

ZONING

Z Attachment 1

Town of Westborough

Use Regulation Schedule

[Amended 10-21-2024 STM by Art. 17; 3-22-2025 ATM by Art. 24]

Symbols employed shall mean the following:

Y – A permitted use.

N – An excluded or prohibited use.

S – A use authorized by issuance of a special permit from the Zoning Board of Appeals as provided for in § 2.3 herein.

SP – Special permit to be issued by the Planning Board.

Residential Uses ⁽¹⁾	C	R	AA	BA	G2	BB	IA	IB	IC	ID	IE	M	M-1	AE	All Others	DPOD	MUD
Single-family dwelling	N	Y	Y	SP	Y	Y	N	N	Y	N	N	N	N	SP	Y	SP	N ⁽⁷⁾
Two-family dwelling	N	S	Y	SP	SP	Y	N	N	Y	N	N	N	N	SP	S	SP	N ⁽⁷⁾
Conversion of existing structure to more than two-family dwelling	N	N	S	SP	SP	S	N	N	SP	N	N	N	N	SP	N	SP	N ⁽⁷⁾
Boardinghouse	N	S	S	SP	SP	S	N	S	SP	S	S	N	N	SP	S	SP	N
Multifamily dwelling	N	N	Y	SP ⁽⁵⁾	SP	N	N	N	N	N	N	N	N	N	N	SP	N ⁽⁷⁾
Open space communities (see § 6.3)	N	SP	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	N ⁽⁷⁾
Mobile home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Campground, mobile home park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mixed-use residential/commercial with industrial components (see § 4.4)	N	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N	N
Senior living overlay (see § 4.8) ⁽⁶⁾	N	SP	SP	N	SP	SP	SP	SP	N	N	N	N	N	N	SP	SP	SP

Open Uses	C	R	AA	BA	G2	BB	IA	IB	IC	ID	IE	M	M-1	AE	All Others	DPOD	MUD
Farm with pigs, animals raised for pelts ⁽²⁾	N	N	S	SP	SP	S	N	S	S	S	S	N	N	SP	N	N	N
Nursery, greenhouses (commercial)	S	N	Y	Y	SP	Y	N	Y	Y	Y	Y	N	N	SP	N	SP	N
Recreational camps	S	N	N	SP	SP	Y	N	S	S	S	S	Y	Y	SP	N	N	N
Cemetery	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N

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Open Uses	C	R	AA	BA	G2	BB	IA	IB	IC	ID	IE	M	M-1	AE	All Others	DPOD	MUD
Drive-in theater, amusement park or similar commercial outdoor recreation ⁽³⁾	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Outdoor recreation other than the above operated by a governmental agency	S	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Other ⁽⁴⁾																	
Sale of Christmas trees	S	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y

- (1) Animal keeping may be subject to permit from the Board of Health.
- (2) But no animals kept closer than 500 feet to any lot line.
- (3) Temporary carnival sponsored by a nonprofit organization permitted upon approval by the Select Board.
- (4) As determined by the Building Commissioner.
- (5) Multifamily dwellings are allowed in the Highway Business (BA) District upon grant of a special permit by the Planning Board in accordance with § 6.2.
- (6) In accordance with the requirements and restrictions of § 4.8.
- (7) These uses are prohibited except when proposed as part of a senior living overlay project in conformance with § 4.8.
- (8) Only one dwelling unit shall be allowed per residential lot unless otherwise specifically allowed in this bylaw.

Institutional Uses	C	R	AA	BA	G2	BB	IA	IB	IC	ID	IE	M	M-1	AE	All Others	DPOD	MUD
Religious, sectarian, denominational or public educational uses, religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Other educational uses ⁽³⁾	S	N	N	Y	Y	S	N	S	S	S	S	Y	Y	Y	N	SP	SP
Municipal use voted at Town Meeting (not more specifically cited in this schedule)	S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Hospital, sanitarium, convalescent, nursing or rest home, congregate housing	N	S	Y	SP	SP	Y	N	S	Y	S	S	Y	Y	SP	S	SP	SP
Patriotic, fraternal or social clubs if not conducted for profit; other philanthropic institution or club	N	N	S	Y	SP	S	N	S	S	S	S	Y	Y	SP	N	SP	SP

Commercial Uses	C	R	AA	BA	G2	BB	IA	IB	IC	ID	IE	M	M-1	AE	All Others	DPOD	MUD
Motor vehicle service station (§ 8.2)	N	N	N	S ⁽¹⁾	N	S ⁽¹⁾	N	S ⁽¹⁾	S	S ⁽¹⁾	S ⁽¹⁾	N	N	S ⁽¹⁾	N	N	N
Animal kennel or hospital as licensed under MGL c. 140, § 137A	N	N	S	SP	SP	Y	N	Y	N	Y	Y	N	N	SP	N	N	N
Indoor recreation	N	N	N	Y	SP	Y	N	Y	SP	Y	Y	N	Y	SP	N	SP	SP

