

# ZONING

## 201 Attachment 1

### Town of Norwell

#### Business District A Use Table

The following table classifies uses within the Business District A. (Y) is allowed by right, (N) is not allowed, and (SP) indicates the use is allowed by special permit; (gsf) is gross square feet (including all office and storage areas). Mixed-use buildings that contain both nonresidential and residential uses are allowed as indicated in the use table. For businesses that contain two or more of the uses listed below the more restrictive permit requirement applies. Uses not identified within the table are prohibited.

Type	Use	Permitted
<b>Residential<sup>1</sup></b>		
	One-family dwelling with associated outbuildings	Y
	One-family dwelling (above nonresidential)	Y
	Two-family dwelling	N
	Two-family dwelling (above nonresidential)	Y
	Multifamily	N
	Multifamily (3 dwellings maximum or 1 dwelling per 15,000 square feet of lot area to a maximum of 6 units, whichever is greater, above nonresidential) <sup>2</sup>	SP
	Assisted living/nursing home	SP
<b>Commercial</b>		
	Convenience stores	
	0 to 5,000 gsf	Y
	>5,000 gsf	N
	Pharmacies	
	0 to 5,000 gsf	SP
	>5,000 gsf	N
	Cafes	Y
	Art galleries	Y
	Banks	
	0 to 5,000 gsf	Y
	>5,000 gsf	N
	Grocery stores	SP
	Private club <sup>3</sup>	Y
	Business or professional offices	Y
	Retail sales and services	Y
	0 to 5,000 gsf	Y
	5,001 to 12,000 gsf	SP
	Personal services	
	0 to 5,000 gsf	SP
	>5,000 gsf	N
	Restaurants (drive-thru service prohibited; see § 201-8.2E, General provisions)	SP

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Type	Use	Permitted
	Outdoor seating associated with restaurants or cafes subject to applicable licensing requirements	SP
	Movie house (maximum of 2 screens)	SP
	Liquor stores	
	0 to 5,000 gsf	SP
	>5,000 gsf	N
	Outdoor markets subject to applicable licensing requirements	SP
	Indoor recreational facilities	SP
	Body art establishment	N
	Hotel/inn (10 rooms maximum)	SP
	Motel	N
	Gasoline and service stations	N
	Automobile sales and repair	N
<b>Community Service</b>		
	Municipal buildings	Y
	Public utility buildings	SP
	Cemetery	Y
	Protected uses under MGL c. 40A, § 3	Y
	Other institutional, educational, recreational, philanthropic or religious use <sup>4</sup>	Y
	Medical marijuana treatment center or similar facility	N
<b>Accessory Uses/Home Occupations<sup>5</sup></b>		
	Insurance services	Y
	Real estate	Y
	Artist/craft manufacturing	Y
	Hair dressing	Y
	Mail order	Y
	Service business <sup>6</sup>	Y
	Bed-and-breakfast inn (4 lodgers maximum)	Y
	Other	SP
<b>General Provisions</b>		
	Drive-thru windows associated with any use	N
	Drive-up ATMs associated with any use	N
	Outdoor storage (excludes short-term retail display)	N
	Operation of a business between the hours of 2:00 a.m. and 5:00 a.m.	SP

**NOTES:**

<sup>1</sup> Use indicates the maximum number of dwellings allowed on a lot.

<sup>2</sup> The SPGA may impose such additional conditions as it finds reasonably appropriate to safeguard the neighborhood or otherwise serve the purpose of this bylaw, including but not limited to the maximum number of occupants, maximum number of rooms, modification of driveway or parking spaces to provide adequate off-street parking, etc.

<sup>3</sup> Provided that the club is managed and controlled by the membership and whose chief activity is not a service customarily carried on as a business. Customary functions of bona fide

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country clubs, sportsman clubs, amateur dramatic clubs, social or educational clubs and the like shall not be prohibited.

- <sup>4</sup> Provided that such building or use is not a business undertaking; is not one where the chief activity is to service delinquent, criminal, or mentally ill persons; or is not customarily carried on as a business.
- <sup>5</sup> Provided the use is conducted by a person residing at the premises and the use is not injurious or offensive to the neighborhood because of the emission of odors, fumes, dust, noise, smoke, vibrations or other causes.
- <sup>6</sup> The business shall be conducted principally away from the premises.