by Measure No. 2023-079; 3-25-2024 by Measure No. 2024-064]

Symbols employed in Use Schedule B shall have the following meanings:

P = a permitted use.

— = a forbidden use.

S = a special use or exception authorized by the Zoning Board of Appeals, as provided in § 290-47.

S-pb = a special permit granted by the Planning Board

| PRINCIPAL USE | Residential District | | | | | Business District | | | Office and Business Park District | Industrial District | |
|---|----------------------|-------|------|------|------|-------------------|------|------|-----------------------------------|---------------------|------|
| | R-10 | R-10S | R-15 | R-20 | R-40 | C-7.5 | C-30 | C-60 | OP-60 | IC-30 | I-60 |
| RESIDENTIAL | | | | | | | | | | | |
| 1 Single-family dwelling | P | P | P | P | P | — | — | — | — | — | — |
| 2 Two-family dwelling | P | P | — | — | — | — | — | — | — | — | — |
| ^{b3} Multifamily dwelling | | | | | | | | | | | |
| a. Three dwelling units | S | P | — | — | — | — | — | — | — | S | — |
| b. More than three dwelling units (to a maximum of six dwelling units per building) | — | P | — | — | — | — | — | — | — | S | — |
| c. More than three dwelling units in separate buildings (to a maximum of six dwelling units per building) | — | S | — | — | — | — | — | — | — | S | — |
| d. Rehabilitation of existing structures to multifamily dwellings | — | — | — | — | — | — | — | — | — | S | — |
| ^{b4} Townhouses | — | — | — | — | — | — | — | — | — | — | — |

NORTH ATTLEBOROUGH CODE

| PRINCIPAL USE | Residential District | | | | | Business District | | | Office and Business Park District | Industrial District | |
|---|----------------------|-------|------|------|------|-------------------|------|------|-----------------------------------|---------------------|------|
| | R-10 | R-10S | R-15 | R-20 | R-40 | C-7.5 | C-30 | C-60 | OP-60 | IC-30 | I-60 |
| ^{b5} Mobile homes (see § 290-22) | — | — | — | — | — | — | — | — | — | — | — |
| 5a. Mobile home and trailer sales and service | — | — | — | — | — | — | S-pb | S-pb | — | — | — |
| ^{b6} Mobile home parks (see § 290-23) | — | — | — | — | — | — | — | — | — | — | — |
| ^{b7} Boardinghouse | S | S | — | — | — | S | — | — | — | — | — |
| ^{b8} Conversion of existing dwelling structure to two- or multifamily dwelling | S | P | — | — | — | — | — | — | — | — | — |
| ^{b9} Open space residential development (see § 290-27) | — | — | S-pb | S-pb | S-pb | — | — | — | — | — | — |
| ^{b11} Mixed residential/business uses where all dwelling units are above first- floor level. | | | | | | | | | | | |
| a. In existing structures | S | S | — | — | — | S | — | — | — | S | — |
| b. In new development | — | — | — | — | — | S | — | — | — | S | — |
| ^{b12} Adult retirement community | S-pb | S-pb | S-pb | S-pb | — | — | — | — | — | — | — |
| ^{b13} Assisted living facility | P | P | S | S | S | P | — | — | — | — | — |
| COMMUNITY FACILITIES | | | | | | | | | | | |
| 1 Church or other religious purposes | P | P | P | P | P | P | P | P | P | P | P |
| 2 Educational purpose which is religious, sectarian, denominational or public | P | P | P | P | P | P | P | P | P | P | P |
| 3 Private school, college or university | P | P | P | P | P | P | P | P | P | P | P |
| 4 Private day nursery or kindergarten | P | P | P | P | P | P | P | P | P | P | P |
| 5 Membership club | S | S | — | — | — | S | S | — | P | — | — |
| 6 Country, fishing, tennis, or golf club | — | — | S | S | P | — | — | — | — | — | — |
| 7 Town, state, or federal office building, including a library | S | S | S | S | — | P | P | S | — | | |

