

# ZONING

## 220 Attachment 1

### Town of Lancaster

#### Use Regulation Schedule

#### § 220-8

**KEY:**

P = A use permitted as a matter of right in the district, subject to all applicable dimensional and special regulations.

SP = A use permitted only upon granting of a special permit by the Board of Appeals, subject to any additional limitations which may be required by the Board.

PB = A use permitted only upon granting of a special permit by the Planning Board, subject to any additional limitations which may be required by the Board.

N = A use prohibited in the district.

|                                     |                                                                                                          | Zoning Districts |    |    |     |    |    | Notes                                                                                                                                                                                                          |
|-------------------------------------|----------------------------------------------------------------------------------------------------------|------------------|----|----|-----|----|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item                                | Use                                                                                                      | R                | NB | LI | LI2 | GI | EZ |                                                                                                                                                                                                                |
| <b>§ 220-8.1. RESIDENTIAL USES.</b> |                                                                                                          |                  |    |    |     |    |    |                                                                                                                                                                                                                |
| <b>Principal uses</b>               |                                                                                                          |                  |    |    |     |    |    |                                                                                                                                                                                                                |
| A.                                  | Single-family detached dwelling                                                                          | P                | P  | N  | N   | N  | N  | One per lot.                                                                                                                                                                                                   |
| B.                                  | Two-family dwelling                                                                                      | P                | N  | N  | N   | N  | N  | Only by conversion of single-family dwelling existing 2-13-1950, without exterior building change except for required exits and ventilation, and the total habitable floor area of at least 1,536 square feet. |
| C.                                  | Living facility for seniors                                                                              | SP               | SP | N  | N   | N  | PB | See § 220-9A.                                                                                                                                                                                                  |
| D.                                  | Multifamily dwelling other than a living facility for seniors                                            | SP               | SP | N  | N   | N  | N  | Either as provided at § 220-9C or as provided at § 220-15D.                                                                                                                                                    |
| E.                                  | Mobile home as principal use                                                                             | N                | N  | N  | N   | N  | N  |                                                                                                                                                                                                                |
| <b>Accessory uses</b>               |                                                                                                          |                  |    |    |     |    |    |                                                                                                                                                                                                                |
| AA.                                 | Rental of one or two rooms within a single-family detached dwelling, without housekeeping facilities     | P                | P  | P  | P   | P  | P  |                                                                                                                                                                                                                |
| AB.                                 | Accessory apartment in a single-family dwelling with no change in the principal use of the premises      | P                | P  | P  | P   | P  | P  |                                                                                                                                                                                                                |
| BB.                                 | Central dining, recreation and administrative facilities exclusively for the tenants of group facilities | P                | P  | P  | P   | P  | P  |                                                                                                                                                                                                                |