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Commercial Uses	C	R	AA	BA	G2	BB	IA	IB	IC	ID	IE	M	M-1	AE	All Others	DPOD	MUD
Banks, office space	N	N	N	Y	SP ⁽⁴⁾	Y	Y	Y	SP	Y	Y	N	N	SP	N	SP	SP
Restaurants, brewpubs	N	N	N	Y ⁽²⁾	N	Y ⁽²⁾	N	Y ⁽²⁾	SP	Y ⁽²⁾	Y ⁽²⁾	N	N	SP	N	SP	SP
Hotel, motel, motor court	N	N	N	SP	SP	Y	N	Y	SP	Y	Y	N	N	SP	N	SP	SP
Other retail sales and services	N	N	N	Y	SP ⁽⁵⁾	Y	N	Y	SP	Y	Y	N	N	SP	N	SP	N ⁽⁶⁾
Display and sale of natural products, a significant portion of which are raised by the proprietor in Westborough	N	S	S	Y	Y	Y	Y	Y	SP	Y	Y	N	N	Y	S	SP	SP
Micro/nano brewery or distillery	N	N	N	SP	N	Y	N	Y	SP	Y	Y	N	N	SP	N	SP	SP
Multiple uses allowed; all uses shall comply with the underlying zoning	N	N	N	Y	SP	Y	Y	Y	SP	Y	Y	N	N	SP	N	SP	SP

- (1) Special permits to be issued by the Select Board rather than the Zoning Board of Appeals.
- (2) Except "SP" where a restaurant involves any drive-up or walk-up window service.
- (3) Shall not apply to land or structures for religious or 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.
- (4) Small professional offices in residential-style structure limited to a maximum of 4,000 square feet of gross floor area.
- (5) Limited to a maximum of 5,000 square feet of gross floor area.
- (6) Except as an accessory use to a permitted use, and then only by special permit.

Industrial, Utility Uses	C	R	AA	BA	G2	BB	IA	IB	IC	ID	IE	M	M-1	AE	All Others	DPOD	MUD
Airport, heliport	N	N	N	N	N	N	S	S	S	S	S	N	N	Y	N	N	N
Public/private utility with outside equipment or storage ⁽¹⁾																	
With outside equipment or storage	N	N	N	Y	N	N	Y	Y	Y	Y	Y	N	N	Y	N	N	N
With none of above	S	S	S	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	S	SP	SP
Earth removal (see § 8.4)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	SP	SP	SP	SP
Research laboratory	N	N	S	Y	N	Y	Y	Y	Y	Y	Y	N	N	Y	N	SP	SP
Trucking terminal, bulk storage contractor's yard	N	N	N	N	N	N	Y	Y	SP	Y	Y	N	N	N	N	N	N
Manufacturing, processing and warehouse:	N	N	N	SP	N	N	Y	Y	Y	Y	Y	N	N	SP	N	N	N
Adult entertainment uses	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N
Brewery/distillery	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	N
Multiple uses allowed; all uses shall comply with the underlying zoning	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	SP	SP

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Other Principal Uses	C	R	AA	BA	G2	BB	IA	IB	IC	ID	IE	M	M-1	AE	All Others	DPOD	MUD	
Other use having externally observable attributes similar to one of above		As regulated above																
All other uses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Accessory Uses	C	R	AA	BA	G2	BB	IA	IB	IC	ID	IE	M	M-1	AE	All Others	DPOD	MUD
Home occupations (see § 7.3)	N	Y	Y	Y	S	Y	S	Y	Y	Y	Y	N	N	Y	Y	SP	N
Customary uses and structures (see Article 7)		Shall incur the same use regulations as the principal use listed in this schedule															
Agriculture, horticulture or floriculture		Insofar as it can be established that the primary purpose of the use of the land falls within the above-mentioned categories, the regulations herein shall not apply, if same is deemed unreasonable, nor shall such use require a special permit. Expansion or reconstruction of existing structures upon land primarily being used for agriculture, horticulture or floriculture shall not be prohibited or unreasonably regulated except that such activities may be limited to parcels of more than 5 acres in area not zoned for agriculture, horticulture or floriculture. Land divided by a public or private way or waterway shall be construed as 1 parcel.															
Large-scale ground-mounted solar photovoltaic installations	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
Marijuana establishment, medical marijuana treatment and dispensing facilities and marijuana cultivation	N	N	N	N	N	N	N	N	N	N	N	N	N	SP ⁽²⁾	N	N	N

- (1) Except for large-scale ground-mounted solar photovoltaic installation as defined and in accordance with § 6.5.
- (2) Allowed by special permit issued by the Planning Board.