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|---|----------------------|-------|------|------|------|-------------------|------|------|-----------------------------------|---------------------|------|
| | R-10 | R-10S | R-15 | R-20 | R-40 | C-7.5 | C-30 | C-60 | OP-60 | IC-30 | I-60 |
| 8 Other Town, state or federal government building except equipment garage | S | S | — | — | — | P | P | S | — | S | — |
| 9 Town equipment garage | — | — | — | — | — | — | P | P | — | P | P |
| 10 Cemetery | S | S | P | P | P | P | P | P | — | S | S |
| 11 Town, state or federal recreational facility outdoor | S | S | S | S | S | P | P | P | — | P | P |
| 12 Historical association or use | P | P | P | P | S | P | S | S | S | S | S |
| 13 Hospital | P | P | S | S | S | — | — | S | P | — | — |
| 13a Rest, nursing or convalescent home | — | — | — | — | — | S | S | S | — | — | — |
| 14 Public utility except power plant and refuse facility | P | P | P | P | P | P | P | P | P | P | P |
| 15 Power plant | — | — | — | — | — | — | — | S | — | S | S |
| 16 Municipal parking lot | S | S | — | — | — | P | P | P | P | P | P |
| 17 Street, bridge, tunnel, railroad lines | P | P | P | P | P | P | P | P | P | P | P |
| 18 Facilities for essential services | P | P | P | P | P | P | P | P | P | P | P |
| 19 Private utility facilities such as overhead transmission facilities substation or similar facilities | S | S | S | S | S | P | P | P | P | P | P |
| 20 Office building, not in a park, including only accessory storage | — | — | — | — | — | — | — | — | S | — | — |
| 21 A principal building for light industry, assembly and research uses, not in a park, including only accessory storage | — | — | — | — | — | — | — | — | S | — | — |
| AGRICULTURE | | | | | | | | | | | |
| 1 Agriculture (crops), horticulture, and floriculture except a greenhouse or | P | P | P | P | P | P | P | P | P | P | P |

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|---|----------------------|-------|------|------|------|-------------------|------|------|-----------------------------------|---------------------|------|
| | R-10 | R-10S | R-15 | R-20 | R-40 | C-7.5 | C-30 | C-60 | OP-60 | IC-30 | I-60 |
| stand for retail sale | | | | | | | | | | | |
| 2 Agriculture (stock) | — | — | S | S | P | — | — | — | — | — | S |
| 3 Greenhouse or stand for wholesale of agricultural (crops), horticultural or floricultural products | S | S | S | S | P | P | P | P | S | S | S |
| 4 Greenhouse or stand for the retail sale of agricultural (crops), horticultural or floricultural products | S | S | S | S | P | — | P | P | — | — | — |
| °5 Commercial stables, kennel or veterinary hospital in which all animals, fowl, or other forms of life are completely enclosed in pens or other structures | — | — | — | — | S | — | — | S | — | S | P |
| °5a Personal kennels | S | S | S | P | P | — | S | S | — | S | P |
| °5b Veterinary office/hospital | — | — | — | — | S | — | S | S | — | S | P |
| 6 Noncommercial forestry and growing of all vegetables and flowers | P | P | P | P | P | P | P | P | P | P | P |
| RETAIL AND SERVICE | | | | | | | | | | | |
| 1 Retail establishments selling principally convenient goods including but not limited to food, drugs, and proprietary stores | — | — | — | — | — | P | P | P | — | S | — |

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| PRINCIPAL USE | Residential District | | | | | Business District | | | Office and Business Park District | Industrial District | |
|---|----------------------|-------|------|------|------|-------------------|------|------|-----------------------------------|---------------------|------|
| | R-10 | R-10S | R-15 | R-20 | R-40 | C-7.5 | C-30 | C-60 | OP-60 | IC-30 | I-60 |
| 2 Retail establishments selling general merchandise including but not limited to dry goods, apparel and accessories, furniture and home furnishings and equipment, small wares and hardware | — | — | — | — | — | P | P | P | — | S | — |
| 3 Eating and drinking places where consumption is intended to be within the building | — | — | — | — | — | P | P | P | S | S | S |
| 4 Drive-through establishments | — | — | — | — | — | — | P | S | — | — | — |
| 5 Establishments selling motor vehicles and/or motor vehicle accessories and boats | — | — | — | — | — | — | P | S | — | S | — |
| 5a Establishments selling, maintenance and/or storage of boats, farm equipment or heavy equipment and accessories | — | — | — | — | — | — | — | — | — | — | P |
| 5b Establishments selling used motor vehicles requiring a Class II license issued by the Licensing Board | — | — | — | — | — | — | S | S | — | S | — |
| ^d 6 Other retail establishments | — | — | — | — | — | P | S | P | — | — | — |
| 7 Automotive repair and automobile service station (see § 290-21) | — | — | — | — | — | — | S | S | — | S | S |
| 8 Hotels and motels | — | — | — | — | — | S | P | P | S | S | S |
| 9 Funeral establishment | S | S | — | — | — | S | S | — | — | S | — |
| ^d 10 Other personal services | — | — | — | — | — | S | S | S | — | S | S |
| 11 Medical center, including accessory medical research and associated | — | — | — | — | — | P | P | P | — | P | P |