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| Item                          | Use                                                                                                                                                                                                                                   | Zoning Districts |    |    |     |    |    | Notes                                                                                                                                                                                              |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----|----|-----|----|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               |                                                                                                                                                                                                                                       | R                | NB | LI | LI2 | GI | EZ |                                                                                                                                                                                                    |
| CC.                           | Home occupation or professional office, as provided at § 220-9D                                                                                                                                                                       | P                | P  | P  | P   | P  | P  | Occupying no more than 300 square feet floor area.                                                                                                                                                 |
|                               |                                                                                                                                                                                                                                       | SP               | P  | P  | P   | P  | P  | Occupying over 300 square feet floor area.                                                                                                                                                         |
| DD.                           | Accessory buildings for noncommercial use by residents of the premises only, such as garages, boathouses, storage sheds, greenhouses                                                                                                  | P                | P  | P  | P   | P  | P  |                                                                                                                                                                                                    |
| EE.                           | Outdoor storage in side and rear yards only of no more than one of each:<br>(1) unregistered motor vehicle;<br>(2) unoccupied mobile home;<br>(3) commercial vehicle with (except farm equipment on farms) not more than four wheels. | P                | P  | P  | P   | P  | P  | All parts are to be attached and in place, and at any subsequent change of ownership of the premises all partially disassembled or inoperative equipment shall no longer be stored outdoors.       |
| FF.                           | A mobile home for temporary dwelling purposes                                                                                                                                                                                         | P                | P  | P  | P   | P  | P  | Requires license application within three days of placing unit within Town; license to be for no more than 30 days.                                                                                |
| GG.                           | The raising and keeping of up to six chickens (common, domestic female chicks and hens, but no roosters) for non-commercial use by the residents of any lot with a minimum area of 0.90 acre or more                                  | P (SP)*          | N  | N  | N   | N  | N  | The chickens must be kept in a coop or pen enclosure that is no less than 20 feet from any lot line, 50 feet from any existing dwelling, and 1,600 feet from any commercial poultry farm producer. |
| <b>§ 220-8.2. RURAL USES.</b> |                                                                                                                                                                                                                                       |                  |    |    |     |    |    |                                                                                                                                                                                                    |
| <b>Principal uses</b>         |                                                                                                                                                                                                                                       |                  |    |    |     |    |    |                                                                                                                                                                                                    |
| A.                            | Agriculture, horticulture, floriculture and viticulture exempted from prohibition by MGL c. 40A, § 3                                                                                                                                  | P                | P  | P  | P   | P  | P  |                                                                                                                                                                                                    |

\* May be permitted by special permit for lots of less than 0.90 acre, provided all other conditions of this section are met.

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| Item                                               | Use                                                                                                                                | Zoning Districts |    |    |     |    |    | Notes                                                                                                                                                                                                                                                                                 |
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|                                                    |                                                                                                                                    | R                | NB | LI | LI2 | GI | EZ |                                                                                                                                                                                                                                                                                       |
| B.                                                 | Keeping of poultry or livestock on parcels of less than five acres or where otherwise not exempted by MGL c. 40A, § 3              | SP               | N  | N  | N   | N  | N  | No building housing poultry shall be within 150 feet of a property line; no outdoor storage of odor-producing substances or fenced poultry shall be less than 100 feet from an off-premises dwelling, and no livestock shall be permitted within 50 feet of an off-premises dwelling. |
| C.                                                 | Retail sales of produce from agricultural and related uses, greenhouses, cider mills, sawmills, if not exempted by MGL c. 40A, § 3 | SP               | SP | SP | SP  | P  | P  | The major portion of goods sold must have been raised and prepared on the premises.                                                                                                                                                                                                   |
| D.                                                 | Boarding, training, or veterinary care of more than two animals within a structure if not exempted by MGL c. 40A, § 3              | SP               | SP | P  | P   | N  | PB |                                                                                                                                                                                                                                                                                       |
| E.                                                 | Farmers market                                                                                                                     | P                | P  | P  | P   | P  | P  |                                                                                                                                                                                                                                                                                       |
| <b>Accessory uses</b>                              |                                                                                                                                    |                  |    |    |     |    |    |                                                                                                                                                                                                                                                                                       |
| AA.                                                | Roadside stands, as specified in MGL c. 40A, § 3                                                                                   | P                | P  | P  | P   | P  | P  |                                                                                                                                                                                                                                                                                       |
| BB.                                                | Customary farm accessory buildings                                                                                                 | P                | P  | P  | P   | P  | P  |                                                                                                                                                                                                                                                                                       |
| <b>§ 220-8.3. RECREATIONAL AND AMUSEMENT USES.</b> |                                                                                                                                    |                  |    |    |     |    |    |                                                                                                                                                                                                                                                                                       |
| <b>Principal uses</b>                              |                                                                                                                                    |                  |    |    |     |    |    |                                                                                                                                                                                                                                                                                       |
| A.                                                 | Seasonal cottages in institutional, group or commercial management, and camping grounds for tents or camp trailers                 | SP               | N  | N  | N   | N  | N  | Fire Department to be consulted re: adequacy of operating season access.                                                                                                                                                                                                              |
| B.                                                 | Day camps, private playgrounds not part of a school                                                                                | SP               | N  | N  | N   | N  | N  | No active play space within 100 feet of any residential lot line.                                                                                                                                                                                                                     |
| C.                                                 | Facilities for active outdoor recreation utilizing motorized equipment                                                             | SP               | SP | SP | SP  | N  | PB |                                                                                                                                                                                                                                                                                       |

