

ZONING

440 Attachment 1

City of Taunton

Table of Use Regulations Residential

[Amended 1-8-2019; 7-30-2019; 4-5-2022; 12-10-2024; 3-11-2025; 9-22-2025]

KEY:

RRD = Rural Residential District
 SRD = Suburban Residential District
 URD = Urban Residential District
 CBD = Central Business District
 BD = Business District
 OD = Office District
 HBD = Highway Business District
 ID = Industrial District
 OSC = Open Space and Conservancy District

FPD = Floodplain District
 P = Permitted use
 SP1 = Special permit by Board of Appeals
 SP2 = Special permit by Municipal Council
 SP3 = Special permit by Planning Board
 — = Prohibited use
 * = Subject to certain conditions; see section indicated
 P1 = License required by Municipal Council

Use	District									
	RRD	SRD	URD	CBD	BD	OD	HBD	ID	OSC	FPD
Single-family residential use	P	P	P	SP1	SP1	SP1	SP1	SP1	—	—
Two-family residential use	—	SP1	P	SP1	SP1	SP1	SP1	SP1	—	—
Three-family residential use	—	—	P	SP1	SP1	SP1	SP1	SP1	—	—
Four to 15 residential units (see § 440-1001)	—	—	SP1	SP1	SP1	—	—	—	—	—
Sixteen or more residential units (see § 440-1001)	—	—	SP2	SP2	SP2	—	—	—	—	—
Dwelling conversion (see § 440-709)	—	—	P	P	P	P	P	P	—	—

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Use	District									
	RRD	SRD	URD	CBD	BD	OD	HBD	ID	OSC	FPD
Mixed use-commercial use and four to 15 residential units in a mixed use lot (see § 440-1001)	—	—	—	SP3	SP3	SP3	SP3	—	—	—
Mixed use-commercial use and 16 or more residential units in a mixed-use lot (see § 440-1001)	—	—	—	SP2	SP2	SP2	SP2	—	—	—
Accessory dwelling (see § 440-710)	P	P	P	P	P	P	P	P	—	—
Group home	—	—	SP2	SP2	SP2	SP2	SP2	SP2	—	—
Cluster (see § 440-1401)	SP3	SP3	—	—	—	—	—	—	—	—
Nursing home	SP2	SP2	SP2	SP2	SP2	SP2	SP2	SP2	—	—