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|--|----------------------|-------|------|------|------|-------------------|------|------|-----------------------------------|---------------------|------|
| | R-10 | R-10S | R-15 | R-20 | R-40 | C-7.5 | C-30 | C-60 | OP-60 | IC-30 | I-60 |
| facilities | | | | | | | | | | | |
| 12 Banks and financial institutions | — | — | — | — | — | P | P | P | S | S | S |
| ^d 13 Miscellaneous professional and business offices and services including but not limited to medical, legal, insurance, real estate offices and other professional services | — | — | — | — | — | S | P | P | — | P | P |
| ^d 14 Miscellaneous business and repair service | — | — | — | — | — | P | P | P | — | P | P |
| 15 Motion-picture establishment, outdoor | — | — | — | — | — | — | S | S | — | S | — |
| ^d 16 Other amusement and recreation service, outdoor | — | — | — | — | — | — | S | S | — | S | — |
| 17 Motion-picture establishment, indoor | — | — | — | — | — | P | S | P | — | — | — |
| 18 Amusement and recreation service, indoor | — | — | — | — | — | S | P | P | — | P | S |
| 19 Communications and television tower, including wireless communications facility | — | — | S | S | S | — | S | S | S | S | S |
| 20 Commercial parking lots or structure | S | S | — | — | — | P | P | P | P | P | P |
| 21 Planned business development | — | — | — | — | — | S-pb | S-pb | S-pb | S-pb | S-pb | S-pb |
| 22 Commercial guesthouse | S | S | — | — | — | S | — | — | — | — | — |
| 23 Office park | — | — | — | — | — | — | — | — | P | — | — |
| 24 Conference facilities, including guest accommodations | — | — | — | — | — | P | P | P | — | P | P |
| 25 Adult bookstore (see § 290-32) | — | — | — | — | — | — | — | S | — | — | — |
| 26 Adult cabaret (see § 290-32) | — | — | — | — | — | — | — | S | — | — | — |

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|--|----------------------|-------|------|------|------|-------------------|------|------|-----------------------------------|---------------------|------|
| | R-10 | R-10S | R-15 | R-20 | R-40 | C-7.5 | C-30 | C-60 | OP-60 | IC-30 | I-60 |
| 27 Adult motion-picture theatre (see § 290-32) | — | — | — | — | — | — | — | S | — | — | — |
| 28 Adult paraphernalia store (see § 290-32) | — | — | — | — | — | — | — | S | — | — | — |
| 29 Adult video store (see § 290-32) | — | — | — | — | — | — | — | S | — | — | — |
| 30 Marijuana cultivator | — | — | — | — | — | — | S-pb | P | S-pb | S-pb | S-pb |
| 31 Marijuana research facility | — | — | — | — | — | P | P | P | P | P | P |
| 32 Marijuana product manufacturer | — | — | — | — | — | — | S-pb | P | S-pb | S-pb | S-pb |
| 33 Marijuana testing facility | — | — | — | — | — | P | P | P | P | P | P |
| 34 Marijuana retailer | — | — | — | — | — | — | S-pb | S-pb | S-pb | S-pb | S-pb |
| 35 Marijuana transporter | — | — | — | — | — | — | S-pb | P | S-pb | S-pb | S-pb |
| 36 Medical marijuana treatment center, retail | — | — | — | — | — | S-pb | S-pb | S-pb | S-pb | S-pb | S-pb |
| 37 Medical marijuana treatment center, cultivation and processing only | — | — | — | — | — | — | S-pb | P | S-pb | S-pb | S-pb |
| WHOLESALE TRANSPORTATION AND INDUSTRIAL | | | | | | | | | | | |
| 1 Wholesale trade and distribution | — | — | — | — | — | — | S | S | — | P | P |
| 2 Motor freight terminal and servicing areas | — | — | — | — | — | — | S | S | — | P | P |
| 3 Bus passenger terminal | — | — | — | — | — | P | P | P | — | P | P |
| 4 Airport | — | — | — | — | — | — | — | — | — | — | — |
| 5 Heliport | — | — | — | — | — | — | — | S | S | — | S |