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| Item                                                                  | Use                                                                                                                                                                     | Zoning Districts |    |    |                |    |    | Notes                                                                                                                                                                                     |
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|                                                                       |                                                                                                                                                                         | R                | NB | LI | LI2            | GI | EZ |                                                                                                                                                                                           |
| D.                                                                    | Other active outdoor recreation facilities in a predominantly natural setting                                                                                           | SP               | SP | P  | P              | N  | P  |                                                                                                                                                                                           |
| E.                                                                    | Commercial indoor amusement or recreation place or place of assembly                                                                                                    | N                | N  | N  | N              | N  | P  | See disturbance standard of § 220-36A.                                                                                                                                                    |
| F.                                                                    | Airport, air landing strip                                                                                                                                              | N                | N  | SP | SP             | SP | N  |                                                                                                                                                                                           |
| G.                                                                    | Drive-in movie theater                                                                                                                                                  | N                | N  | N  | N              | N  | N  |                                                                                                                                                                                           |
| H.                                                                    | Health and fitness center                                                                                                                                               | N                | SP | P  | P              | N  | P  |                                                                                                                                                                                           |
| I.                                                                    | Adult entertainment uses                                                                                                                                                | N                | N  | N  | — <sup>†</sup> | N  | N  |                                                                                                                                                                                           |
| <b>Accessory uses</b>                                                 |                                                                                                                                                                         |                  |    |    |                |    |    |                                                                                                                                                                                           |
| AA.                                                                   | Accessory structures customarily incidental and subordinate to permitted principal uses                                                                                 | SP               | P  | P  | P              | P  | P  | Such accessory uses as food service, lounges, repair or sale of sporting equipment, etc., to be intended primarily for the convenience of members or customers of the principal facility. |
| BB.                                                                   | Structures accessory to the practice of a sport, such as ski tows or jumps, boat landings or bath houses                                                                | SP               | N  | N  | N              | N  | N  |                                                                                                                                                                                           |
| CC.                                                                   | Summer schools as part of a seasonal camp, sport instruction                                                                                                            | SP               | N  | N  | N              | N  | P  |                                                                                                                                                                                           |
| DD.                                                                   | Dwellings for the owners and staff of uses permitted in § 220-8.3                                                                                                       | P                | P  | P  | P              | P  | P  |                                                                                                                                                                                           |
| EE.                                                                   | Day camp accessory to a permitted use                                                                                                                                   | SP               | SP | N  | N              | N  | P  |                                                                                                                                                                                           |
| <b>§ 220-8.4. PUBLIC, HEALTH, EDUCATIONAL AND INSTITUTIONAL USES.</b> |                                                                                                                                                                         |                  |    |    |                |    |    |                                                                                                                                                                                           |
| <b>Principal uses</b>                                                 |                                                                                                                                                                         |                  |    |    |                |    |    |                                                                                                                                                                                           |
| A.                                                                    | Underground or overhead communications, gas, electrical, sewerage, drainage, water, traffic, fire, and police system services, appurtenant equipment, and installations | SP               | SP | SP | SP             | SP | PB | If personal wireless service facilities regulated under Article XI of Ch. 220.                                                                                                            |
|                                                                       |                                                                                                                                                                         | P                | P  | P  | P              | P  | P  | If not regulated under Article XI, and provided by a public service corporation or governmental agencies.                                                                                 |

<sup>†</sup> Editor's Note: As regulated under Article XII of Chapter 220, Zoning.