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|--|--|-------|------|------|------|-------------------|------|------|-----------------------------------|---------------------|------|
| | R-10 | R-10S | R-15 | R-20 | R-40 | C-7.5 | C-30 | C-60 | OP-60 | IC-30 | I-60 |
| 6 Other transportation services | — | — | — | — | — | S | S | S | — | S | S |
| 7 Printing or publishing | — | — | — | — | — | S | S | S | S | P | P |
| 8 Construction industry, including suppliers of goods and services thereto. | — | — | — | — | — | S | S | S | S | P | P |
| 9 Manufacturing | — | — | — | — | — | — | — | — | S | P | P |
| 10 Warehousing | — | — | — | — | — | — | S | S | — | P | P |
| 11 Self-storage or storage unit facility | — | — | — | — | — | — | — | — | — | — | — |
| 12 Removal of topsoil (Town bylaws) | See Town By-Laws - Planning Board Duties | | | | | | | | | | |
| 13 Removal of stone, sand, gravel, quarry | See Town By-Laws - Planning Board Duties | | | | | | | | | | |
| 13 Processing and treating of raw earth material | — | — | — | — | — | — | — | S | — | S | S |
| 15 Open storage of raw materials, finished goods, etc. | — | — | — | — | — | — | — | — | — | P | P |
| 16 Storage of fluid other than water, as principal use | — | — | — | — | — | — | S | S | — | S | S |
| 17 Research offices or establishments devoted to research and development activities | — | — | — | — | — | — | S | S | P | P | P |
| 18 Hazardous waste facility | — | — | — | — | — | — | — | — | — | — | — |
| 19 Business park for light industry, assembly and research uses | — | — | — | — | — | — | — | — | P | — | — |

ZONING

| Note: Accessory Uses | | | | | | | | | | | |
|---|-------------|--------------|-------------|-------------|-------------|--------------|-------------|-------------|--------------|--------------|-------------|
| Accessory Use | R-10 | R-10S | R-15 | R-20 | R-40 | C-7.5 | C-30 | C-60 | OP-60 | IC-30 | I-60 |
| 1 Home occupation (see § 290-28) | S | S | S | S | S | — | — | — | — | — | — |
| 2 Private day nursery or kindergarten, provided it shall not occupy more than 30% of the gross floor area of the structure | P | P | P | P | P | — | — | — | P | — | — |
| 3 Accessory professional office of a licensed medical or dental practitioner in an existing dwelling | S | S | — | — | — | S | S | S | — | — | — |
| 4 Accessory building, such as a garage, playhouse, greenhouse, toolshed, private swimming pool, carport, or similar accessory structure | P | P | P | P | P | P | P | P | P | P | P |
| °4a Private stables (max. 3 stalls) | — | — | S | S | P | — | — | — | — | — | — |
| 5 Accessory private garage for noncommercial motor vehicles | P | P | P | P | P | P | P | P | P | P | P |
| 6 Accessory community garage of off-street parking area for three or more noncommercial motor vehicles | — | — | — | — | — | P | P | P | P | P | P |
| 7 Accessory driveway | | | | | | | | | | | |
| a. Serving residential uses | P | P | P | P | P | P | P | P | P | P | P |
| b. Serving commercial or industrial uses | S | S | — | — | — | P | P | P | P | P | P |

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| Note: Accessory Uses | | | | | | | | | | | |
|---|-------------|--------------|-------------|-------------|-------------|--------------|-------------|-------------|--------------|--------------|-------------|
| Accessory Use | R-10 | R-10S | R-15 | R-20 | R-40 | C-7.5 | C-30 | C-60 | OP-60 | IC-30 | I-60 |
| 8 Accessory storage of a trailer, unregistered automobile or boat, utility trailer, boat trailer, provided it shall either be stored within a principal building, accessory building or behind the building line within the side or rear yards and it shall not be used for dwelling or sleeping purposes. Unregistered automobile or unregistered trailers shall not be stored outside in residential districts. | P | P | P | P | P | S | S | S | — | S | S |
| 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 and shall not be located within 15 feet of any entrances used by the public | — | — | — | — | — | P | P | P | — | — | — |
| 10 Accessory outside storage in a portable manufactured steel storage container | — | — | — | — | — | — | — | — | — | — | — |
| 10a Accessory outside storage of recyclable beverage bottles and cans in a portable manufactured steel storage container not to exceed one such container of not more than 1,000 cubic feet in volume per lot | — | — | — | — | — | S | S | S | — | S | — |
| 10b Accessory outside storage in a portable manufactured steel storage container for a temporary period, not to exceed 120 consecutive days per year, not to exceed one such container of not more than 2,000 cubic feet in volume per lot | — | — | — | — | — | S | S | S | — | S | — |