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|  |  |    |    |    |    |    |    |                                                                                                                    |
|--|--|----|----|----|----|----|----|--------------------------------------------------------------------------------------------------------------------|
|  |  | SP | SP | SP | SP | SP | PB | If not regulated under Article XI, and provided by other than a public service corporation or governmental agency. |
|--|--|----|----|----|----|----|----|--------------------------------------------------------------------------------------------------------------------|

| Item                                               | Use                                                                                                                                                       | Zoning Districts |    |    |     |    |    | Notes                                                                                                                                                                                                                                |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----|----|-----|----|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                    |                                                                                                                                                           | R                | NB | LI | LI2 | GI | EZ |                                                                                                                                                                                                                                      |
| B.                                                 | Religious and educational uses                                                                                                                            | P                | P  | P  | P   | P  | P  | If exempt from prohibition under MGL c. 40A, § 3.                                                                                                                                                                                    |
|                                                    |                                                                                                                                                           | SP               | P  | N  | N   | N  | P  | If a use, such as a commercial school, not exempt from prohibition under MGL c. 40A, § 3.                                                                                                                                            |
| C.                                                 | Nonprofit community centers, places of public assembly, lodges, service or fraternal or civic corporations                                                | P                | P  | P  | P   | P  | P  | If no more than 500 square feet used for assembly; to include no use customarily conducted as a business.                                                                                                                            |
|                                                    |                                                                                                                                                           | SP               | P  | N  | N   | N  | PB | If containing more than 500 square feet used for assembly; or a use customarily conducted as a business.                                                                                                                             |
| D.                                                 | Long-term care facility                                                                                                                                   | SP               | SP | N  | N   | N  | PB | See § 220-9B.                                                                                                                                                                                                                        |
| E.                                                 | Registered marijuana dispensary                                                                                                                           | N                | N  | N  | PB  | N  | N  | As regulated by Article XVI of Ch. 220.                                                                                                                                                                                              |
| F.                                                 | Marijuana retailer                                                                                                                                        | N                | N  | N  | N   | N  | N  |                                                                                                                                                                                                                                      |
| G.                                                 | Marijuana establishment (excluding marijuana retailers)                                                                                                   | N                | N  | PB | PB  | PB | PB | As regulated by Article XVIII of Ch. 220.                                                                                                                                                                                            |
| <b>Accessory uses</b>                              |                                                                                                                                                           |                  |    |    |     |    |    |                                                                                                                                                                                                                                      |
| AA.                                                | Customary accessory uses if adjacent to the principal use or if permitted as a principal use                                                              | P                | P  | P  | P   | P  | P  | No play area to be within 100 feet of a residential district.                                                                                                                                                                        |
| BB.                                                | Other customary accessory uses                                                                                                                            | SP               | SP | SP | SP  | SP | PB |                                                                                                                                                                                                                                      |
| CC.                                                | Heliports                                                                                                                                                 | N                | N  | PB | PB  | PB | PB |                                                                                                                                                                                                                                      |
| <b>§ 220-8.5. RETAIL, SERVICE AND OFFICE USES.</b> |                                                                                                                                                           |                  |    |    |     |    |    |                                                                                                                                                                                                                                      |
| <b>Principal uses</b>                              |                                                                                                                                                           |                  |    |    |     |    |    |                                                                                                                                                                                                                                      |
| A.                                                 | Retail stores; craft, consumer, professional or commercial establishments dealing directly with the general public, unless more specifically listed below | N                | P  | P  | P   | N  | P  | 1. If all displays, storage and sales conducted within a building; and no motorized vehicles handled. And<br>2. Within the EZ district, permitted only within sub-district EZ-A, and the gross floor area is less than 5,000 sq. ft. |

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| Item                  | Use                                                                                                                         | Zoning Districts |    |    |     |    |    | Notes                                                                                                                                                                                                                                               |
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|                       |                                                                                                                             | R                | NB | LI | LI2 | GI | EZ |                                                                                                                                                                                                                                                     |
|                       |                                                                                                                             | N                | SP | SP | SP  | N  | PB | 1. If having displays, storage or sales conducted outside a building; or if motorized vehicles are handled. Or<br>2. Within the EZ district, permitted only within sub-district EZ-A, and the gross floor area is between 5,000 and 100,000 sq. ft. |
| B.                    | Shopping center                                                                                                             | N                | N  | N  | N   | N  | PB | Within EZ district, permitted only within sub-district EZ-A<br>See definition, § 220-3.                                                                                                                                                             |
| C.                    | Gasoline service stations, including minor repairs only                                                                     | N                | SP | P  | P   | N  | PB |                                                                                                                                                                                                                                                     |
| D.                    | Sales, rental, and repairs of motor vehicles, mobile homes, farm implements or boats                                        | N                | N  | P  | P   | N  | P  |                                                                                                                                                                                                                                                     |
| E.                    | Car washing establishments                                                                                                  | N                | SP | SP | SP  | N  | PB |                                                                                                                                                                                                                                                     |
| F.                    | Dry-cleaning and laundry establishments                                                                                     | N                | SP | SP | SP  | N  | PB |                                                                                                                                                                                                                                                     |
| G.                    | Funeral parlor, undertaking establishments                                                                                  | N                | SP | N  | N   | N  | PB |                                                                                                                                                                                                                                                     |
| H.                    | Hotels, motels, inns                                                                                                        | N                | SP | N  | N   | N  | PB |                                                                                                                                                                                                                                                     |
| I.                    | Restaurants                                                                                                                 | N                | P  | P  | P   | P  | P  | If no drive-in or drive-through facility, no entertainment.                                                                                                                                                                                         |
|                       |                                                                                                                             | N                | SP | N  | N   | SP | PB | If having drive-in or drive-through facilities or entertainment.                                                                                                                                                                                    |
| J.                    | Medical clinics                                                                                                             | N                | SP | PB | PB  | N  | PB |                                                                                                                                                                                                                                                     |
| K.                    | Administrative offices of non-profit organizations                                                                          | N                | P  | P  | P   | P  | P  |                                                                                                                                                                                                                                                     |
| L.                    | Other offices, banks                                                                                                        | N                | P  | P  | P   | P  | P  |                                                                                                                                                                                                                                                     |
| M.                    | Art galleries                                                                                                               | P                | P  | P  | P   | P  | P  |                                                                                                                                                                                                                                                     |
| <b>Accessory uses</b> |                                                                                                                             |                  |    |    |     |    |    |                                                                                                                                                                                                                                                     |
| AA.                   | Outdoor storage or display of goods                                                                                         | N                | N  | P  | P   | N  | P  | See § 220-9F.                                                                                                                                                                                                                                       |
| BB.                   | Manufacture, assembly, packaging or treatment of goods sold or handled on the premises in connection with the principal use | N                | P  | P  | P   | N  | P  | (1) Such operations not to occupy more than half of the floor area occupied by the principal use alone;                                                                                                                                             |