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| Note: Accessory Uses | | | | | | | | | | | |
|---|-------------|--------------|-------------|-------------|-------------|--------------|-------------|-------------|--------------|--------------|-------------|
| Accessory Use | R-10 | R-10S | R-15 | R-20 | R-40 | C-7.5 | C-30 | C-60 | OP-60 | IC-30 | I-60 |
| 11 Accessory outside storage, not within a portable manufactured steel storage container, clearly necessary to the operation and conduct of a permitted principal wholesale, transportation, industrial and/or business 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 18 inches apart and at least 3 feet in height, said evergreens to be of vertical habit and to be maintained; and a solid gate at least 10 feet in height and not more than 20 feet in width | — | — | — | — | — | P | P | P | P | P | P |
| 12 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 | — | — | — | — | — | — | — | — | S | P | P |
| 13 Accessory retail or consumer service use in a multifamily dwelling over 20,000 square feet in gross floor area, provided all activities are located on the first floor or basement floor levels; such uses shall not aggregate more than 2,000 square feet; all materials, goods and activities in connection with said uses shall be confined completely within the building | S | S | — | — | — | S | — | — | — | — | — |

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| Note: Accessory Uses | | | | | | | | | | | |
|--|-------------|--------------|-------------|-------------|-------------|--------------|-------------|-------------|--------------|--------------|-------------|
| Accessory Use | R-10 | R-10S | R-15 | R-20 | R-40 | C-7.5 | C-30 | C-60 | OP-60 | IC-30 | I-60 |
| 14 Newsstand, barbershop, 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 | — | — | — | — | — | P | P | P | P | P | P |
| 15 Wall, fence or similar enclosure provided that it be: | | | | | | | | | | | |
| a Not more than 6 feet in height, provided it does not interfere with traffic circulation | P | P | P | P | P | P | P | P | P | P | P |
| b No height restriction, provided it does not interfere with traffic circulation | — | — | — | — | — | — | — | — | S | S | S |
| c For a wireless communications facility only, up to 10 feet in height, provided it does not interfere with traffic circulation | — | — | S | S | S | — | S | S | S | S | S |
| 16 Up to three lodging units in an existing dwelling | P | P | S | S | — | P | — | — | — | — | — |
| 17 Accessory storage of fluid other than water or gas or ordinary household or building heating fuel | — | — | — | — | — | S | S | S | S | S | S |
| 18 Accessory signs, subject to the provisions of Article VI | P | P | P | P | P | P | P | P | P | P | P |
| 19 Accessory off-street parking and loading spaces as required in Article VI | P | P | P | P | P | P | P | P | P | P | P |
| 20 Newsstand, barbershop, dining room or cafeteria, and similar accessory services primarily for occupants or users thereof within a hotel, office or industrial building | — | — | — | — | — | — | — | — | P | — | — |

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| Note: Accessory Uses | | | | | | | | | | | |
|--|-------------|--------------|-------------|-------------|-------------|--------------|-------------|-------------|--------------|--------------|-------------|
| Accessory Use | R-10 | R-10S | R-15 | R-20 | R-40 | C-7.5 | C-30 | C-60 | OP-60 | IC-30 | I-60 |
| 21 Accessory storage within a structure use for principal purpose, provided that the area devoted to storage does not exceed 30% of the total first-floor gross floor area, and further provided that the storage is on the first floor only | — | — | — | — | — | — | — | — | P | — | — |
| 22 Wireless communications facility: | | | | | | | | | | | |
| a For a new structure | — | — | — | — | — | — | S | S | S | S | S |
| b For an existing structure, provided that the height of the facility does not exceed the height of the existing structure at the time of the special permit application by greater than 10 feet | — | — | S | S | S | — | S | S | S | S | S |
| 23 Accessory sale of motor vehicles, including trucks and emergency vehicles, by the manufacturer and/or fabricator thereof | — | — | — | — | — | — | — | — | — | — | P |

^a Mixed uses shall allow only the following business uses; retail establishments selling convenience goods such as food, drugs, and proprietary goods; general merchandise such as dry goods, apparel and accessories, hardware, home furnishings and similar items; personal and consumer service establishments, medical, other professional and business offices, including financial insurance, and real estate offices.

^b Must be connected to municipal water and sewer.

^c All applications for special permits or for stable permits shall have prior written approval of the Board of Health.

^d Uses that are classified as “other” or “miscellaneous” are at the discretion of the Building Inspector.