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| Item                               | Use                                                                                                             | Zoning Districts                       |    |    |     |    |    | Notes                                                                                                                                                                                                                      |
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|                                    |                                                                                                                 | R                                      | NB | LI | LI2 | GI | EZ |                                                                                                                                                                                                                            |
|                                    |                                                                                                                 |                                        |    |    |     |    |    | (2) Not more than three persons to be so employed on the premises in a NB District.                                                                                                                                        |
| CC.                                | Retail sales or restaurant                                                                                      | N                                      | P  | SP | SP  | SP | P  | Not to occupy more than 10% of the floor area of a structure chiefly devoted to other permitted uses.                                                                                                                      |
| DD.                                | Heliports                                                                                                       | N                                      | N  | PB | PB  | PB | PB |                                                                                                                                                                                                                            |
| <b>§ 220-8.6. INDUSTRIAL USES.</b> |                                                                                                                 |                                        |    |    |     |    |    |                                                                                                                                                                                                                            |
| <b>Principal uses</b>              |                                                                                                                 |                                        |    |    |     |    |    |                                                                                                                                                                                                                            |
| A.                                 | Printing, publishing, and assembly, finishing, or packaging of products                                         | N                                      | N  | P  | P   | P  | P  | See § 220-9E.                                                                                                                                                                                                              |
| B.                                 | Other general industrial uses, including manufacturing and processing                                           | N                                      | N  | SP | SP  | P  | PB | See § 220-9E. All buildings or structures to be at least 100 feet from any R District, or from any dwelling existing prior to adoption of this provision.                                                                  |
| C.                                 | Structures for storage and distribution of goods, supplies, equipment and machinery                             | N                                      | N  | P  | P   | P  | P  |                                                                                                                                                                                                                            |
| D.                                 | Garages for all types of repair of motorized equipment                                                          | N                                      | N  | N  | N   | P  | N  | No vehicle in an inoperative condition shall remain outdoors on the site in excess of 60 days; no more than five inoperative vehicles to be stored outdoors at any one time.                                               |
| E.                                 | Open storage facilities for lumber, stone, brick, gravel, cement or other bulk materials and contractor's yards | N                                      | N  | P  | P   | P  | PB | All outdoor storage to be separated from any district line and from any lot line of a dwelling existing prior to adoption of this bylaw either by a screen or by a strip of at least 100 feet of dense natural vegetation. |
| F.                                 | Earth products removal                                                                                          | As regulated by Article IX of Ch. 220. |    |    |     |    |    | See Article IX.                                                                                                                                                                                                            |
| G.                                 | Junkyards, 3rd class car license premises, private dumps, whether as principal or accessory use                 | N                                      | N  | N  | N   | N  | N  |                                                                                                                                                                                                                            |

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| Item                  | Use                                                                                                                                                                                                                                                                | Zoning Districts |    |    |     |    |    | Notes                                                                                                       |
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|                       |                                                                                                                                                                                                                                                                    | R                | NB | LI | LI2 | GI | EZ |                                                                                                             |
| H.                    | Research and development, engineering, assembly and construction of models, prototypes, samples and experimental products in connection with research, engineering, or development activities                                                                      | N                | N  | P  | P   | P  | PB |                                                                                                             |
| I.                    | Solar energy facility                                                                                                                                                                                                                                              | PB               | PB | P  | P   | P  | P  | As regulated by Article XVII of Ch. 220.                                                                    |
| J.                    | Stand-alone energy storage systems                                                                                                                                                                                                                                 | PB               | PB | PB | PB  | PB | PB |                                                                                                             |
| <b>Accessory uses</b> |                                                                                                                                                                                                                                                                    |                  |    |    |     |    |    |                                                                                                             |
| AA.                   | One-family dwelling for personnel required for the safe operation or maintenance of a permitted use                                                                                                                                                                | N                | N  | N  | N   | P  | PB |                                                                                                             |
| BB.                   | Outdoor storage accessory to a principal use                                                                                                                                                                                                                       | N                | N  | N  | N   | P  | PB |                                                                                                             |
| CC.                   | Retail outlets for products of the principal industrial use                                                                                                                                                                                                        | N                | N  | P  | P   | P  | PB | (1) Off-street parking is provided in accordance with the standards for retail given in § 220-23;           |
|                       |                                                                                                                                                                                                                                                                    |                  |    |    |     |    |    | (2) The floor space devoted to retail equals no more than 1/4 the floor space devoted to the principal use. |
| DD.                   | Activities accessory to activities permitted in other districts as a matter of right, whether or not on the same parcel as the principal permitted use, which are necessary in connection with scientific research or scientific development or related production | SP               | SP | SP | SP  | SP | PB | The accessory use must not substantially derogate from the public good, per MGL c. 40A, § 9.                |
| EE.                   | Heliports                                                                                                                                                                                                                                                          | N                | N  | PB | PB  | PB | PB |                                                                                                             |